

Public Document Pack



Planning Committee

Wednesday, 9 November 2022 at 6.30 pm

Council Chamber, Runnymede Civic Centre, Addlestone

Addendum

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Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 09 November 2022 at 6.30 pm

A D D E N D U M

Item 5(a): RU.22/1421 The Savill Building Wick Lane

Consultations carried out –

Historic England wishes to make no comment on this application

Representation and comments from interested parties.

One letter of support has been received from the landowner and manager of Windsor Great Park – The Crown Estate. A summary of their comments are detailed below:

- The application has been revised from the previous application for the traffic attending the site to not go through the village centre.
- The lighting to be used will be LED with low spillage
- The event has been revised from last years event with speaker positions changed and acoustic baffling added.
- Ecology and the protection of the landscapes in Windsor Great Park is a priority of the Estate and no activity will be allowed to affect these areas.

A further four letters of objection has been received. A summary of their concerns is detailed below:

- The proposal would increase traffic along Wick Road and Wick Lane, which is dangerous for users of the highway.
- The proposal would result in an increase in light, sound and litter pollution
- The proposal would have an adverse impact on the environment and ecology of the area.
- The proposal is at a time of an energy crisis and risk of power outages.
- The event disturbed wildlife in the park
- There was a loud continuous loop of music played during the event which was audible
- The sky was lit up from the light trail.
- The event will not benefit any of the local businesses in Englefield Green
- The applicant has shown disregard for the planning process with works commencing at the site setting up the event despite the application not having approval. (Officer comment – the applicant has been advised that any works carried out are at their own risk)
- Despite signage advising visitors to the event, Satnav will inevitably direct visitors along Wick Lane to the event.
- Could the Virginia Water Lake Car Park be used with a shuttle bus service to the site? What type of fuel would be used to power the event?

Application Details

The applicant has confirmed that the generators for the event will be powered by Green D+ Biodiesel.

Item 5(b): RU.22/0611 15 Kingswood Close Englefield Green

Representation and comments from interested parties.

Following the receipt of amended plans a further four letters of objection have been received. A summary of their concerns is detailed below:

- At long last it would appear that the owner/developer of No.15 Kingswood Close has accepted the obvious need to reduce the size and depth of this 2 storey extension.
- If the front of the building had say a metre “step back” either side this would be a significant improvement and would make the property more desirable and create a less overbearing frontage.
- The glazed roofs over the ground floor rear/side extension at each side adjacent to the properties at number 16 and 14 will create substantial lighting that will shine into the neighbours properties creating light pollution and loss of privacy (in fact there would be a significant loss of privacy to the residents of No.15 as much of their new open plan main living space would be overlooked by the upstairs windows at the rear of No.14). A sensible solution would be for the proposed glazed windows either side to be replaced by solid roofing material which would also be more heat efficient.
- The owner, developer and builder must take full responsibility for maintaining the state of ‘good housekeeping’ throughout the build so that the road and pavement are always kept free from any form of debris which could affect pedestrians, motorists and animals. In addition, if vehicles encroach on to the grass verges for purposes of deliveries, demolition and construction then the verges should always be kept in a satisfactorily maintained condition.
- The proposed loft conversion includes a bathroom area that will partially overlook the neighbours gardens. It would therefore be sensible for both of the windows involved to be made of “frosted” glass.

Correction to Paragraph 7.11

Reference has been made to the addition of a condition to secure a gain in biodiversity which has not been included in the recommendation. However, we would need a specific justification as to why we were attaching it to this permission as this application is a householder application. The Council’s Blue and Green Infrastructure SPD is clear that householder applications do not require a Green and Blue Infrastructure Audit. Such a condition in this instance is not considered to be proportionate, reasonable, or necessary.

Correction to Paragraph 10.1 (p34) Amend text as follows (additions in red text)

10.1 The development is considered acceptable in terms of appearance and with **no** harmful impacts on residential amenities. The application has overcome the previous reasons for refusal. There are no highway or parking impacts. The development has been assessed against the following Development Plan policies – EE1 and SD4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would **not** result in harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

