

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 22 March 2023 at 6.30 pm

A D D E N D U M

Item 5A RU.22/0776: Weybridge Business Park, Addlestone Road, Addlestone

Amended recommendation to:

To approve the application subject to the ~~Environment Agency~~ ~~Withdrawing their objection to the development and the completion of a section 106 and recommended planning conditions.~~

Commentary-

Since the publication of the Committee Report the Environment Agency (EA), in their role as the statutory consultee on flood risk, have **withdrawn their objection with regard to flood risk**. They have therefore confirmed that the proposed development would NOT present an obstruction which could impede flood flow and would not increase the risk of flooding to the surrounding area.

The EA still maintains their objection in terms of hard landscaping within the buffer zone of the Addlestone Bourne. This objection has already been addressed in paragraph 7.8.9 of the Committee Report and the conclusions of officers are that the proposal, in terms of built form, would result in less development adjacent to this river. The proposal would also not result in any increased overshadowing on the water course. The Committee Report sets out (in paragraph 7.8.9) that there is not any policy forming a certain buffer zone regarding the Addlestone Bourne. However, policy EE12: Blue infrastructure does set out that proposals will be *supported* where appropriate:

“to enable public access to Blue Infrastructure, including through providing undeveloped buffer zones (8m minimum for main rivers and 5m minimum for ordinary water courses)”.

This channel of the Addlestone Bourne does not have public access path along this stretch. The existing access to building(s) 200 goes over the Addlestone Bourne channel. The proposal retains this access. In addition, as existing, there is a small part of the parking areas within 8m of the Addlestone Bourne. This planning application is not proposing to extend this hardstanding and parking area any further toward the boundary with the Addlestone Bourne. During the consideration of this planning application the applicant has already sought to reduce any development along the site boundary, but any further reduction would impact on parking provision.

Therefore, the EA's objection regarding an undeveloped buffer zone, where one does not currently exist is not one which is supported by officers.

Additional letters of representation

Since the publication of the agenda, x1 letter of representation has been received from the Surrey Chamber of Commerce supporting the planning application as it will contribute to the economic growth of Surrey and complies with Development Plan policies. X2 further letters of objection have been received, however these are both from existing objectors and do not raise new objections to the scheme.

A copy of a letter sent from the Weybridge Society to Local Councillors has been submitted. This sets out the concerns from the society about the impact on health resulting from this development and potential HGV's and light vans and the impact on health to people of Weybridge.

Commentary-

It is recognised that health is a material consideration and has been considered in the Committee Report. Through this planning application the Section 106 legal agreement will secure both a Employment Travel Plan to reduce employees travelling to and from the site by private vehicle but also a Delivery Service Management Plan which would require each new user of the bulling to:

- demonstrate that goods and services can be achieved, and waste removed, in a safe, efficient and environmentally-friendly way.
- Identify deliveries that could be reduced, re-timed or even consolidated, particularly during busy periods. Improve the reliability of deliveries to the site.
- Reduce the operating costs of occupants and freight companies.
- Reduce the impact of freight activity on local residents and the environment.

In addition to this 20% active and 20% passive Electric Vehicle Charging points are proposed as part of this planning application.

In addition to this, Air Quality Assessment and Construction Environmental Management Plan (CEMP) have been submitted in support of this planning application. This states that the development will seek to minimise possible disruption to the adjacent properties and the public and to reduce the impact of activities on air quality during construction.

In summary this planning application will secure a number of measures to improve the manner in which employees and deliveries will come to and from the site. Measures which are currently not in place for the site to operate in its existing use.

Amended paragraph 7.5.11. :

“... The evidence provided demonstrates that the vehicle movements associated with the proposed development would not result in an increase in overall vehicle trips (those to and from the site) during peak hours, ~~apart from if all the units were in a parcel distribution use whereby the overall increase in vehicle trips would only be 10.~~ Therefore, it is not considered that the proposed development would have a severe impact on the road network.”

Commentary-

The above amendment is required as the TRIC data scenario modelled shows that even if all 3 of the proposed buildings were modelled as being in a parcel distribution use at peaks times the proposed development would result in a net reduction of vehicle trips when compared against the exiting office use of the site. This is as per the summary table contain Committee Report.

Section 11 – Recommendation: Add informative:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

Item 5B – RU.22/1933 Barbara Clark House, St Judes Road, Egham TW20 ODD

Consultations carried out – Paragraph 6.1

2 additional letters of representation have been received objecting to the scheme but neither raise any concerns regarding affordable housing and how it is secured, which are the only relevant material considerations that can be assessed under the section 73 application.

Item 5C - RU.22/0542 Pantiles Nurseries, Almnors Road, Lyne.

Consultations carried out -paragraph 6.2

3 additional letters of representation have been received which are summarised below:

- The Green and Village Hall is charity run. To date there have been no discussions regarding allowing access onto the Green from the development.
- The previous developers engaged with the Lyne community. To date Aster Group have made no effort to reach out to the local community.
- Such a significant redesign should require a new planning application and cannot be considered as a minor amendment.
- The new design appears to be an Aster Group standard build which has been done to reduce costs. This will have a negative impact on the integrity of the entire site.
- Much of the design details have been removed which cheapen the build and development (i.e.chimneys have been removed which is not in keeping with the vernacular of existing properties)
- Objections to the proposed redesign of Plots 23/ 24 with the proposed changes in height.
- The dwellings should have permitted development removed.
- Concerns regarding the build and the potential for noise and disruption and whether the development would require piling foundations.
- The development results in the removal of the attenuation pond, the culvert, habitat corridor, the green, play areas and landscape / ecological buffers.
- Concerns regarding flooding issues.
- Concerns regarding the street scenes.
- Removal of the 'Walking Bus'
- The submission of the amended documents have not addressed earlier objections raised.
- Concerns regarding overlooking to existing neighbouring properties.
- Concerns regarding the proposed new substation and the effect on neighbouring properties and their businesses.
- Local residents have already had issues with contractors for the site including damage to property.

Amended plans received 17.03.2023 and 10.03.2023

Paragraph 7.35 of the Committee report confirms that following discussions with the applicant it has been agreed that several the elevations of the units will be redesigned to provide more active elevations and these amended plans will be reported to the Planning Committee. These amended plans have been received.

In addition, the applicant has provided coloured copies of the proposed site layout, floor plans and elevations. The applicant has also provided further clarification regarding the new open space to be provided. This confirms that the total area of public open space to be provided extends to some 3.58 acres (14,500 square metres) representing an increase of 910 square metres (0.23 acres) when compared to the original approved scheme (RU.19/0843)

The applicant has also provided some CGI's to support their application received 21.03.2023.

Planning conditions

Amend planning condition 2 (approved drawing numbers) to include the following additional drawing numbers-

Public Open Space Layout -01 (PGI-01 A) received 17.03.2023.
Overlay approved 05 (OVL-05A) received 17.03.2023.
Coloured Site Layout (CSL.01D) received 17.03.2023.
Coloured Street Elevations (CSE-01 C) received 17.03.2023.
Coloured Street Elevations Sheet 2 (CSE 02 A) received 17.03.2023.
Coloured Plans and Elevations – HT.ASH-A cpe C received 17.03.2023.
Coloured Plans and Elevations – HT.ASH-B cpe B received 17.03.2023.
Coloured Plans and Elevations – HT.COP cpe C received 17.03.2023.
Coloured Plans and Elevations – HT.FLA cpe A received 17.03.2023.
Coloured Plans and Elevations –P7-10 cpe B received 17.03.2023.
Coloured Plans and Elevations –HT-SPE cpe C received 17.03.2023.

RSL.01C, SL.01D, SSL.01C, SE.01C, SE.02A, HT.ASH (2Blk).pe C, HT.ASH (3Blk).pe C, HT.ASH-A.pe C, HT.ASH B.pe B, HT.COP (2Blk).pe A, HT.COP.pe C, HT.COP-W (3Blk).pe C, HT.FLA.pe A, HT.SPE.pe C, P.7-10.pe B, P.25-pe A, P.32.pe B, P.51-52.p B, AHL. 01C, DML 01C, PHSA.01 A, PSL.01C, RHL.01 C received 10.03.2023.

Retain 'Tree Protection Plan 170326-P-42B received 13.09.22.

Include an additional informative

The applicant is advised that notwithstanding the details as contained upon drawing number HT.ASH.A.cpe C the design of plot 25 as approved is as detailed upon drawing number P.25-pe A

Amend planning condition 20

The Lead Flood Authority have agreed to vary the wording of planning condition 20 (Surface Water Drainage) to allow further details of surface water drainage to be submitted prior to the commencement of the above ground construction as opposed to prior to the commencement of the development.

It is recommended that planning condition 20 be amended as outlined below:

Prior to the construction of the above ground development hereby approved further details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non115 Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 4.2 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc)
- c) Detailed design drawings for the proposed surface water flood route corridor and ordinary watercourse, including demonstration that the proposed access road is unaffected by flood

waters at the crossing points. Details should be provided of the check dams and low flow channel, including the road crossing points and abandoning of the existing culvert.

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system, surface water flood corridor and ordinary watercourse.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To secure the provision of drainage improvements which is put forward as a very special circumstance that is required (in part) to outweigh the harm to the Green Belt, to ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to comply with policy EE13 of the Runnymede Borough 2030 Plan and policy within the NPPF

Item 5D RU.22/1373: 159-175 Redevelopment Site, Station Road, Addlestone

Amend Paragraph 7.12

35% of the units would be secured as affordable housing through the s106 agreement which complies with planning policy.

Amend Section 8 - Planning Obligations/Community Infrastructure Levy (CIL)

In line with the Councils' Charging Schedule the proposed development would be CIL liable however exceptions may apply.

Section 11 – Recommendation

Amend Recommendation Part A

3. The provision and deliverability of ~~400%~~ 35% Affordable Housing details of which will be subject to approval of the Council's Housing Officers

Planning conditions

Amend Condition 15 Landscape and Ecological Management Plan (LEMP)

Delete Landscape General Arrangement Layout (Sheet number 60685378-SHT-30-0000-L-0001 Rev P01)

Add Landscape General Arrangement Layout (Sheet number 60685378-SHT-30-0000-L-0001 Rev P02)

Delete Landscape Soft Works Schedule (Sheet number 60685378-SHT-30-0000-L-0004 Rev P01)

Add Landscape Soft Works Schedule (Sheet number 60685378-SHT-30-0000-L-0004 Rev P02)

Amend Condition 26 Electric vehicle charging

The development hereby approved shall not be occupied unless and until each of the proposed parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure sustainable design and to comply with policy SD7 of the Runnymede 2030 Local Plan and the NPPF.

Amend Condition 28 Affordable Housing

The proposed scheme shall provide 100% affordable housing.

Reason: To accord with the terms of the planning application.

Item 5E RU.22/1508: Longcross South, Longcross Road and Kitsmead Lane

Additional drainage information has recently been submitted by the applicant in response to the condition (6) recommended by Surrey as Lead Local Flood Authority (LLFA) which seeks to secure a scheme for surface water drainage. It is noted that the LLFA raised no objection to the planning application subject to conditions. The LLFA have reviewed and are satisfied with the updated information advising that this now enables the removal of condition 6. However, Condition 7 remains as set out on the agenda to ensure the SuDS scheme is properly implemented and maintained. It is therefore recommended that Condition 6 SuDS (scheme for approval) is revised as follows:

Condition 6 (SuDS scheme):

The development hereby approved shall be implemented in accordance with following approved surface water drainage scheme and plans:

- Drainage Maintenance Report – 1.0, Patrick Parsons, March 2023, reference: 10685
- LXS-PPC-00-XX-DR-C-0501 – C1 – Proposed Drainage Standard Details
- LXS-PPC-00-XX-DR-C-0200 – P5 – Strategic Drainage Layout Surface Water
- Drainage Strategy Rev 3.0 – Temporary Film Studios, Patrick Parsons, March 2023, reference: 10685

Reason: To ensure that the design meets the national Non-Statutory Technical Standards for SuDS and that the final drainage design does not increase flood risk on or off site and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.