

**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 19 April 2023 at 6.30 pm**

**A D D E N D U M**

**Item 5 A – Causeway Business Park**

**Application details**

Amended paragraph 3.3 –final sentence:

This would be less than the existing uses and extant permission at the site which could generate 298 and 247 movements respectively.

**6.2 Representations**

An additional letter of representation has been received since the publication of the Agenda, this does not raise further issues which have not already been addressed. Concerns are summarised below:

- The proposal would result in noise disturbance, traffic and pollution
- The proposal would also increase flood risk and drainage problems for Pooley Green, Green Lane and Vicarage Crescent.

**Conditions:**

Additional condition(s):

**Use Class Limit**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modifications) the buildings hereby approved shall only be used for the Classes E(g), B2- General industrial and B8- storage and distribution (many uses fall within this definition, such as warehouse used for distribution, a self-storage company, indeed the nearby Screwfix with a trade counter would fall under B8 and for no other purpose (including any other purpose in Class E of the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: in the interest of the amenities of the area, the vitality and character of the area and to ensure suitable parking provision and to comply with Policies SD4, EE1, and IE2 Runnymede 2030 Local Plan and guidance within the NPPF.

**Phasing**

Notwithstanding the approved plans or any indication given otherwise, prior to commencement of any development (including demolition) a phasing plan and an implementation programme schedule shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure an acceptable scheme and to comply with Policies SD4, EE1 and EE2 of the Runnymede 2030 Local Plan.

And update other recommended conditions to reflect that the scheme may be built out on a phased basis.

### **Renewable and Low carbon Energy**

Following the practical completion of the relevant building a Post Construction BREEAM Review Certificate showing that the development is on course to meet an at least "Very Good" accreditation shall be submitted to and approved by the Local Planning Authority. Any features that are installed in the development to meet this standard must remain for as long as the development is in existence.

Reason: To ensure sustainable measures are incorporated into the development and to comply with Policy SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.