

**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 26 July 2023 at 6.30 pm**

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

**Item 5a – Land Off Rosemary Lane, Thorpe (RU.22/0682)**

Surrey Wildlife Trust – updated comments have been received, raising no objection to the revised scheme with conditions recommended reflecting previous comments.

Update to Planning Obligations heads of terms, as set out in Section 11 in order to provide greater clarity regarding the highway works contribution. ii) Highway works updated to read:

*ii) Highway works – Contribution of £25,000 (index linked to RPix from date of signed S106) towards the speed reduction to B388 Thorpe Bypass from 60mph to 40mph. The speed reduction to occur prior to the new access from Thorpe By-pass being brought into use.*

**Item 5e – Willow Farm (RU.22/0109)**

The front of the application site and the verge to the front of the site are covered by a wider Woodland Area Tree Preservation Order (TPO7), which extends into the site by approximately 14m. The Council became aware in 2021 that trees within this area had been removed by the applicant and this was subsequently investigated by the Council's Enforcement and Tree Officer. At the time, the Tree Officer considered that the trees which has been removed were not of high amenity value and that had an application been submitted for their removal this would have likely been approved. Surrey County Council were also made aware of the removal of the trees on the highway verge, however the Country Council have sought not to take further action on this matter nor on work to the access which have taken place on highway land.

Nonetheless, given the works undertaken and the positive contribution trees have on the character and appearance of the area, it is considered reasonable to attach a condition which secures a suitable landscaping to mitigate the matter. As part of this suitable refuse storage should also be required. This will ensure an acceptable form of development which maintains the character and appearance of the area,

As such the below additional condition is recommended in addition to those set out in section 10 of the Officer Report (p 111 and 112 of the agenda):

*"Within 3 months of the date of this permission, a hard and soft landscaping scheme shall be submitted to the Local Planning Authority. The scheme shall include a proposal to return the strip to the front of the site within the Tree Preservation Order Area 7 back to soft land and for new trees/planting to be provided within this area. In addition, the landscaping scheme shall include details of hard surfacing, walls, fences, access features, minor structures, bin/refuse storage details and the existing trees and hedges to be retained.*

*All hard and soft landscaping works shall thereafter be carried out in accordance with the approved details within 3 months of such details being approved. Any trees or plants which, during the course of the permission/occupation of the site by the applicant (whichever is the sooner), die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.*

*Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF”.*

### Amendment to condition 3

Condition 3, which relates to the use of the site and the number of caravans on site has also been updated to provide a timeframe for the additional caravans to be removed from site; a timeframe of 6 months is given for this. This ensures the condition is precise and enforceable in accordance with the tests set out in the National Planning Policy Framework. The updated condition reads as follows:

*“Notwithstanding that which is shown on the approved site survey (RSPR2100115/01), within 6 months of the date of this permission, there shall be no more than 4 pitches occupied at the site and no more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan or mobile home per pitch), stationed on each pitch on the site at any one time.*

*Reason: To ensure that the change of use has an acceptable impact on the openness of the Green Belt and to comply with policy EE19 of the Runnymede 2030 Local Plan and paragraph 150 (e) of the National Planning Policy Framework”.*

### Additional Informatives

The following informatives are recommended to ensure that the scope of the development to be granted permission is clear. The applicant has undertaken works to the access track including its widening and the addition of retaining walls, it also appears from recent visits to the site that further works to the highway verge may have been undertaken.

*“This permission does not relate to the works carried out to the access, including the widening of the access track and the addition of gabion baskets to create a retaining wall. The application relates to the use of the site only. The works to the access are a separate matter to be dealt with by the Planning Enforcement Team as necessary”.*

And

*“For the avoidance of doubt this permission does not relate to any works carried out within the highway verges and on highway land owned by Surrey County Council”*

## **Item 6 – Caxton Avenue Conservation Area Appraisal**

For ease of reference the [Caxton Avenue Conservation Area Appraisal](#) is the document that Officers are recommending is APPROVED for adoption by the Council this evening. The adoption is subject to the provision as already set out in page 115 and 116 of the agenda.