

**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 27th September 2023 at 6.30 pm**

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

**Item 1**

**RU.23/0544 The Field Nursery Brox Lane Ottershaw**

**Clarification**

The Ottershaw Neighbourhood Forum have objected to the development. Their letter dated 11<sup>th</sup> May 2023 has been publicly available on the Council's website for anyone to view.

They are a statutory consultee. Their response has not been specifically referred to in the officer report though the points raised have been covered in the report. For clarity their objection is summarised as below:

In our opinion the application should be refused, if to be approved certain conditions are recommended.

The application should be reviewed to ensure all deliverable documents consistently include all other approved development in the surrounding area. *Officer Comment -Ultimately the LPA took a holistic view when Ottershaw East and Oaklands were allocated for residential development, through the adoption of the Local Plan (Policies SL2 and SL12). This application represents the last and very small part (8%) of the wider allocation, with all the applications scrutinised by statutory consultees and no objections being raised by the Lead Local Flood Authority or Thames Water.*

Other issues raised and covered in the Officer Report.

- Concerns over the density of the development.
- Proposed apartment block and proximity to ancient woodland
- Energy Solutions
- Surface Drainage
- Foul Water/Sewerage
- Landscaping
- Highway Impacts development will exacerbate existing traffic problems.
- Boundaries and Wildlife
- Footpath

**Additional Consultee Response** – the Council's drainage officer has removed their objection.

The drainage strategy demonstrates that the existing run-off rate will be reduced from 44l/s to 1.3l/s, which represents a greenfield run-off rate. The proposal will therefore result in a substantial reduction in water discharging into the ditch. The drainage strategy does specify "capacities and controls", which will control the release of water to the ditch and the proposed condition will ensure that the development is constructed in order to deliver the proposed run-off rate of 1.3l/s.

**Additional Information**

An Appropriate Assessment has been carried out under the Habitat Regulations and subject to a legal agreement being completed to secure the necessary mitigation no objection is raised.

#### Additional Conditions

#### 16. **Construction Transport Management Plan**

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking when applicable for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) on-site turning for construction vehicles
- (h) before and after condition surveys of the highway on Brox Lane and a commitment to carry out the repair of any damage caused to the satisfaction of the LPA

has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order that the development should not prejudice highway safety and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.”

#### 17. **Stopping Up of Vehicular Access onto Brox Lane.**

Prior to the occupation of the any of the dwellings hereby permitted the existing vehicular access onto Brox Lane will be stopped up in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the terms of the planning application

#### Amendments to Conditions

#### 7. Modification to include that the application shall be carried out in accordance with BS5837:2012

Additional Informative – to include fence and boundary installation to allow for the movement of small animals across the site.

## **Item 2**

### **RU.23/0510 Padd Farm Hurst Lane Egham**

#### **Additional Information**

An updated Preliminary Ecology Assessment report including Bat Emergence and Re Entry Survey has been submitted. The consultation response of Surrey Wildlife is still awaited and therefore until they have confirmed that the additional information is acceptable the recommendation contained within the officer's report remains unchanged.

#### **Additional Neighbour representations received since the report was written.**

2 letters of support –

The application would enhance the local area.  
The development brings clear economic benefits, and the apprentice opportunities are great.  
Living opposite the site I have not experienced any noise issues.

2 letters of objection

Hurst Lane is a tiny single-track lane this site is not suitable for this type of development. The previous owner was never allowed any extensions or retrospective permissions for additional commercial activity at any time.