

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 29 November 2023 at 6.30 pm

A D D E N D U M

Item 5a: RU.23/0607 Parklands, Bittams Lane, Chertsey

Housing Mix

Policy SL19 (Housing Mix and Size Requirements) requires development proposals of 10 or more (net) additional dwellings to contribute to meeting the Housing Market Area's identified housing needs by generally providing a housing mix as set out in the Strategic Housing Market Assessment or any similar evidence for market and affordable units. The Strategic Housing Market Assessment identifies the need being largely 2 and 3 bedroom units. However, the Council's Local Planning Section have confirmed that the Council's latest monitoring suggests an overall plan wide oversupply of 1 & 2 bedroom market units within the borough and an undersupply of 3-4+ units.

It is therefore considered that the proposed housing mix of two-bedroom and three-bedroom apartments and houses (as set out in paragraph 4.2 of the committee report) strikes a balance between meeting the needs as per the above policy. On this basis it is considered that the proposal meets the requirements of Policies SL19.

Amendment to Condition 3

3. Ecological survey (implementation)

Prior to the felling of any trees associated with this approved development an endoscope inspection of the tree(s) for potential bat roosts shall take place and the findings of the inspection, and any recommended mitigation, submitted to and agreed in writing by the Local Planning Authority. In any event all tree removal works shall take place under ecological supervision.

Reason: To protect the habitat of bats and the ecological value on the site and to comply with Policy EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Additional Condition

8. Levels (for approval)

Prior to the commencement of the development hereby approved, with the exception of demolition and site clearance, details of the existing and proposed levels of the application site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details.

Reason: In order to obtain a satisfactory form and scale of development in the interests of the visual amenities of the area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Item 5b: RU.23/1240 - Augustine House, Gogmore Lane, Chertsey

Additional neighbour letter

Since the publication of the Committee Report x1 further letter of representation from a party who has already made an existing representation has been received. Comments made can be summarised below:

- Concerns regarding lack of availability of parking in the surrounding area and poor/inconsiderate parking currently experienced which will be made worse with inadequate parking arrangements proposed with new development
- A walkway/gap that is shown at the rear of the proposed development is not present

Officer response:

Parking and impact on highways are addressed in section 7.19 of the Committee Report. The walkway/ gap to the rear of the site is outside the application site boundary.

Item 5c: RU.23/1078- 10 Larchwood Drive, Englefield Green, Surrey, TW20 0SH

Additional neighbour letter

Since the publication of the Committee Report x1 further letter from a party who has already made an existing representation has been received. Comments made can be summarised below:

- Did not receive a response from elected representatives.
- Concerns over additional students.
- Requests a condition to ensure the garage remains as a garage.
- Requests additional conditions regarding hours of use to control noise and limiting extra guest.
- Requesting members refuse application.
- Whilst not a planning consideration RBC hold covenants on the use of houses

Officer response:

It is not considered that this letter has raised any new planning matters, not already considered in the Committee Report. Planning permission would be required to convert the garage, and the other conditions requested are not relevant to planning and therefore outside the scope of assessment. It is worth noting any issues regarding statutory noise nuisance are covered by separate Environmental Health Legislation.