

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 31st of January 2024 at 6.30 pm

A D D E N D U M

Item 5a: RU.23/0118 Longcross South, Longcross Road and Kitsmead Lane, Longcross

Additional Consultee Response

An additional response has been received from National Highways, following a review of the submitted Travel Plan statement. They advise that currently the Accommodation bridge across the M3 is not suitable for use by pedestrians and cyclists and therefore cannot be relied upon as part of the walking and cycling strategy for the site.

Officer comments: The applicant is currently exploring options to enable safe use of the bridge by cyclists and pedestrians. They are also proposing a stand-alone dedicated shuttle bus as part of their Travel Plan strategy between the site and Longcross Rail Station, to form an alternative means to access the northern site should Accommodation bridge not be available. This is in addition to the existing Surrey Connect, Digital Demand Response Transport service which covers the Longcross site and provides an 'on demand' service to and from defined key hubs.

Neighbouring Consultation response received from Royal Borough Windsor and Maidenhead advising:

'No objection is raised in principle to the temporary use of the land for film studio purposes subject to the adherence to all national and local planning policies including appropriate measures to mitigate any impact on the nearby Chobham Common Special Protection Area.'

Consultation

An additional letter has been received from a neighbouring resident advising that:

'With the conditions proposed, in particular Conditions 9 – 13, we no longer have any objections to this application regarding our concerns around residential amenity'

Amendment to Conditions

The applicant has provided some comments on the proposed conditions as set out within the Committee Report. As a result, it is proposed to amend Condition 8, regarding the reduction in height of Meganova E to change the referenced date from 31st July to 31st December 2024, in order to reflect filming requirements. In addition, to amend Condition 19, regarding a scheme for sustainable access to the north of the M3, to change from 3 months for the submission of a scheme to read 6 months. This is in order to provide appropriate timescale for the applicant to provide an optimum solution and having regard to third party discussions which will need to be fed into any proposals.

Amend - Condition 8 from 31st July to 31st December 2024

Amend - Condition 19 from 3 months to 6 months

The only proposed amendment which is of significance is the applicant is seeking an amendment to the wording of Condition 10 relating to the hours of use of the central circular backlot area, in order to allow some flexibility on night shoots. An option would be to include potential for a specified number of night shoots per year. It is considered that it is for Committee members to consider if they wish to amend the wording of this condition as requested by the applicant.

Notwithstanding this, Officers have also further reviewed the wording of Conditions 10 (Hours of use – central backlot area) and Condition 11 (External use) and are of the opinion that these aspects can be addressed as part of the Management and Operational Plan required under Condition 9. Therefore with a slightly reworded Condition 9 (as set out below – additional text in bold) to ensure these details are picked up through the ‘Management and Operational Plan’ which is to be submitted and agreed, it is proposed that Condition 10 and Condition 11 be removed.

Delete - Condition 10 and Condition 11

Amend - Condition 9 to read:

Condition 9 Management and Operational Plan

Within 3 months of the date of this decision a Management and Operational Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details for the management and mitigation of the impacts of the use of the site including outdoor filming (including noise disturbance, artificial lighting including temporary lighting, parking and access requirements, traffic management, location of activities, management of night filming or associated activities occurring between the hours of 9pm and 7am **together with a plan which details the location of areas where night filming can/can not take place**) to demonstrate how impacts on residential amenity, ecology and highway safety will be minimised and mitigated. The site shall thereafter only be used for filming in accordance with the approved management and operational plan, unless otherwise agree with the Local Planning Authority in writing.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and avoid adverse impacts on the highway and to comply with Policies EE2, EE9, SD4 and SD5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Item 5b: RU.23/1162 Thorpe Lea Manor, Thorpe Lea Road, Egham

Consultation

In addition to 28 neighbouring properties being consulted, the application was advertised in the local press and by site notices.

Additional consultee response

RBC Recycling Officer: Each house/ street level property would need to accommodate a standard set of bins with allowance for additional bins if needed. For communal blocks, bin

store locations are indicated on the approved plans. Storage/ collection points should be accessible for collection vehicles. Figures provided for required bin provision for blocks of flats.

Officer comments: Condition 30 requires details of bin stores to be provided to ensure correct bin provision is provided.

Amendment to Condition 2

2. List of Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

<u>Drawing Number</u>	<u>Date Received</u>
02138-JTP-MP-00-DR_0004 Rev 1 (Site Location Plan)	04/09/2023
02138-JTP-BA-XX-DR-0501 Rev 1 (Barn Block Elevations)	17/08/2023
02138-JTP-BA-ZZ-DR-0301 Rev 1 (Barn Block Floor Plans)	17/08/2023
02138-JTP-FA-XX-DR-002 Rev 1 (Private Block Elevations)	17/08/2023
02138-JTP-FA-ZZ-DR-001 Rev 1 (Private Block Floor Plans)	17/08/2023
02138-JTP-HT-XX-DR-0401 Rev 1 (House Type 01)	17/08/2023
02138-JTP-HT-XX-DR-0402A Rev 1 (House Type 02A)	17/08/2023
02138-JTP-HT-XX-DR-0402B Rev 1 (House Type 02B)	17/08/2023
02138-JTP-HT-XX-DR-0403A Rev 1 (House Type 03A)	17/08/2023
02138-JTP-HT-XX-DR-0403B Rev 1 (House Type 03B)	17/08/2023
02138-JTP-HT-XX-DR-0404 Rev 1 (House Type 04)	17/08/2023
02138-JTP-HT-XX-DR-0405A Rev 1 (House Type 05A)	17/08/2023
02138-JTP-HT-XX-DR-0405B Rev 1 (House Type 05B)	17/08/2023
02138-JTP-HT-XX-DR-0405C Rev 1 (House Type 05C)	17/08/2023
02138-JTP-HT-XX-DR-0405D Rev 1 (House Type 05D)	17/08/2023
02138-JTP-MP-00-DR-0202 Rev 1 (Site Plan- Ground)	17/08/2023
02138-JTP-MP-RF-DR-0203 Rev 1 (Site Plan- Roof)	17/08/2023
5884-001-4000 Rev P02 (Proposed Impermeable Areas)	17/08/2023
5884-001-6000 Rev P02 (Proposed Drainage)	17/08/2023
5884-001-5000 Rev P02 (Proposed Levels)	17/08/2023
02138-JTP-MP-00-DR-0003 Rev 1 (Demolition Plan)	17/08/2023
ITB18403-GA-001 Rev F (Proposed Site Access Arrangements) within the Transport Technical Note	04/10/2023

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

Item 5c: RU.22/1894 8A Crabtree Road, Thorpe Industrial Estate, Egham

Consultation

46 Neighbouring properties were consulted (to include immediate neighbours and neighbours within the closest residential properties along Green Lane) in addition to being advertised on the Council's website and with site notices, no letters of representation have been received.

Point of Clarification

Paragraph 7.17 reference to floodplain means functional floodplain.

Item 5d: RU.23/1186 Park House, Wick Road Englefield Green

Correct SAMM punctuation in report from £8,443,38 to £8,443.38

Delete Condition 18 - R066 - Renewable energy (details required)

Add new Condition 18

18. Heating and cooling technologies

Prior to works above slab level of the development hereby permitted details of modern heating and cooling technologies to be utilised within the development shall be submitted and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.