

**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 28 February 2024 at 6.30 pm**

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

**Item 5A:RU.23/1396 262-264 Chertsey Lane, Staines, TW18 3NF**

Paragraph 7.14 – delete ‘EV charging points’ and insert ‘e-bike charging points’

Paragraph 7.23 -delete ‘permission’ and insert ‘policies’

Add at the end of paragraph 7.23 - Whilst it is accepted that the existing site is concrete hardstanding with no soft landscaping, any development should not adversely affect the ecological interests of the site, indeed any future application should be an opportunity to improve the biodiversity of the area, such as providing enhancement opportunities to local birds, the placement of bat boxes and provision of hedgehog highways.

**Condition 2**

Add Swept Path Analysis - 7m Delivery Van - Drawing No. 2309027-TK01 Rev C

**Informative 2**

Delete

**Item 5B:RU.23/0356 Land at Syward Place,40-48 Pycroft Road,Chertsey,KT16 9JT**

**Obligation 6**

Delete

Reason: CIL is now the preferred method for collecting pooled contributions to fund infrastructure. S106 agreements are only applicable to cover site specific issues and are subject to a statutory test since 2014.

Obligations should be:-

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

and this project doesn't meet any of the 3 tests.

**Condition 2**

Delete ‘P22-1434\_EN\_0002-C-0001 Illustrative Landscape Sections’ as it is not scaled

**Condition 13**

Delete ‘the approved plans’ insert ‘31345/AC/012 Rev A (Transport Assessment August 2023)’

**Condition 16**

Delete '(to include 57 e-bike charging points)'  
Add '(to include 20% e-bike charging points)'

Paragraph 7.16 – delete '57 e-bikes charging points'.  
add '20% e-bike charging points'.

Reason: In order to be in accordance with the recent SCC Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (February 2023)

### **Condition 20**

Delete 'the approved plans' insert '31345/AC/012 Rev A (Transport Assessment August 2023)'

### **Condition 22**

Delete '55dB' insert '60db'

Following a further review of the submitted noise report by the Council EHO an upper level of 60dB would be acceptable for the private garden areas based around the proposed barriers and likely attenuation levels from them.

## **Item 5C:RU.23/1489 East Course, Wentworth Golf Club**

### **Amendments to Application**

The applicant has proposed to reduce the site area of the planning application to ensure all propose works are sited within Runnymede Borough Council's boundary. The works at Holes 6 and 7 which are located to the south of the golf course adjacent to the railway line are sited within Surrey Heath. This means that works at the following holes have been removed from the application and the red line has been reduced to reflect this:

- Hole 6- Removal of cart path, constructing new cart path, constructing of ditch crossing, new forward tee, new bunker, new heather ridge
- Hole 7- New forward tee

### **Additional Consultation**

Due to the changes in red line a new site notice has been displayed at the site, the consultation date ends on the 18<sup>th</sup> March. Additionally, the LLFA and Surrey Wildlife have been reconsulted on the proposed changes too.

### ***Impact of Changes on Drainage***

The Local lead Flood Authority (LLFA) reviewed the original flood risk assessment submitted with the application and raised no objection given that there would be no change to the impermeable area and no changes to the existing drainage system. The LLFA have been reconsulted on the proposed amendments.

### ***Impact of Changes on BNG***

In respect of ecology enhancements as part of the application, the following items will remain as part of the application, with much of the ecology enhancements originally located away from Hole 6 and 7. Only minor reductions in heather planting and heather replacement due to those areas now being removed from the application. The ecological enhancements are:

- 23 new trees still to be planted in the same place.
- 0.57 ha of heather planting, present at the 9th, 12th and 14th hole.

- 0.78 ha of heather will be enhanced.
- Areas of Broadleaved woodland and Scots Pine woodland will be enhanced in the same locations.

Prior to the removal of Holes 6 and 7 the application achieved 10.05% BNG, the Applicant's ecological advisor has indicated that 10% can still be achieved on the reduced site area, given there is less "development" due to the removal of the application works to holes 6 and 7 and less area for the BNG baseline. The majority of the ecology enhancements, including the replacement trees and heath planting were already proposed in the remainder of the site.

The applicant's ecologist has updated their report to remove the changes proposed at Holes 6 and 7 and their surrounding habitats from the calculation (the holes are still shown on the maps for transparency, but the borough boundary is now shown). The BNG has now only been calculated using the area that solely falls within Runnymede Borough Council. No new habitats or measures have been included in this new report. All the principles in the report remain as per SWTs previous guidance. The calculated BNG figure is now 10.01%.

### **Condition 2**

Approved Plan

The development hereby permitted shall not be carried out except in complete accordance with the approved drawings as set out in the submitted Schedule of Plans 6 February 2024. This includes finish floor levels.

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

### **Condition 7**

Landscape Environmental Management Plan

Prior to any works above ground level a Landscape Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan needs to secure the retention and enhancement of habitats within the Site and selected elements within the wider site, by the creation of new habitats within the blue line, and the ongoing positive nature conservation management of all new and retained/enhanced habitats. These shall include measures aligned with the biodiversity net gain strategy set out in Ecological Appraisal Letters prepared by EPR dated 22 February 2024. This Plan shall accord with the schedule associated with condition 6 (Landscaping).

Reason: In the interest of protecting potential ecological value and species in the site as required by Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

It is recommended the Planning Committee authorises the HoP:

- A. The HoP be authorised to grant planning permission subject to no objection(s) being received that would warrant the refusal of the application from the LLFA, SWT or other interested parties within the consultation period ending on 18<sup>th</sup> March.
- B. The HoP be authorised to refuse planning permission should an objection(s) be received that would warrant refusal of the application.

### **Item 7: Service Plan for Planning, Economy and Built Environment**

In appendix A, it is proposed to make the following changes (new text shown underlined, deleted text shown struck through) prior to adoption:

Agenda page 90, under Climate Change Team heading:

Bullet point 1:

To work with other Service Areas and external partners to deliver the climate change commitments within the 2024/25 Service Area Plans ~~Climate Change Delivery Plan~~ and 2024/25 Climate Change Communications Plan. This will support the Council's ongoing commitment to use its reasonable endeavours to meet the Council's target of net zero operational emissions by 2030, and to use its sphere of influence to support the Borough and its communities to achieve the 2050 national net zero target.

Bullet point 3:

By the end of the 2024/25 financial year, the Climate Change Team will produce a robust Communications Plan and support the development of relevant climate change activities in the development of Service Area Plans ~~a Climate Change Delivery Plan~~ for the 2025/26 financial year in consultation with the Climate Change Working Party and have secured adoption through the relevant committee(s).

Agenda page 96, under 2023/24 key achievements for the Climate Change Team

Bullet point 4

Adoption of a Communications Plan ~~and Climate Change Delivery Plan~~ for the 2024/25 financial year;

Bullet point 5

Delete (as the 2022/23 emissions report will now be reported to April Corporate Management Committee, just outside of the current financial year)