



Planning Committee

Wednesday, 9 February 2022 at 6.30 pm

**Council Chamber, Runnymede Civic Centre,
Addlestone**

Members of the Committee

Councillors: M Willingale (Chairman), P Snow (Vice-Chairman), D Anderson-Bassey, J Broadhead, D Cotty, R Edis, L Gillham, M Kusneraitis, M Maddox, C Mann, I Mullens, M Nuti, J Sohi, S Whyte and J Wilson

In accordance with Standing Order 29.1, any Member of the Council may attend the meeting of this Committee, but may speak only with the permission of the Chairman of the Committee, if they are not a member of this Committee.

AGENDA

Notes:

- 1) **The following Measures to comply with current Covid guidelines are in place:**
 - **restricting the number of people that can be in the Council Chamber to 60**
 - **temperature check via the undercroft for Members/Officers and Main Reception for the public**
 - **NHS track and trace register, app scan is next to the temperature check**
 - **masks to be worn when moving around the offices**
 - **masks can be kept on whilst sitting in the Council Chamber if individuals wish**
 - **use of hand sanitisers positioned outside and inside the Council Chamber**
 - **increased ventilation inside the Council Chamber**

- 2) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.

- 3) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to

Mr B A Fleckney, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).

- 4) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on [Committee Meetings – Runnymede Borough Council](#)
- 5) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. Any persons wishing to speak should email publicspeaking@runnymede.gov.uk
- 6) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.
- 7) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings**

Members of the public are permitted to film, audio record, take photographs or make use of social media (tweet/blog) at Council and Committee meetings provided that this does not disturb the business of the meeting. If you wish to film a particular meeting, please liaise with the Council Officer listed on the front of the Agenda prior to the start of the meeting so that the Chairman is aware and those attending the meeting can be made aware of any filming taking place.

Filming should be limited to the formal meeting area and not extend to those in the public seating area.

The Chairman will make the final decision on all matters of dispute in regard to the use of social media audio-recording, photography and filming in the Committee meeting.

List of matters for consideration
Part I

Page

Matters in respect of which reports have been made available for public inspection

1. **Notification of Changes to Committee Membership**

2. **Minutes**

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To confirm and sign, as a correct record, the Minutes of the meeting of the Committee held on 19 January 2022 (Appendix 'A').

3. **Apologies for Absence**

4. **Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests or other registrable and non-registrable interests in items on the agenda.

5. **Planning Applications**

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Item No.	Application No.	Location	Page
5a	RU.21/1750	65 Lindsay Road, Addlestone KT15 3BE	11 - 25
5b	RU.21/1790	10 Station Parade, Virginia Water GU25 4AB	26 - 37
5c	RU.21/1809	Foxhills Country Club KT16 0EL	38 - 51
5d	RU.21/1913	St Peter's Hospital, Abraham Cowley Unit KT16 0AE	52 - 68

6. **Exclusion of Press and Public**

Part II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

7. **Housing and Economic Development Needs Assessment (HEDNA) Findings**

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APPENDIX 'A'

Runnymede Borough CouncilPLANNING COMMITTEE19 January 2022 at 6.30 pm

Members of Committee present: Councillors M Willingale (Chairman), P Snow (Vice-Chairman), D Anderson-Bassey, J Broadhead, D Cotty, M Harnden, J Hulley, M Kusneraitis, M Maddox, I Mullens, M Nuti, J Sohi and S Whyte

Members of the Committee absent: Councillors C Mann and J Wilson

Councillors D Coen and C Howorth attended as non-members of the Committee

Notification of Changes to Committee Membership

The Groups mentioned below had notified the Chief Executive of their wish that the changes listed below be made to the membership of the Committee. The changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed would be reappointed.

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
RIRG	Cllr Gillham	Cllr Harnden
Conservative	Cllr Edis	Cllr Hulley

The Chief Executive had given effect to the changes to Committee membership in accordance with section 16(2) of the Local Government and Housing Act 1989

Minutes

The Minutes of the meeting held on 24 November were confirmed and signed as a correct record.

Apologies for absence

Apologies were received from Councillor Mann

Declarations of interest

No declarations of interest were made.

Planning Application

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. The Addendum had also been published on the Council's website on the day of the meeting. An objector and applicant's agent addressed the Committee on RU 21/0695.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
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RU 21/0265	Land to west of Hardwick Lane, Lyne, Chertsey
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Change of use from agricultural land to public open space (POS) for use as a Suitable Alternative Natural Greenspace (SANG), together with associated development to include vehicular access from Hardwick Lane car parking, footpaths, landscaping and all other associated works.

Members commented on the security of the site against anti-social behaviour, lack of a footway along Hardwick Lane to the SANG, potential parking in Hardwick Lane as a result of the car park on site being full, and accessibility of the site for disabled persons and those with mobility problems.

Officers confirmed that the site entrance would be gated and a height restriction barrier to prevent larger vehicles accessing the site was proposed. If anti-social behaviour occurred at the site, the relevant agencies and Land Trust would consider appropriate action. The comment regarding lack of a footway along Hardwick Lane was noted, but the primary purpose of a SANG was to mitigate potential impacts which could arise from residential development generating additional use of the TBHSPA and many of those visiting the SANG would travel by car. The Committee asked that conditions be imposed requiring submission of a strategy to explore options to maximise as far as possible access to the SANG for disabled persons and those persons with limited mobility, and requiring submission of a scheme showing how additional overflow parking e.g. grasscrete could be provided on site to avoid overflow parking on Hardwick Lane.

RESOLVED that-

The CHDMBC be authorised to grant permission subject to the completion of the Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

- 1. Costs of initial set up works;**
- 2. Costs of maintenance and replacements in perpetuity;**
- 3. Secure management arrangements for the maintenance of the SANG in perpetuity.**

The final S106 planning obligation will also need to describe the split of payments in order that the issues to be resolved by the relevant obligations can be properly assigned to the elements of the development giving rise to them. All figures and contributions will also need to be finalised in negotiation with the applicant and relevant consultees and final authority be granted to the CHDMBC in these negotiations .

And reasons and informatives listed on agenda, and additional conditions requiring submission of a strategy to explore options to maximise as far as possible access for

disabled persons and persons with limited mobility, and submission of a scheme showing how additional overflow parking e.g. grasscrete may be provided to avoid overflow parking on Hardwick lane.

The CHDMBC be authorised to refuse planning permission should the S106 not progress to his satisfaction or if any significant material considerations arise prior to the issuing of the decision notice that in the opinion of the CHDMBC would warrant refusal of the application. Reasons for the refusal relating to any such matter be delegated to the CHDMBC.

RU 21/0695

Padd Farm, Hurst Lane, Egham

Demolition of existing buildings and structures, and removal of hardstanding; the decontamination of land; the erection of 38 affordable dwellings with associated access, parking, landscaping and infrastructure works and the change of use of land to paddocks.

As a preliminary matter a Member queried which Ward the development was in. The majority of the site is within Virginia Water Ward. It was noted that since the scheme was reduced in size and the SANG removed from the proposal, no new built form would be in Thorpe Ward. (Note in the interests of clarity: Part of the red line site is still located in Thorpe Ward including land stated as "pasture land" which is why it is referenced in the report).

There was significant debate around the factors weighing in favour of the development and those weighing against it .

Members acknowledged the relevant tests for the consideration of a very special circumstances case in the green belt. Officers informed the Committee that the weight applied to various material circumstances was a matter for the decision maker, in this case the Committee.

Members were aware that it did not need to be a single reason to clearly outweigh the harm and that this could be achieved by the cumulation of reasons that outweighed the harm to the green belt.

Members noted the table of possible benefits listed on pages 48&49 of the Committee agenda, as well as the substantial weight that needed to be afforded to harm in the Green Belt and other matters detailed in the report. Members thanked officers for the detailed report.

A minority of Members of the Committee considered that the very special circumstances put forward by the applicant and set out in the planning balance section of the report clearly outweighed the harm caused by reason of the development's inappropriateness and the physical harm to the openness of the Green Belt. In particular the 100% delivery of affordable housing was noted as a substantial benefit.

However the majority of Members considered that they had concerns over the quantum/volume of development, its location and its substantial harm to the Green Belt. These Members indicated that they also had concerns that the development was in an unsustainable location, that was highly dependent on private motor vehicles due to the absence of local facilities

near to the site. Some Members had concerns that slightly too much weight had been given in the officer recommendation to the benefits of clearing up the contamination of the land and that perhaps the weight attributed to this should be significant rather than substantial, however the primary concern was the poor sustainability of the site in locational and car dependency terms and harm to the green belt. Whilst these Members acknowledged the benefits of the scheme they were not convinced that very special circumstances (cumulative) had been demonstrated which clearly outweighed this previously mentioned green belt harm particularly when taking into account the poor sustainability of the location which would result in heavy reliance on use of private car to access local facilities.

Following this debate, a Motion to authorise the CHDMBC to grant permission as per the agenda report and updated by the Addendum was moved and seconded. Cllr Mullens requested a named vote on this Motion and the voting was as follows:

For: 5 (Councillors Broadhead, Cotty, Nuti, Snow and Willingale)

Against: 8 (Councillors Anderson -Bassey, Harnden, Hulley, Kusneraitis, Maddox, Mullens, Sohi and Whyte)

The Motion was duly lost.

Following some further discussion, a Motion was then moved and seconded to refuse the application on the basis of the above-mentioned concerns expressed by the majority of Members. This Motion was passed and it was:

RESOLVED that-

The CHDMBC be authorised to refuse permission on the basis of its unsustainable car dependent location and poor access to facilities and the significant harm caused to the Green Belt by virtue of the quantity and volume of development proposed and that no very special circumstances have been demonstrated which clearly outweighed this harm.

Any further technical reasons for refusal (e.g. failure to complete a legal agreement) to be determined by the CHDMBC.

(Dr Bates, an objector, and Mr Sommerville, agent for the applicant, addressed the Committee on the above application)

Runnymede Interim Policy Statement on First Homes

This Committee's approval was sought to publish the First Homes Interim Policy Statement.

First Homes was a new tenure of low-cost home ownership affordable housing which allowed first time buyers to get onto the housing ladder at a reduced price.

From the end of December 2021, it became mandatory for First Homes to be provided as a proportion of the affordable housing on market-led sites.

There were a number of ways in which the Council could shape and influence how First Homes were implemented in the Borough, including giving priority to people based upon local connection or their employment status.

Planning policy guidance on First Homes recommended that Councils should publish an Interim Policy Statement (IPS) to explain how First Homes would be implemented in their area. This would set out the Council's requirements for First Homes. The next iteration of the Local Plan would take account of this affordable housing tenure in its evidence base and integrate First Homes into the new policies of the Plan.

The Committee noted the details surrounding the introduction of First Homes as a mandatory new affordable housing tenure by the Government and Runnymede Borough Council's proposed interim planning policy position around the various aspects of First Homes.

The Committee fully supported the Interim Policy Statement.

Resolved that

the Interim Policy Statement be APPROVED for publication on the website with an implementation date of Wednesday 26 January 2022.

Revisions to Pre-Application Advice Service and Charging Schedule

The Committee considered the update of the Council's pre-application charging schedule and services.

The proposed schedule simplified the pre-application process, updated fees and charges and better reflected the requirements of different pre-application types and service levels.

The Council's pre-application schedule was last updated in 2017. Officers had conducted a review of the current pre-application fees and services offered, as well reviewing the fees and services offered by other Surrey Local Authorities and Authorities in neighbouring counties. A number had significantly higher fees than those charged or proposed to be charged at Runnymede which reflected the need to meet costs in these Boroughs. The CHDMBC considered however that fees should not be set at too high a rate so as not to disincentivise use of the service as it brought important benefits to development in the Borough and as such it was not proposed to match some of these higher rates elsewhere.

Officers had also reviewed the number and type of pre-application submissions in the Borough and considered the work and time that had been involved in dealing with these requests. Members noted that in recent years there had been a significant increase in the number of larger preapplication requests, partly as a result of the local plan. Customer expectations had increased and with many development proposals increasing in complexity, this required increased officer time to review, which the current charges did not reflect. These submissions had been beneficial as they had added quality and value to planning applications, however it was considered that the costs attached to processing these requests were generally not met and that the service provided by officers often went significantly beyond what was included in the schedule.

The revisions to the pre-application charges proposed reflect the associated costs of providing this service including officer time and multiple officer input for more complex and larger scale schemes.

The recommended updated service and charging schedule as reported provided refined options for applicants and better set out service levels and choices for customers. The revisions would enhance the service offered, better reflect the Borough's costs and also better meet our customers' needs.

The Committee fully endorsed the updated pre application schedule of services and charges.

Resolved that

**The updated pre-application schedule of services and charges, as reported,
be adopted with effect from 1st February 2022**

(The meeting ended at 8.25 pm)

Chairman

Planning Applications

The planning applications to be determined by the Committee are attached. Officers' recommendations are included in the application reports. Please be aware that the plans provided within this agenda are for locational purposes only and may not show recent extensions and alterations that have not yet been recorded by the Ordnance Survey.

If Members have particular queries on the applications, please contact Ashley Smith, Corporate Head of Development Management and Building Control by two working days before the meeting.

Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website

<http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

Enter the planning application number you are interested in, and click on documents, and you will see all the representations received as well as the application documents.

(To resolve)

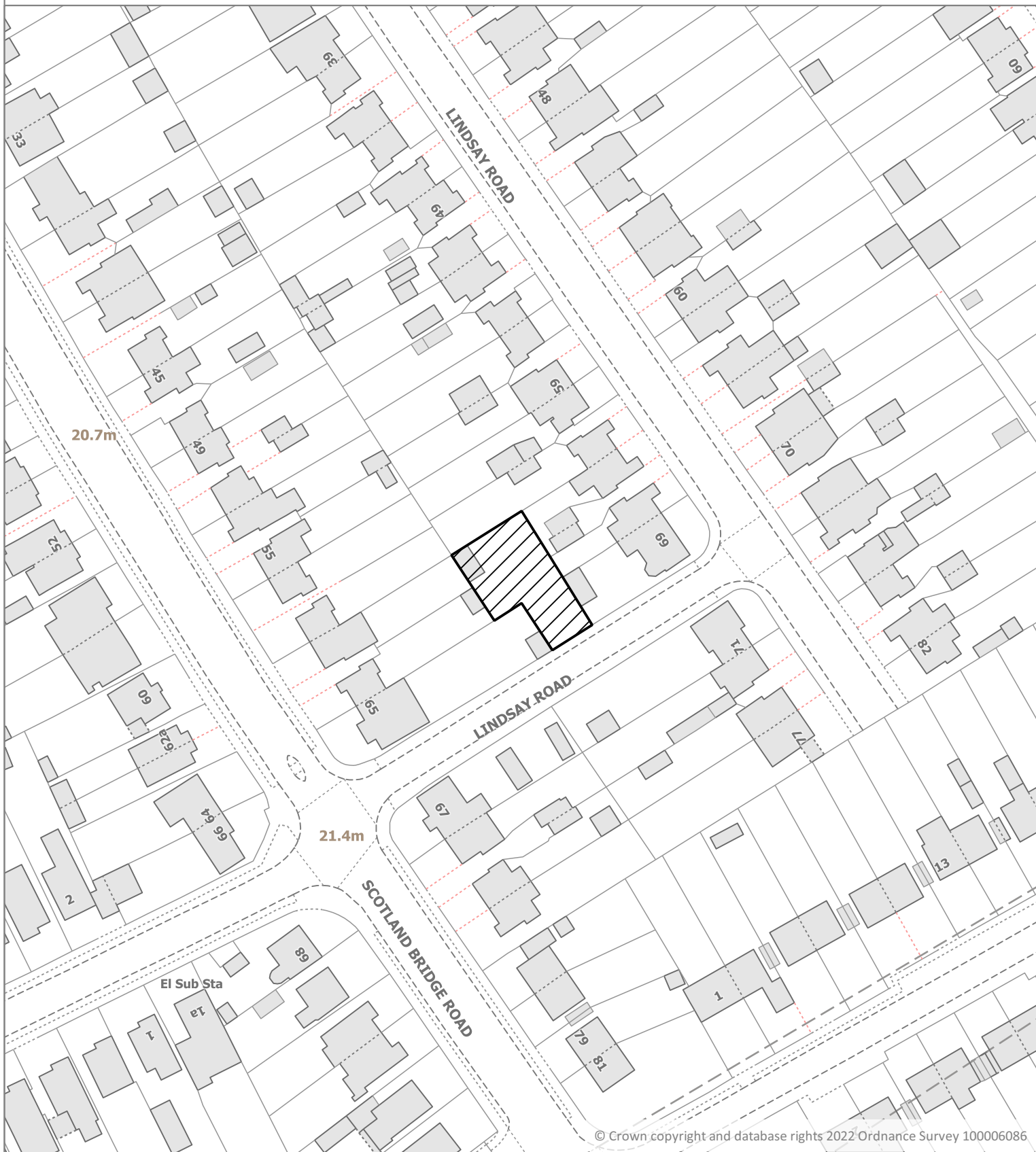
Background Papers

A list of background papers is available from the Planning Business Centre.



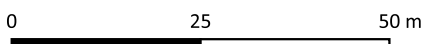
Date: 09/02/2022

65 Lindsay Road, Addlestone, KT15 3BE



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Scale: 1:1,000



RU.21/1750



COMMITTEE AGENDA REFERENCE: 5A

APPLICATION REF:	RU.21/1750
LOCATION	65 Lindsay Road, Addlestone, KT15 3BE
PROPOSAL	Erect two-bedroom bungalow with parking on land to the rear of 65-69 Lindsay Road
TYPE	Full Planning Permission
EXPIRY DATE	10/12/2021
WARD	New Haw
CASE OFFICER	Joel Grist
REASON FOR COMMITTEE DETERMINATION	More than 10 objections received
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
a)	Grant Consent - subject to conditions as detailed in section 11 of this report and completion of S106 to secure the necessary SPA mitigation.
b)	To refuse permission at the discretion of the CHDMBC should the s106 not progress to his satisfaction on the grounds of harm to the Thames Basin Heaths SPA or if any other material planning matters arise prior to the issuing of the decision that in the opiniion of the CHDMBC would warrant the refusal of the planning permssion.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site comprises a parcel of land to the rear of the properties fronting Lindsay Road. The land is part of the curtilage of No.65 but extends along the rear boundaries of Nos.65, 67 and 69 Lindsay Road. The surrounding area is residential, where there is a strong prevailing character of semi-detached dwellings, of similar form and design set along the same building line and within plots of similar depth and width. The same character prevails along the adjoining Scotland Bridge Road. The only break to this regular row of housing and plot sizes is the irregular L-shaped plot of No.65 Lindsay Road.
- 2.2 The site is within 5km of the Thames Basin Heath SPA.

3. APPLICATION DETAILS

- 3.1 The application is a revised submission of the previously refused RU.20/1081. The application still proposes the erection of a single dwelling however the design has been revised with a single storey dwelling now proposed. The dwelling will have a rectangular footprint with hipped roof form to a ridge height of approximately 5.7m and eaves height of 2.6m. The dwelling will contain 2 bedrooms, a living/kitchen room and bathroom. The building will have a rendered finish. Access is proposed from Lindsay Road with space for 2 cars on the proposed driveway.
- 3.2 A design and access statement, flood risk assessment, preliminary ecological appraisal and updated ecological walkover report have been submitted.

4. RELEVANT PLANNING HISTORY

- 4.1 The site has a detailed planning history relating to additions to the dwellings at 65-69 Lindsay Road and the following history is considered relevant to this application:

Reference	Details
RU.20/1081	<p>Construction of new 2 storey three-bedroom house to land to rear of 65-69 Lindsay road. Refuse – 07/01/2021</p> <p>The application was refused for the following reasons:</p> <ol style="list-style-type: none">1. The development, by reason of the scale, appearance and siting, is considered to fail to respond to local context and would not positively contribute to the townscape setting; by reason of the proximity of the dwelling to the neighbouring properties, its depth and height, and the siting of windows, including a single rooflight to one of the bedrooms would result in poor standards of amenity for the future occupiers, and overlooking, loss of privacy and overshadowing with harmful impacts on residential amenities of neighbouring occupiers. The proposal therefore is not considered to achieve high quality design nor create an attractive place, contrary to Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.2. By reason of the absence of data about flood levels in the submitted Flood Risk Assessment, it has not been possible to conclude that the development and its finished floor levels, would be safe in the event of a flood, and as the site is located within Flood Zone 2, it is considered that the sequential test has not been satisfied to demonstrate that there are no alternative sites in a lower flood risk. The application therefore in the absence of evidence, does not comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance in the NPPF.
RU.18/0687	Erection of 2No. semidetached 2 bedroom houses on land to the rear of 65-69 Lindsay Road. Withdrawn – 03/08/2018
CHE.0001	Erection of 42 semi-detached houses (Nos. 39-77 odd and 40-82 even) (no application number on history card - only approved date). Grant – 25/06/1936.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPDs which might be a material consideration in determination:
Runnymede Design Guide 2021; Thames Basin Heaths Special Protection Area SPD 2021

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
Surrey County Highways Authority	No objection
RBC Drainage Engineers	No objection subject to conditions
Surrey Wildlife trust	No objection subject to conditions
RBC Tree Officer	No objection subject to conditions

Representations and comments from interested parties

- 6.2 9 Neighbouring properties were consulted in addition to being advertised on the Council's website and 13 letters of representation have been received in regard to the original scheme which can be summarised as follows:
- The many objections to RU.20/1081 are still relevant. Urge consideration of why residents keep pumps and pipework to be able to pump out gardens and drains if there was no flooding issue.
 - I've been made aware the local water company believes the main sewer in Lindsay Road is approaching a point where its size is getting too small.
 - The road that connects Lindsay Road to Scotland Bridge Road is a service road, not Lindsay Road. It will present all manner of issues if a dwelling is built that requires access to it.
 - How will the dwelling have mains drainage? By putting new sewer down service road or by accessing own drainage system through the garden?
 - States there will be a waste storage facility on site, does this mean a cesspit in an area with a high water table and flooding problems?
 - There is an apple tree on site as well as a tree at No. 69 that is full of birds.
 - The application is misleading and there is an abundance of evidence from neighbours to state proposal is inappropriate.
 - Replacing permeable land mass with solid structure with proposed footprint will displace natural drainage so properties will be at risk of higher than current levels of surface water.
 - The area is known to have a high water table with recent sewage and drainage

issues.

- The introduction of a building site will have a detrimental impact on neighbouring wellbeing.
- Installing drainage channels and soakaways were necessary but we still have to pump overflowing drainage channels and soakaway after extended periods of rainfall.
- A previous application has already been rejected and struggle to understand the rationale for current application when only a sole party will gain.
- Boundary line will be within 20m of neighbouring properties, adding to squeezed in appearance. There will be nothing to stop future owner converting the loft or amending structure to become a bigger 2 storey house with impacts on daylight and overlooking to neighbouring dwellings.
- There are no bungalows in the immediate vicinity therefore the proposal is not in keeping to current structures. The request will add nothing significant to the borough plan.
- Not in line with objective of building and holistically sustaining a community.
- The applicant has mentioned fly tipping and nuisance behaviour but the proposal doesn't include maintenance or street lighting. Neighbours would have no view of the frontage.
- Proposal would be perpendicular to surrounding properties, limiting appeal to prospective buyers.
- The section of road is unadopted and privately owned. Access point is used daily by residents. The building works and new driveway represent a safety hazard to pedestrians in that only 1 side of the road can be walked on. It would restrict access for emergency vehicles to the higher numbers in Lindsay Road.
- Driveway would be tucked behind fences so drivers would have obstructed view of approaching cars and pedestrians.
- Only 1 letter supported RU.20/1081 and one person's vision should not override evidence of local community.
- The building will affect natural sunlight and privacy to the rear of my property. 2 mature trees providing privacy will be removed.
- No dwelling fronts onto this section of road and RU.05/1241 was previously refused and should be taken into account.
- Additional cars could lead to accidents.
- There are other nearby planned developments.
- The Local Plan opposes development in the Green Belt. – *Officer's comments: The site is not in the Green Belt.*
- To squeeze a dwelling in would be an over development of the area.
- The area would not be able to accommodate the dwelling, car parking and garden.
- The road is used as overspill parking and by school parents.
- No site notice was put up. – *Officer Comment there was no requirement to display a site notice as it is not major development*
- Property will be devalued. *Officer Comment – Not a material planning consideration*
- Have rights of access been established by the developer?
- Detrimental to established local character of the area with a negative effect of existing residents.
- We have frogs, hedgehogs and bats that we see.
- Concreting over green land is not respectful to the environment.
- Sets a worrying precedent for diminishing green spaces.
- Significant short term disruption.

- Visual disruption to families backing onto the site.
- Is there a need for a bungalow in this location?
- Issues with lack of parking in local area.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are whether the development has overcome the previous reasons for refusal in respect of townscape quality and the flood zone. Impacts on ecology, green infrastructure and the local highway are also relevant to the consideration of the application.
- 7.2 The previously refused scheme was considered to fail to respond to the local context of the area due to its scale, appearance and siting. The resubmitted scheme has amended the design of the proposed dwelling by removing the first-floor element and proposing a conventional single storey bungalow. Whilst the development would be located in a similar position to the previously refused scheme, Officers consider it will have a less prominent appearance within the street scene due to the reduced ridge height and traditional appearance. The proposal would still introduce a dwelling along the frontage of this private section of Lindsay Road however such development is common across the Borough, and this alone is not considered to result in significant visual harm to the street scene, nor to the wider character of the area. The development is proposed to have a rendered finish to match similar dwellings in the surrounding area and full details of materials are recommended to be secured through condition to ensure the dwelling responds sympathetically to the surrounding development. Therefore, Officers consider the development to be visually acceptable in the street scene with no harm arising to the character of the area.
- 7.3 In respect of impacts on neighbouring amenity, the refused scheme was considered to result in harmful overlooking, loss of privacy and sunlight to neighbouring dwellings. Similar concerns have been raised in the letters of representation received for the current application. The development will be located adjacent to neighbouring gardens however it will be confined entirely to single storey level with the first floor being removed. The dwelling will have a low eaves height with a hipped roof form that slopes away from neighbouring boundaries. Neighbouring dwellings have good sized gardens such that Officers consider the reduced scale of the development and distance to the rear elevations of neighbouring dwellings would not lead to a harmful loss of sunlight to neighbouring dwellings. Similarly, as the development is confined to ground floor level, views towards neighbouring dwellings will be obscured by the boundary fencing. In order to prevent overlooking and loss of privacy for adjoining dwellings, Officers consider it necessary to remove Class B and C permitted development rights. Therefore, Officers now consider the development to have an acceptable impact on the amenity of all adjoining neighbours.
- 7.4 The previously refused scheme was also considered to result in a poor standard of amenity for future occupiers with bedrooms proposed to be served by only a single rooflight. The amended scheme now proposes a minimum of 1 clear glazed, good sized window serving all habitable rooms such that Officers now consider the development provides an acceptable level of outlook and internal light. The dwelling complies with the

internal space standards set out for a single storey, 2b4p dwelling under Policy SL19. The previous scheme was considered to provide an acceptable level of external amenity for the dwelling and this conclusion is again reached. Overall, Officers therefore consider the development has overcome the first reason for refusal and now has an acceptable impact on the surrounding townscape quality of the area, in compliance with Policy EE1.

- 7.5 The second reason for refusal concerned failure to pass the sequential test and with an absence of flood data submitted so that it was not possible to conclude the development would be safe from the risks of flooding. The site is shown as being right on the edge of flood zone 2 on the Environment Agency's flood map for planning with flood zone 1 to the west approximately 10 metres away. A detailed, site specific flood risk assessment has been submitted and provides details of a study carried out to determine whether the site falls within flood zone 2 or in flood zone 1. The study has been reviewed by the Council's Drainage Engineers who have accepted that the information provided is sufficiently detailed to demonstrate that the site falls outside of flood zone 2 and within flood zone 1. No objection was raised to the development subject to conditions to secure details of SUDs which Officers have recommended be imposed. Conditions were also recommended for the finished floor level to be raised 300mm above ground level and for details of a flood risk management plan to be secured as the FRA did not allow for climate change in its data modelling. However, as it has been demonstrated that the development falls outside of flood zone 2, it is not considered reasonable or proportionate to impose such conditions relating to raising floor levels and an evacuation plan given the site-specific circumstances of the case as detailed in the flood risk assessment. In accordance with guidance in the NPPF, it is no longer necessary to apply the sequential test to the development. Therefore, Officers consider the development to have overcome the second reason for refusal and it has been demonstrated the development falls outside of flood zone 2 such it complies with Policy EE13.
- 7.6 The application site is within 5km of the Thames Basin Heaths SPA. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced, they will not have an adverse effect on the integrity of the European site. Recent case law has suggested that likely significant effects cannot be ruled out at this screening stage, and in accordance with the Natural England guidance and national legislation, the application proposal must be made subject to an appropriate assessment. In accordance with the Council's SPD, and without consideration of potential mitigation regarding the TBHSPA this application is 'screened in' to the need for appropriate assessment as it lies within a zone of influence where recreational disturbance arising from new occupation in proximity to the TBHSPA is likely to have an adverse effect.
- 7.7 The guidance is that Natural England are required to be consulted and the LPA must have regard to its advice. Natural England agreed the framework for relevant development proposals affected by the TBHSPA in 2008 and the Council has been following this framework since then utilising it as standing advice removing the need for individual consultation to Natural England for schemes of this scale. It therefore falls to the Council to undertake the Appropriate Assessment of the application, which includes the consideration of any proposed mitigation, to reach a conclusion as to whether the proposal has residual adverse effects that lead to a likely significant effect on habitats at the THBSPA. In undertaking this Appropriate Assessment, it is considered that there will be permanent effects arising from increasing the number of residential units within 5km of the TBHSPA. Under RU.20/1081, a completed unilateral undertaking in respect of SAMM and SANGS contributions was submitted and agreed. However, following the adoption of the

occupancy-based charging schedule, a new Unilateral Undertaking has been submitted which accords with the Thames Basin Heath SPA SPD (April 2021). The assessment and completion of the draft UU is ongoing however it is considered this can be secured prior to any decision being issued and following which, the development will have avoided impact on the integrity of the TBHSPA. This is in accordance with Policy EE10 of the Runnymede 2030 Local Plan, and guidance in the NPPF.

- 7.8 Surrey Wildlife trust were consulted on the application in respect of the preliminary ecological appraisal and updated walkover report submitted. The updated report concludes that no significant changes since the previous survey work were identified in terms of habitat suitability for protected species and no additional evidence of bat species was recorded. Following review of both documents, SWT raised no objection to the development on ecology grounds subject to conditions to secure the ecological enhancements recommended in the PEA, details to ensure compliance with guidance on sensitive lighting and biodiversity enhancement measures. Comments were also received from the Council's Tree Officer who raised no objection subject to a condition to secure a detailed hard and soft landscaping scheme. Officers do not consider it reasonable to restrict lighting through the use of condition given the established residential context of the area and minor nature of the development. Officers do consider it reasonable to secure the remaining details through condition in order to ensure the development does not result in harm to protected species and enhances biodiversity and green infrastructure in order to comply with Policies EE9 and EE11.
- 7.9 Surrey County Highways Authority were consulted on the application and raised no objection, noting the development is accessed from a private road and it was considered there would be no harm to the wider local highway network. It is noted concerns have been raised regarding access and parking arrangements for the development and impact on the users of this private section of Lindsay Road. The development provides 'off street' parking space for 2 vehicles which Officers consider proportionate to the overall scale of development and in line with current guidance. The development does not propose any obstruction to the through access along the road and is not considered detrimental to the current unrestricted parking amenity enjoyed by surrounding dwellings. Therefore, Officers consider the development to have an acceptable impact on the local highway network, in compliance with Policy SD4.
- 7.10 In other matters, Officers have recommended conditions be imposed to secure details of renewable energy, electric vehicle charging and water efficiency measures in order to comply with Policies SD7 and SD8.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its

functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

10.1 The development is considered to have overcome the 2 reasons for refusal under RU.20/1081 and it is considered the development would have an acceptable impact on surrounding townscape quality, the flood zone, ecology, green infrastructure and the local highway. The development has been assessed against the following Development Plan policies – EE1, EE9, EE10, EE11, EE13, SD4, SD7 and SD8 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

(Part A)

The CHDMBC be authorised to grant planning permission subject to the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

1. Planning Obligations of:

(i) SANG and SAMM contributions through the completion of a S106 agreement.

And the subject to the following planning conditions:

1 Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 List of approved plans

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

Received 08/10/2021: A9927PA/003; A9927PA/001; A9927PA/002; A9927PA/110; A9927PA/115; A9927PA/100; A9927PA/120; A9927PA/130; A9927PA/140; Design/Access and planning statement; Water Environment technical note; Darwin Ecology updated PEA walkover letter dated 29/09/2021

Received 29/11/2021: Darwin Ecology PEA report dated February 2020

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

3 External materials (details required)

Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

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

4 SuDS (scheme for approval - pre-construction)

Prior to the commencement of construction of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To provide a sustainable development and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

5 Restricted Permitted Development Rights

Notwithstanding the provisions of Classes B and C of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any orders amending or re-enacting that Order with or without modification, no development

following within the descriptions of Classes B and C shall be constructed or carried out, without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties and the surrounding area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Ecological survey (implementation)

Prior to first use/occupation, the development hereby approved shall be implemented fully in accordance with the recommendations in the Darwin PEA report February 2020 and updated PEA walkover letter dated 29/09/2021 hereby approved.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7 Construction Environmental Management Plan (CEMP)

Prior to commencement of development, including demolition, a Construction Environmental Management Plan, based on the preliminary ecological appraisal submitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place fully in accordance with the approved details.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

8 Landscaping

- a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.
- b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development 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.

9 Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

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.

10 Renewable energy (details required)

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policies SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

11 Electric vehicle charging points (per dwelling)

An electric vehicle charging point shall be provided for the dwelling. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging points shall be retained for the lifetime of the development.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

Informatives

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

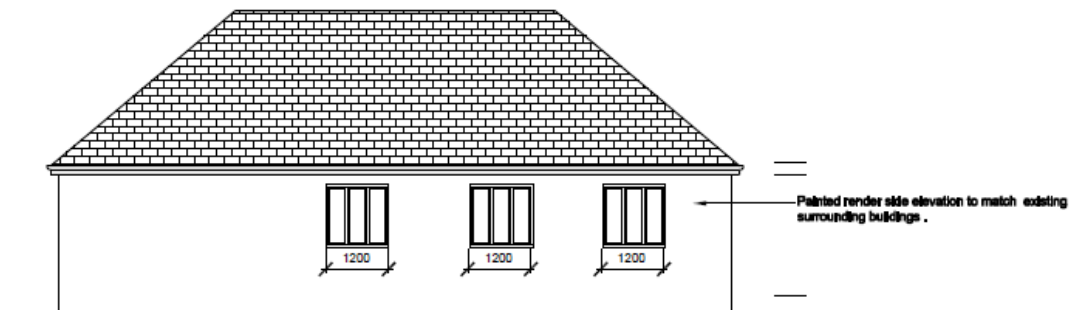
2 Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

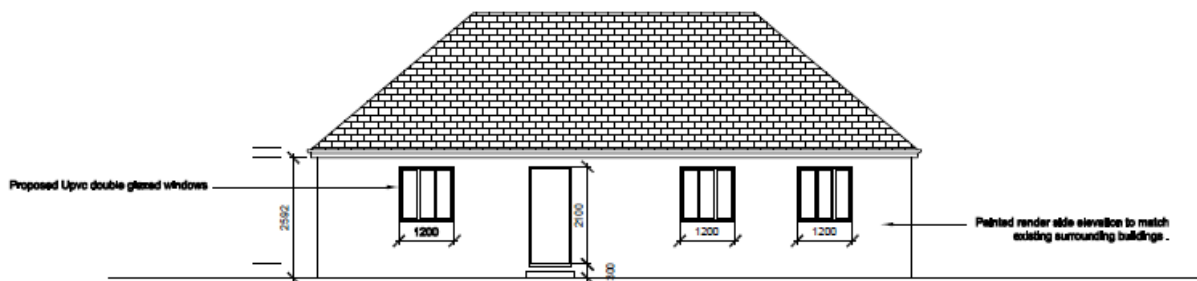
PART B)

To refuse permission at the discretion of the CHDMBC should the s106 not progress to his satisfaction on the grounds of harm to the Thames Basin Heaths SPA or if any other material planning matters arise prior to the issuing of the decision that in the opinion of the CHDMBC would warrant the refusal of the planning permission.

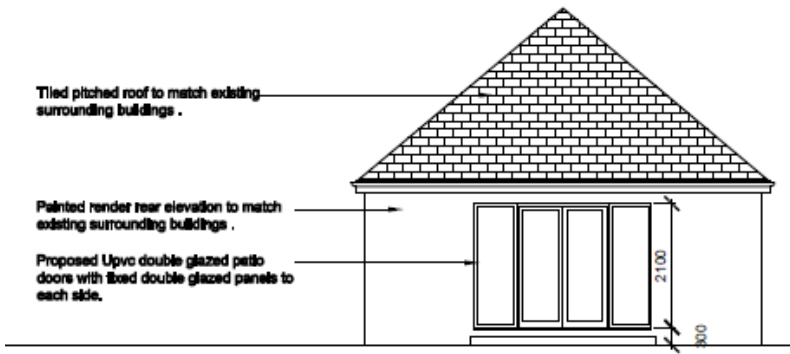
Plans for RU.21/1750 – 65 Lindsay Road



Proposed (North West Facing) Side Elevation 1:100



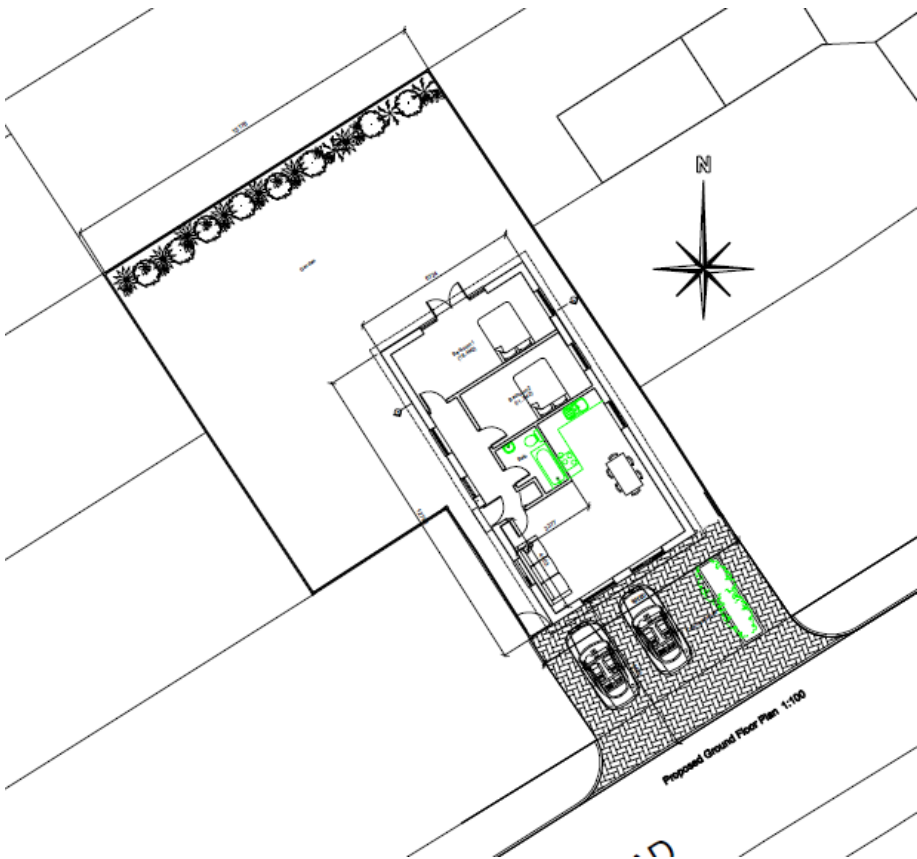
Proposed (South East Facing) Side Elevation 1:100



Proposed Rear Elevation 1:100



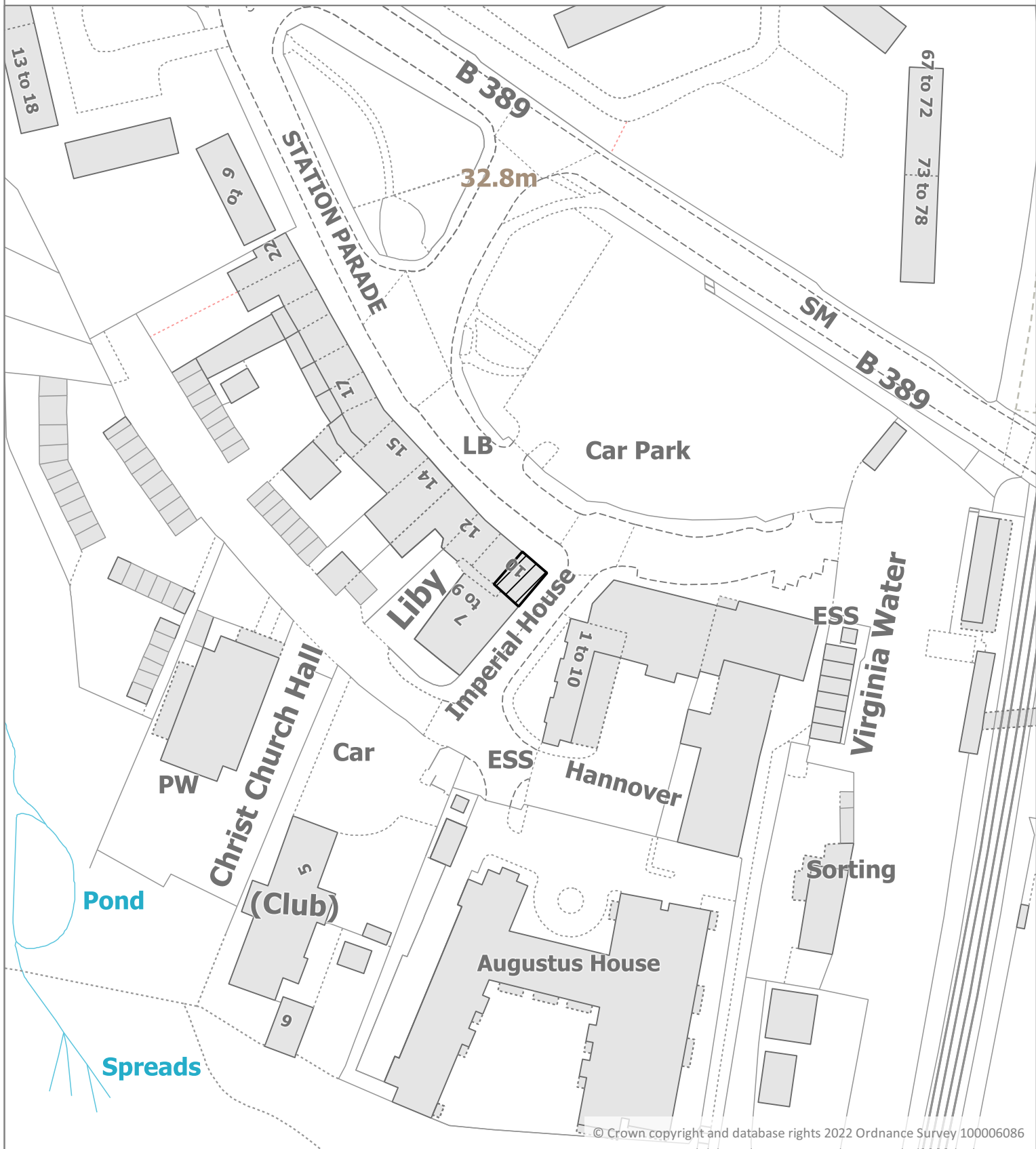
Proposed Front Elevation 1:100





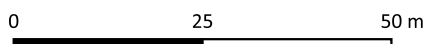
Date: 09/02/2022

10 Station Parade, Virginia Water, GU25 4AB



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Scale: 1:1,000



RU.21/1790



COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.21/1790
LOCATION	10 Station Parade, Virginia Water, GU25 4AB
PROPOSAL	Conversion to restaurant with small kitchen.
TYPE	Full Planning Permission
EXPIRY DATE	03/01/2022
WARD	Virginia Water
CASE OFFICER	Will Rendall
REASON FOR COMMITTEE DETERMINATION	More than 10 letters of representation have been received.
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To grant planning permission subject to the planning conditions as listed in section 11 of this report.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site relates to a ground floor commercial unit with dwellings above located on the corner of a parade of shops and restaurants in Station Parade. The site was previously a dry-cleaning premises. Adjoining the site to the west are commercial units with residential above, whilst to the east is a modern mixed-use block 'Hannover House'.

3. APPLICATION DETAILS

- 3.1 The application proposes the change of use of the site from a dry cleaner (Class E) to mixed use Class E and Sui Generis with the site being used as a restaurant/takeaway. It is important to note that under the Use Classes Order changes 2020/21 no permission would be required to change the use of the dry cleaners to a restaurant where the sale of food and drink for consumption would mostly on the premises. In this instance the mix is envisaged to be a mix on eating in the premise and takeaway and therefore that is why planning permission is required.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
RU.99/1054	Change of use from use class A1 (shop) to use class A2 (financial and professional services) Full Planning Permission. Grant Consent - subject to conditions - 23/11/1999
RU.99/0782	Non-illuminated fascia signs. Advertisement. Grant Consent - subject to conditions - 12/08/1999
RU.99/0678	Remove existing shop front and replace with new shop front. Full Planning Permission. Grant Consent - subject to conditions - 28/07/1999
RU.97/0664	Relaxation of condition 3 of planning permission RU.93/0019 to allow unrestricted Class A2 (Financial & Professional Services) use. Full Planning Permission. Grant Consent - subject to conditions - 19/08/1997
RU.93/0019	Change of use from retail (A1) to licensed betting office. Full Planning Permission. Grant Consent - subject to conditions - 05/02/1993
RU.80/0612	Change of use of premises from shop to Building Society office. Formerly no 8 Station Parade Full Planning Permission. Refuse - 01/08/1980

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 This site falls within the designated Virginia Water Neighbourhood Area. However, a Neighbourhood Plan has not been developed yet for this area.

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
RBC Environmental Health Officer	<p>Holding Objection-</p> <ul style="list-style-type: none"> • Subject to the extraction system being properly maintained then it is suggested that this may provide effective odour removal • The outstanding issue is therefore noise and whether further information needs to be submitted regarding a noise insulation scheme to prevent the extraction system and users of the restaurant causing a nuisance to neighbouring amenity.
SCC Highways Authority	Awaiting consultation response.

Virginia Water Neighbourhood Forum	No comments received.
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Representations and comments from interested parties

6.2 24 neighbouring properties were consulted in addition to being advertised on the Council's website. 11 letters (separates addresses) have been received objecting and which can be summarised as follows:

- Enough existing restaurants.
- Intrusive smells to neighbouring library.
- Free parking overloaded- made worse by the new electric charging points.
- No room for deliveries, waste, or parking.
- Only four tables, the unit will have to rely on takeaway.
- Parking problems could reduce visits to nearby library.
- Concerns about odours and noise impacts on neighbouring amenity.
- Increase in traffic.
- Do not give consent for an extraction chimney attached to the exterior of the flat above.
- Concerns about rats in the area.
- Noise concerns from opening hours.
- Not enough on street parking in the vicinity.
- Concerned about wheelchair access.
- Concerns with back door access involves crossing neighbouring land.
- Concerns regarding space for bins to the rear.
- Only found out on a Facebook group about this application.
- Concerns that some neighbours were not notified. *Officers Note- dwellings located adjacent to the site have been notified.*
- Will result in a spill over from neighbouring working men's club.
- The demographic of the area does not support fast food.
- Will result in people congregating outside late at night.
- No information regarding grease/fat management.

4 letters in support of the application have been received and are summarised below:

- Community does need more food choices.
- At present all day food options are limited.

- Parking is not an issue- large car park available.
- There is no existing excessive noise.
- Provide job opportunities for the area.
- Existing restaurants do not cause litter, so why would this one.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are local centre development, townscape quality and environmental protection with regards to residential amenity and the local highway network.
- 7.2 Policy IE13 (Local Centres) seeks to improve the quality and broaden the range of A1 retail uses. The Policy also supports non-retail A2-A5 uses (which include financial and professional services, restaurants, pubs and takeaways) where consumer choices are maintained. The former use of the site as a dry cleaners would fall within the former use Class A1 and as such the current proposal would result in a loss of Class A1 use. However, it is a material consideration of substantial weight that since the adoption of the Local Plan, the Use Class Order has been amended such that the former A1 retail use now falls under the new Class E use, which also now includes premises used as restaurants. With premises used for takeaways now considered to be a sui generis use.
- 7.3 As such the proposed use as a restaurant would fall within the same use Class E and therefore the use of the premises solely as a restaurant would not require an application for change of use. In this instance, the application also proposes to include a hot food takeaway which is defined as a sui generis use requiring a change of use for the mixed use proposed. Regarding current uses in Station Parade, there is presently a mixture (including but not limited to) of restaurants, convenience stores, hairdressers, estate agents and betting shops. Therefore, in any case, a wide consumer choice would still be maintained. The proposal would also secure the use of this currently vacant premises which assists in maintaining the vitality of the parade and weighs in favour of the development. The development proposed would provide a mixed use as a restaurant and hot food takeaway and is therefore considered acceptable with regard to Policy IE13 and the weight afforded to the current use classes order.
- 7.4 There would be no change to the built form of the unit except a small vent being installed to the extraction system on the eastern side of the premises. It is noted that the applicant has not provided clear elevations of exactly where the vent would be placed on this elevation. Therefore, a condition is recommended to require further details to be submitted and agreed by the Local Planning Authority prior to the commencement of development to agree on the location and design of the vent.
- 7.5 With regard to odour, it is considered that subject to a condition requiring the extraction system to be implemented and maintained in accordance with the specification details there would be no detrimental impact regarding odour.
- 7.6 Turning now to noise the Councils Environmental Health Officer has stated that whilst the extraction system has a silencer within it, it is not clear as to what levels of noise reduction the silencer would produce at the end of the outlet. Additionally, it is also not clear what the general

external noise climate is like within the area when the fan would be operating. The extraction fan system would also be located very close to the underfloor of the flat above and there may also be noise and disturbance from workers and users of the restaurant. The applicant has stated that the building is purpose built for residential /retail (including restaurants), however evidence needs to be submitted of this.

- 7.7 It is a common relationship within our towns and local parades that restaurants and takeaways operate with residential units sited above and that there are different technical solutions to control noise and odour. Just in this local parade there are several other restaurants which all offer a takeaway service too and have residential units above.
- 7.8 The proposed business would open 08.00 - 22.00 Monday to Sunday which are similar opening hours to many convenience store retail outlets which could operate from these premises without planning permission being required. These types of businesses would also require a similar number of deliveries too.
- 7.9 Subject to conditions therefore to (i) secure a noise insulation scheme if considered necessary, ii) to ensure the satisfactory implementation and maintenance of an extraction system and iii) to restrict opening times to between 08.00 to 22.00 Monday to Sunday, then it is considered that the use proposed is an acceptable use within in a local centre location in compliance with Policy EE2.
- 7.10 Paragraph 92 of the NPPF seeks to promote healthy, inclusive and safe places which promote social interaction and that are safe and accessible so that crime and disorder, and the fear of crime, do not undermine quality of life. No evidence has been submitted which suggests that the change of use would result in development which does not comply with the NPPF in this respect. Restaurant and takeaway uses are an accepted part of the fabric of a Local Centre with both uses already in place across Virginia Water Local Centre. Therefore, limited weight is given to this concern.
- 7.11 There is an existing waste storage and collection area at the rear entrance of the site which is proposed to be continued in use. Concerns have been raised about whether the proposal will encroach on neighbouring land. There is no evidence that this is likely to be the case, however the applicant will be reminded of land ownership issues through an informative. It is not considered there will be any other harms to residential or neighbouring amenity arising from the proposed development which subject to conditions has an acceptable impact on the surrounding townscape quality, in compliance with Policy EE1.
- 7.12 Surrey County Highways Authority were consulted on the application and comments are awaited. It is noted the site is in an area with parking restrictions in place along with an existing car park located beside the nearby station such that parking can be controlled through existing enforcement measures. Therefore, it is considered that the development would not be harmful in respect of highways safety or capacity grounds and complies with Policy SD4.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 In line with the Council's Charging Schedule the proposed development would not be CIL liable.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

- 10.1 The development has been assessed against the following Development Plan policies – EE1, EE2, SD4 and IE13 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans unless such plans should be superseded in the compliance with conditions 4 and 5:

Received 15/10/2021: CI-VW-00 Rev: A. Received 13/12/2021: 6049 Rev: B, Extraction Report and Proposed Plans by Lewis Duct Clean (December 2021), Systemair MUB 042 500D4-A2 IE2 MULTIBOX, Proposed Silencer Data Sheet, Longar Airard. Statement

3. External materials and elevations

Before the first occupation of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

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

4. Soundproofing (noise spillage prevention)

Prior to the first use of the development hereby approved, a scheme specifying the provisions to be made for the control of noise emanating from site shall be submitted to and approved in writing by the Local Planning Authority. Such measures as agreed in writing shall be fully implemented prior to the occupation of the premises and shall be retained and maintained thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

5. Plant and equipment (as approved)

Prior to the commencement of development, a plan showing the location of the vent in the east elevation of the building shall be submitted to and agreed in writing by the Local Planning Authority. The extraction and ventilation system outlined in the Extraction Report and Proposed Plans (December 2021) unless required to be changed to allow for a different location of the vent in the eastern elevation shall be fully installed and shall thereafter be retained and appropriately maintained in accordance with the submitted details and recommended maintenance as detailed within the Odour Management Plan.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6. Hours of use

The premises hereby approved shall not be open to customers outside the following hours:

0800 to 2200 Mondays to Sundays (including Bank Holidays).

Reason: To protect the residential amenities of the neighbouring properties and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives

1. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Land Ownership

2. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

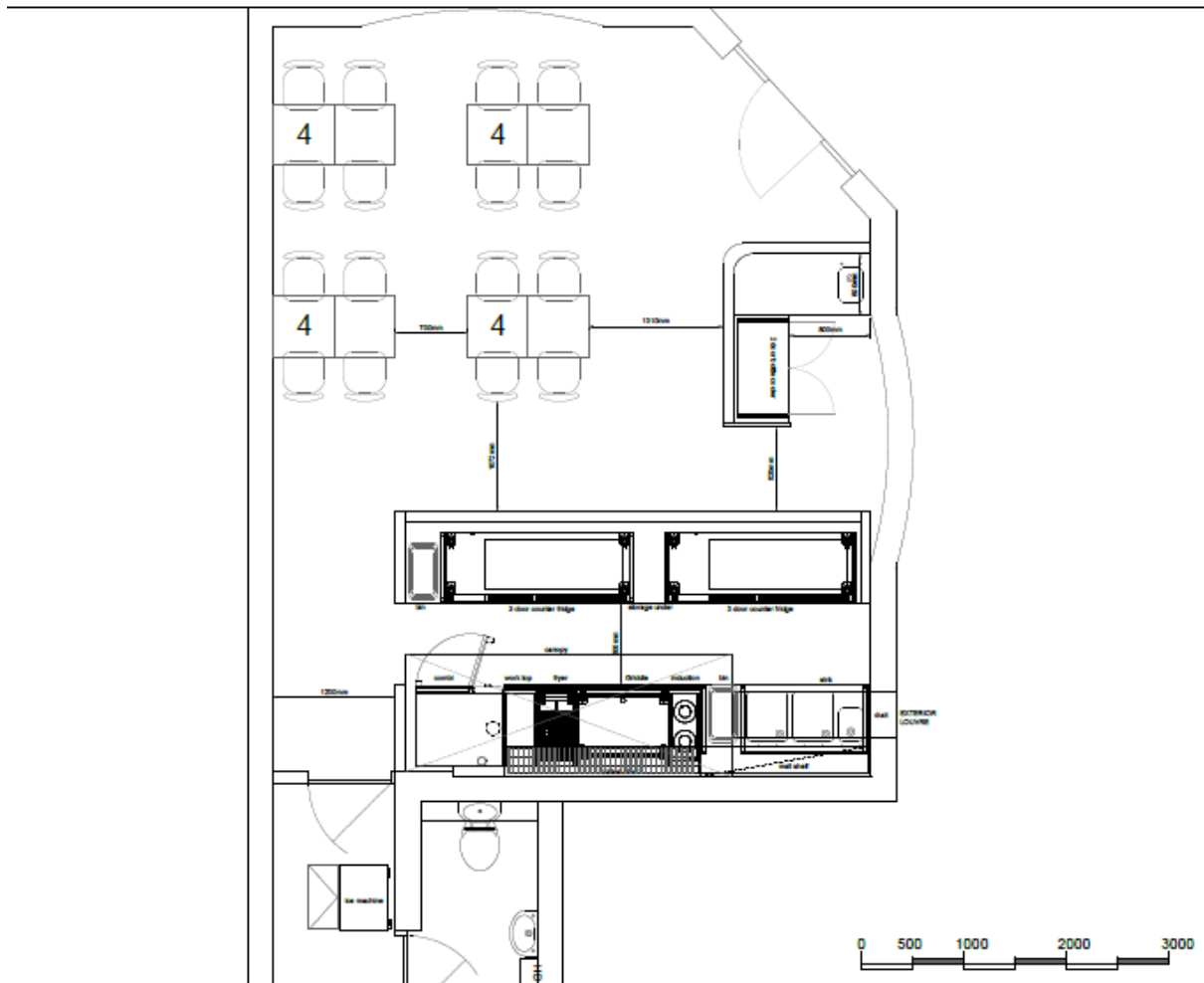
Party Wall Act 1996

3. The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavation are to be carried out near a neighbouring building.

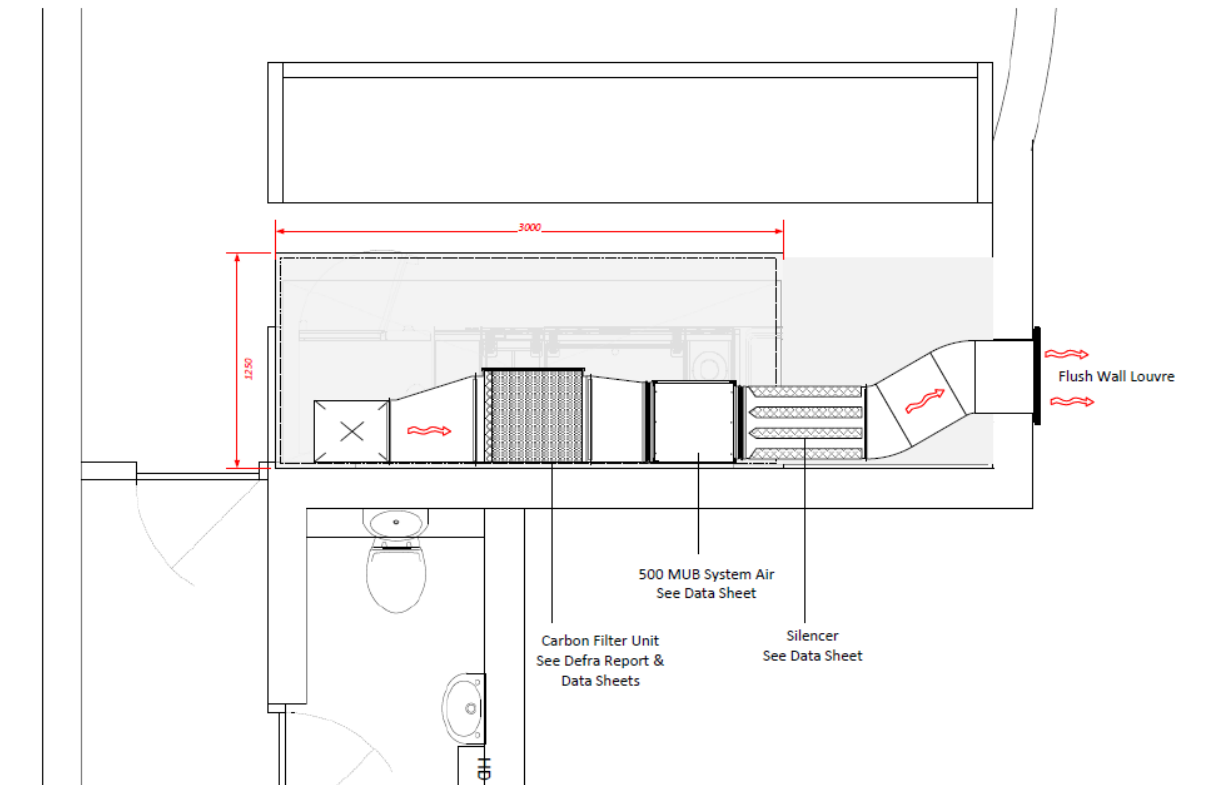
Location Plan



Proposed Floor Plan



Proposed Extraction Unit



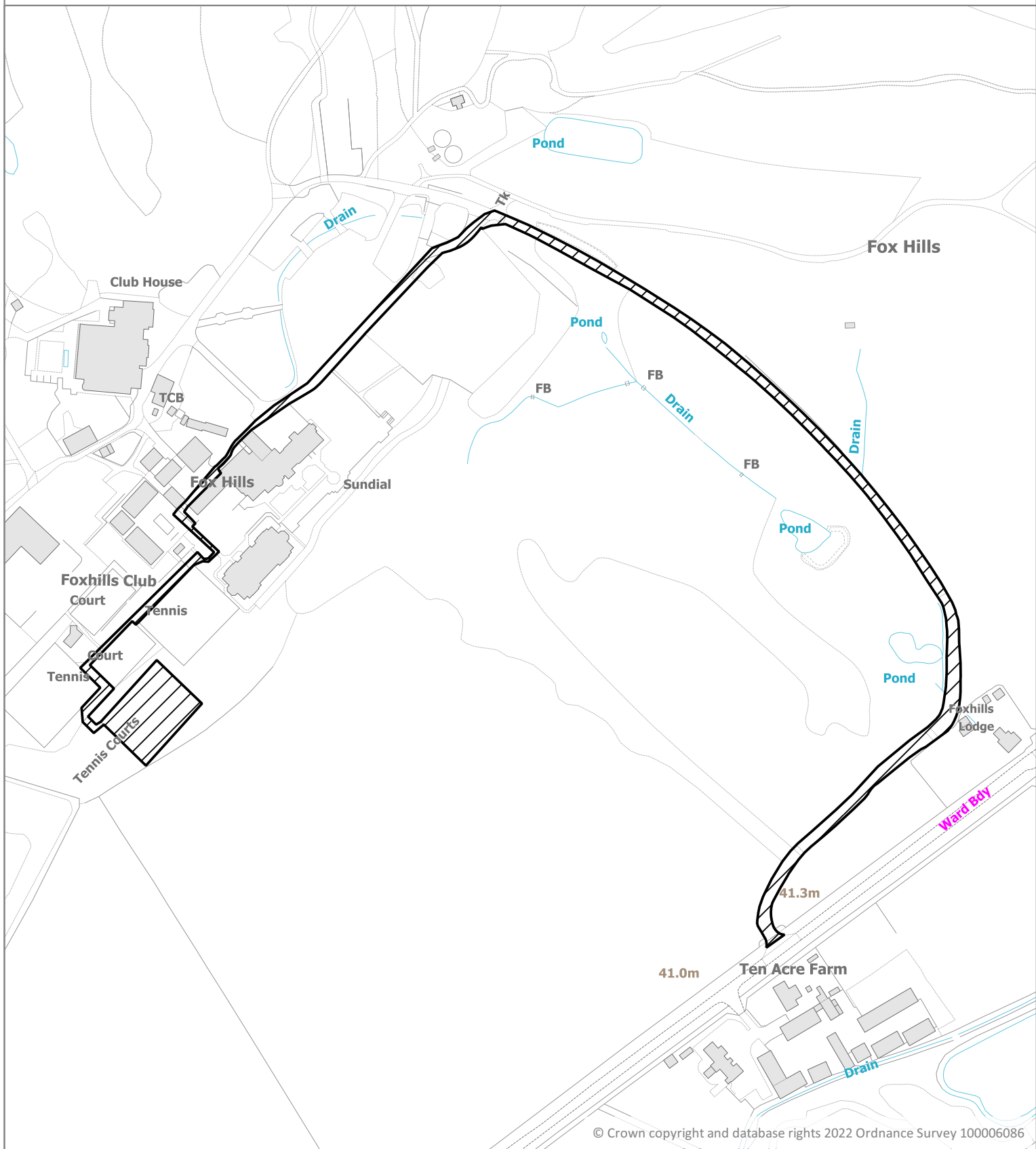
Proposed Elevations

The applicant has not provided clear elevations of exactly where the vent would be placed. Therefore, a condition is recommended to require further details to be submitted and agreed by the Local Planning Authority prior to the commencement of development to agree on the location and design of the vent.



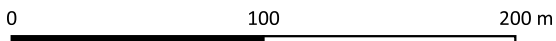
Date: 09/02/2022

Foxhills Country Club, Stonehill Road, Ottershaw, KT16 0EL



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Scale: 1:3,000



RU.21/1809



Committee Agenda Reference: 5C

Application No. RU.21/1809	Ward: Longcross, Lyne and Chertsey South
LOCATION:	Foxhills Country Club, Stonehill Road, Ottershaw, KT16 0EL
PROPOSAL	Installation of a seasonal temporary tennis dome over three existing tennis courts.
TYPE:	Full Planning Permission
EXP DATE	09/03/2021

It is recommended the Planning Committee authorises the CHDMBC:

1.	To grant planning permission subject to no call in being received from the Secretary of State to whom the application needs to be referred under the Town and Country Planning (Consultation)(England) Direction 2021 and subject to the conditions in section 8.
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1. Site

- 1.1 The application site is the three southernmost tennis courts within Foxhills Country Club in Ottershaw. Foxhills Country Club is accessed from Stonehill Road and the access drive leads to a large private parking area to the north of the manor house building in the centre of the complex. The built complex is surrounded by open land including grassed and woodland areas and a golf course. The tennis courts are located in the south west corner of the complex and are accessed via a number of pedestrian footpaths. The tennis courts subject of this application are sited on lower lying land than the rest of the courts and the main part of the complex. The tennis courts are surrounded by dense woodland on the south, east, and west side, and the application site is within the Green Belt.

2. Planning history

- 2.1
- RU.76/0001 – Erection of changing rooms and 3 tennis courts – Granted
 - RU.84/0109 – New single storey tennis building to accommodate members lounge and professional shop – Granted
 - RU.97/0378 – Erection of tennis pavilion and four replacement tennis courts with mesh fencing surrounds – Granted
 - RU.18/0811 – Installation of a seasonal temporary tennis dome over three existing tennis courts – Granted

3. Application

- 3.1 The application is a resubmission of RU.18/0811 for the installation of a seasonal temporary tennis dome over three existing tennis courts, which was granted permission on the 31st October 2018. This permission has subsequently expired without the development having been implemented, which is why the current application has been submitted. The seasonal temporary tennis dome is to be

erected over three existing tennis courts. The dome would measure approximately 35.8m metres in width, 47.8 metres in length with a maximum height of approximately 10 metres, with a small projection for plant equipment. The total flood area would be approximately 1,715sqm and the dome would comprise of a green membrane base with a white top. The dome would be secured to the ground by anchors and would benefit from indoor lighting fixed to the ceiling. The dome would be erected for a continuous period from the end of Autumn until Spring to enable tennis and other sporting activities to be played in inclement weather during the winter period. The applicant intends to dismantle the dome during the summer period when the courts would return to their existing open state.

4. Consultations

4.1 4 Neighbouring properties were consulted in addition to being advertised on the Council's website, however no comments have been received.

4.2

<u>Consultee</u>	<u>Comments</u>
Sport England	No comments
RBC Green Spaces Team	No objection/no comment
County Highway Authority	It is not considered that any additional trips generated by the development will result in a significant impact on the local highway network. No objections.
Surrey Wildlife Trust	<ul style="list-style-type: none"> • The ecological surveys are out of date and the extent to which the dome will impact the surrounding woodland is unclear. • The applicant should be aware of the need to apply for a bat mitigation license from Natural England where development activities may cause an offence. • The lighting proposal may need to be redesigned should the updated survey find a significant difference to the status of bats on site. • If any vegetation requires clearance to facilitate the development, the applicant should take action to ensure that development activities are timed to avoid the bird nest season of early March to August. • Advises that bird and bat boxes within the woodland and around the tennis court could provide bio-diversity enhancements
RBC Environmental Health Officer	Notes that there is a neighbouring property 100m from the tennis courts and therefore questions whether there would be any potential impact of noise from the blower unit on the air dome.

5. Relevant Local Planning Policies

- 5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

6. Planning Considerations

- 6.1 In the determination of this application regard must be had to the Development Plan and national policy within the NPPF. The application site is located within the Green Belt where only limited development is appropriate. The key planning matters are the impact the proposed development would have on the openness of the Green Belt and whether there are any 'very special circumstances' to outweigh the harm to the Green Belt and any other harm. Other planning considerations include the effect upon the character and appearance of the area, ecology and the impact on residential amenities.

Green Belt

- 6.2 Paragraph 149 of the National Planning Policy Framework (NPPF) sets out that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. Paragraph 149 sets out exceptions to this and paragraph 149 (b) and policy EE16 of the Runnymede 2030 Local Plan (Local Plan) set out that the provision of appropriate facilities for outdoor sport and recreation can be considered appropriate within the Green Belt as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The Government attaches great importance to Green Belt, and the essential characteristics of the Green Belt is its openness and permanence. Paragraph 147 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 sets out that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt and that very special circumstances will not exist unless the potential harm, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.3 The proposed dome would be erected over three existing tennis courts, which are low lying structures surrounded by fencing and floodlighting. The dome is approximately 35.8m metres in width, 47.8 metres in length and 10 metres tall. The dome, due to its scale and height would have a significant impact on the spatial openness of the Green Belt. In terms of the visual impact, this would be reduced due to the existing tennis courts being surrounded by dense woodland and being on land which is set down from the rest of the courts; the height of the dome is lower than the adjacent woodland. Over Autumn and Spring, the trees would have a reduced amount of leafage, however the density and height of these existing trees would continue to provide effective screening. The application is supported by a Landscape and Visual Appraisal, and the dome would only be visible from within the site, mostly from the pedestrian walkways leading to the tennis courts and pavilion, however also from the guest accommodation located to the north-east of the tennis courts. Whilst the spatial impact would be significant, the dome would have a lesser impact on the visual openness. In addition, it is stated that the dome would only be erected for a temporary period (Autumn to Spring) and can be dismantled and removed from the site within 3-5 days. A condition has been suggested which

restricts the times at which the dome can be used.

- 6.4 Nevertheless, the dome would harm the openness of the Green Belt, and due to its impact on openness the dome would not fall within the exception set out in paragraph 149 (b) of the NPPF and policy EE16 of the Local Plan for appropriate sporting facilities. On this basis, the development would be inappropriate and thereby harmful to the Green Belt. It is therefore necessary to consider whether any very special circumstances exist which outweighs the harm because of the development's inappropriateness and impact upon openness, as well as any other harm if identified. This is considered at the end of the report.

Impact on character

- 6.5 It is considered, as the application site is located on lower land and partially screened by mature trees, that the structure would appear to form part of the existing facilities and would not appear to be an isolated feature within the landscape. It is therefore considered that there would be no harm to the visual amenities of the complex and the impact on the wider landscape would be very limited.
- 6.6 The dome has been designed to a specific size in order to meet Foxhill's Tennis Clubs requirements and to ensure that the development facilitates additional play time for both tennis and other sporting activities, and the height and scale of the dome have been determined by minimum requirements set out by the Lawn Tennis Association. The remaining courts would continue to be open.

Protected species/biodiversity

- 6.7 With regard to protected species, it is noted that the Surrey Wildlife Trust has raised concerns with the age of the surveys and that the site was previously found to be surrounded by optimal bat foraging, commuting and roosting habitats, however, the dome would be erected on existing tennis courts and is therefore unlikely to affect any protected species. The application has also been supported by an Ecological Assessment which confirms that no existing vegetation will be removed. The dome is located in exactly the same position as the previous approval (RU.18/0811) where the dome was found to have an acceptable impact on biodiversity and protected species, despite the surrounding woodland and the suitability of the surrounding habitat for bats. Surrey Wildlife Trust have also raised concerns regarding an increase in artificial lighting as this would have an impact on the roosting and foraging places and community routes, however no additional external lighting has been proposed. The existing floodlighting would be retained and the dome benefits from internal lighting fixed to the ceiling, which would be directed down towards the courts. A lighting assessment has been undertaken, including a lighting simulation study. This study demonstrates that the levels of light spill as a result of the proposal would be a maximum illuminance, at the boundary woodland, of between 0.072 and 0.18 LX. A light spill below one lux is considered to have a minimal impact on the foraging and commuting of bats and other species. The ecological assessment also concludes that the proposal is unlikely to have any impact badgers or nesting birds

Residential amenity

- 6.8 In respect of the impact on residential amenity. The Council's Environmental Health Officer has raised concerns that the noise from the blower unit for the dome (67 dB

at 7m) would negatively impact on the amenity of Dower House, the grounds of which are approximately 110m away. The Environmental Health Officer, applying a 6dB reduction per doubling of distance, considers that the blower unit would result in a noise of around 55 dB at the boundary of this property and 44 dB at the property itself. However, this does not account for the significant dense woodland between the two sites which would inevitably reduce the noise that can be heard from this neighbouring site, or the fact that the property itself would also provide some noise insulation. Dower House also has extensive grounds, with much of the outdoor amenity space being further than 110m away. It is not considered therefore that the blower unit, would have a detrimental impact on the amenity currently enjoyed by this neighbouring property.

Highway considerations

- 6.9 The County Highway Authority have raised no objections, advising that, although the increased use of the courts would likely generate increased trips to the site, the development is unlikely to have a significant impact on the local highway network. There are no material impacts on the parking provision arising from this proposal.

Planning balance

- 6.10 Having considered all of the above, it is considered that there would be harm in principle to the Green Belt, arising from inappropriate development, and harm to the openness of the Green Belt, albeit limited because of the season aspect of the dome proposal and the limited visual impact of the dome due to the substantial screening from the south, east and west. No other harms have been identified. Given the harm to the Green Belt, it is necessary to consider whether any very special circumstances exist which outweigh the harm to the Green Belt to which substantial weight must be given.
- 6.11 The assessment of the previous application (RU.18/0811), which is identical to the current proposal, gave weight to the following benefits:
- Need for the proposed development
 - Health benefits for members and non-members of the Foxhills club
 - Support from Sport England
 - Increase in sporting activities, and
 - Support from local and national policy
- 6.12 It is considered that the above considerations are material in the assessment of the current proposal as well, and the proposal will provide the same health benefits and increase of sporting activity in line with paragraph 92 of the National Planning Policy Framework which sets out the important role the planning system can play in facilitating social interaction and enabling and supporting healthy lifestyles through the provision of sporting facilities.
- 6.13 The application is supported by a document setting out the need for the facility, this identifies that only 7% of Britain's tennis courts have covers and only 4 indoor tennis courts are currently provided within the Runnymede Borough. Statistics provided from 2021 show that there is a 59% reduction in playing when comparing June and August to December and February. This is similar to the reduction in play seen in

the 2017/18 statistics provided with the previous application. The dome would also allow players within the junior academy, which currently sees a 62% reduction in participation in the winter months, to play/practise all year round. Furthermore, Foxhills have stated they intend to re-introduce the Tennis Foundation Scholarship if the proposal is granted, and the dome would allow Foxhills to host a number of winter tournaments for both adults and juniors. Sport England commented on the previous application and were satisfied that the proposal would provide more opportunities for people to play tennis and as a result considered that the proposal was in line with its objective to provide new opportunities to meet the needs of current and future generations. Sport England have been re-consulted but are yet to provide detailed comments on the current application.

- 6.14 Policy SL1 of the Runnymede 2030 Local Plan sets out that the Council will be supportive of development that promotes community facilities and development which takes opportunities to assist people of all ages and backgrounds living, working and relaxing in Runnymede to lead healthy lifestyles and improve quality of life. The proposed development would assist in achieving additional 'indoor' sporting facilities within the Borough and would make an important contribution to health and well-being of both club members and the wider community, which weighs heavily in favour of the application. Taking all of these factors into account, and the limited impact on the visual openness of the Green Belt, it is considered that very special circumstances exist which clearly outweigh the harm to the Green Belt.

Other matters

- 6.15 It should be noted that since the previous decision was issued, the Runnymede 2030 Local Plan has been adopted. Whilst a new set of policies are therefore in effect, the relevant policies in this instance would not lead to a different decision being reached than that made under RU.18/0811.
- 6.16 Under the 'Town and Country Planning (Consultation) (England) Direction 2021 the Local Planning Authority is required to consult the Secretary of State in respect of major development comprising new floor areas of 1,000sqm or more of non-residential floor space within the Green Belt. Therefore, subject to a resolution by the committee to grant planning permission, the application will need to be referred to the Secretary of State to determine whether he wishes to call-in the application and make the decision himself. If he decides not to call-in the application, the permission can be issued by the Council.

7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant

protected characteristic and persons who do not share it

- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development is considered acceptable in terms of appearance and with no harmful impacts on residential amenities. The proposal is also not considered to be harmful to protected species and biodiversity. The proposed development represents inappropriate development in the Green Belt and would cause harm as a result of its spatial and visual impact on the openness of the Green Belt. However, very special circumstances are considered to exist which clearly outweigh this harm. The development has been assessed against the following key Development Plan policies –policies SL1, EE1, EE2, EE9, EE11 and EE16 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations.

8. Formal Officer Recommendation

To authorise the CHDMBC to grant planning permission subject to no call in being received from the Secretary of State to whom the application needs to be referred under the Town and Country Planning (Consultation)(England) Direction 2021 and subject to the following planning conditions:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. List of approved plans

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

- Location Plan (1621-IID-DR-A-001TD - Rev PL2)
- Proposed Location Plan (1621-IID-DR-A-100TD - Rev PL2)
- Proposed Block Plan (1621-IID-DR-A-102TD - Rev PL2)
- Unnumbered Dome Plans and Elevations (Dated, revised 05/03/2018)
- Bridome General Specification Document (Dated, 2016)
- Lighting Assessment Report (Dated, March 2018)

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

3. External materials (details required)

Before the above ground construction of the development hereby permitted details of external materials to be used in the construction of the dome

hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved details.

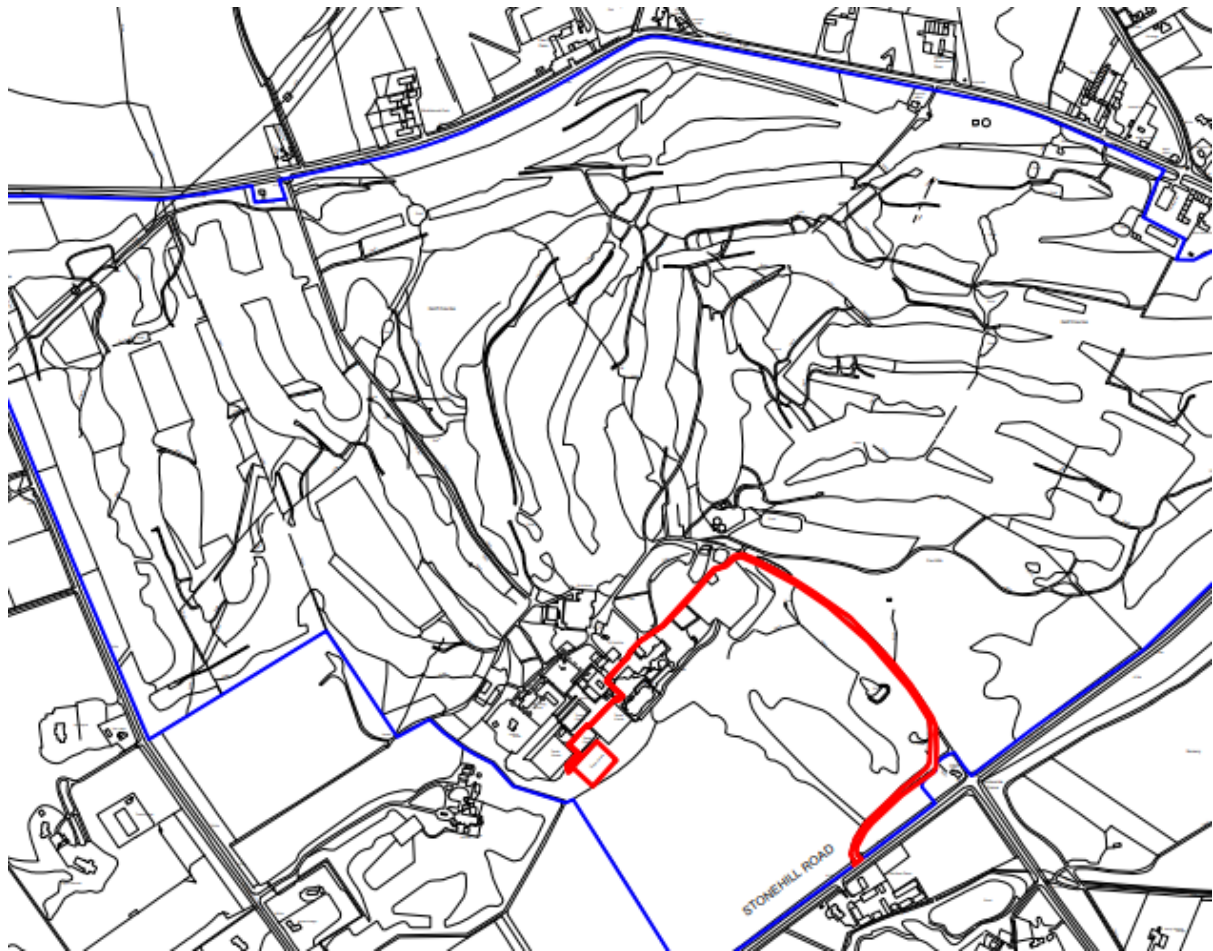
Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4. **Time restriction**

The dome hereby approved shall only be erected between the months of October to April, and no dome shall be erected between 1 May and 30 September in any calendar year.

Reason: To protect the openness of the Green Belt and in the interests of the visual amenities of the landscape and to comply with saved Policy EE1 of the Runnymede 2030 Local Plan and policy within the National Planning Policy Framework.

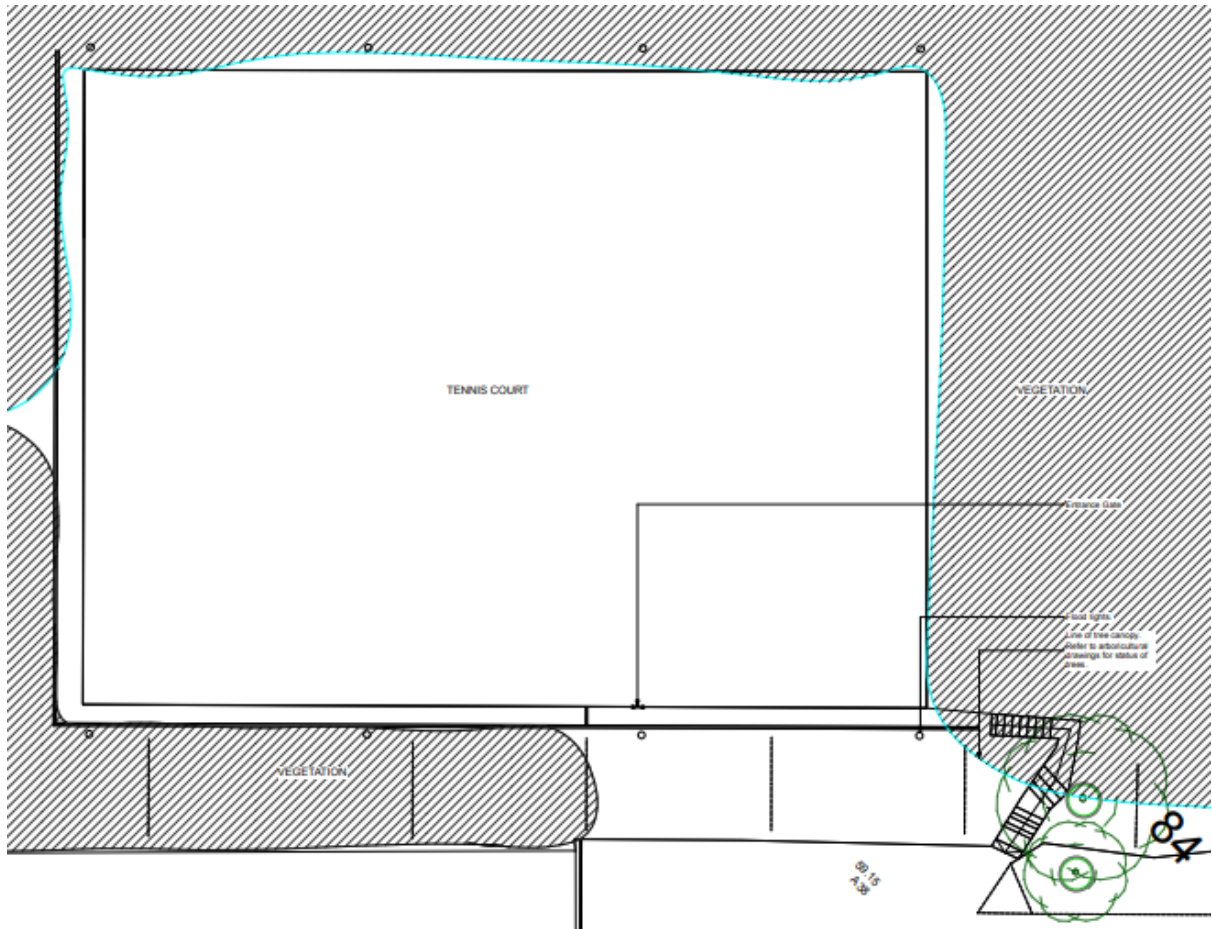
Location Plan



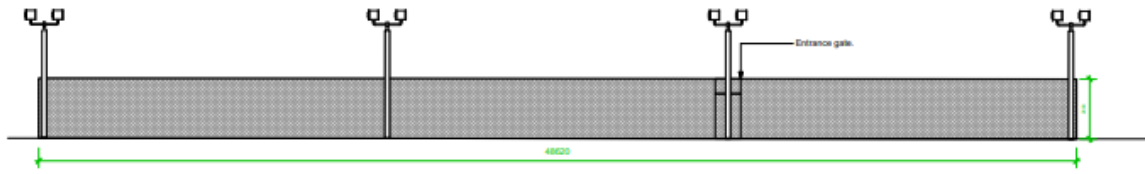
Existing Site Plan



Existing Tennis Court



Existing Elevations



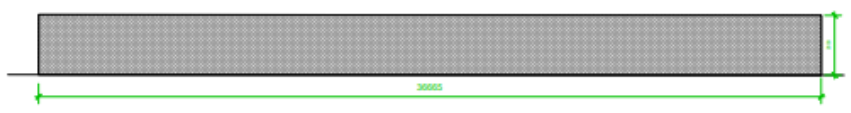
1 Existing North-West Elev - Tennis Court
1:100 @ A1 and 1:200 @ A3



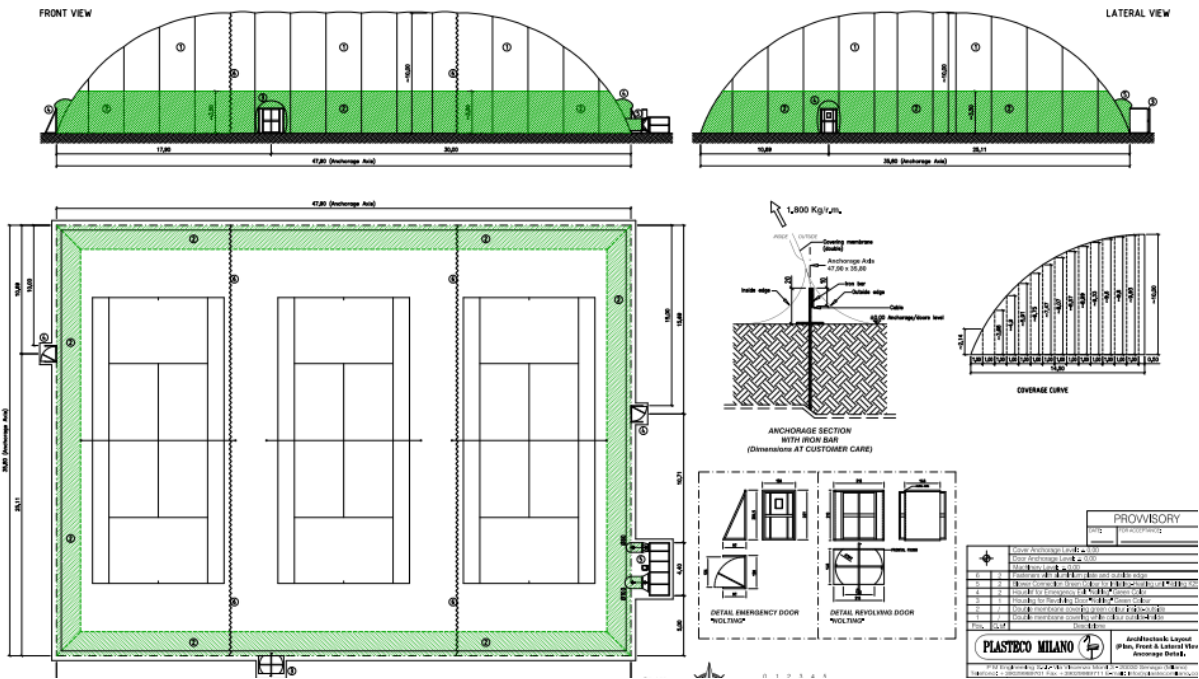
2 Existing North-East Elev - Tennis Court
1:100 @ A1 and 1:200 @ A3



3 Existing South-East Elev - Tennis Court
1:100 @ A1 and 1:200 @ A3



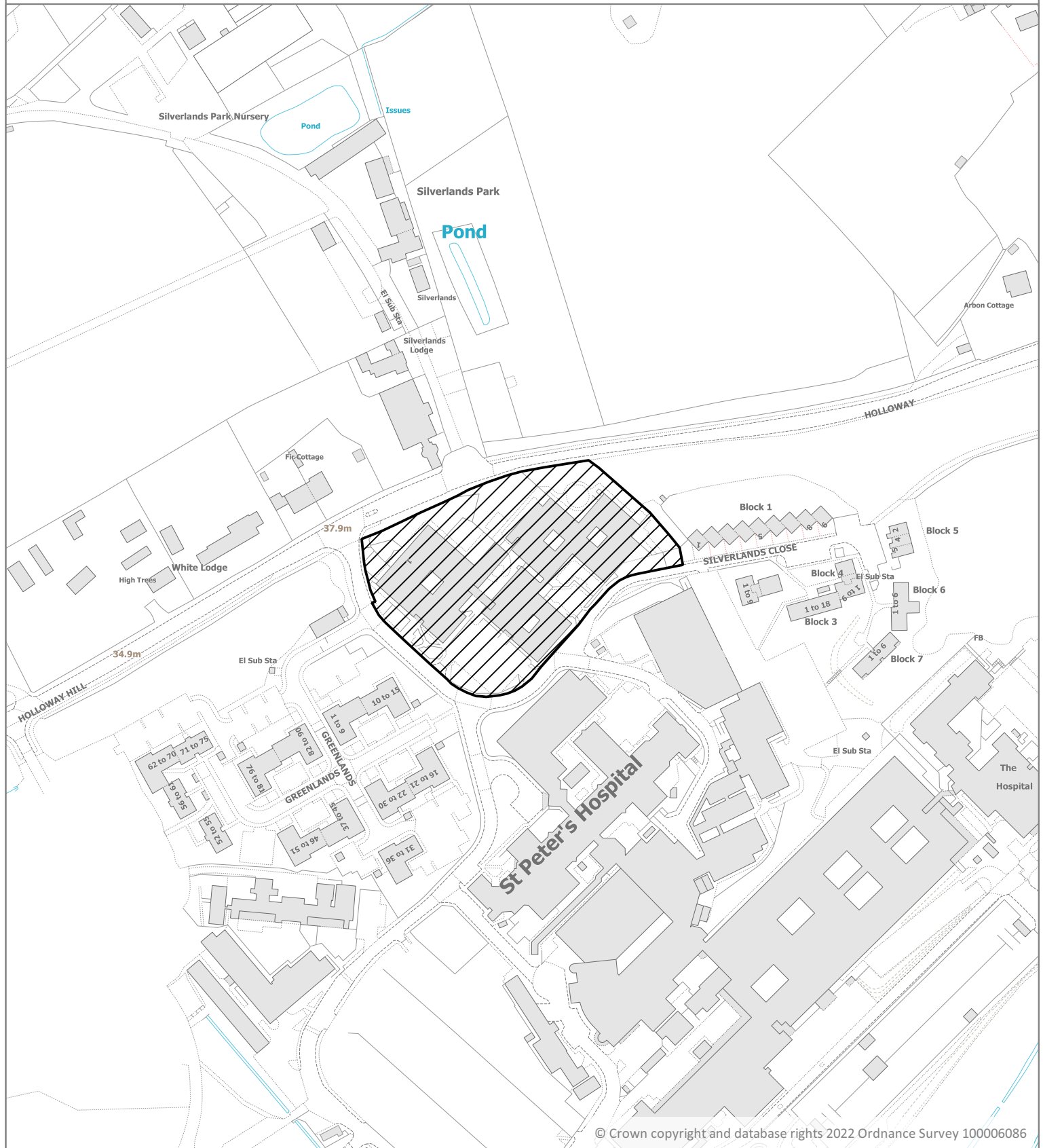
Proposed Tennis Dome



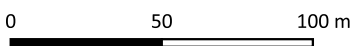


Date: 09/02/2022

**Abraham Cowley Unit, St Peter's Hospital, Holloway Hill,
Chertsey, KT16 0AE**



Scale: 1:2,500



RU.21/1913



COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.21/1913
LOCATION	Abraham Cowley Unit, St Peter's Hospital, Holloway Hill, Surrey, Chertsey,KT16 0AE
PROPOSAL	Redevelopment of the existing Abraham Cowley Unit (ACU) to provide modern mental healthcare services.
TYPE	Full Planning Permission
EXPIRY DATE	07/02/2022 (Extended to 16/02/22)
WARD	Longcross, Lyne and Chertsey South
CASE OFFICER	Katherine Appleby
REASON FOR COMMITTEE DETERMINATION	Proposal exceeds 1000sqm
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	Grant with conditions as set out in section 11 of this report.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site consists of an area of approximately 1.1ha and is currently occupied by the Abraham Cowley Unit (ACU) which was opened in 1988, and consists of a two-storey ward block, two-storey education block, a single storey day hospital and 3 car parking areas providing 50 spaces. The ACU lies within the northern part of the wider St Peter's site adjacent to keyworker housing on both sides, and north of the main hospital building (Duchess of Kent Wing). The unit specialises in providing mental health services for adults and provides treatment and support to inpatients, including daytime activities.
- 2.2 The St Peter's Hospital complex is located to the south of Chertsey town centre. It was formerly a 'Major Developed Site' within the Green Belt but following the adoption of the Runnymede 2030 Local Plan the site is no longer within the Green Belt but is now within the urban area. The site is bounded along the northern edge by Holloway Hill, a single carriageway road sparsely lined with residential dwellings and a number of commercial properties (Squires Garden Centre, Silverland Stone, Outdoor Living Design and World of Water Aquatic Centre). There are also four Grade II listed buildings along Holloway Hill/Stonehill Road: Arbon Cottage, Anchor House, Ivy Cottage and Silverlands (not to be confused with the key worker housing area with the same name). Additionally, the White Lodge Centre which provides support for disabled people is located to the east of the site where Holloway Hill and Guildford Road meet. The useable area of the site is broadly flat with a mature tree belt to the north of the site on the Holloway Hill boundary. The site can currently be accessed via Silverlands Close, which is an internal road within the hospital complex and is a 'blue light' emergency vehicle route. There is a variety of buildings within the hospital complex.

- 2.3 To the west of the site planning permission has been granted for residential development as part of a wider enabling development for the hospital, which is currently underway. The site is located southeast of the hospital access onto Holloway Hill. The access is a secondary access into the hospital with the main access from a roundabout onto Guildford Road to the south.

3. APPLICATION DETAILS

- 3.1 This application seeks permission for the demolition of the existing hospital known as the ACU and the complete redevelopment of the site for a new mental healthcare facility. The proposed facility would be irregular in shape and would generally be 2 storeys in height with a predominantly flat roof with some single storey elements and would comprise of 64 inpatient beds across four wards. Each ward will have sixteen beds, all in single room en suite accommodation. Associated facilities, including a garden to each ward which would include first floor enclosed garden areas, a gym and outdoor activity area, family visit facilities, therapies department, two off-ward seclusion facilities, staff roof top garden area, assessment suite and separate discreet entrance are also proposed. Externally it is proposed to provide a service/loading bay and ambulance access plus limited on-site car parking comprising three accessible perpendicular bays alongside Silverlands Close and four spaces within the service yard area (in addition to the existing provision available across the wider St Peter's site). Separate visitor (6) and staff (18) cycling storage close to the entrance of the site is also proposed.
- 3.2 The external materials include a brick or masonry plinth all around the building perimeter for robustness where the building meets the ground with the main façade to be rendered, in a variety of colours. A comprehensive landscape strategy is also proposed to ensure that an adequate environment is provided in the different areas, ward accessible gardens, therapy gardens or visual amenity gardens. The first-floor ward gardens and roof level plant enclosures will use a vertical plank type timber effect cladding. The proposals have also been designed to ensure the retention of most of the trees forming a belt to the north of the site, screening the proposal from Holloway Hill and retaining this valuable habitat and amenity feature.
- 3.3 The proposed development would see the existing facility demolished in a single phase and existing patients and services moved off-site. As part of the decant strategy to allow essential mental health services to continue to be provided by the Trust, the erection of a single storey building for a period of up to three years to provide a temporary 'decant' facility for the existing Abraham Cowley Unit (ACU) was approved on 1st September 2021 under RU.21/0925. Specifically, 20 standard and accessible en suite bedrooms including ancillary ward space for Older Adults currently using the ACU's Spenser Ward would be provided in the temporary building whilst the remaining 53 beds would be allocated off site.
- 3.4 The applicant has advised that it was originally intended for the current ACU to be rebuilt in phases, however, as a result of receiving full government funding for the proposals, the building can now be closed and re-built in a single phase which will allow the new facility to be completed 15 - 18 months earlier. However, the funding is time limited with the current proposed modular building (recently approved under RU.21/0925) to be in use by March 2022 so that the existing ACU can be closed and building work started later in 2022 in order that the works are completed, and the modular accommodation removed from the St Peter's site by November 2024 at the latest when the lease arrangement between Surrey and Borders Partnership NHS Foundation Trust and Cala Homes comes to an end. In view of the short delivery programme and the planning history for the site it was considered that it would be simpler to submit both the redevelopment of the ACU and the modular building as 2 separate applications
- 3.5 The applicant has submitted several other documents and plans including a Planning Statement, Design & Access Statement, Transport Statement, Drainage and Suds Strategy, Flood Risk Assessment, Statement of Community Involvement, Ecological Appraisal & Bat Report, Acoustic Report Impact Assessment, and Tree Survey. The application site has also been subject to pre-application enquiries and meetings with Officers.

4. RELEVANT PLANNING HISTORY

- 4.1 The hospital has an extensive planning history, details of which are set out in RU.17/1815, a recent hybrid application for the redevelopment of the western part of the site and other hospital associated buildings. Since then, other applications have been submitted relating specifically to the hospital:

Reference	Details
RU.19/0317 Full application	Construction of extensions to hospital comprising; - single storey infill extension to Urology Centre, single storey link extension to Urology Centre, part single, part two storey extension to Duchess of Kent Wing, two storey infill extension to Outpatient Block - single storey extension to Education block together with extended patio area - Granted 24 April 2019
RU.19/0934 Full application	Erection of three storey, seven deck multi-storey car park together with alterations to internal road layout for Area F (amendment to design approved under planning permission RU.17/1815). Granted 21/11/19.
RU.19/1399 Full application	Temporary siting of two storey portacabin for a period of three years for use as ancillary hospital functions associated with decanting west site (area A). Granted 21/11/19.
RU.20/0288 Full application	Temporary siting of a single storey portacabin for a maximum period of three years. Granted 12/03/20.
RU.20/0251 Full application	Erection of a substation and LV panel enclosure to power the approved multi-storey car park. Granted 09/04/20.
RU.20/0676 Full application	Erection of replacement generators in one location, new MRI substation and LV panel enclosure for the MRI unit. (amended description 14/07/20). Granted 13/08/2020.
RU.20/1559: Full application	RU.20/1559 - Siting of a single storey portacabin for use as a Car Park Management Office. Granted 22/12/20.
RU.21/0925 Full application	Erection of a single storey 'decant' facility for the Abraham Cowley Unit (ACU) for a period of up to three years- Granted 01/09/21
	Various Details pursuant conditions and Non-material amendments

5. SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPGs which might be a material consideration in determination:

Runnymede Design SPD 2021

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
RBC Contaminated Land Officer	No objections.
RBC Environmental Health Officer	No objections but makes comments regarding air conditioning units and the provision of a CEMP (now provided).
Surrey Bat Group	Recommends more detailed mitigation, compensation and enhancements i.e., bat boxes
SCC Lead Local Flood Authority	No objections subject to SuDS conditions
SCC County Highway Authority	No objections on Highway safety or capacity grounds subject to conditions.
RBC Tree Officer	No objections – subject to the proposals being carried out as recommended in the submitted arboricultural integration and method statement
Surrey Wildlife Trust	Following the submission of further information including indicative bat box locations no objections are raised.
Environment Agency	No comments received.

Representations and comments from interested parties

6.1 39 neighbouring properties were directly consulted given the location of the site and the application was advertised in the local press and through a site notice. The application was also advertised on the Council's website. Two letters of representation have been received which are summarised as follows.

- This is a major development directly affecting our properties. It appears that we will have 3 years of noise, dust and disruption
- The current building opposite my property on Holloway Hill is of single storey and brick built. The view of the building is shielded by trees. The proposal is for a two-storey building of unknown construction. Also, the removal of existing trees and the erection of a 4-metre-high security fence which will be unsightly resembling a high security prison. This will impact on the current environment of the area and the outlook from my property. Any new planting of trees will take a long time to mitigate the outlook from neighbouring properties on the opposite side of the road on Holloway Hill. The submitted plans state that the mature holly hedgerow along the boundary with Holloway Hill is to be retained which would be very beneficial to mitigate the immediate impact of the new development.
- Construction lorries entering and exiting the site from Holloway Hill could block the road which could cause delays and inhibit ambulances trying to reach the hospital.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The site is not now constrained by the Green Belt designation. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning considerations are the acceptability of development in this location, the impact of the development on the character and visual amenities of the area, including trees, the impact on residential amenity, including noise impacts, issues of traffic, highway safety and parking, contamination, flood risk and drainage, and ecology including species protection and biodiversity of the area. The planning history and comments raised by consultees, and residents are also material planning considerations.
- 7.2 The existing ACU is irregular in shape and is sited on the north western part of the site adjacent to the main access road from Holloway Hill and an open car parking area and comprises a single storey brick building with a shallow pitching roof and rooflights. Linked to this building is a further 3 full two storey brick buildings which are all interlinked to one another. The proposed building would be predominantly two storeys in height with a flat roof and associated plant and sited in a similar location to the existing and would occupy a floor area of just over 6000sqm (approx.195sqm more than the existing ACU). Notwithstanding the associated roof top plant, the proposed building would overall be lower in height than the existing. The building is clearly set in the context of the institutional nature of hospital buildings on site although the building does have an aesthetic value in terms of its modern design. Whilst the design is utilitarian in nature, it has been sympathetically treated to minimise and mitigate its visual impact.
- 7.3 The positioning and arrangement of the building on site has been carefully considered, pulling the building as far away from the trees and boundary as possible and creating two woodland therapy areas in the triangular spaces between bedroom wings. These will be lightly landscaped with informal pathways and seating, allowing the woodland ecology to regenerate. All bedrooms would look onto garden areas. The front of the building is pulled away from the edge of the road along the entrance approach from Holloway Hill. The proposed replacement unit sits at a prominent corner of the St Peter's Hospital site, near the Holloway Hill entrance. This therefore creates an opportunity for a gateway building, but in view of the nature of the use, also the need to be mindful of privacy of patients, thus glazing has been minimised on this corner, instead choosing to use a plain wall at the end of the ward as a sculptural backdrop to the landscape and between ward and therapy gardens and the public realm. A 4.2m high secure boundary fence will be provided which would have trees and soft screening in front and along the southern boundary to Silverlands Close, a 3m high boundary fence will be provided. The entrance block is located on the primary public southwest corner of the site so that it is equally visible from the Holloway Hill approach, the Guildford Road approach and from the main car park. At the entrance, a small drop-off loop road allows space for a soft landscape island of trees to soften the entrance approach. The intention is to extend the tree band along the main road into the site, up to the end of the therapies block.
- 7.4 According to the applicant the design is based on an analysis of the facilities at the ACU, considering best practice guidance and the needs of the Trust and having assessed the units and current accommodation, it is necessary to demolish the current facility and replace with a new building which can provide a better standard of facility to meet current healthcare requirements and other standards of building efficiency. The project is aligned with the Government ambitions to eradicate dormitory accommodation from mental health facilities across the country improving the safety, privacy and dignity of patients suffering from mental illnesses. The removal of dormitories is linked to improvements in individual care, reducing the length of stay and additional benefits for patient safety including infection control and the risk of incidents involving patients or staff

- 7.5 The structure would be simple in design and appearance and would fit comfortably within the context of its setting by respecting the layout, form and scale of surrounding development and enhance the appearance of the existing hospital development being close to an entrance to a main hospital building and would provide a functional need. It is therefore considered that the design and appearance of the proposed works is acceptable. The proposal complies with Policy EE1.
- 7.6 The siting of the building in this location means that residential dwellings could be affected by it, however the building is replacing an existing in a similar use, height and position and it would be sited over 25 metres away from the residential (Greenlands) staff accommodation Block B to the west. Although it would be located approx. 11 metres away at two storey height from the proposed approved (not yet implemented) housing (Silverlands) to the east, in view of the juxtaposition and orientation of the building at this point and that the side windows of the approved 3 storey flatted block would be secondary windows serving living rooms, it is not considered that the proposal would impact on the light, outlook or amenity of these neighbours. In any event, this a residential facility for older adults which will not generate a level of activity, noise, or disturbance which would be incompatible with the wider residential setting. Due regard has also been given to the neighbouring properties to the opposite side of Holloway Hill though the separation provided by the highway itself as well as the intervening soft and hard screening is anticipated to be sufficient to mitigate any substantive impacts. This includes the scale and massing of the building to ensure that there are no significant visual impacts on these residential properties. For these reasons, it is not considered that it would have a detrimental effect on these properties and the proposals are considered to be acceptable and the scheme is considered to be in accordance with Policies EE1 and EE2.
- 7.7 The Hybrid Planning Permission acknowledged that the overall development was acceptable in transport terms subject to the appropriate mitigation on the local road network and taking account of the impact of the development on the Strategic Road Network through a site-specific Travel Plan and Transport Assessment. Parking at the site itself is deliberately limited to encourage visitors and staff to use the main hospital car park. Parking provision is met largely on the wider hospital campus and the proposed development would also link in with the established sustainable transport options from which the hospital site benefits. Servicing arrangements are provided for deliveries/refuse collection in addition to space within the proposed car park for ambulance pick-up/drop-off as may be required from time to time. The number of car parking spaces on the ACU site itself will reduce by a total of 43 spaces. However, due to the reduction in patient numbers to be accommodated (a decrease of nine beds compared to the existing ACU which has 73 beds) and operational efficiencies the new building will offer, the number of staff and visitors on site will reduce and the accompanying transport statement demonstrates that parking demand at ACU will reduce at all times of the day (including the busiest period of the day) following completion of the proposed development. The sustainable travel initiatives consist of increased capacity/frequency of bus services and a package of initiatives that form the St Peter's Hospital Travel Plan. The Travel Plan includes ACU and all other occupants at the wider St Peter's Hospital site. The Travel Plan includes a target to reduce single occupancy staff car trips by 10% over a five-year period. This will increase the availability of parking spaces for ACU staff and visitors. Given the overall reduction in parking demand from redevelopment of ACU, it is considered that the wider St Peter's Hospital has sufficient parking availability to accommodate the future demand from ACU. It is considered the facility would not impact on highways safety or convenience on the wider highway network and would continue to benefit from the hospital's sustainable travel offering. The County Highway Authority has assessed the application and raises no objections to the approval of the application and there are no highways or parking implications, and the proposal complies with Policy SD4 subject to conditions.
- 7.8 With regard to ecology, the site is an existing developed area and as the wider hospital site is relatively ecologically sensitive, an Ecological Appraisal of the site was carried out within the previous hybrid planning application and conditions included. These details have been submitted and were considered acceptable and the relevant condition(s) discharged. At the

time the ACU buildings were assessed as having moderate suitability for roosting bats and further bat surveys confirmed this. In response to this a mitigation strategy for bats is detailed in Section 5.3.1 of the submitted Ecological appraisal and bat survey report and details of the proposed locations of bat boxes on trees (3 in total) and integrated bat bricks (5 in total) have been submitted. The integrated bat bricks are to mitigate for the bat roosts lost during demolition and will provide permanent new roosts in the new building.

- 7.9 The boxes on trees will be used as temporary roosts for bats during the demolition and construction phase but will end up being permanent enhancement features for bats once the development is operational. No objections have been raised by the Surrey Wildlife Trust and it is considered that the requirements from Surrey Bat Group have been satisfied. Subject to the development following the recommendations in the Ecological Appraisal and subject to safeguarding conditions, it is considered that the proposed development can be carried out without any harmful impacts on protected species or habitats and the scheme complies with Policy EE9 and the NPPF
- 7.10 With regard to landscaping the application is supported by an arboricultural integration and method statement which includes a tree survey, tree plan and a tree protection plan. There is only one category 'A' tree, a sycamore. There are five category 'B' trees comprising four sycamores and one purple Norway maple. Out of 47 trees, 36 English Elms are infected with Dutch Elm Disease. Many of the sycamores are also infected with sooty bark disease (SBD) which causes lung disease in humans and animals and is therefore hazardous to health and not a desired species for retention on this particular site. Therefore, it is evident that there will be a significant amount of tree loss, this will however be mostly of poor-quality trees internal to the site. 21 trees are to be retained. The trees aside Holloway Hill will be retained, and all retained trees can be protected. The application is supported by a landscape plan that includes a substantial amount of tree planting which will mitigate the tree loss and be more sustainable in the long term. The statement also contains details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. The Council's Tree Officer raises no objections to the proposals subject to the implementation of the agreed measures. The proposal complies with Policies EE1 and EE11
- 7.11 Regarding drainage, the site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding. There are no known flood risk or drainage constraints on site. The Lead Local Flooding Authority raises no objections to the proposed drainage strategy subject to conditions. On this basis it is considered that the development would comply with policy EE12.
- 7.12 The Council's CLO does not raise objections as the submitted information does not make any further recommendations. In respect of noise the submitted assessment indicates that the scheme would have a low impact at the existing receptors in the area. Appropriate internal and external noise conditions can be achieved with the provision of suitable mitigation measures as presented in the report. These will need to be confirmed as the design progresses and can be covered by a suitably worded condition to ensure the identified impacts are suitably addressed. On this basis it is considered that the development would comply with Policy EE2.
- 7.13 The proposed Energy Strategy minimises energy loss and consumption by improving building fabrics and installing high efficiency equipment. The development proposes Air Source Heat Pumps and PV panels and is predicted to provide a renewable energy saving of 58%, thus exceeding the 10% target mention in the Local Plan and represents a high level of sustainable design and construction in compliance with Policy SD8 of the Runnymede Borough Council Local Plan. It is for these reasons that it is considered that the applicant has considered renewable and low carbon energy as part of their development proposals.

- 7.14 Regarding other third party comments concerning the creation of a temporary roadway inside the site for lorries during construction and that entry gateway 1 will be very close to Holloway Hill with a sharp turn into the site at the hospital entrance, although the County Highway Authority recognise residents' concerns, according to the submitted Construction Phase Plan the site will be secure and that the entrance and exit gates will be manned to ensure that access isn't impeded, especially as the access is on a blue light route. A gate person will also monitor and oversee all deliveries which will be scheduled and the contractor will issue HGV routing details. In view of this it is not considered that backing up would occur to either compromise the junction or the blue light route.
- 7.15 The current proposal, although it would result in a floor area of just over 6000sqm it would in fact amount to approx.195sqm more than the existing ACU and is consistent with previous approved masterplans and outline consents and would not jeopardise the long-term development of the site. The environmental impacts of the proposal would also be very limited in their extent due to the previously developed status of the land and the physically contained nature of the site. The proposed development is integral to provide key, essential mental health care services. The project forms part of an ongoing programme to improve the 24/7 inpatient estate operated by the Trust, designed to make the estate fit for 21st century mental health care delivery. The proposal will support the continued service to the local community by the hospital in accordance with Policy SL1.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 In line with the Council's Charging Schedule the proposed development would not be CIL liable.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

- 10.1 The development is considered to have an acceptable design and appearance, with no implications for parking or highways. The development has been assessed against the following Development Plan policies –policies SL1, EE1, EE2, EE9, EE11, EE12, EE13, SD4, SD7, and SD8 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the following planning conditions:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. List of approved plans

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

PL-A-201-0001 P2, PL-A-201-0002, P2 PL-A-201-0003 P2, PL-A-201-0004 P3, PL-A-201-0005 P4, A-201-0006 P3, A-201-0007 P2, A-201-0008 P2, A-201-0011 P2, A-201-0012 P2, A-201-0013_P2, DR-L-3001 P04, DR-L-3002 P03, SE-A-201-0014 P2, DR-L-1002 P05, DR-L-1001 P06, Flood Risk Assessment, Curtins, October 2021, revision P01, document reference:075726-CUR-00-XX-RP-D-92001, Drainage & SuDS Strategy, Curtins, October 2021, revision P02, document reference:075726-CUR-00-XX-RP-D-92001, Combined Phase 1 & 2 Geotechnical and Geo-environmental Investigation, Land Science, May 2019, revision V1.0, document reference: LS 4053, Construction HS Plan, LS4053 - St Peters Hospital V2 - Ground Investigation Part-1, LS4053 - St Peters Hospital V2 - Ground Investigation Part-2, Ecological Appraisal and Bat Survey Report, Planning Statement, D & A Statement, RE-L-0001 P04, Energy Strategy, Noise Impact Assessment, received 08/11/21, Quafe Woodlands AR-3649 AIMS-211125 Rev. A. received 29/11/21, A114598 Transport Statement - TT - Final - Dec 2021 received 14/12/21 and STP-IBI-WS-XX-PL-A-201-0005 P3 received 14/01/22.

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

3. External materials (details required)

Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

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

4. Landscaping Details

The hard and soft landscape proposals as shown on drawing numbers STP-TFC-XX-00-DR-L-1001 P06, STP-TFC-XX-00-DR-L-1002 P05, STP-TFC-XX-00-DR-L-3001 P04, STP-TFC-XX-00-DR-L-3002 P03 and in the approved Arboricultural Integration & Method Statement 25/11/21 REF: AR-3649 AIMS-211125 Rev. A shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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.4. Travel Plan

5. Tree Protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site tree protective measures shall be installed in accordance with the approved Arboricultural Integration & Method Statement 25/11/21 REF: AR-3649 AIMS-211125 Rev. A.

The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

6. Travel Plan

The development hereby approved shall be in accordance with and subject to the St Peters Hospital Travel Plan (approved under RU.19/1732). The approved Travel Plan shall be implemented prior to occupation and for each subsequent occupation of the development, thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: To provide sustainable transport measures for visitors and staff and to ensure that the impact of the proposal on the free and safe flow of traffic on the local and strategic highway network is kept to a minimum in accordance with section 10 of the Highways Act 1989.

7. Construction Transport Management Plan

The development hereby approved shall be constructed in accordance with the Construction Phase Plan. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to satisfy Policies SD3 and SD4 the Runnymede 2030 Local Plan and guidance within the NPPF.

8. Prior to the piling or excavation of foundations for the development hereby permitted, details of the design of a surface water drainage scheme shall first have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a. Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principals set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **3.1l/s for the 1 in 1 year rainfall event and 11.7l/s for the 1 in 100-year (+CC) rainfall event.**
- b. Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels and long and cross sections of each element including details of any flow restriction and maintenance/risk reducing features (silt traps, inspection chambers etc).
- c. A plan showing exceedance flows (i.e., during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d. Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e. Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

9. Ecological Enhancements

The ecological enhancements as detailed in Section 5.4 and mitigation strategy for bats as detailed in Section 5.3.1 of the Ecological Appraisal and Bat Survey Report and the proposed locations of bat boxes on trees (3 in total) and integrated bat bricks (5 in total) as shown on drawing number STP-IBI-WS-XX-PL-A-201-0005 P3 shall be implemented prior to the first use of the development hereby permitted and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF

10. Energy Statement

The development hereby permitted shall be built in accordance with the Energy Strategy by Hulley and Kirkwood Consulting Engineers Ltd dated October 2021 and thereafter retained, maintained and operational with no variations to the approved measures or details made without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources and to comply with guidance in the NPPF.

11. Renewable energy (heat pump)

Prior to the occupation of the development hereby approved, details of the heat pump to be installed shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling. The development shall thereafter be carried out in accordance with such details as may be approved or any other approved details as submitted to the LPA, if an alternative to the chosen renewable energy is to be installed.

Reason: To ensure sustainable design and to protect the amenities of neighbouring residential occupiers and to comply with Policies EE1 and SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12. Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

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.

13. External lighting and floodlighting

No external lighting shall be installed except in accordance with details that have first been submitted to and approved in writing by the local planning authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting installation. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14. Noise

The development hereby permitted shall be built in accordance with the recommendations and mitigation measures as set out in the Noise Impact Assessment by Sweco dated 08/10/21 and thereafter retained, maintained and operational with no variations to the approved measures or details made without the prior approval, in writing, of the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policy EE2 the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

1. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
2. Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk
3. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

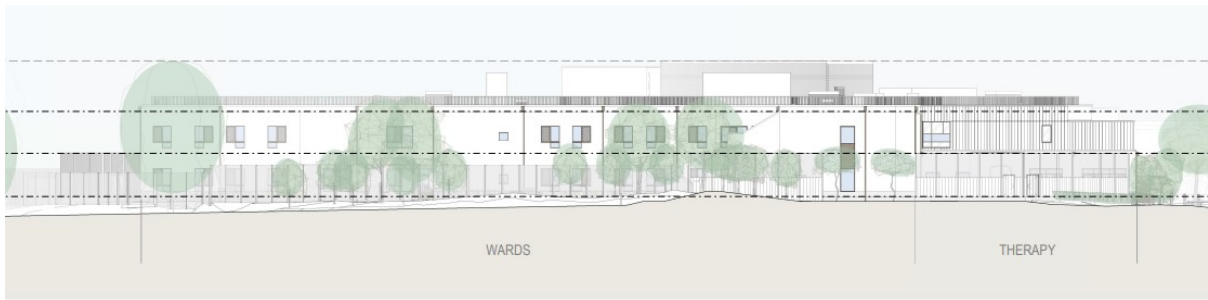
Location Plan



Proposed Site Plan

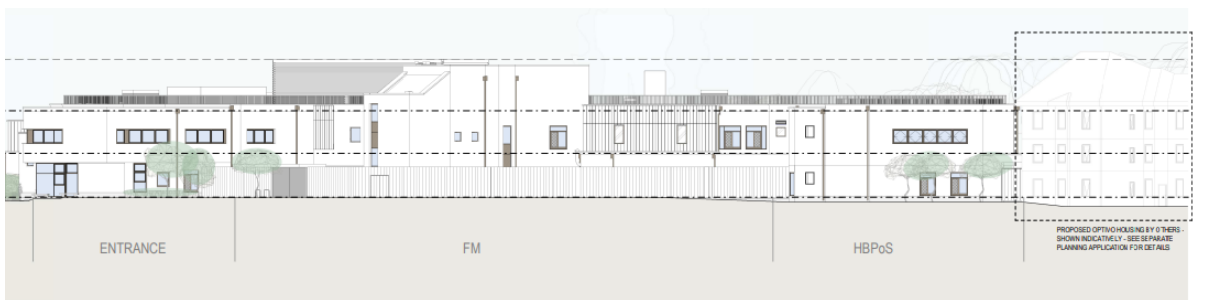


Proposed North West Elevation

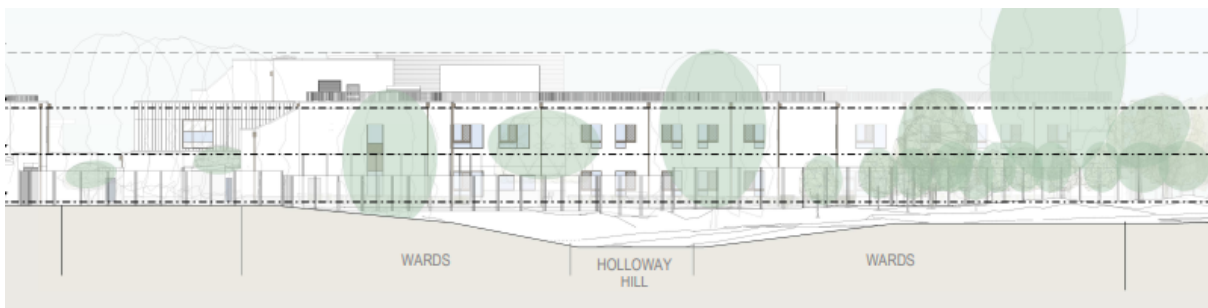


- North West

Proposed South East Elevation

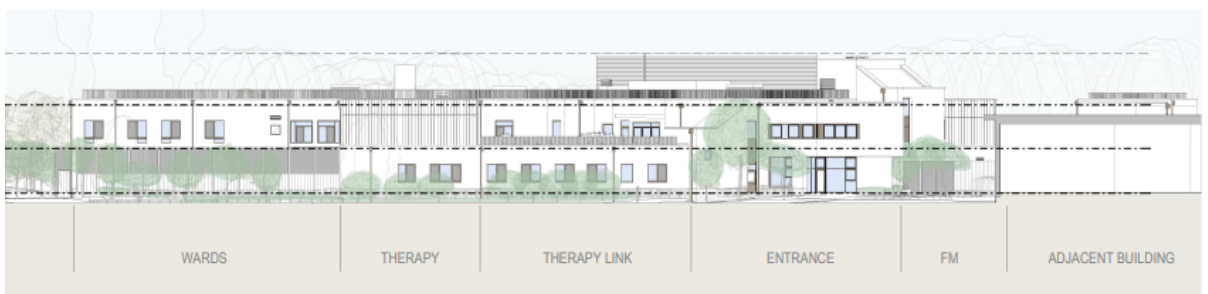


Proposed North East Elevation



North East

Proposed South West Elevation



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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