



Planning Committee

Wednesday, 15 February 2023 at 6.30 pm

Council Chamber - Civic Centre

Members of the Committee

Councillors: M Willingale (Chairman), P Snow (Vice-Chairman), A Balkan, J Broadhead, R Bromley, V Cunningham, E Gill, C Howorth, A King, C Mann, I Mullens, M Nuti, S Ringham, 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

- 1) 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.
- 2) 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 A Finch, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425623). (Email: andrew.finch@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please contact Democratic.Services@runnymede.gov.uk or 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) 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
- 5) 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.

6) **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

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Part I

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

1. **Notification of Changes to Committee Membership**
2. **Minutes** 4 - 7

To confirm and sign, as a correct record, the minutes of the meeting of the Committee held on 18 January 2023 (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** 8
 - a) RU.22/1206 - Barons Court, 22 The Avenue, Egham, TW20 9AB 9 - 25
 - b) RU.21/0983 - Field Cottage, Land Adjacent, 4 The Lane, Virginia Water, GU25 4BX 26 - 34
 - c) RU.22/1838 - 51 Egham Hill, Egham, TW20 0ER 35 - 48
 - d) RU.22/1569 - Grange Farm, Pycroft Road, Chertsey, KT16 9EP 49 - 78
 - e) RU.22/1471 - Runnymede Hotel and Spa, Windsor Road, Old Windsor, Egham, TW20 0AG 79 - 101
 - f) RU.22/1678 - St Georges College, Weybridge Road, Addlestone, KT15 2QS 102 - 128
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

Runnymede Borough Council**Planning Committee****Wednesday, 18 January 2023 at 6.30 pm**

Members of the Committee present: Councillors M Willingale (Chairman), P Snow (Vice-Chairman), A Balkan, A Berardi, J Broadhead, R Bromley, V Cunningham, E Gill, C Howorth, S Jenkins (In place of I Mullens), R King (In place of A King), C Mann, M Nuti, S Whyte and J Wilson.

Members of the Committee absent: None.

450 Minutes

The Minutes of the meeting held on 14 December 2022 were confirmed and signed as a correct record.

451 Apologies for Absence

No apologies for absence were received.

452 Declarations of Interest

No declarations of interest were made.

453 Planning Applications

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. Objectors and applicants and /or their agents addressed the Committee on the applications specified.

RESOLVED that –**the following applications be determined as indicated****454 RU.21/1766 - Wheelers Green, Bittams Lane, Chertsey, KT16 9RG**

Proposal: Construction of 6 apartments within two separate blocks, with revised vehicular access from Bittams Lane, landscaping and sustainable drainage systems.

A Committee Member sought reassurance that the studios were not in breach of Local Plan policy SL19 around housing mix and size requirements, and was advised by the Corporate Head of Development Management and Building Control that the scheme had been applied for as a one-person unit, there was no reason to dispute this, and the sizing and layout of the scheme was acceptable and in line with standards, whilst private gardens and landscaped areas were also available as a viable alternative outdoor space.

It was added that there was no reason that the wider site should not be able to accompany the expected minimum 75 units. In the officers' view was that the quantum of development on the site was appropriate given the constraints of the presence of a listed building, and that it was apparent that artificial sub-division had not occurred.

The Corporate Head of Development Management and Building Control went on to acknowledge the need for affordable housing in the borough, but it was officers' view that the development did not meet the threshold for the provision of affordable housing, primarily due to the constraint of the listed building and that the site had not been artificially divided.

The Committee were advised that the applicant had provided supplementary information to the highways authority and carried out speed assessments along Bittams Lane. The Corporate Head of Development Management and Building Control had previously passed on the Committee's concerns about Bittams Lane to the highways authority and continue to raise this issue with County, there was however no reason to refuse this application as it was technically safe and part of a site allocation.

Whilst generally supportive of the application, several Committee members expressed concern about the number of visitor parking spaces. The Corporate Head of Development Management and Building Control agreed to follow up with the applicant under delegated authority to try and negotiate additional spaces prior to issuing a decision notice, this was to be a delegated matter, however he would consider bringing the matter back to Committee if he deemed it appropriate if the considered it significantly altered the scheme.

Resolved that –

- i) **The CHDMBC was authorised to grant planning permission subject to the completion of a Section 106 legal agreement and compliance with conditions 1-17 and informatives 1-10.**
- ii) **The CHDMBC to refuse planning permission should the Section 106 legal agreement not progress to his satisfaction.**

Mr Lewis, an objector, and Mr Malhotra, the applicant, addressed the Committee on this application.

455 **RU.22/0612 - 36 Queen Mary's Drive, Addlestone, KT15 3TW**

Proposal: Change of use of existing dwelling to 2 flats with associated alterations, including two storey side extension.

A Member sought clarification on the timing of the delivery of the second electric charging point. The Corporate Head of Development Management and Building Control would amend the condition wording under delegated authority to clarify that both electric charging points will be provided simultaneously.

Resolved that –

- i) **The CHDMBC was authorised to grant planning permission subject to the completion of a Section 106 legal agreement and compliance with conditions 1-7.**
- ii) **The CHDMBC to refuse the application should the Section 106 legal agreement not progress to his satisfaction.**

456 **RU.21/2188 - Park House, Wick Road Egham, Englefield Green, TW20 0HJ**

Proposal: Change of use of building from single residential dwelling (C3 Use Class) and two storey extension to provide 8 dwellings comprising 4 x 2 bed and 4 x 3 bed (C3 Use Class), new access, associated car parking and plant, bin, and cycle storage.

In response to a query from a Member about the access road at the location, including the loss of trees, the Corporate Head of Development Management and Building Control advised that this was a re-submission of a previous application where the access road and subsequent loss of trees had been deemed acceptable, including those trees with a TPO. The Council's Tree Officer had reviewed the plans in significant detail once more and considered that there remained no reasons to raise an objection particularly given the recently lapsed permission,

The Corporate Head of Development Management and Building Control agreed that the timing of the condition under heating and cooling technologies could be more clear, and under delegated authority would amend the wording to reflect that modern heating and cooling technologies should be utilised "prior to development above slab level".

A Member raised the prospect of the development meeting the affordable housing threshold. The Corporate Head of Development Management and Building Control confirmed that this had been considered but similar to application RU.21/1766, there was no artificial sub-division and it was officers' view that the development did not meet the threshold.

A Member wished for their concern to be noted about the entrance and exit on Wick Lane owing to the volume of pedestrians crossing to access Windsor Great Park.

Several Members queried the possibility of vehicles reversing onto the main road to exit the development. The Corporate Head of Development Management and Building Control confirmed that whilst it would not be possible to mitigate against it entirely, a parking and turning area was provided to enable vehicles to exit in a forward gear, the access arrangements had not changed from the previous permission. Potential dangerous driving was a police matter.

The Corporate Head of Development Management and Building Control acknowledged the lack of footpath along Wick Lane, which had been highlighted at previous planning applications close by, however it was not considered that the provision of a limited number of flats through this application would act as a tipping point to taking action on the matter.

Resolved that –

- i) The CHDMBC was authorised to grant planning permission subject to the completion of a Section 106 legal agreement and compliance with conditions 1-17 and informatives 1-10.**
- ii) The CHDMBC to refuse planning permission should the Section 106 legal agreement not progress to his satisfaction.**

457 Update of Planning Enforcement Charter

The Corporate Head of Development Management and Building Control advised Committee that the Council had adopted a planning enforcement charter in 2013, which had been updated three years later. It was considered good practice under the National Planning Policy Framework to review and update the charter on a periodic basis.

The intention of the document was to make clear to residents how investigations into breaches of planning control occur and provide clearer detail of the legislative framework the council has to operate within, as well as what constitutes a breach of planning control, and a range of examples had been included within the charter.

There was also a clear guide on what information residents should produce on

enforcement requests, leading to quicker investigations and a higher standard of evidence. A customer care path with a clear route of escalation had also been included.

The Committee chair asked about a communications strategy for the charter, which the Corporate Head of Development Management and Building Control would follow up with the Council's Communications team to establish the most appropriate mechanism, including the possibility of a video demo.

The Corporate Head of Development Management and Building Control acknowledged that planning enforcement was a very slow process in all authorities due to the legislation and delays at appeal. He had previously and would continue to provide training sessions for Members on enforcement with practical examples and timelines.

Members were supportive of the refresh to the charter.

Resolved that –

- i) The draft 2023 Enforcement Charter was adopted to replace the April 2016 version with effect from 1 February 2023.**
- ii) The CHDMBC was provided delegated authority to make minor typographical or similar corrections as appropriate prior to 1 February 2023.**

(The meeting ended at 7.42 pm.)

Chairman

6. 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)

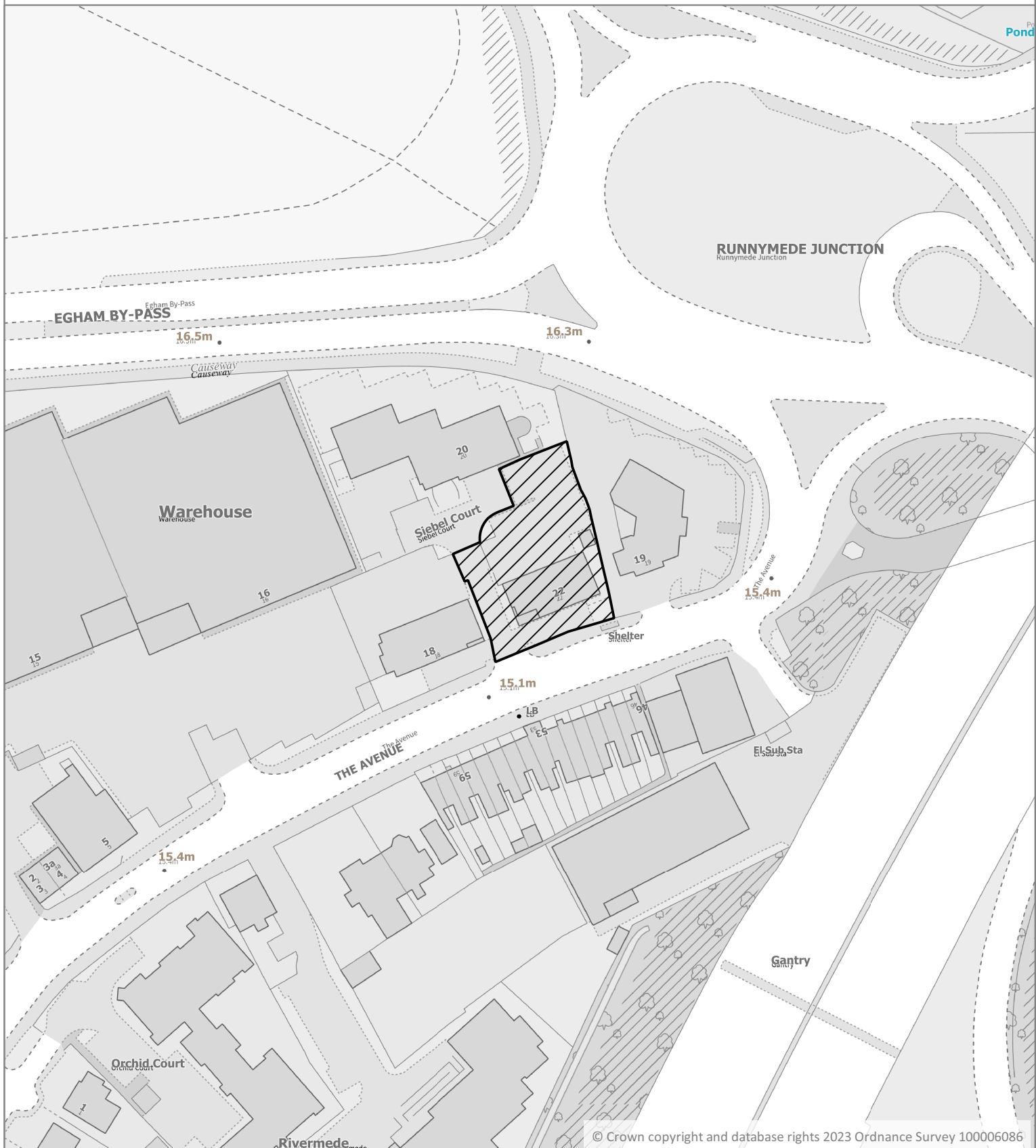
Background Papers

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



Date: 15/02/2023

Barons Court, 22 The Avenue, Egham, TW20 9AB



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Scale: 1:1,250

RU.22/1206

0 25 50 m



COMMITTEE AGENDA REFERENCE: 5A

APPLICATION REF:	RU.22/1206
LOCATION	Barons Court, 22 The Avenue, Egham, TW20 9AB
PROPOSAL	Change of use from Offices (Class E) into a mixed use of; offices, a Place of Worship, meeting area and non-residential education and training (Classes E, F1 and F2).
TYPE	Full Planning Permission
EXPIRY DATE	22/09/2022
WARD	Egham Town
CASE OFFICER	Ailsa Pack
REASON FOR COMMITTEE DETERMINATION	Number of letters of representation
<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 conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

2.1 Barons Court is a three storey disused office building located in a office development on the northern side of The Avenue. The building is one of three located in a court and to the rear of the site is a car park. The plans show that the site has 30 car parking spaces. The Egham bypass lies to the North of the site and to the East, The Glanty roundabout. Residential properties are located South of the site.

2.2 Site Constraints

- Urban Area
- Flood Zone 2 and 3a
- Access via classified B road
- Areas of High Archaeological Potential & County Sites of Archaeological Importance

3. APPLICATION DETAILS

- 3.1 This is a full planning application for a change of use from offices (Class E) into a mixed use of; offices, a Place of Worship, meeting area and non-residential education and training (Classes E, F1 and F2). No external alterations are proposed as part of the application.
- 3.2 The applicant, the Runnymede Muslim Society is a registered charity with the Charity Commission for England and Wales. The association was formed in 1981, to serve the Muslim community in and around Royal Holloway University of London. Most of their activities take place at the Jurgens Centre in Englefield Green. It is understood that the proposal has been submitted to provide a more permanent base.
- 3.3 The applicant envisages that the proposed building would provide a range of services throughout the week. The proposed building would provide; reception and meeting rooms, exhibition space, food and clothes bank, prayer/meditation and break out room. The proposed building would also include community teaching space. It is proposed that the building would be open to the wider community. The application forms set proposed opening times of Monday to Friday: 06:00-23:00 Saturday: 06:00-23:00 Sunday / Bank Holiday: 06:00-23:00

4. RELEVANT PLANNING HISTORY

- 4.1 The application site has a complex planning history, which is summarised below:

Reference	Details	Decision and date
RU.94/0887	Erection of part three storey/part four storey office building of 1840 square metres with 92 car parking spaces following demolition of existing	Granted 01-02-1995
RU.95/1033	Erection of three storey office building with gross floor area of 620 square metres and 31 car parking spaces following demolition of existing.	Granted 26-02-1996
RU.96/0840	Erection of three storey office building with 31 car parking spaces following demolition of existing (revised plans showing elevational alterations to incorporate air conditioning plant).	Granted 08-11-1996
RU.05/0419	Installation of a portable generator	Granted 17-06-2005

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 SPD's which might be a material consideration in determination:

- Runnymede Parking Guidance SPD (November 2022)
- Runnymede Design Supplementary Planning Document (2021)
- Runnymede Infrastructure Delivery and Prioritisation SPD
- Parking Strategy: Surrey Transport Plan (2020)

5.4 Other material considerations include the Runnymede Strategic Flood Risk Assessment (2016 and 2017)

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
SCC County Highway Authority	No objection following the submission of an updated Transport Statement and Supporting statement-Purpose of the Hub to provide an estimation on the numbers of users of the facility in relation to the intended uses of each floor and parking arrangements subject to conditions.
National Highways	Advises that they have no objection to the application.
RBC Drainage Engineer	No objection following the submission of an updated Flood Risk Assessment.
RBC Environmental Health Manager	No objection to the application.
RBC Land Contamination Officer	No objection to the application.
SCC County Archaeological Officer	No objection to the application.

Representations and comments from interested parties

6.2 25 Neighbouring properties were consulted in addition to being advertised on the Council's website. At the time of writing, 365 letters of representation have been received however, 288 from individual addresses.

Objections

- Egham is in actual real need of a new and decent non-faith secondary school
- Concerns about providing suitable parking for the development, and extra strain on the surrounding area and M25.
- Concerns that parking overspill will increase street parking pressures and increase

noise and disturbance

- The opening hours proposed 6.00am - 23.00 every day of the week including bank holidays, this means there will be no let-up in traffic or noise pollution of people coming and going
- The increased traffic will cause increased pollution levels and noise.
- There is a focus of bringing new business and revenue within the local area. It would be more lucrative for the local area for a business to use the building space compared to a Place of Worship
- Building size not suitable to be a place of worship
- A fire risk assessment should be submitted.
- There is no need for another place of worship in this area when there are numerous similar ones within a short distance.
- Concerns about surface water drainage and drain capacity.
- Noise and disturbance resulting from use.
- Limited wider community benefit
- All the consequences in combination will adversely affect local business

Support

- Support for the proposal due to religious heritage.
- The applicant provides a service to the community
- Will be a great centre for students practicing the same religion.
- Perfect location that allows us to get to it using public transportation without adding traffic to the area.
- Provide a place which will improve, expand and offer more to the local community.
- Give the community better understanding of Islam as well as to the 1000's of Muslims who live locally and currently have absolutely no real place to meet.
- There is no such facility available in our local vicinity. Egham is closer to us compared to Woking (where we have to drive to). Whereas we can easily cycle to Egham or even walk to attend the mosque if such facility was made available.
- Support members of the community within the borough.
- The majority of the objections that have been raised in response to the application are not valid enough to warrant a rejection of the planning application.
- An established place of worship and community gatherings for all is much needed in this 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

- Principle of development
- Highways Considerations
- The impact on residential amenity
- Flooding Considerations
- Sustainable Urban Drainage
- Other Considerations
- The impact on the character and appearance of the area
- The impact on potential archaeological remains
- The impact on contaminated land
- Access for all

Principle of Development

7.2 Main statutory duties

7.3 The Local Planning Authority, in determining the planning application, has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application, any local finance considerations so far as material to the application, and any other material considerations. (Section 70(2) Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
- The Council must, in exercising its functions, including when considering whether to grant planning permission; have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity (section 40(1) Natural Environment and Rural Communities Act 2006).
- In determining this application, the Council is required to have regard to the provisions of the Human Rights Act 1998. The public sector equality duty also applies (Section 149 Equality Act 2010).

7.4 Section 149 of the Equality Act 2010 (as amended) 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.

- 7.5 In having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic there is a particular need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic.
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 7.6 Protected characteristics as defined in the above Act include religion or belief. The above Act is clear that any decision should remove or minimise disadvantages suffered said protected characteristic. The applicants are the Runnymede Muslim Society who serve the Muslim community in and around Royal Holloway University of London. The proposal is for a mixed use, where the buildings as a whole, will be used for purposes to meet the needs of the community. The applicants have set out that the proposal would provide a more permanent base for the group. Officers in making their assessment and recommendation have had due regard for the above.
- 7.8 Principle of the loss of existing office space
- 7.9 The site is located on the edge of Egham town centre and is not allocated for employment uses. The office unit is currently vacant and has been since December 2021. There are no local or national planning policies which seek to prevent the loss of such buildings where they are not allocated for employment uses.
- 7.10 Principle of the proposed use
- 7.11 The proposed mixed use would fall within the definition of Social & Community Infrastructure, as defined in the Council's Local Plan.
- 7.12 Policy SD5: Infrastructure Provision and Timings of the Local Plan states that:
- “Working with infrastructure providers, developers and other key stakeholders, the Council will support infrastructure projects which deliver the Spatial Development Strategy and allocated development sites as identified within this Plan. The projects required to support the Spatial Development Strategy are identified within an Infrastructure Delivery Plan”*
- 7.13 As set out in the Council adopted SDP on Infrastructure Delivery and Prioritisation, the Runnymede IDP has identified a deficit of built community space over the lifetime of the Local Plan as a result of need arising from additional population. The IDP concludes there is a need for around 905sqm of additional built community space across the Borough.
- 7.14 More widely the NPFF is clear that planning decisions regarding cultural facilities and services for the community needs are supported.
- 7.15 This proposal would deliver 504.28 m² of new community use as whole, in a sustainable location in proximity to Egham Town Centre. The proposed community use would be open to the community as a whole. The proposed development would provide a new community building which would be accessible for those who live and work within the wider area. The proposal would provide a permanent premises for the applicant to offer a number of communities uses, not just a place of worship but also meeting rooms, food and clothes bank and community teaching space. Therefore, the proposed development provides community space as required by the local plan and to help meet the needs of underserved

community groups. This is given significant weight as a material consideration which weighs in favour of this development.

Highways Considerations

7.16 Sustainable Transport

7.17 Policy SD3 of Local Plan deals with Active and Sustainable Travel. This sets out that the Council will support proposals which enhance the accessibility and connectivity between people and places by active and sustainable forms of travel. This includes supporting developments which integrate with or provide new accessible, safe and attractive active and sustainable travel networks and routes to service and employment centres and rail interchanges. The policy also requires development proposals, which generate significant traffic movements to submit and implement Travel Plans.

7.18 The NPPF is also clear that proposals should be designed to give priority to pedestrian and cycle movements having due regard for the wider areas and design access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.

7.19 The site is in proximity to sustainable transport and local amenity services, just outside of Egham Town Centre. The site is well connected to bus and train stations that are within a reasonable walking distance from the site. Egham train station is located 0.7 miles. There are local bus stops in the immediate vicinity of the site with bus routes between Staines, Sunbury, Frimley, Staines, Virginia Water, Englefield Green and Windsor Town Centre. Although it is acknowledged that many of these bus routes are limited or non-operational on a Sunday. It is understood that one of the above bus services does go via these train stations. Overall given this wider context it is considered that the site is in a relatively sustainable location. The proposed block plan also indicates bike storage facilities. As such, the site is considered to provide a suitable level of transport options which are sustainable modes of transport and is in a relatively sustainable location.

7.20 Highway safety, capacity and access

7.21 The NPPF sets out that development should only be prevented or refused on highway grounds if there would be a severe and unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.22 Policy SD4: Highway Design Considerations sets out that the Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network, and which take account of the needs of all highway users for safe access, egress and servicing arrangements.

7.23 The existing site has one means of access from The Avenue, a classified B Road. This road is subject to parking restrictions in the form of the double yellow lines on both sides of the road. The proposal includes no changes to this access.

7.24 Surrey County Council, in their role as the highway authority have reviewed the submission and considered that the proposed development would not result in significant increase on the highway network. They have raised no objections subject to the recommended conditions.

7.25 Parking Provision

7.26 Policy SD4 of the Local Plan states that parking standards for vehicle and cycle parking within development proposals will be assessed against the Council's current adopted

guidance. The Runnymede Parking Guidance SPD (November 2022).

- 7.27 The Council's SPD provides guidance on parking standards for different uses. This includes places of worship (1 car space per 10 seats) but also suggests that this could be done by individual assessment/justification. The SPD also sets out that for youth and community centres etc. they should have 1 car space per 3 persons or per 3 seats or per 20 sqm or could be based on an individual assessment/justification. This proposal is of a mixed-use nature and does not fit comfortably into either of these uses. It is also recognised, for reason set out above, that this site is in a sustainable location close to Egham Town Centre. In this context it is considered that the parking provision needs to be assessed on its own individual case.
- 7.28 Local residents have raised significant concerns regarding how the proposed development, or the proposed parking ratios would result in increased parking overspill and increased parking stress on the wider roads and area due to the parking being insufficient for the development proposed.
- 7.29 The parking provision for the existing building remains unchanged by the proposed development. At present, the site contains 30 parking spaces. The key consideration is if there would be adequate parking provision for the proposed use and if not would the proposed use result in an increased overspill into the street parking which would raise harm.
- 7.30 An amended Transport Statement has been submitted following initial comments from the Highway Authority. The applicant predicts on average, 5-10 visitors attending the daily congregational prayers. Friday prayers could attract around 120 visitors. It is recognised that this would be the "peak" and whilst there may be around 120 attendees, many will be families and not individuals and not all using private cars. One of the benefits of the building being in this location is that there are active and sustainable modes of transport available to visitors. The supporting statement advises that the onsite car park will be managed by an external company to make sure older users over 55 and the disabled are prioritised. In addition, a pre booking system with car registration is proposed and attendees advised of nearest pay and display public car parks. Hummer Road Car Park is located West of the site which for an able-bodied person would be within an approx. 8 minutes walking distance. It is acknowledged that that the transport statement could be improved further, and success of the parking provision primarily falls upon the applicant to both persuade and educate those who regularly visit the site. Hence an updated car parking management plan is recommended subject to condition.
- 7.31 Roads outside of the site have double yellow lines on both sides which will prevent indiscriminate parking.
- 7.32 In view of the above and given the nature of the proposal and wider supporting evidence it is considered that the proposed development would not raise any further highways or parking issues subject recommend conditions.

The impact on residential amenity

- 7.33 The nearest residential properties are located directly south of the site. Given the layout and proposed uses the development does not raise issues in terms of overlooking/ privacy.
- 7.34 Local residents have raised significant concerns regarding how the proposed development would result in increased noise and disturbance resulting from use.
- 7.35 The key consideration is the potential impact of noise and disturbance resulting from the greater use and activity within and around the site, and if so, whether this would result in unacceptable noise and disturbance. Policy EE2 of Local Plan deals with Environmental

Protection and specifically noise and disturbance.

- 7.36 An amended supporting statement detailing the purpose of the community facility suggest an indicative summary of planned activities across the week. The new community facility would cater for 5 daily prayer services, Friday sermon, adult education classes, food and clothes bank, tutorials for children and exhibitions. The applicant has indicated the centre would be open from 5am to 9pm to primarily accommodate daily prayers however, it would be in constant use from 9am-1pm. The applicant has confirmed that there will be no amplified sound system to commence prayers. Accordingly, it is considered that the proposed use is unlikely to generate significant noise or disturbance, especially given the existing lawful use of the unit and its location in combination with the meaningful distance of the residential properties. On this basis, this proposed development is considered to have an acceptable impact in terms of noise on the nearby residential properties.

Flooding Considerations

- 7.37 Where a development undergoes a change of use and the vulnerability classification of the development changes, there may be an increase in flood risk. For change of use applications in Flood Zone 2 and 3, applicants must submit an FRA with their application. This change of use is not subject to the sequential and exception tests however, an FRA should be submitted and demonstrate how the flood risks to the development will be managed so that it remains safe through its lifetime.
- 7.38 A Flood Risk Assessment prepared by STM Environmental dated November 2022 has been submitted in support of and amended during the consideration of this planning application to take into account the Surrey County Council Lead Local Flood Authority (LLFA) officer advice comments. A review of this FRA suggests that there would be an increase in the sites flood risk vulnerability however, the proposal is solely internal and does not include the extension of the building and therefore it would not reduce the ability of the flood plain to take on water or impede it so that it displaced into neighbouring sites. The proposal also does not involve any additional hardstanding or changes to the land surrounding the site which would increase surface run off or the site permeability.
- 7.39 In terms of Sustainable Urban Drainage (SuDs), Policy EE13 of the Local Plan requires all new development is required to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. Residents have raised significant concerns regarding how the proposed development would result in surface water drainage and drain capacity issues for the site and area. Page 10 of the Flood Risk Assessment prepared by STM Environmental dated November 2022 makes reference to potentially incorporating rainwater harvesting and infiltration SUDS and this can be secured by recommended condition.

Other Considerations

- 7.40 The impact on the character and appearance of the area
- 7.41 No external extensions or alterations are required in order to facilitate the change of use and as such there would be no impact on the character and appearance of the area.
- 7.42 The impact on potential archaeological remains
- 7.43 The application site falls within Egham Historic Core and Petter's Sports field multi-period site. As there are no changes to the proposed footprint of the building there is no new level ground level disturbance as such there is no risk to of disturbance to archaeological remains.

7.44 The impact on contaminated land

7.45 The application site is classified as being contaminated land, however as no external works/alterations are required there is no risk of disturbance or to human health.

7.46 Access for all

7.47 In determining this application, the Council is required to have regard to the provisions of the Human Rights Act 1998. The public sector equality duty also applies (Section 149 Equality Act 2010). Part of this includes advancing the equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. Protected characteristics include those with a disability. Therefore, as part of assessing this planning application officers need to consider if the proposal will provide access for all, including those with limited mobility.

7.48 The provision of access for all extends beyond simply ensuring that buildings can be entered easily, or that adequate provision is made for disabled parking. It also requires that developments are sited in accessible locations, with opportunities for access by public transport, walking and cycling; the provision of safe and convenient circulation routes and crossing points; and that appropriate signage and information is provided. Places should be accessible to everyone, including people with mobility or sensory impairments, the elderly, parents with small children and anyone who is temporarily disabled as a result of illness or injury.

7.49 The supporting statement advises that the onsite car park will be managed by an external company to make sure elderly over 55 and the disabled are prioritised. The site already benefits from ramped access and there is an existing lift within the building for the use of disabled people.

7.50 Overall, and as part of the sites wider operation it is considered that proposal does seek to ensure equality of access for all.

7.51 Letters of representations

7.52 It is considered that the above assessment has had due regard for the relevant planning considerations. Officers will not respond to any letters of objection which have specifically sought to object against this planning application for matters which pertaining to the religious beliefs of the applicants. Any fire assessment of a building of this size would be dealt with under building regulations and is not a material planning consideration. The possibility of alternatives to the proposed development were also raised by objectors. The proposal is not, however, one that requires consideration of alternative schemes.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

8.1 The Council has adopted CIL which came into effect on the 1st March 2021. The proposal does not propose new residential development nor would there be an increase in internal floorspace and therefore would not be liable for a Community Infrastructure Levy contribution.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

9.1 These have been considered and set out above.

10. CONCLUSIONS

10.1 Officers consider that there is substantial public benefit to the provision of additional social and community infrastructure in a sustainable location such as this proposed. The proposal provides a valuable mixed-use facility of educational, charitable, and place of worship. The proposed development is considered acceptable in all other respects. As such, the proposal results in the additional provision of community assets to meet the needs of the residents which ways in favour of the scheme.

10.2 Accordingly, the application is recommended for approval

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

Location Plan 2776-RDJWL XX-XX-DR-A-0015

2776-RDJWL-01-XX-DR-A-0026

2776-RDJWL-01-XX-DR-A-0027

2776-RDJWL-02-ZZ-A-0020

2776-RDJWL-02-ZZ-A-0025

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

3. Car Parking Management Plan

Prior to the first use of development hereby approved, a full detailed car parking

management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include full details of how visitors will be notified about the parking arrangements at the site and measures of how the users will promote the use of active and sustainable modes of transport, as well as highlighting nearby public car parks. The development shall be undertaken in accordance with these approved details.

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

4. Sound (externally audible)

No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed on the site.

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.

5. SuDS (verification)

Prior to the occupation of the development hereby permitted, full details of the SuDS measures as stated in the Flood Risk Assessment prepared by STM Environmental dated November 2022 shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented and retained for the lifetime of the development.

Reason: To ensure that the drainage system is constructed to the national Non-Statutory Technical Standards for SuDS and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6. Cycle storage

Prior to first occupation of the development, cycle storage shall be provided in accordance with details as shown on the approved plans submitted to the Local Planning Authority. Such storage should be safe, secure and lit.

Reason: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7. Double yellow lines

The development hereby approved shall not be first occupied unless and until the double yellow lines have been refreshed along The Avenue, Runnymede Court and Albany Place, as well as extended double yellow lines on Albany Place to the start of the parking bay and in line on the opposite side, and the associated Traffic Regulation Orders have been designed and implemented at the applicant's expense, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

8. Floor levels and flood proofing

The floor level within the proposed development shall be set no lower than existing levels as

stated in Flood Risk Assessment prepared by STM Environmental dated November 2022. The building shall be retained in accordance with these details.

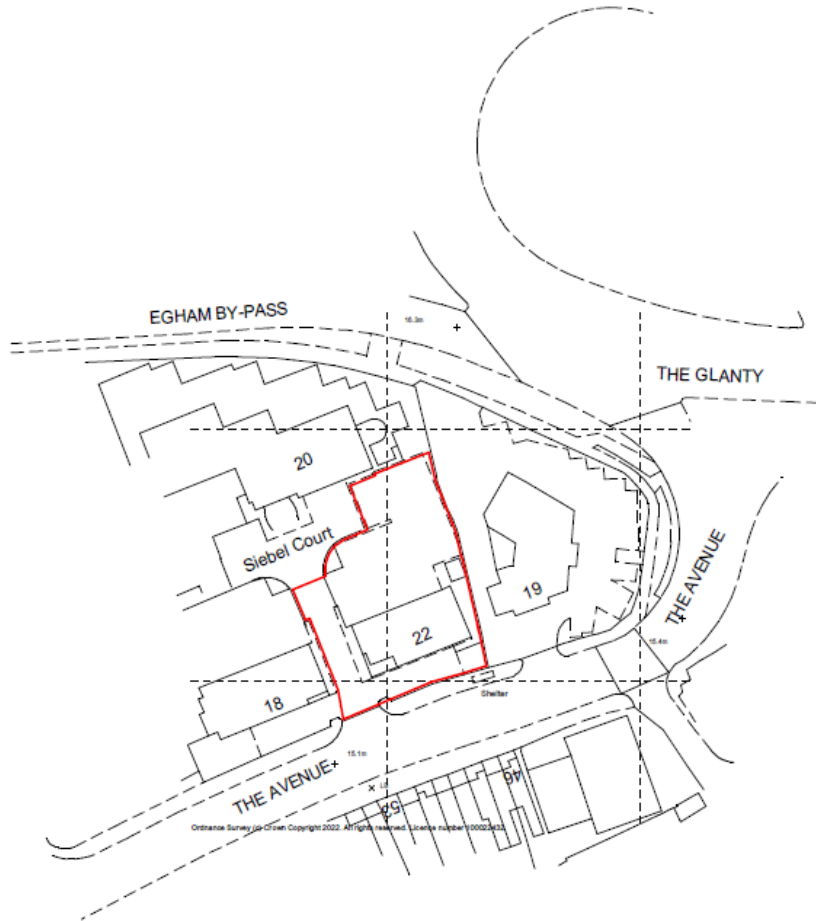
Reason: In the interests of the safety of the future occupiers and to improve flood resilience in the property and to comply with Policy EE13 of the Runnymede 2030 Local Plan, guidance within the NPPF and the Environment Agency's Standing Advice on Development and Flood Risk.

Informatives:

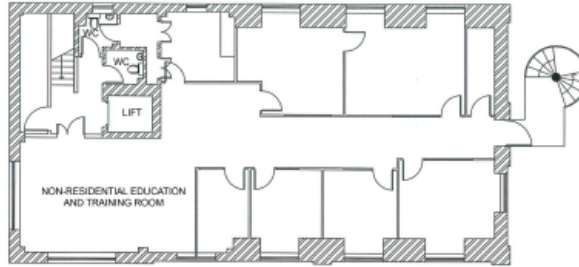
- 1 The scheme to implement waiting restrictions or other relevant works to regulate or restrict the operation of the highway shall first require a Traffic Regulation Order or Notice prior to use. The alteration of the Traffic Regulation Order or creation of a new Order or Notice is a separate statutory procedure which must be processed at the applicant's expense prior to any alterations being made. In the event that the implementation of waiting restrictions or other works requiring an Order or Notice is not successful due to unresolved objections the applicant shall submit an alternative scheme to the Local Planning Authority for its approval prior to first occupation of the development. Any alternative scheme or works shall be implemented prior to the occupation of any dwellings to the satisfaction of the Local Planning Authority

RU.22/1206 – Barons Court

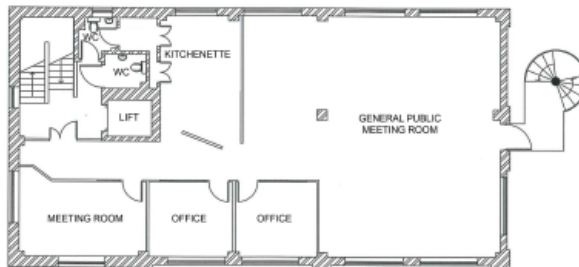
Location Plan



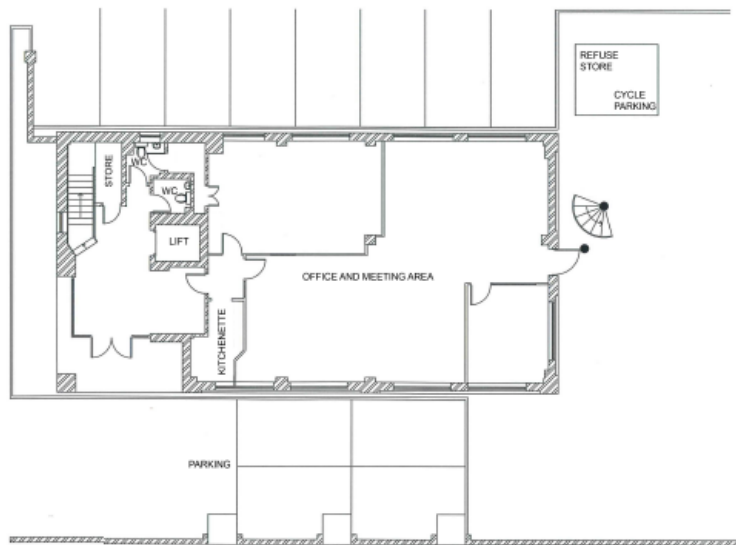
Proposed Floor Plans



SECOND FLOOR PLAN

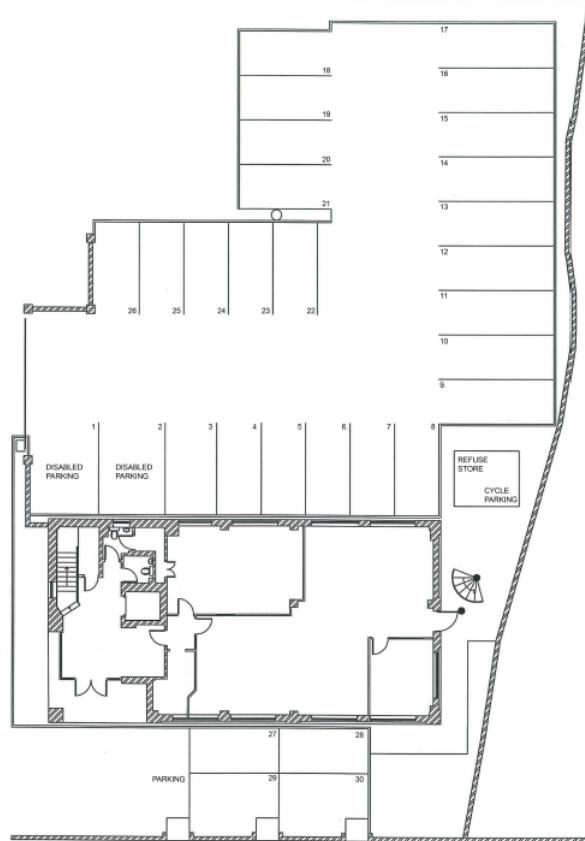


FIRST FLOOR PLAN



GROUND FLOOR PLAN

Proposed Parking Plan

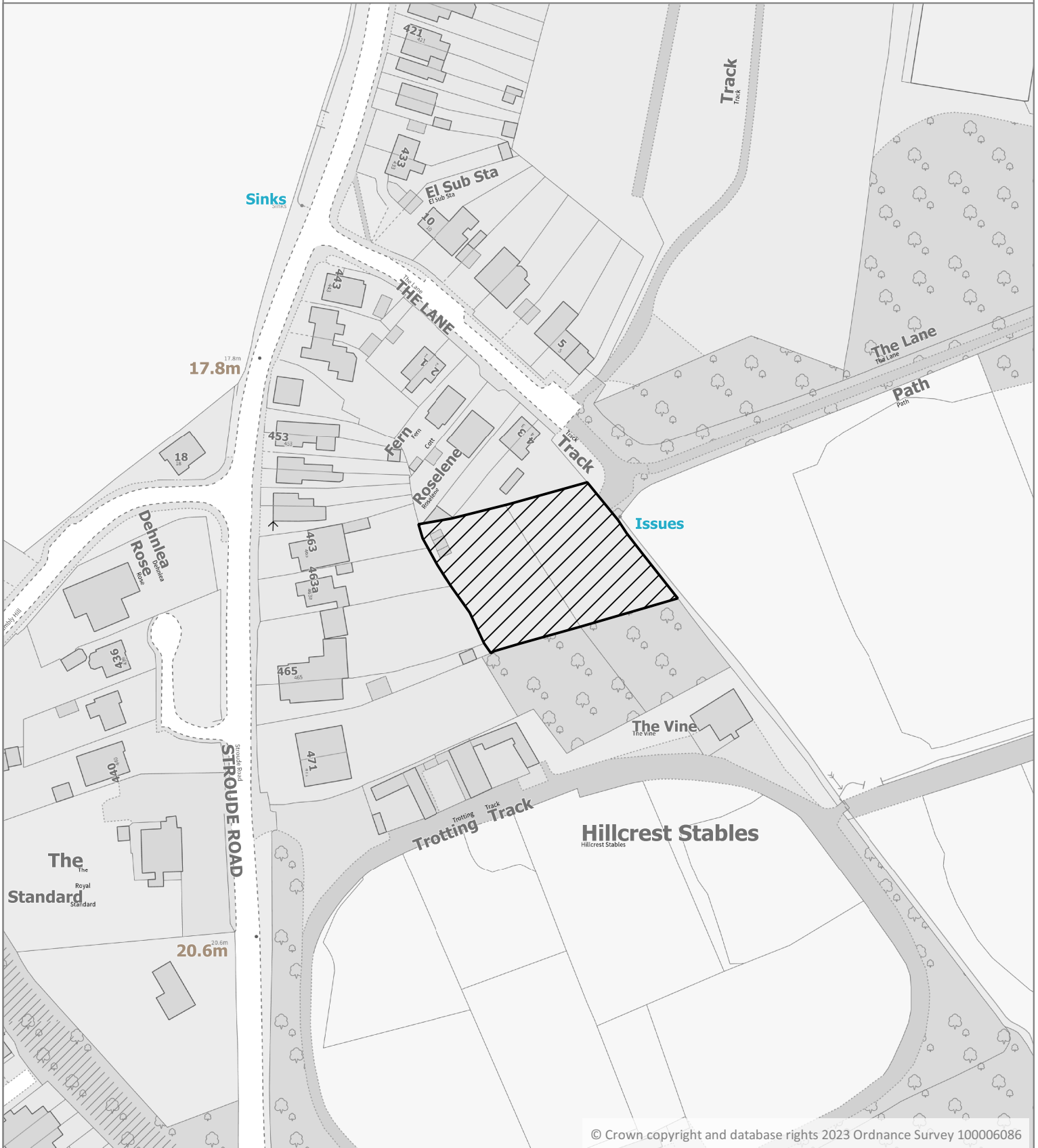




FOR LOCATION PURPOSES ONLY

Field Cottage, Land Adjacent 4 The Lane, Virginia Water,
GU25 4BX

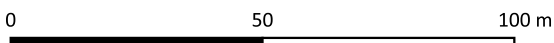
Date: 15/02/2023



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Scale: 1:1,500

RU.21/0983



COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.21/0983
LOCATION	Field Cottage, Land Adjacent, 4 The Lane, Virginia Water, GU25 4BX
PROPOSAL	Retrospective application for the siting of a shipping container
TYPE	Full Planning Permission
EXPIRY DATE	24/12/2021
WARD	Virginia Water
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	Number of letters of representation
<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 Consent - subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is located at the end of The Lane, a cul-de-sac to the south east of Stroude Road. The northern part of the site has an established use for the storage of demolished & surplus building materials (RU.88/1060). The southern part of the site has no established or lawful use. Residential properties lie to the north and west of the site and there is a stable to the south of the site. Land to the east of the site is an open field. The application site is located within the Green Belt and 2 trees within the site are protected by TPO 194.

3. APPLICATION DETAILS

- 3.1 This application seeks retrospective permission for the siting of a container in the north-western corner of the site.
- 3.2 The container has a width of 3 metres, depth of 7.5 metres and height of 2.6 metres according to the application form provided. It is used for storage in association with the lawful use of the site for the storage of demolished and surplus building materials.
- 3.3 The Case Officer was denied entry to the site to undertake a site visit, however an enforcement officer has visited the site..

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.00/0579	Erection of building for staff toilets and mess room. Refused October 2000
RU.94/0798	Erection of concrete blockwork storage shed. Refused November 1994
RU.88/1060	<p>Application for an Established Use Certificate for 1) The use of the site as a yard for the storage of demolished & surplus building materials 2) the use of the buildings on the site as a workshop for local signwriter. Appeal Allowed for the following:</p> <div data-bbox="411 701 1404 846" data-label="Text"> <p>Land at The Lane, Stroude Road, Virginia Water, Surrey, more particularly shown edged in thick black and hatched in black,, but excluding the area coloured solid black, on the plan attached hereto.</p> </div> <div data-bbox="443 869 1417 1025" data-label="Text"> <p>IT IS HEREBY CERTIFIED that the use of the above land for the purpose of the storage of demolished and surplus building materials was on 16 July 1988 established within the meaning of paragraph (a) of section 191 of the Town and Country Planning Act 1990.</p> </div> <div data-bbox="411 1041 1436 1220" data-label="Text"> <p><i>Officer note: It should be noted that the Certificate was not granted for the use of the building on the site as a workshop for a local signwriter and specifically excluded this land from the lawful use for the storage of demolished and surplus building material (area coloured in solid black on the plan in the north western corner).</i></p> </div> <div data-bbox="550 1254 1300 1971" data-label="Image"> </div> <div data-bbox="491 1977 1353 2009" data-label="Caption"> <p>Plan attached to appeal decision notice RU.88/1060 (not to scale)</p> </div>

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 SPD (July 2021)
- 5.4 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

Consultees responses

Consultee	Comments
Virginia Water Neighbourhood Forum	No comments

Representations and comments from interested parties

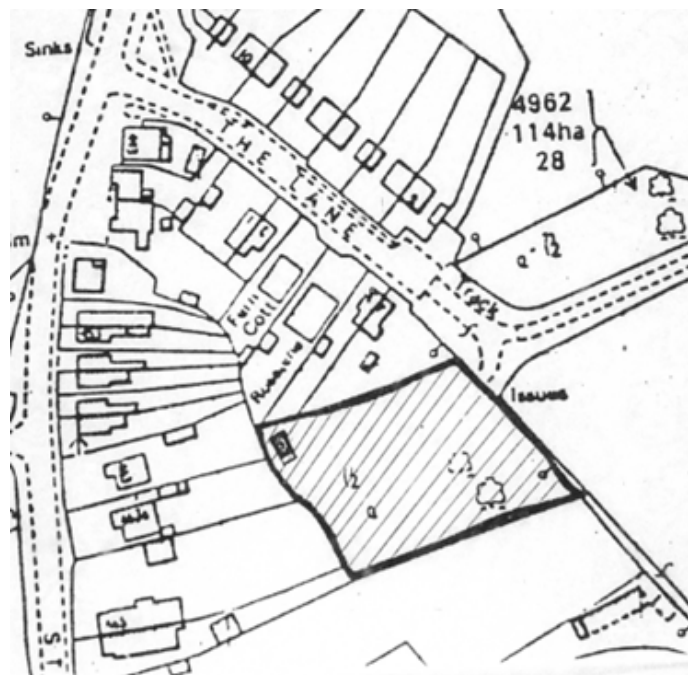
- 6.2 10 Neighbouring properties were consulted in addition to being advertised on the Council's website and 3 letters of representation have been received which have been signed by residents from 11 addresses and are summarised below:
- Unlawful use of the land
 - Environmental Health concerns
 - Loss of privacy due to removal of trees and vegetation within the site
 - Visual and noise disturbance due to activities at site
 - Potential case of contaminated land due to sewage being installed at site
 - Humans or animals living at the site
 - Danger of large uncontrolled bonfires
 - Damage to TPO protected willow tree
 - Need to have high fencing erected along the boundary of the site to protect privacy
 - Concerns regarding previous widening of path owned by Surrey County Council
 - The site should be returned to its original state as Green Belt land
 - Restrictions should be imposed on the site

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 Green Belt where only limited development is considered appropriate. 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 siting of a container is operational development and whether the proposal is an appropriate form of development within the Green Belt.

- 7.2 Large shipping containers stored on land, whether full or empty, are normally judged to be operational development and tantamount to a permanent building. Case Law establishes three principles for determining whether something is a 'building': size, degree of permanence and physical attachment. Whilst the container does not appear to be physically attached to the ground and could be transported from one site to another or within the site, its size (7.5m x 3 m) is such that it is unlikely to be relocated within the land with any regularity and could be present for a number of years. The container has already been on the land since at least August 2019 (as per Officer photos) and has not been moved since then, due to its size and degree of permanence it is considered to be operational development.
- 7.3 It is important to note that only part of the site outlined in red has a lawful use as a storage yard for demolished and surplus building materials (as outlined in black in the plan below) and the remainder of the site is agricultural land. During the application, the applicant was asked to amend the red line plan but declined to do so. The container is to be sited within land which has a lawful use for the storage of demolished and surplus building materials (allowed at appeal under RU.88/1060).



Plan attached to RU.88/1060 (not to scale)

- 7.4 The limited infilling or partial or complete redevelopment of previously developed land whether redundant or in continuing use is considered appropriate in the Green Belt provided it would have no greater impact on the openness of the Green Belt than the existing development. The current lawful use of the site allows for the storage of demolished and surplus building materials, but the certificate allowed at appeal under RU.88/1060 placed no controls on the amount or the height that such materials could be stored. The siting of one container with a height of 2.6 metres and footprint of 22.5sqm is not considered to have a greater impact on the openness of the Green Belt than what could lawfully be stored on this part of the site without requiring any further permission. As the proposal is for only one container which is

located close to the site boundary close to existing development (neighbouring residential properties and the existing workshop building on the site) it does not spread development across the site into more open parts of the site. Therefore, the siting of the proposed storage container is not considered to have a greater impact on the openness of the Green Belt than the existing storage of surplus building materials on the site, which is currently unrestricted, in accordance with Policy EE17.

- 7.5 The container has a 1 metre separation distance to the site boundary and does not have any windows. The container is green coloured and is set well back from the road. The container is indicated to be used for storage and would not lead to a change of use or intensification of the use of the site so is not considered to result in any harm to neighbouring residential properties or the street scene complying with Policy EE1.
- 7.6 Several letters of representation have been received which raise concerns regarding other activities being undertaken on the site which may be unlawful. This application only relates to the siting of a storage container it does not propose any change of use of the land and therefore, issues to do with the lawful use of the site are not a consideration under this application.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is not CIL liable as it does not involve new residential or office development.

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

- 10.2 The development has been assessed against the following Development Plan policies – EE1 and EE17 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. List of approved plans

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

Block Plan (DHD-21-556), Location Plan (DHD-21-556) received 30/06/2022

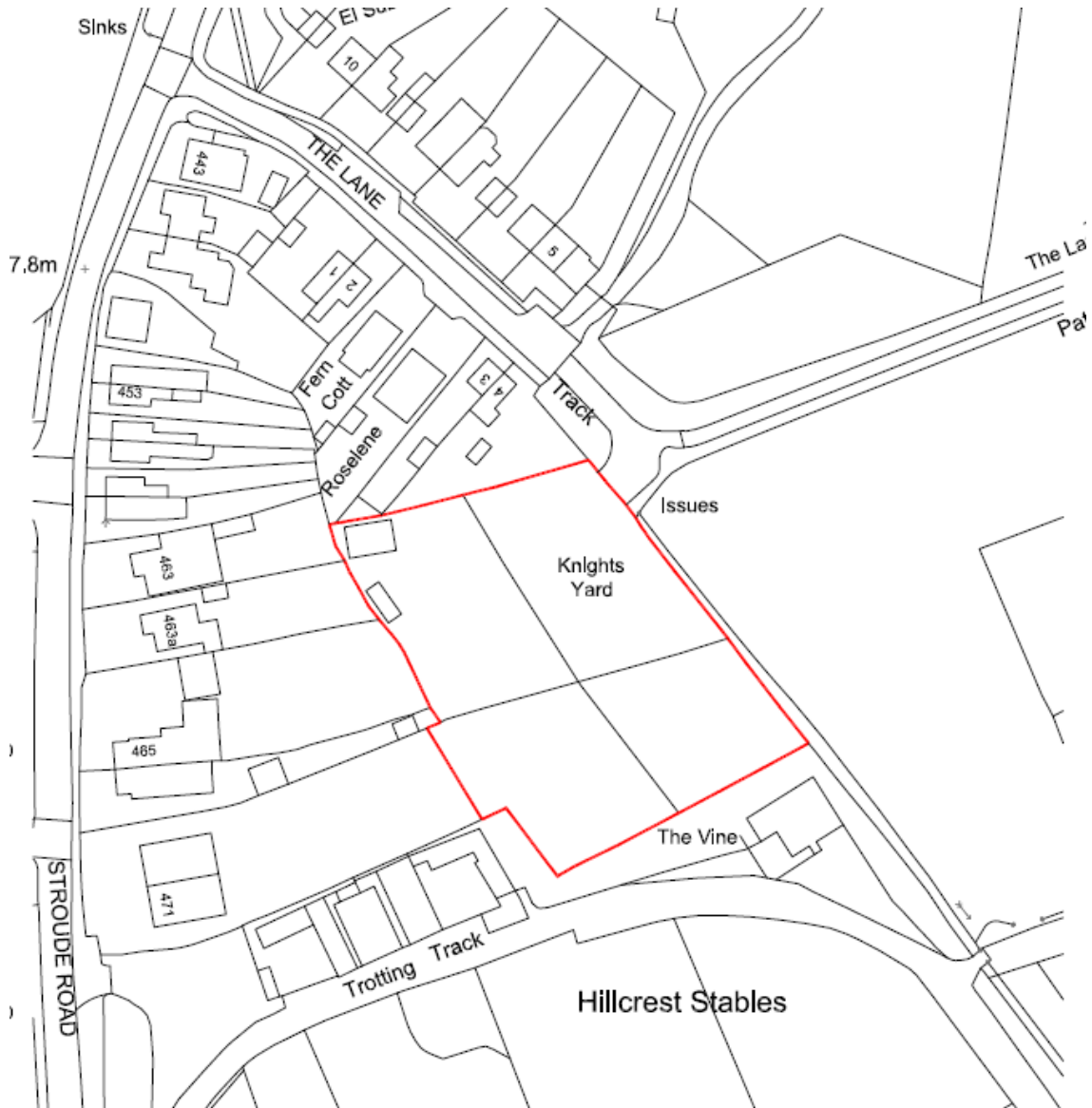
Proposed Elevations, Proposed Floor and Roof Plan received 13/09/2021

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

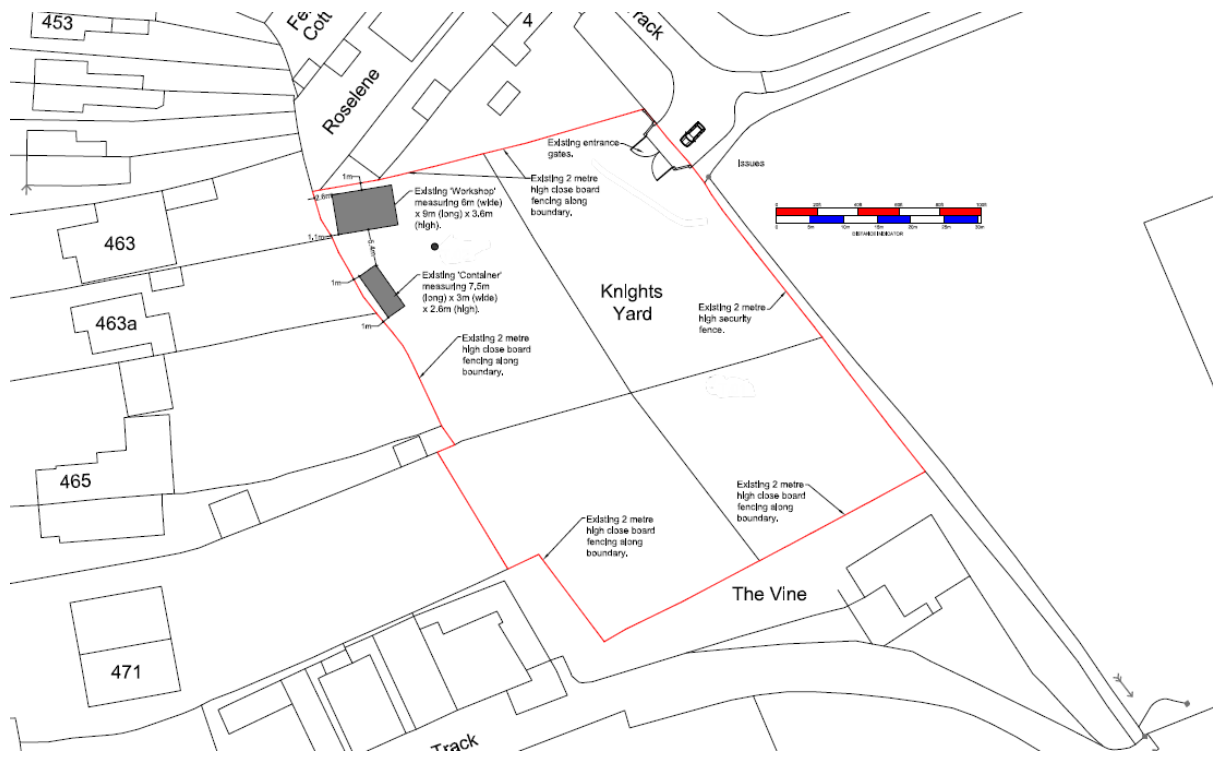
Informatives:

1. The applicant is advised that this permission only relates to the siting of the container and does not extend the lawful use site.
2. The container shall be used in accordance with the established use of the site for the storage of demolished and surplus building materials.

Location Plan



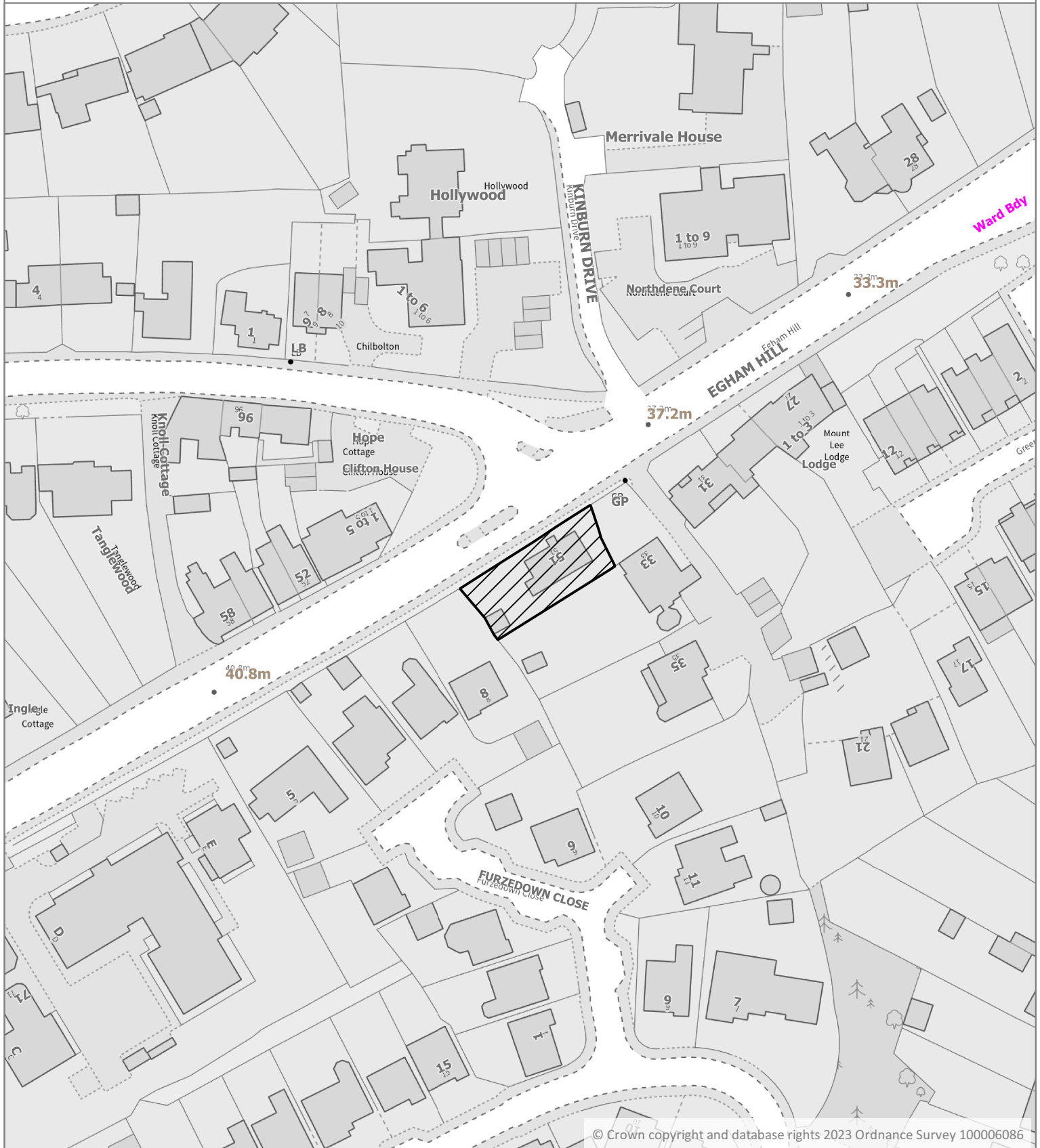
Block Plan





Date: 15/02/2023

51 Egham Hill, Egham, Surrey, TW20 0ER



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Scale: 1:1,000

RU.22/1838

0 25 50 m



COMMITTEE AGENDA REFERENCE: 5C

APPLICATION REF:	RU.22/1838
LOCATION	51 Egham Hill, Egham, Surrey, TW20 0ER
PROPOSAL	Construction of a detached dwelling with associated amenity following the demolition of the existing detached bungalow.
TYPE	Full Planning Permission
EXPIRY DATE	25/01/2023
WARD	Egham Town
CASE OFFICER	Will Rendall
REASON FOR COMMITTEE DETERMINATION	Called in by ward member on the grounds of potential impact on parking provision (Cllr I Mullens).
<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 Consent - subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to a detached bungalow located on a plot adjacent to Egham Hill (A30) road. The site at present contains garden space, no vehicular access and pedestrian access from Egham Hill.
- 2.2 Adjacent to the site to the east is a private access track for a number of dwellings including No.33 and No.35 Egham Hill. Located to the rear is garden space of No.33. Towards the west is the garden areas of 8 Furzedown Close.

3. APPLICATION DETAILS

- 3.1 The applicant is applying for full planning permission for a detached dwelling, built in a chalet bungalow style (single storey with roof accommodation above), following the demolition of the existing dwelling.
- 3.2 The proposed dwelling would have no vehicular access and will only have pedestrian access. There is however a parking space owned by the applicant located up the private track

adjacent to the site. The plans submitted include cycle and refuse storage as part of the application.

- 3.3 Amended plans have been submitted which change the existing floor plans from showing two bedrooms to four bedrooms. This was after a site visit where the case officer noted that there were four bedrooms within the dwelling.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.22/0557	Construction of a pair semi-detached dwellings with associated amenity following the demolition of the existing detached bungalow (Amended description and plans). Full Planning Permission – Refused 07/07/2022
RU.20/0697	Demolition of existing bungalow and replace with row of 3no. 2 bedroom terrace cottages – Full Planning Permission – Withdrawn 08/07/2022
RU.19/0995	Demolition of existing bungalow and replace with new block of 6 x apartments – Full Planning Permission – Withdrawn 09/10/2019

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 Supplementary Planning Document (SPD) – July 2021
 - Runnymede Parking Guidance Supplementary Planning Document (SPD) – November 2022

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Runnymede Contaminated Land Officer	<p><i>No objection subject to recommended conditions</i></p> <ul style="list-style-type: none"> • The land is affected by contamination, however as this is small development standard conditions are recommended.

Runnymede Arboricultural Officer	<p><i>No objection subject to conditions</i></p> <ul style="list-style-type: none"> • There are trees within the site and on adjacent properties which may be affected by the application – therefore it is recommended that prior to commencement details of tree protection must be submitted.
Surrey County Council Highways	<p><i>No objection raised; conditions recommended</i></p> <ul style="list-style-type: none"> • A Construction Transport Management Plan should be submitted and approved before commencement of development. • Secure Parking of bicycles within the site should be retained and maintained in accordance with the approved plans.

Representations and comments from interested parties

6.2 22 Neighbouring properties were consulted in addition to being advertised on the Council’s website and 9 letters of representation have been received from 7 different addresses in regard to the submitted planning application, as summarised below-

Comment	Officer response
Concerns of loss of light on neighbouring dwelling	See “Impact on Neighbouring Amenity”
Close to neighbouring boundaries – lack of separation distance to the boundaries	As above
Increase of height over the existing dwelling could result in overshadowing	As above
Rear first floor window could result in overlooking – this should be condition to be obscure glazed and non-opening	As above
Potential noise and disturbance from student occupants	It is not considered that the proposed development would result in increased noise and disturbance above and beyond that which could lawfully take place at this site.
The proposal will be forward of the building line of the surrounding area.	See “Design Considerations”
Layout is cramped and contrived.	As above
Increase from two bedrooms to five	An error on the plans was identified where the existing floor plan showed two bedrooms rather than four.

Could be used to house students as a House of Multiple Occupancy (HMO)	Noted- however a Planning Application would be required for more than six residents as this would be a Large HMO
The Plans show that a reception room on the ground floor has an ensuite and therefore this could be converted to a bedroom	Noted, as above
A condition should be secured to prevent further extensions and alteration (such as additional storeys), as well as subdivision.	The replacement dwelling would not benefit from Class AA Additional Storeys, due to being constructed after 28/10/2018. Subdivision would require a Full Planning Application.
Lack of parking – only existing provision is for one vehicle in the adjoining unmade road. Other vehicles will have to park in nearby roads	See “Highway Considerations”
Lack of vehicular access is problematic for the construction, as well as deliveries and weekly collections of refuse	As above
Due to the busy nature of the road it is unlikely that vehicular activities at the site can be safe	As above

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

- Principle of Development
- Design Considerations
- Impact on Neighbouring Amenity
- Provision of Suitable Residential Environment
- Highway Considerations
- Other Considerations
-

Principle of Development

7.2 The application site is located in the urban area, in a relatively sustainable location in walking distances to local amenities, including local shops and services. The NPPF (2021) sets out that planning decisions should support development that makes efficient use of urban land such as this location.

- 7.3 The proposal results in the replacement of one single storey dwelling with a single storey dwelling with roof accommodation (chalet bungalow). As there is no net loss of residential units, the principle of development is acceptable, subject to other considerations, as detailed below.

Design Considerations

- 7.4 Policy EE1 sets out that all development proposals will be expected to achieve high quality and inclusive design which responds to the local context including the built, natural and historic character of the area while making efficient use of land.
- 7.5 The NPPF (2021) sets out that there is a clear focus that proposed developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 7.6 The proposed dwelling would occupy a greater footprint than the existing dwelling, with the proposed having a footprint of about 122 sqm, whilst the existing has 90 sqm. Therefore, the proposed dwelling would slightly increase the spread of the development on the site.
- 7.7 The dwelling would be located close to the boundary of the site, with the porch of the replacement dwelling set back by about half a metre from the streetscene. The main part of the dwelling is set back between 1.7 metres and 2 metres from the streetscene. The established building line of the surrounding area is varied. It is noted that the building line of dwellings on the southern side (dwellings adjacent to the application site) of Egham Hill are significantly set back further than the proposed dwelling. However due to the varied building line in the wider area. (Including Nos 58-52 (evens) which are positioned at a similar distance from the streetscene as the proposal), it is considered that the layout of the dwelling would not be out of character with the wider area.
- 7.8 The proposed replacement dwelling would result in an uplift in the height of about 2 metres (at its greatest extent due to the sloped nature of the plot) compared to the existing dwelling (which has a height of about 5 metres). The resultant height of the dwelling would be about 7 metres at its greatest extent. Due to the proposed dwelling being located close to the streetscene, this uplift in height would be notable from the streetscene, particular given that the dwelling is located in a prominent position beside the junction of Egham and Middle Hill. It is however considered, that given the fact that the dwelling is surrounded by a number of two storey dwellings, that the scale and form of the replacement dwelling is acceptable with the surrounding area.
- 7.9 The proposed materials include brick, timber cladding on the dormers and dark grey slate roof tiles. This design is comparable to some of the materials of other dwellings within the streetscene. However, no details of the colour of the proposed brick have been submitted. As such a condition requiring material samples to be submitted before above ground construction is recommended.
- 7.10 The proposed development also includes modest bike and bin storage in the front garden area. These storage units will have a height of about 1.4 metres and will be sensitively designed, being constructed out of timber cladding. Therefore, these are not considered to harm the character of the area. When taken as a whole, the built form associated with the proposed development is considered visually acceptable and would comply with the above policy considerations.

Impact on neighbouring amenity

- 7.11 All proposals are expected to provide high standard of amenity for all existing and future users in accordance with paragraph 130 of the NPPF (2021). Policy EE1 sets out that “*all development proposals will be expected to Ensure no adverse impact ...to neighbouring property or uses*”. The Runnymede Design Guide (July 2021) state that extensions should not significantly harm the privacy or outlook of neighbouring properties through overlooking or being over-dominant.
- 7.12 The adjacent dwellings most likely to be potentially affected by the proposed development are No.33 Egham Hill, (which is located to the south-east of the site and it’s garden areas located directly to the rear of then site) and No.8 Furzedown Close, which is located to the south-west of the proposed replacement dwelling.
- 7.13 The proposed replacement dwelling would be located close to the boundary with No.33 Egham Hill. However, due to the proposal being located northwards of the neighbouring No.33, it is considered that there would be no adverse loss of light or overshadowing of No.33 Furthermore, in terms of the potential impact on No.8 Furzedown Close, the proposed dwelling is located on lower ground than this neighbouring dwelling. These considerations offset the fact that the replacement dwelling will be built closer to the boundary compared to the existing dwelling. Consequently, it is considered that there will be no adverse impact on light or overshadowing on the two nearest neighbouring dwellings nor overbearing impact.
- 7.14 The proposal includes a rear dormer window at first floor level. The plans do not indicate whether this window will be obscurely glazed, but it will serve the first floor landing (therefore not a habitable room). Given the short separation distance of about 3 metres from the proposed dwelling to the garden space of No.33 to the rear, it is considered that there would be some overlooking into this garden area from such window. Accordingly, it is recommended that a condition be secured that this window will be obscurely glazed, and PD rights removed for Class B and C (dormers and roof lights) in the rear elevation to prevent the further insertion of windows over and above what has been shown on the plans. As such it is considered that this overcomes the previous application’s refusal reason for loss of amenity to No.33. Additionally, the rear dormer is significantly distanced from No.8 Furzedown Close.
- 7.15 The rear of the proposed development also contains a number of rooflights. Given these will be located high up in the rooms they are located in, it is not considered that they will offer any significant overlooking into the amenity areas of neighbouring dwellings.

The provision of a suitable residential environment

- 7.16 Policy SL19 of the Local Plan state the expected minimum space standards for new residential units. Policy EE1 also states that no adverse impact on the amenities of the occupiers of the development proposed and provide an appropriate standard of amenity space. The Runnymede Design Guide (July 2021) states that “All dwellings must be designed with high quality internal and external space, in an appropriate layout, to accommodate different lifestyles and a range of private and communal activities. Additionally, paragraph 130 of the NPPF states that developments should have a high standard of amenity for future users.
- 7.17 It is considered that the proposed replacement dwelling provides suitable internal floorspace for dwelling of this size (approx. 148 sqm), along with suitable outlook and access to daylight. The proposed development also retains suitable amenity space for a dwelling of this size consistent with the space standards set out in policy SL19 of the local plan.

Highway Considerations

- 7.18 Policy SD4 of the Local Plan states that the Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network. Paragraph 110 of the NPPF states that appropriate opportunities to promote sustainable transport modes should be taken up.
- 7.19 The Runnymede Borough Parking Guidance Supplementary Planning Document neither expresses a maximum nor minimum standard for residential development. This is to enable development proposals to respond fully and flexibly to the characteristics of their location, taking account of the availability of alternative means of travel in the area, car parking issues in the locality and to make the most efficient use of land.
- 7.20 It is not considered that the proposed development would result in significant increase in vehicles coming to and from the site which would materially affect highway safety or capacity issues. In terms of parking one space is provided for the site, located up the adjacent unmade road. It is noted that the proposed dwelling is in a relatively sustainable location, within walking distance to local amenities and Egham Station.
- 7.21 Highway Authority have been consulted about the application and they have raised no objection to the application on highways safety ground. They have however recommended a condition for a Construction Transport Management Plan, to avoid adverse impacts on highway safety during the construction period. They have also recommended a condition requiring the applicant to fully provide, retain and maintain the proposed secure bicycle storage.

Other Considerations

7.22 *Trees*

Policy EE9 of the Local Plan states that trees considered to make a significant contributions to their surroundings should be protected. Located at the front of the site is a prominent Chusan Palms as well as a large Ash tree located on the west side of the site. The Council's Arboricultural Officer was consulted on the application and have raised no objection and has recommended conditions related to tree protection. They have stated that no tree removal is necessary to implement the proposal. However, to ensure that the Chusan Palms is maintained, and that the no adverse damage is made to the root protection area of the adjacent ash a condition requiring a Tree Survey, Arboricultural Method Statement and Tree Protection Plan to be submitted prior to commencement is recommended.

7.23 *Contaminated Land.*

Policy EE2 of the Local Plan states that any development proposals on land that is affected by contamination, the applicant will be required to submit and implement a scheme of remediation. The Council's Contaminated Land Officer has been consulted on the scheme and has identified that land that the proposal will be sited on has the potential to be contaminated and therefore has recommended conditions requiring details to be submitted of a protective membrane and if contamination is found during construction, work will stop immediately, and a site investigation shall be carried out.

7.24 *Sustainability*

Policy SD7 relates to sustainable design. The proposal includes the provision of the secure storage of cycles and storage of waste. Furthermore, there is no evidence that the proposal will materially adversely affect biodiversity within the site or the wider area.

- 7.25 Policy SD8 relates to renewable energy. No renewable energy statement has been submitted as part of this application. However, Policy SD8 only requires this for major developments. Given that the proposal is a replacement dwelling and not a major development, it is not a policy requirement for a renewable energy statement to be submitted.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is CIL liable but would attract an exemption if the applicant claims a self-build exemption.

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, EE9, SD4, SL19 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:

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: Site Location Plan, Existing and Proposed Block Plans (received - 05/12/2022), Proposed Block Plan (received - 30/11/2022), Proposed Plans (received – 30/11/2022), Existing and Proposed Street Views (received – 30/11/2022), Proposed Plans - Waste & Recycling Storage and Cycle Storage (received – 30/11/2022), Topographical Survey - Proposed Dwelling (received – 30/11/2022).

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. Construction Transport Management Plan

No development shall commence until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones

Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is also required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

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, the following information shall be submitted and approved in writing by the local planning authority- Tree Survey, Arboricultural Method Statement and Tree Protection Plan. The information must be in accordance with British Standard 5837:2012 - Trees in relation to design, demolition, and construction.

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 ensure the retention of trees in the interests of the visual amenities of the area and to accord with Policy EE11

6. Land Contamination (1)

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the ground gas protective membrane (regarding ground gas migration pathways) which shall be laid under the floor of the extension hereby approved. The approved details shall be fully implemented and retained for the life of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with guidance in the NPPF

7. Land Contamination (2)

In the event that contamination is found at the site during the construction of the extension hereby approved, work shall stop immediately, a site investigation carried out by a competent person and a report shall be submitted in writing to the Local Planning Authority for Approval. No further works shall be undertaken unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with guidance in the NPPF

8. Cycle storage

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is also required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

9. Bin store provision

Prior to the first occupation of the development the refuse and recycling storage shall be provided in accordance with the details shown on the approved plans.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10. Obscure glazing

Before the first occupation of the dwelling hereby permitted, the dormer window in the rear south-eastern elevation shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining property and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

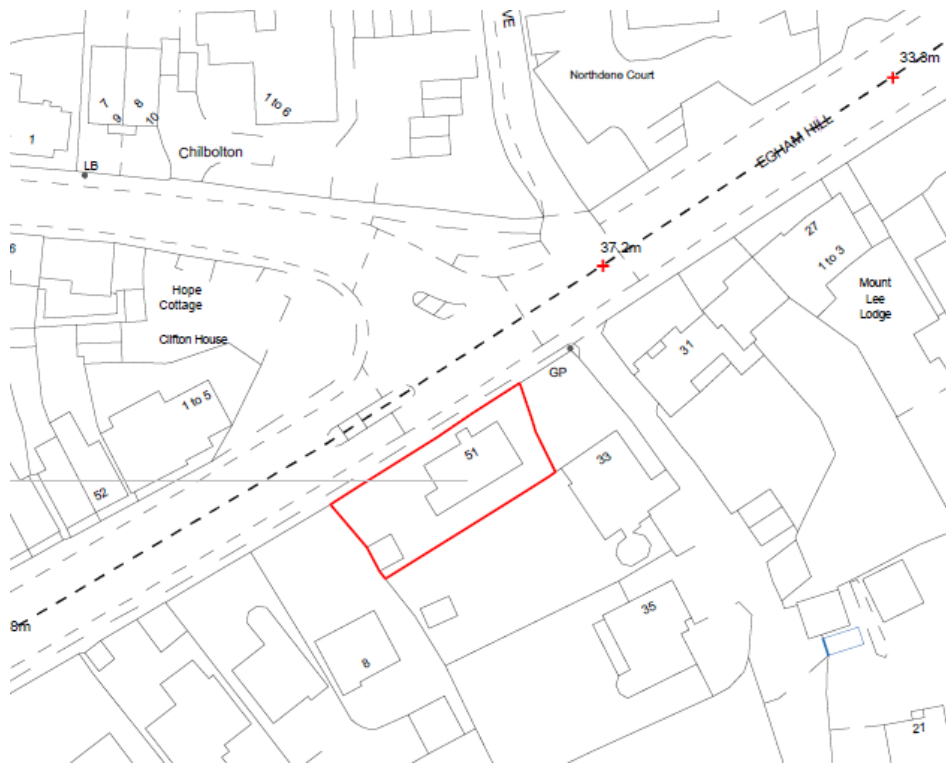
11. Restricted Permitted Development Rights

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.

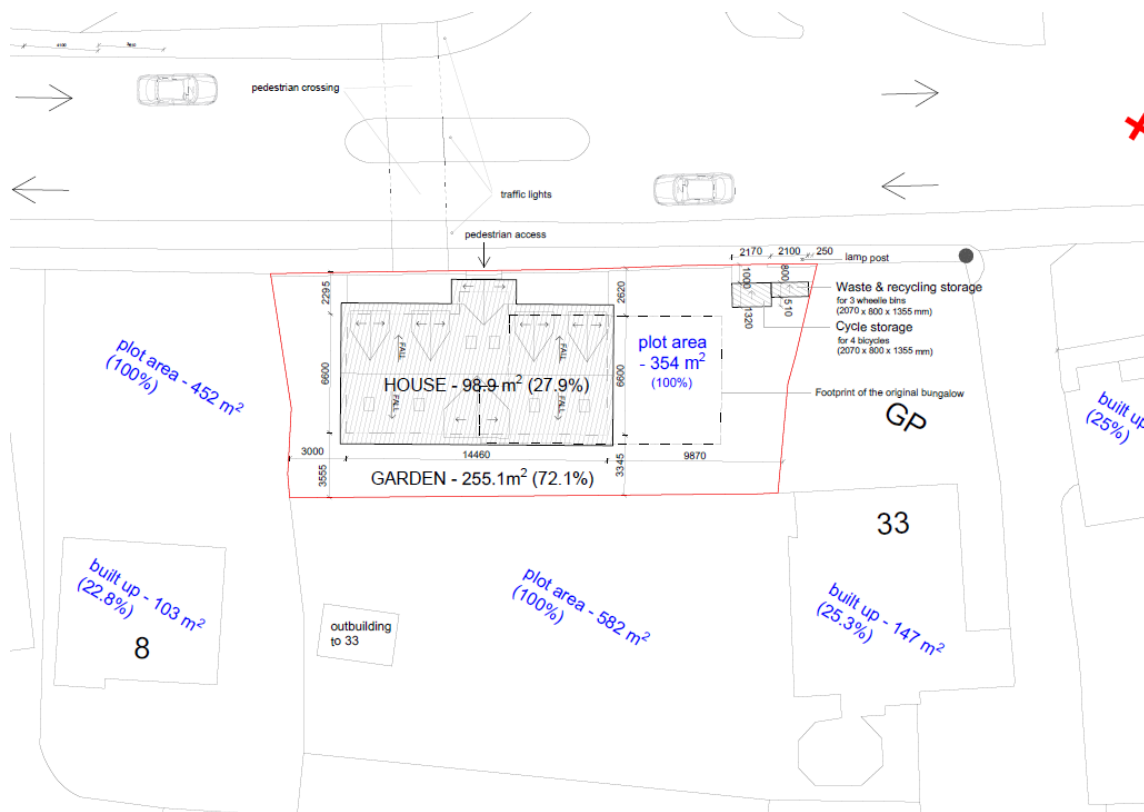
Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties and the surrounding area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

RU.22/1838 – 51 Egham Hill

Location Plan



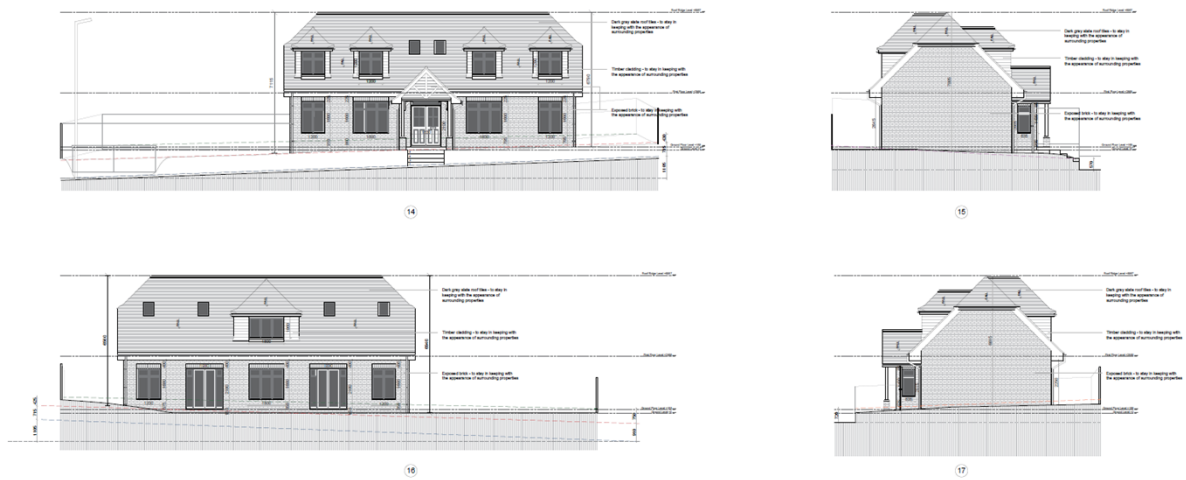
Proposed Block Plan



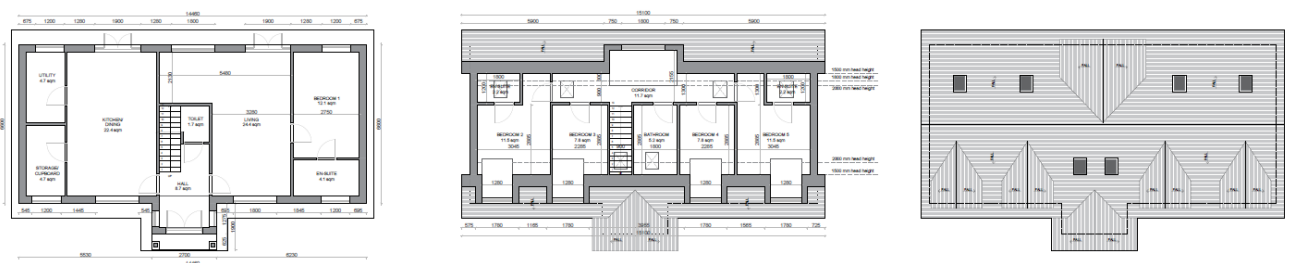
Proposed Streetscene



Proposed Elevations



Proposed Floor and Roof Plans

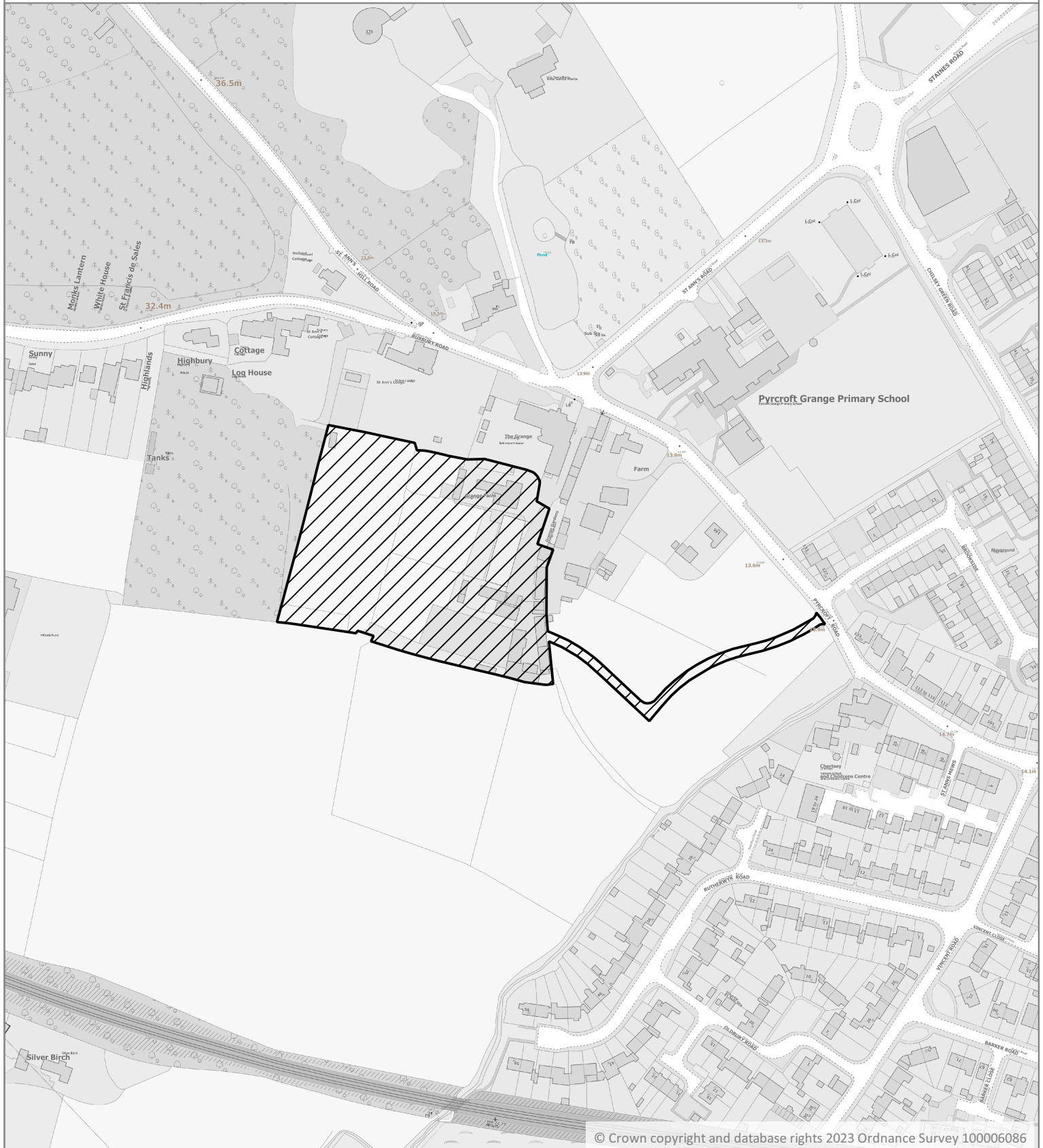




FOR LOCATION PURPOSES ONLY

Date: 15/02/2023

Grange Farm, Pycroft Road, Chertsey, KT16 9EP



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Scale: 1:3,000

RU.22/1569

0 50 100 m



COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.22/1569
LOCATION	Grange Farm, Pycroft Road, Chertsey, KT16 9EP
PROPOSAL	Erection of 69 dwellings including demolition of existing buildings, associated parking, landscaping, open space and infrastructure works at Grange Farm, Chertsey.
TYPE	Full Planning Permission
EXPIRY DATE	09/01/2023
WARD	Chertsey St Anns
CASE OFFICER	Justin Williams
REASON FOR COMMITTEE DETERMINATION	Major application
<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 planning permission subject to conditions and completion of legal agreement.
2.	To refuse planning permission at the discretion of the CHDMBC should the S106 not progress to his satisfaction 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 planning permission.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is part of Allocation site in Policy SL6 and covers the hatched area in the plan indicated in the policy. The site currently comprises of a farm with a dwelling and a variety of single storey farmyard buildings, open grazing land and a menage and is currently accessed from Pycroft Road to the side of the existing care home. The land levels lowers from west to east of the site and there is a row of mature conifers which form the boundary between the site and the adjacent care home. The areas to the west and south of the site, are currently laid to grass, but part of the southern boundary abuts the remaining part of the allocation parcel subject to

RU.21/0893. The site lies within the urban area and within 5 kms of the Thames Basin Heath Special Protection Area. Flood zone 3b lies to the north of the site. Access to the site would be via the road through the adjacent land parcel.

3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the erection of 69 dwellings, which would be split between 45 open market homes and 24 affordable homes. The proposal would be split between the following mix.

	Market	Affordable rent	Shared ownership	First homes	Total
1 bed apartment	-	6	1	6	13
2 bed apartments	-	5	1	-	6
2 bed houses	6	2	3	-	11
3 bed houses	25	-	-	-	25
4 bed houses	14	-	-	-	
Total	45	13	5	6	69

- 3.2 The units would have varied design and heights with the apartments being three storey and located close to the eastern boundary of the site. The remaining dwellings would be two storey with the garages being single storey. The proposed three storey building would be set off the eastern boundary by a minimum of five metres with the remaining eastern boundary being set to car parking. 127 off street car parking spaces would be provided at the site with some units also having garages. The proposal would include 1 EV charging facility per dwelling. The proposal would include a small area of open space (0.07 ha) to the centre of the site in front of the proposed apartment building.
- 3.3 The site would be accessed from Pycroft Road via the access road through the adjacent parcel and utilise the emergency access also off Pycroft Road which would serve predominantly 7 properties and is also located in the adjacent parcel.
- 3.4 The applicant has submitted a range of documents in support of this application, which includes a Flood Risk Assessment, Archaeology and Heritage Assessment, Noise Assessment, Transport Assessment, Ecological Assessment, Design and Access Statement, Arboricultural Impact Assessment and Air Quality Assessment.
- 3.5 The Transport Assessment notes that the site is well connected to the wider area and would increase two-way traffic movements onto Pycroft Road by approximately 36-38 vehicle movements during the morning and evening peak periods. The additional vehicles provided by this phase along with phase 1 would not affect the capacity of the junctions. The proposal would contribute to the car share scheme as laid out in RU.21/0893.
- 3.6 The submitted Flood Risk Assessment details that the site is within Flood Zone 1 and not at risk from flooding. Surface water management would be secured with below ground geocellular cages, and a dry pond incorporated to facilitate storage of surface

water run off which would then discharge into Phase 1 surface water drainage system, with the flows restricted to greenfield run off measures.

- 3.7 The Archaeology and Heritage Assessment outlines that no designated heritage assets could be affected by the proposal. The site has not been subject to any archaeological investigations following a desk-based research and site walkover. The report states that it is unlikely that the proposal would affect any archaeological remains or heritage assets.
- 3.8 Noise Assessment and Air Quality. The site is approximately 250 and 450 metres away from the closest noise and air quality areas along the railway line and M25 respectively. Between the site and these receptors are open fields and trees. The report notes that using standard window and ventilation and based on the proximity of the nearest noise generators internal and external noise levels would comply with WHO guidance. The submitted air quality assessment notes that the site is a good distance from an AQMA and therefore unlikely to be affected by poor air. However, the site is at risk from dust during construction given the sites location in proximity to sensitive receptors and mitigation measures for dust should be implemented to minimise the impact of the proposal during the construction and demolition phases of the proposal.
- 3.9 The submitted Arboricultural Impact Assessment notes that the site does not have any TPO's nor is it in a conservation Area. However, it is noted that there is a large, protected redwood tree located in the adjacent parcel at the Grange Nursing Home.
- 3.10 The submitted Ecological Appraisal notes that a field survey was undertaken at the site which included a walkover and looking at the buildings on the site. The survey identified that there were two buildings which had high potential for bat roosting sites, however there was no record of bat activity at any of the buildings. There is also some potential for reptiles at the site, with minimal opportunities for other protected species such as birds and badgers.
- 3.11 The submitted Ecological appraisal demonstrates that the proposed development would not harm protected species and that a number of different biodiversity enhancement measures are proposed.
- 3.12 The applicant submitted Energy and Sustainability Statement notes that the building would be constructed using traditional masonry construction with the layout of the proposal to optimise solar gain. The proposal would include Solar PV and hot water heat pumps and this would deliver more than a 10% reduction in energy production from renewable energy sources at the site.

4. RELEVANT PLANNING HISTORY

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

There is no planning history directly relevant to the site, however, the adjacent sites have had planning history recently which is listed below.

Reference	Details
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RU.21/0893	The erection of 170 dwellings and the provision of five permanent serviced pitches for gypsies/travellers including associated parking, landscaping, public open space and infrastructure following demolition of the existing outbuildings on site. (Revised description reducing the number of dwellings from 186 to 170 and providing five gypsy/traveller pitches). Under consideration
RU.22/0406	Extensions to existing care home. Granted May 2022 – Not yet implemented.

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.

The relevant policies are considered to be:

- SD1 – Spatial Development Strategy
- SD2 – Site Allocations
- SD3 – Active & Sustainable Travel
- SD4 – Highway Design Considerations
- SD5 – Infrastructure Provision & Timing
- SD7 – Sustainable Development
- SD8 – Renewable & Low Carbon Energy
- SL1 – Health and Wellbeing
- SL6 – Housing Allocation Pycroft Road Chertsey.
- SL19 – Housing Mix and Size Requirements
- SL20 – Affordable Housing
- SL26 – New Open Space
- EE1 – Townscape and Landscape Policy
- EE2 – Environmental Protection
- EE9 – Biodiversity, Geodiversity and Nature Conservation
- EE10 – Thames Basin Heaths Special Protection Area
- EE11 – Green Infrastructure
- EE13 – Managing Flood Risk

- 5.3 SPDs which might be a material consideration in determination:

Runnymede Design SPD (July 2021)
Thames Basin Heaths SPA SPD (April 2021)
Affordable Housing SPD (April 2022)
Runnymede Parking Guidance SPD (November 2022)

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Surrey County Highways	No objection subject to condition
Surrey Archaeology Officer	No objection subject to condition
Lead Local Flood Authority	No objection subject to condition
RBC Environmental Health Officer	No objection to the application
RBC Tree Officer	No objection subject to condition
Affinity Water	No comments received.
Thames Water	No objection subject to condition
Surrey Wildlife Trust	No objection subject to conditions

Representations and comments from interested parties

6.2 41 Neighbouring properties were consulted, a site notice displayed, and the application was advertised in a local paper in addition to being advertised on the Council's website and 6 letters of representation have been received 2 from the same address and their concerns are summarised below:

- There is not enough infrastructure in Chertsey to support the extra homes
- The road is narrow and traffic in the area is very high especially at rush hour
- The additional phase would increase the risk of flooding
- The site has had bronze age findings previously and the farm buildings currently on site are model farm buildings based on the buildings established by Prince Albert in Windsor
- The site is also a nationally important site as the heart of the Guard Dog of the Kingston Zodiac
- Before any demolition is carried out at the site the farm entrance via the side of the Grange Nursing home is closed
- Traffic calming measures should be installed along Ruxbury Road as vehicles often speed through this 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. The application site is a long term allocated reserve housing site. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the layout, scale, design, housing land supply/need, housing mix, affordable housing, highway safety, impact on the character and visual amenities of the area, impact on the residential amenities of the occupiers of the adjacent neighbouring properties, leisure recreation, potential impact on trees and protected species, noise and vibration, drainage and flood risk, contaminated land, and ground water and on local infrastructure.

Principle and Quantum of Development

- 7.2 The site has been allocated for housing since the 1986 Local Plan and is an allocated site in the current Local Plan under Policy SL6. Additional housing is a key policy in the NPPF and significant weight must be given to the contribution that the site would have to housing supply in the Borough and to fulfil the aims of the 2030 Local Plan. Part of the allocated site was given authorisation to grant planning permission for 170 units and five gypsy and traveller pitches was given by the Planning Committee in June 2022.
- 7.3 This housing allocation on the western side of Chertsey is formed from four parcels of land at Chilsey Green Farm, Grange Farm, Grange Farm Retirement Home and St Ann's Lodge. The Council's preference is for a high-quality development that will come forward in a single comprehensive scheme would provide 275 net additional dwellings. Taking into account this proposal and the 170 dwellings at Chilsey Green Farm this would equate to 239 dwellings. The remaining area of land at St Ann's Lodge is still to come forward. Whilst the proposed number of units may result in a slightly overall smaller number of units coming forward given the site constraints and policy requirements it is considered that this application makes the most efficient use of land and no objection is raised to the quantum of development proposed.

Design, layout and Impact on Character and Appearance of the area.

- 7.4 The NPPF requires the provision of high-quality places, and that new development should add to the overall quality of the area, be visually attractive, sympathetic to local character, establish or maintain a strong sense of place, optimise the potential of the site, and sustain an appropriate amount and mix of development whilst provide places that are safe, inclusive, and accessible. This is reinforced in Policy EE1 of the Local Plan.
- 7.5 The layout of the proposed housing has been carefully designed to ensure that it reflects a suburban setting of traditional street frontages throughout with some tree lined streets with well landscape public open space. Similarly, the proposal reflects that of the neighbouring first phase of the development on the adjacent land parcel. The scheme comprises a spacious layout with gardens and on street landscaping and street trees, centred around a focal open space with main access via a principal spine road in Phase 1. The proposed development is considered of high quality design.
- 7.6 The area surrounding the proposed development is predominantly two storey dwellings of varied height and design and with individual garden areas. The site would be accessed through the adjacent parcel authorised under RU.21/0893 which reflected the character and style of the adjacent neighbouring area. The proposal includes some taller units centrally located at the site along with a central area of open space which

would include a play area and a dry pond, which would act as a surface water retention basin, and would have a water brake to control the flow of surface water in the wider surface water scheme. The houses would have a mix of detached, semi-detached and terrace properties all of which would have a good-sized gardens and the flats with their own private amenity areas. It is therefore considered that the proposal would comply with Policy EE1 of the Local Plan in this respect.

- 7.7 The proposed units would also have a varied pallet of materials similar to the adjacent parcel and with landscaping along the road which again would harmonise with the landscaping in the adjacent parcel and allow for green corridors through and beyond the site. It is considered that this would be sympathetic to the local character and appearance of the area and would comply with Policy EE1
- 7.8 The proposal would retain good separation distances to existing neighbouring properties and future properties including a recent approved, but not implemented, extension to the nursing home. The proposed flats would be set of the boundary with the adjacent land parcel and have its parking area abutting the rear garden fences of the properties in that parcel. However, there are no first-floor windows proposed to be installed in the side elevation facing the properties in the authorised parcel and as such it is considered that the proposed development would not result in an overbearing or un-neighbourly form of development to the detriment of the existing and future occupiers of the adjacent neighbouring properties. This would comply with Policy EE1 of the Local Plan, the design SPD and the NPPF in this regard.

Connectivity and highway considerations

- 7.9 The site would utilise the authorised accesses off Pycroft Road and use the approved access roads through the site to connect to this parcel of the site. The proposal would provide parking for 124 car parking spaces, along with a further 26 garage spaces with all dwellings and flats having an electric vehicle charging point. Cycle parking will also be provided at the site.
- 7.10 The site is located on the edge of the settlement of Chertsey and is within a reasonable walking and cycling distance of key facilities in Chertsey town centre as well as other leisure, employment and education facilities close to the site. The site is also close to Chertsey Railway Station and Bus stops within the town centre which is approximately 750 metres from the site. Given the above it is considered that the proposal is located in a reasonably sustainable location.
- 7.11 The proposal would increase traffic onto Pycroft Road, and the statement notes that this would increase to approximately 36-38 movements in the morning and evening peak hour. However, it is noted that this is part of an allocated site to provide 275 units and therefore the principle of additional traffic in the wider area has been established under this allocation.
- 7.12 The County Highways Authority raise no objection to the application on highway safety grounds, however, have requested additional contributions to the A320 works, Demand Responsive Transport Bus Service (under negotiation), Travel Plan, contribution to double yellow lines along Pycroft Road and Car Club.
- 7.13 The proposed access to the site along the road would necessitate a Section 278 Agreement with the Highways Authority and the applicant. The design of which will be developed in further details post planning and would be subject to Road Safety Audits under the S278 process which may require further modifications.
- 7.14 It is accepted that the proposal would use the same access as that approved under RU.21/0893, however, whilst the applicant is the same, this has been brought forward as two separate applications and given the access has not yet been constructed a

condition securing the construction of the primary access to Pycroft Road and the provision of visibility zones, is recommended. The Highways Authority also recommend conditions regarding the layout of parking spaces, submission of a Construction Transport Management Plan, information of the cycle parking and availability of public transport options including the car club. Subject to these conditions, the proposal would comply with Policy SD3, SD4 and SD5 of the Runnymede 2030 Local Plan.

Housing Mix and affordable housing.

- 7.15 The NPPF makes it clear that Local Planning Authorities should significantly boost the supply of housing (including affordable) and to set policies to meet the identified need for affordable housing. Policy SL20 of the Runnymede 2030 Local Plan seeks to meet the needs for affordable housing by providing a percentage of affordable units within a development site. This states that for development proposals of 10 or more units 35% of the dwelling should be affordable with the tenure split between 70 affordable/social rent and 30% as other forms of affordable housing. The proposal would provide 24 affordable units which would be peppered around the site with the mix, being split between, affordable rent, shared ownership and first homes.
- 7.16 The applicant proposed a mixture of dwelling types and Policy SL19 of the Runnymede Local Plan refers to development proposals of 10 or more net additional dwellings being required to contribute to meeting the housing market areas identified housing mix, the current Strategic Housing Market Availability Assessment (SHMAA) is from 2018 and a breakdown of the proposed mix in comparison to the mix identified in the SHMAA is detailed below:

Number of bedrooms	Proposed open market	SHMA open market	Proposed affordable	SHMAA Affordable inc. Low-cost ownership
One	0	5-10%	54%	10-20%
Two	13%	25-30%	45%	40-45%
Three	55%	40-45%	0	25-40%
four	31%	20-25%	0	5-15%
Total units	45		24	

The proposal is broadly in line with the 2018 SHMAA, and the proposal would provide six first homes and all of the units would comply with minimum floor areas and each having their own private amenity areas. It is therefore considered that the proposal would comply with Policy SL19 of the Runnymede Local Plan

Flooding and Surface Water Drainage

- 7.17 The applicant has submitted a Flood Risk Assessment (FRA) in support of the application because of the size of the site. The site is wholly within Flood Zone 1 and will be accessed through the adjacent site and the entrance of Pycroft Road. Access to the site has been established under the previous approval RU.21/0893. The site has already been examined under the Strategic sequential test and in the Strategic Flood Risk Assessment when the site was allocated in the local plan and the site was considered to be suitable for housing sequentially.

- 7.18 The FRA includes information how surface water would be managed at the site and this includes discharging into the surface water drainage system which in turn discharges into the nearby watercourse. There would be a small dry pond located at the sites, which would hold surface water and would slowly release this into the system. Along with this basin there would be other measures included in the scheme to retain water and slow the release of surface water into the system. The run off limit would be QBAR which would be the same as the Greenfield run off. The LLFA raise no objection to the application subject to a condition regarding full details of the Surface Water Drainage scheme to be submitted and a verification report submitted following the implementation of the surface water drainage measures. Thames Water also raise no objection to the application.

Impact on trees

- 7.19 The site is currently predominantly grass and falls from north to south with some trees along the edges of the site and in the adjacent property. The proposal includes the removal of 28 trees, seven groups of trees and a number of hedges. The Arboricultural Impact Assessment details these trees are all low value. There are other trees around the site which are to be retained, however works will be required to be carried out on these trees to ensure their retention and to avoid any undue overhanging branches.
- 7.20 The Council's Tree Officer raises no objection to the application subject to replacement trees to be planted to mitigate the loss of the trees proposed to be removed. It is proposed to plant 22 street trees, 27 trees in open space and 28 trees within back garden areas. In addition, an Arboricultural Method Statement detailing how the trees would be protected during the construction is recommended.

Ecology and Biodiversity

- 7.21 Policy SD7 refers to Sustainable Design and that development proposals will be supported where they protect existing biodiversity and include opportunities to achieve net gains in biodiversity as well as greening of the urban environment. Policy EE9 of the Local Plan (Biodiversity, Geodiversity and Nature Conservation) confirms that the Council will seek net gains in biodiversity through the creation, expansion, restoration, enhancement and management of habitats and features to improve the status of priority habitats and species. The Council have prepared further guidance on this, contained within the Green and Blue Infrastructure SPD.
- 7.22 The site is dominated by habitats of limited ecological interest. The habitats of highest ecological interest are the treelines, mature trees and scrub bordering the site. Development proposals seek to retain these features and provide other habitats of biodiversity interest within the site landscape scheme in order to enhance the value of the site for wildlife.
- 7.23 The application site is on the edge of the urban settlement with old farm buildings forming the southern boundary and woodland to the north with some trees and low-key hedgerow scattered throughout the site. The applicant has submitted an ecological survey, which included a bat and badger scoping survey, along with a bat report, reptile survey and a great crested newt survey.
- 7.24 The bat survey work recorded low status day roosts for individual/low numbers of Common Pipistrelle and Soprano Pipistrelle within 3 of the buildings would be lost. Although the roost to be affected by the proposed development are considered to be of low local value, the proposed works must have due regard to the legal protection to all bats which protects both individual bats and the conservation status of populations. The Bat report also notes that a European Protected Species licence would need to be obtained from Natural England prior to works taking place at the site. The report also

outlines measures to be incorporated into a licence application which include the replacement of roost sites, in the short term and the long term.

- 7.25 Measures are also given for the maintenance and enhancement of current opportunities provided by the site for foraging and commuting bats. These include sensitive lighting design and habitat creation, and management works to maximise opportunities across the site for foraging and commuting bats.
- 7.26 Subject to the implementation of the recommendations in *Section 5 of the Bat Report Rev B*, including further surveys, it is considered that the favourable conservation status of local bat populations would be maintained and, through long-term provision of higher quality roosting and foraging habitat at the site, potentially enhanced. This would ensure compliance with the nature conservation objectives of the 2019 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations, the 2006 NERC Act and the guidance underpinning the 2021 National Planning Policy Framework.
- 7.27 The Ecological survey also looked at Badgers, Water Voles, Dormice, Great Crested Newts and birds and the report concludes that the site is unlikely to support these species. The site is predominantly laid to grass, and this does provides opportunities for reptiles at the site and the survey notes that there are low level of reptiles (Slow Worms) on the site.
- 7.28 The Wildlife Trust has raised concern over the validity of the surveys given that they took place over a shorter time that the standard. However, the was due to the small size of the site and the highly sub-optimal nature of the majority of habitat within the site which is dominated by buildings, hardstanding, mown amenity grassland and close cropped paddocks. Suitable reptile habitats are subsequently limited to the site margins, which results in the survey not taking much time relative to the size of the site. Furthermore, it should be noted that 28 refugia were distributed across the site and in recognition of the small size of site (1.7hectares) and dominance of unsuitable habitat for retiles the actual sampling of reptile habitat substantially exceeded the recommended density of 5-10 refugia per hectare of suitable habitat.
- 7.29 In view of the low number of Slow worms identified within the site it is proposed that the animals are displaced into the surrounding area (rather than translocated). The approach to displacement would allow the movement of reptiles into areas of retained habitat including the woodland to the west and grassland to the south. And this would be secured by condition. It is considered that the proposal would comply with EE8 of the Local Plan in respect of protected species.
- 7.30 The Biodiversity Impact Assessment calculation identified that a net gain in linear habitats can be achieved, however there would be a loss in broad habitats of 0.37 biodiversity units. In view of this very low loss, it is proposed to mitigate this through the provision of habitat enhancement measures not reflected in the calculation including
- Provision of features for bats and breeding birds on new buildings and existing trees
 - Provision of log and brash piles
 - Use of fruit and nut producing species and pollen-rich species in the formal landscape planting scheme and
 - Hedgehog highways through boundary fencing and wildlife friendly drop kerbs to facilitate the movement of wildlife through the site.

And by the proposed areas of grassland within the scheme being sown with a species rich grassland mix, in addition to the grassland along the western boundary being managed for wildlife with the grassland subject to only occasional management (i.e. cut once a year) to allow the establishment of longer grassland forming an ecotone with the offsite woodland. This would be secured by condition.

Subject to the above and relevant conditions The Surrey Wildlife Trust raise no objection to the application and the proposal would comply with Policies SD7 and EE9 of the Local Plan.

Archaeology

- 7.31 The applicant has submitted an Archaeological and Heritage Assessment as the site covers an area greater than 0.4 ha which is the threshold for archaeology investigations as outlined by Policy EE7 of the Runnymede 2030 Local Plan. The Assessment notes the site has a low potential in containing any archaeological remains from any period. The County Archaeologist acknowledges the low potential for archaeology at the site, but as there is the possibility that archaeology deposits could survive on the site a scale trench evaluation should be carried out to assess the nature, extent and significance of any potential remains. A condition regarding the submission of written scheme of investigation is recommended. Subject to this condition, the proposal would comply with Policy EE7 of the Local Plan.

Noise Management and Air Quality

- 7.32 To the southwest of the site is the Chertsey to Egham Railway line which is approximately 250 metres away and the M25 motorway which is 500 metres away to the south of the site. There are other main roads, Chilsey Green Road and Staines Road, approximately 260 metres away to the northeast of the site. The applicant has submitted a noise assessment to accompany their application, this states that the proposal would not have a material impact from noise and that the proposal would comply with the British Standard for sound insulation and noise reduction for buildings. The Council's Environmental Health Officer raises no objection to this application subject to the measures regarding glazing and trickle vents as detailed in the report are adhered to. Also, that any noises work should comply with the hours controlled by the Control of Pollution Act. An informative is recommended advising the applicant of this. Subject to these measures the proposal would comply with Policy EE2 of the Local Plan.
- 7.33 The applicant has submitted an Air Quality Assessment as the site is within 500 metres of the M25 Air Quality Management Area, (AQMA). The report concludes that the occupiers of the proposal would not be materially affected by air quality. However, given the sites proximity to residential properties, there may be some impact on adjacent neighbouring properties during the construction of the site. However, this could be controlled by the submission and implementation of a Construction Environmental Management Plan (CEMP) which would need to include dust suppression measures. The Council's Environmental Health Officer raises no objection to this subject to a condition regarding a CEMP. Subject to this, the proposal would comply with Policy EE2 of the Local Plan.

Renewable and Low Carbon Energy

- 7.34 New development is expected to demonstrate how it has incorporated sustainable principles into the development including construction techniques, renewable energy, green infrastructure and carbon reduction technologies.
- 7.35 Policy SD8: Renewable and Low Carbon Energy sets out that new development will be expected to demonstrate how the proposal follows the energy hierarchy (Be lean; use

less energy, be clean; supply energy efficiently and be green; use renewable energy). For a scheme of this scale, it is also expected for the development to incorporate measures to supply a minimum of 10% of the development's energy needs from renewable and/or low carbon technologies.

- 7.36 The applicants Energy and Sustainability statement specifies a range of best practice energy efficiency measures to enable all proposed dwellings to meet or better the standard of Carbon dioxide emissions set by Part L of the Building Regulations. A combination of energy efficient fabric, ventilation and heating systems would lead to this level of performance together with the specification of low energy lighting through the delivery of an airtight build. In addition, the proposal would include the installation of Solar PV panels on properties which would provide 28% of the energy requirement of the properties from renewable means which would comply with Policy SD8 of the Local Plan.
- 7.37 The proposal would also include other additional measures to promote sustainability at the site which includes recycling bins, installation of water efficiency fittings, to assist compliance with policies SD7 and SD8 of the Local Plan.

TBH SPA

- 7.38 The site lies within 5km of the Thames Basin Heaths Special Protection Area (TBHSPA). 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.
- 7.39 As competent authority the Council's appropriate assessment is that the contributions in line with the agreed strategy with Natural England, means harm to protected species can be avoided and mitigated by the provision of SANGs. The Council has available capacity to accommodate this development subject to appropriate payments for delivery and maintenance. Subject to securing these SANG contributions by way of a s106 agreement it is considered that the proposal would address the impacts arising from the development on the Thames Basin Heath Special Protection Area in accordance with the Council's policies and the NPPF.
- 7.39 The second part is towards the Strategic Access Management and Monitoring funds which enable the coordinated visitor management across the whole of the publicly accessible TBHSPA. The funds are used in part to survey the Thames Basin Heaths' Authorities SANGs. The purpose is to identify any improvements to the SANG.
- 7.40 In accordance with the Council adopted SPD for this area a financial contribution of £137,377.18 is required towards SANG and a further £54,738.00 towards SAMM towards the avoidance/ mitigation strategy is necessary.

Land Contamination

- 7.40 The applicant has submitted a Ground Investigation Report. This did not identify any contamination and no radon gas on or near to the site. However, there may be localised spillage at the site around the farm buildings. The Council's Contaminated Land Officer raises no objection to the application, and it is considered that the proposal would comply with Policy EE2 of the Local Plan in this respect.

Public Open Space

- 7.41 The NPPF and Policy EE1 of the Local Plan refers to creating places that are safe, which promote health and well-being and with a high standard of amenity for existing and future users and where crime and disorder and fear of crime do not undermine the

quality of life or community cohesion and resilience. The proposed units would comply with the minimum housing sizes as identified in Policy SL19 and with dwellings having a garden depth greater than 11 metres as identified in the Design Guide with occupants of the flats having their own private external amenity areas as well as close access to the areas of Public Open Space.

- 7.42 The application site will be linked with the adjacent parcel RU.21/0893 which has a large area of public space along its eastern boundary, which includes a Local Equipped Area of Play and a trim trail, community orchard and other unallocated open space which has an area of approximately 1.3ha. The proposal also has its own area of open space in front of the proposed apartments which has an area of approximately 0.07 ha. This area will be overlooked by adjacent neighbouring properties and would benefit from natural surveillance. The proposal would comply with policy SL26 and Policy EE1 of the Local Plan. The Police Designing Out Crime Officer recommends that the applicant achieve Secure by Design and an informative is recommended advising the applicant of this.

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. Based on the submitted information, the tariff payable for this development is estimated to be £929,049

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 site is an allocated site for development by the Runnymede 2030 Local Plan (Policy SL6) and the quantum of development makes an efficient use of an appropriate site and it is not considered that the proposal would be harmful to the visual amenities or character of the area. The traffic and highways safety aspects of the application have been reviewed by the County

Highways Authority who raise no objection and the Lead Local Flood Authority raise no objection to the application. No other technical planning issues have been identified that would prevent planning permission being granted in accordance with the development plan and the NPPF.

- 10.2 The development has been assessed against the following Development Plan policies – SD2, SD3, SD4, SD5, SD7, SD8, SL1, SL6, SL19, SL26, EE1, EE2, EE9, EE10, EE11, EE12 and EE13 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 completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

2. Planning Obligations of:

- (i) SAMM £54,738 and SANG £137,377.18 (TBH SPA – Financial Contribution)***
- (ii) The provision and deliverability of 35% affordable housing – 13 affordable rent, 5 shared ownership and 6 first homes***
- (iii) Secure Management arrangements for the maintenance of the open space and public access***
- iv) Transportation improvements and contributions including:***
 - A financial contribution of £1,194 576 towards mitigation measures on the A320 calculated at £246 per sq metre***
 - Travel Plan auditing fee of £6150***
 - Contribution of £1,000 towards the double yellow line works on Pycroft Road***
 - Implementation of the car club spaces prior to first occupation of the development and offer each new household free membership of the car club for three years.***
 - All figures and contributions will also need to be finalised in negotiation with the applicant and relevant consultees and final authority in these negotiations is given to the CHDMBC.***

And the subject to the following planning conditions:

1) Commencement

The development for which full planning permission is hereby granted must be commenced no 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:

Drawing numbers and documents	Date received
Proposed layout plan with approved extension At Grange Farm care home shown	
082001-BEL-TV-OV02 Rev A	21 November 2022
Presentation planning Layout 081001-BEL-TV01	10 October 2022
Supporting planning layout 082001-BEL-TV02	10 October 2022
Storey heights layout 082001-BEL-TV-03	10 October 2022
Tenure layout 082001-BEL-TV-04	10 October 2022
Unit type layout 082001-BEL-TV-05	10 October 2022
Location Plan 082001-BEL-TV-06	10 October 2022
Street scene 1 082001-BEL-TV-SS01	10 October 2022
Street scene 2 082001-BEL-TV-SS02	10 October 2022
Street scene 3 082001-BEL-TV-2203	22 December 2022
Perspective view 082001-BEL-TV-PER01	10 October 2022
The Arkwright elevations 1 AR-4B-2S-CB-E2	10 October 2022
The Arkwright elevations 2 AR-4B-2S-CB-E3	10 October 2022
The Arkwright Flood plans AR-4B-2S-P1	10 October 2022
The Baker elevations BA-2B-2S-CB-E4	10 October 2022
The Baker elevations 2 BA-2B-2S-CB-E5	10 October 2022
The Baker Floor plans BA-2B-2S-P1	10 October 2022
The Blemmere elevations BM-3B-2S-CB-E1	10 October 2022
The Blemmere floor plans BM-3B-2S-P1 rev C	10 October 2022
The Coppersmith elevations CS-3B-2S-CB-E1	10 October 2022
The Coppersmith floor plans CS-3B-2S-P1 rev A	10 October 2022
The Faber elevations FB-3B-2S-CB-E4	10 October 2022
The Faber elevations 2 FB-3B-2S-CB-E6	10 October 2022
The Faber floor plans FB-3B-2S-P1	10 October 2022
The Harper elevations HA-3B-2S-CB-E2	10 October 2022

The Harper floor plans HA-3B-2S-P1 Rev A	10 October 2022
The Hillard elevations HI-3B-2S-CB-E2	10 October 2022
The Hillard floor plans HI-3B-2S-P1 Rev A	10 October 2022
The Hooper elevations HP-2B-2S-CB E2	10 October 2022
The Hooper floor plans HP-2B-2S-P1 Rev A	10 October 2022
The Pargeter elevations PG-4B-2S-CB-E1	10 October 2022
The Pargeter floor plans PG 4B-2S-P2	10 October 2022
The Reedmaker elevations RE-4B-2S-CB-E5	10 October 2022
The Reedmaker elevations 2 RE-4B-2S-CB-E6	10 October 2022
The Reedmaker floor plans RE-4B-2S-P1 Rev A	10 October 2022
The Sculptor elevations SR-4B-2S-CB-E1	22 December 2022
The Sculptor floor plans SR-4B-2S-P1	22 December 2022
Bradshaw Court elevations BSA-3S-CT01-E1	10 October 2022
Bradshaw Court elevations BSA 3S-CT01 E2	10 October 2022
Bradshaw Court GF plan BSA-CT01-P1	10 October 2022
Bradshaw Court 1 st floor plan BSA-CT01-P2	10 October 2022
Bradshaw Court 2 nd floor plan BSA-CT02-P3	10 October 2022
Cycle shed floor plans and elevations 082001-SH01	10 October 2022
Garage floor plans and elevations GAR01-R1-CB	10 October 2022
Garage floor plans and elevations GAR01 R2-CB	10 October 2022
Garage floor plans and elevations GAR02-R3-CB	10 October 2022
Garage floor plans and elevations GAR03 R3-CB	10 October 2022
Preliminary Drainage strategy layout	
P22-271-SK101 P3	10 October 2022
Preliminary Levels strategy	
P22-271-SK100 P5	10 October 2022
Landscape strategy	
7803/ASP3/LSP Rev A	10 October 2022
Flood Risk Assessment and	
Drainage Strategy Report	10 October 2022
Biodiversity Enhancement Plan	11 January 2023
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 of the dwellings shall be submitted to and approved by the Local Planning Authority. The approved materials shall be used for the purposes of constructing the approved development, with no variations, unless otherwise agreed in writing by the Local Planning Authority.

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

4) Hard and Soft landscaping

Full details of both hard and soft landscaping works including tree planting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the above ground construction of the buildings hereby permitted. The details shall include indications of all changes to levels, hard surfaces, walls, fences, or other means of enclosure within or around the site, access features, minor structures, the existing trees and hedges to be retained, the new planting to be carried out, measures to be taken to ensure that retained trees and their roots are not damaged and details of the measures to be taken to protect existing features during the construction of the development. The above details should also be supported by a phasing plan/timetable for the delivery on the hard and soft landscaping.

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 in accordance with the phasing plan/timetable agreed with the Local Planning Authority.

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 Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the character and 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.

5) Arboricultural Report and Tree Protection

Prior to the commencement of any development, including before any equipment, machinery or materials relevant to commencement are brought on to the site, a site specific Arboricultural Method Statement (AMS) and Tree Protection Plan shall be submitted to the Local Planning Authority for approval.

These details should be in accordance with the Initial Arboricultural Impact Assessment prepared by Aspect Arboriculture dated September 2022 and the general provisions of BS5837:2012 and give details of, but not be limited to, the construction of all structures/surfaces within the RPA of any trees to be retained, details of the removal of any structures/surfaces within the RPAs of retained trees and the method of tree protection to be used, phased, if necessary, to allow for the requirements of demolition and construction.

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 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) Landscape and Ecological Management Plan

Prior to construction of the slab level a Landscape and Ecological Management Plan (LEMP), including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority.

This should be in accordance with the recommendations in section 8 of the Ecological Appraisal, (September 2022) and Technical note dated January 2023 The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- Details of any new habitats created on site.
- Details of the extent and type of new planting and seeding outside of the developed areas, which should be native species of UK provenance.
- Details of the lighting scheme that should be of a sensitive design to minimise impacts on all semi-natural habitats within and adjacent to the site.
- Details of maintenance regimes including how the semi-natural habitats will be managed over the long-term in order to retain their ecological diversity.
- Details of management responsibilities including adequate financial provision and named body responsible for maintenance.

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 ensure the protection of wildlife, supporting habitat and secure the opportunities for the enhancement of the nature conservation value of the site and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

7) Surface Water Drainage

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme 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 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **5.9 l/s**.

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 restrictions 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 design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

8) Surface Water Drainage – Verification Report

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

9) Visibility zones

No part of the development shall be occupied until the proposed primary vehicular access to Pycroft Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

10) Parking layout

No dwelling hereby approved shall be first occupied unless and until space for that dwelling has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

11) Construction Transport Management Plan

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

- (a) Parking for vehicles of site personnel, operatives and visitors,
- (b) Loading and unloading of plant and materials,
- (c) Storage of plant and materials,
- (d) Programme of works (including measures for traffic management),
- (e) Provision of boundary hoarding behind any visibility zones,
- (f) HGV deliveries and hours of operation,
- (g) Vehicle routing,
- (h) Measures to prevent the deposit of materials on the highway,
- (i) Before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused,
- (j) No HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in local roads during these times,
- (k) On-site turning for construction vehicles,

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

12) Travel Plan

Prior to first occupation the approved Travel Plan shall be implemented. The applicant shall implement and monitor the approved Travel Plan in accordance with Surrey County Council's Travel Plan guidance, and for each subsequent occupation of the

development thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

13) Cycle Parking

No dwelling hereby approved shall be first occupied until the following facilities and information for that dwelling have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site,
- (b) Information to be provided to residents regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

14) Biodiversity

No dwelling hereby approved shall be occupied until the biodiversity enhancement measures proposed for that particular property as set out within the Ecological Appraisal HDA ref 878.1 September 2022 and Technical Note dated January 2023 and Biodiversity Enhancement Plan has been installed and in accordance with the report to be submitted to and agreed in writing by the LPA detailing the additional measures in relation to the applicant's commitment to the proposed areas of grassland as detailed in their email dated 27.01.2023. All biodiversity enhancements within public areas shall be delivered prior to that area of the site being opened up for public use. Such measures shall be retained on site in perpetuity.

Reason: To protect the habitat of bats, any invertebrates, badgers, the flora, fauna and ecological value of the site and to comply with Policy EE9 and SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

15) Construction Environmental Management Plan (CEMP)

No development shall take place until a Construction Environmental Management Plan (CEMP) that is in accordance with the approach outlined in the Ecological Appraisal (September 2022), measures identified in the Air Quality Assessment September 2022, and Noise impact Assessment has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas detailing the works to be carried out showing how the environment will be protected during construction. Such a scheme shall include details of the following:

- The timing of different aspects of site clearance and construction works.

- The measures to be used during site clearance and construction in order to minimise the environmental impact of the works, including potential disturbance to existing sensitive habitats and associated species.
- Any necessary pollution prevention methods including those to prevent polluted surface water run-off entering any of the ditches or streams in or adjacent to the site.
- A map or plan showing habitat areas to be specifically protected identified in the Ecological Appraisal.
- Any necessary mitigation measures for protected species.
- Construction methods.
- Dust suppression methods
- And hours of construction

The works shall be carried out in accordance with the approved Construction Environmental Management Plan.

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 Local Plan and guidance within the NPPF.

16) Sensitive Lighting Scheme

Before any external lighting is installed at the site (excluding within the curtilage of a private residential properties), details shall be submitted to and approved in writing by the Local Planning Authority. 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.

17) Renewable Energy and Water Efficiency

The development hereby approved shall provide renewable energy technology, energy efficiency and water efficiency measures as outlined in the submitted and approved Energy and Sustainability Statement dated August 2022 to ensure that a minimum of 10% of the predicted energy consumption of the development would be met through renewable energy/low carbon technologies unless otherwise agreed in writing by 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/low carbon technologies and to comply with Policy SD8 of the Runnymede 2030 Local Plan and guidance in the NPPF.

18) Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of

Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To allow archaeological information to be recorded and to comply with Policy EE7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

19) Land Affected by Potential Contamination

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the Local Planning Authority in the form of a Remediation Strategy which follows the gov.uk LCRM approach. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with guidance in the NPPF.

20) Open Space

Prior to the commencement of above ground works of the development hereby approve details of the provision of the public open space to be incorporated within the development, including a management plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development includes high quality open spaces to enhance the health and well-being of the future occupiers of the development and to comply with Policy SL26 of the Runnymede 2030 Local Plan and guidance in the NPPF.

21) Gates and Accessibility

No gates shall be provided across the vehicular entrance to the development. There shall also be no lockable gate to pedestrian access points.

Reason: To protect the visual amenities of the area and to promote inclusive communities in accordance with 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) Details of Planning Obligation

The applicant is advised that this permission is subject to a Section 106 Agreement.

- 3) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
- 4) The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- 5) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 6) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
- 7) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- 8) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan.
- 9) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 10) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility

companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

- 11) 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.
- 12) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
- 13) Unless it can be demonstrated that it is unfeasible to do so the applicant shall achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).
- 14) The applicant is advised to incorporate into the development the principles and practices of the 'Secured by Design' scheme in consultation with the Designing Out Crime Officer.
- 15) 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

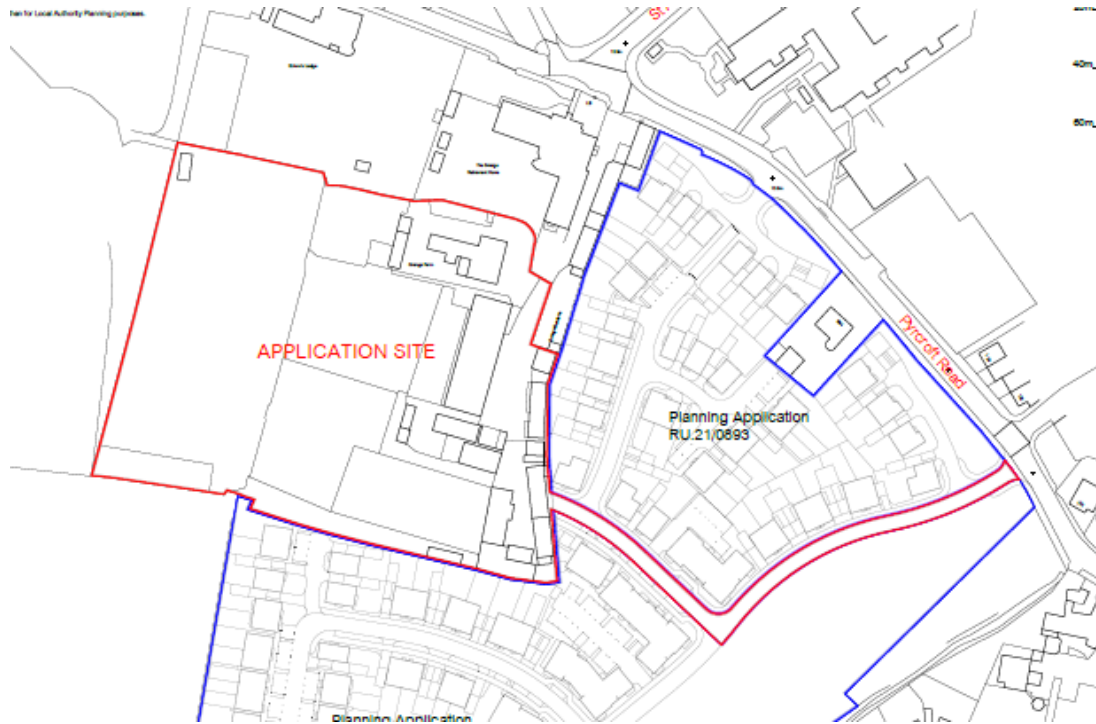
8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.
- 16) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 17) the proposed development site is located within an Environment Agency defined groundwater Source Protection Zone (SPZ) corresponding to our Pumping Station (CHER). This is a public water supply, comprising a number of abstraction boreholes, operated by Affinity Water Ltd.
- 18) The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken. Any works involving excavations below the chalk groundwater table (for example, piling or the implementation of a geothermal open/closed loop system) should be avoided. If these are necessary, a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer. For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".
- 19) There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the MyDevelopments Portal (<https://affinitywater.custhelp.com/>) or aw developerservices@custhelp.com.
- 20) To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing: maps@affinitywater.co.uk. Please note that charges may apply.

RU.22/1569 – Grange Farm Chertsey

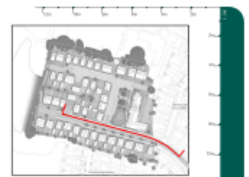
Location Plan



Proposed site layout



Proposed street scene





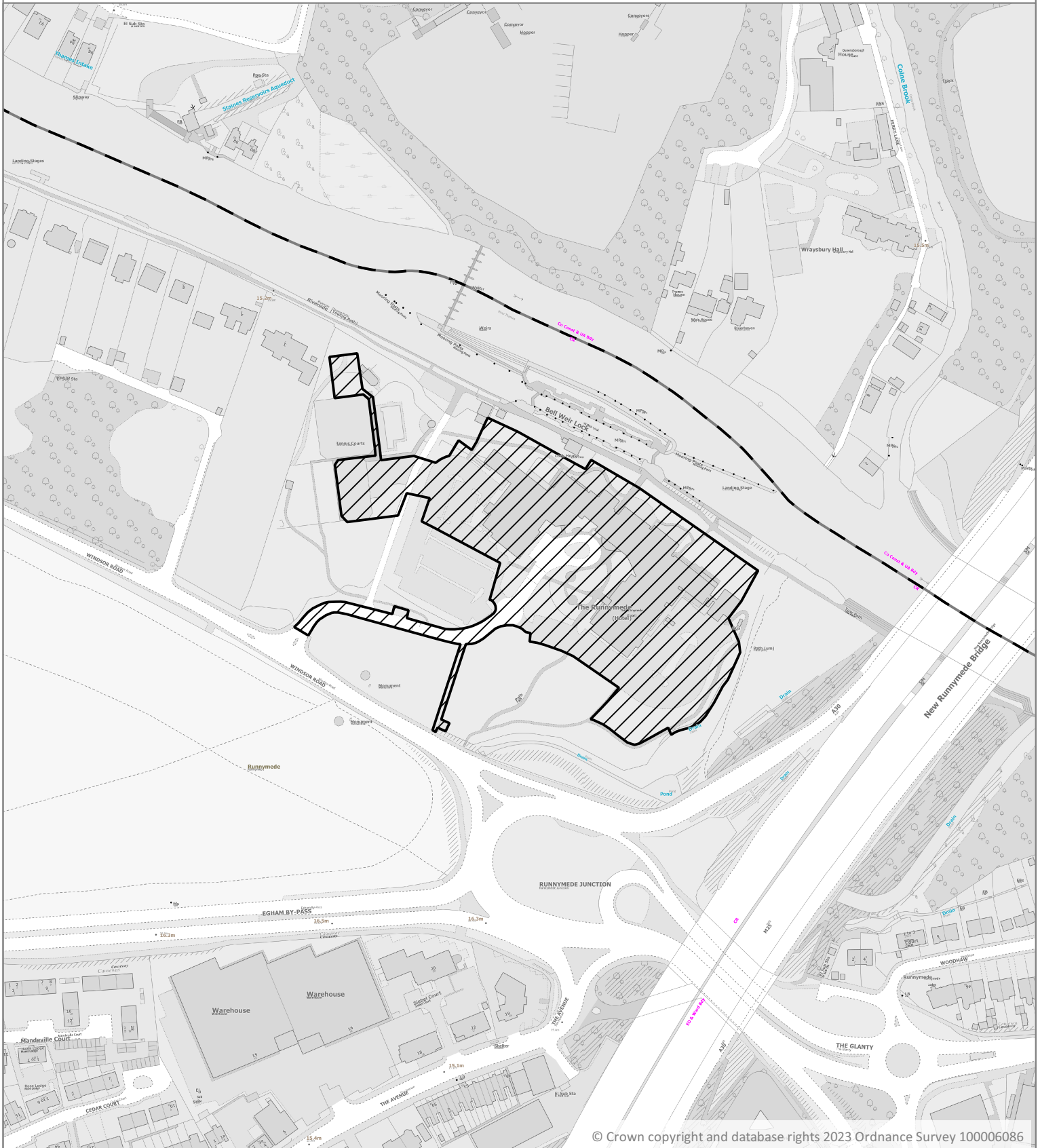
street scene 02



FOR LOCATION PURPOSES ONLY

**Runnymede Hotel And Spa, Windsor Road, Old Windsor,
Egham Surrey, TW20 0AG**

Date: 15/02/2023



Scale: 1:3,000

RU.22/1471

0 50 100 m



COMMITTEE AGENDA REFERENCE: 5E

APPLICATION REF:	RU.22/1471
LOCATION	Runnymede Hotel and Spa, Windsor Road, Old Windsor, Egham, Surrey, TW20 0AG
PROPOSAL	External alterations and extensions to existing hotel building, construction of new ancillary buildings/structures, provision of new car parking, landscaping and other incidental works.
TYPE	Full Planning Permission
EXPIRY DATE	20/12/2022
WARD	Egham Town
CASE OFFICER	Justin Williams
REASON FOR COMMITTEE DETERMINATION	Major application
<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 conditions and a s106 agreement preventing the implementation of Planning Permission RU.19/1659.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 Runnymede Hotel is a 4-star hotel with 180 bedrooms located adjacent to the River Thames, the Thames National Trail and within the Green Belt and adjacent to Bell Weir Lock and a Lock Keepers Cottage. To the Southeast of the site is the M25 and A30 which cross over the Thames and opposite the site are residential properties within the Royal Borough of Windsor and Maidenhead.
- 2.2 The site covers an area of approximately 0.3 Hectares and includes landscaped gardens, tennis courts, play areas and an external swimming pool with surface parking. The site lies within the Green Belt and partially in the functional flood zone 3b and wholly within the High-risk flood zone 3a.

3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for extensions to the existing hotel building, to include an additional 22 bedrooms and an auditorium to facilitate a dedicated entertainment space for up to 400 people. An additional 3 bedrooms would also be provided at the site through refurbishment of the existing building, which would increase the number of bedrooms at the site from 180 to 205. The proposal also includes a welcome kiosk and a tent for use as an archery enclosure and alterations to the river-fronting, elevation including the insertion of balconies to the bedrooms.
- 3.2 The extension for the bedrooms would be located above the existing fitness studio and have a height the same as the existing building. The auditorium extension would extend over an existing surface car parking area and increase the depth of the existing conference area of the building by approximately 18 metres and would have a similar width, with a flat roof at a height of approximately 9 metres, which would be less than the height of main hotel building. The proposed welcome kiosk would be sited adjacent to the existing entrance road to the site and have limited floor area of 6 sq. metres. The proposed Archery enclosure would be located to the west of the site close to the existing tennis courts and external swimming pool. This would be set in off the western boundary by approximately 7.3 metres.
- 3.3 The applicant has submitted a Planning Statement, Design and Access Statement, Daylight and Sunlight Report, Energy and Sustainability Statement, Archaeology Statement, Economic Statement, External Lighting Strategy, Green and Blue Infrastructure, Transport Statement, Noise Impact Assessment, Ecological Appraisal, Landscape and Visual Appraisal and Tree Survey and Impact Assessment.
- 3.4 The report refers to biodiversity and that this would be improved by additional planting at the site, and habitat and would result in an increase of 10% Biodiversity Net Gain.
- 3.5 The applicant has been in discussions with the Environment Agency prior to submitting the application and during the application process. The applicant has submitted an updated Flood Risk Assessment which refers to proposed extensions to the building being constructed using a block and beam system to minimise any loss of flood plain storage and voids underneath the building to enable the free flow of water. A flood compensatory storage area would also be provided on the site to off set the amount of land to be built on in the functional flood plan. The proposal would follow the existing flood risk management plan.
- 3.6 The submitted Transport statement details that the level of car parking spaces at the site would increase by 20 spaces compared to the existing provision from 290 with 20% of the additional spaces being for EV Charging and accessible spaces will also be provided at the site. The proposal includes a cycle storage facility for up to 50 bikes. The statement refers to an increase of 10 vehicle trips during morning peak hour times and 9 trips during the evening and when compared to the approved and extant scheme this would be a reduction of 25 and 22 trips per morning and evening peak respectively.
- 3.7 The submitted noise assessment refers to the nearest noise sensitive receptor as being the adjacent Lock Cottage fronting the river. The proposal would include additional plant for air conditioning and air handling which would provide heating and cooling for the bedroom extension which is closest to the Lock Cottage. The plant

area would include acoustic screening to reduce any potential noise emitting from the units and efficient operation management of the units to further reduce the potential noise emanating from the units. The Auditorium will be of a solid structure to minimise leakages with the nearest noise sensitive receptor being the Lock Cottage.

- 3.8 The submitted Energy and Sustainability report refers to heat pumps being provided for the heating and cooling of the auditorium and bedroom extensions, which would provide at least 10% of the energy requirements of the building.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.19/1659	Extension to West Wing of hotel to create additional Bedrooms (use Class C3) and associated parking. Granted April 2021 – Not implemented
RU.08/0364	Proposed enhancements to Runnymede Hotel and Spa to include revised car park layout, goldpla parking area, creation of main outdoor swimming pool and children’s pool, revised rear terrace, redesigned courtyard and replacement water feature, replacement glass conservatory to the rear, solar panels to the hotel roof, re-siting of children’s play area, partial cladding to front and rear elevations and rear balcony areas, screening of solar panels, balconies serving conference suite, landscaping proposal and revised footpath/cycle route connecting the Thames Path to Runnymede Meadows. Granted May 2008
RU.08/0742	Revisions to permission RU.08/0364 for proposed hotel and spa enhancements to include revised children’s swimming pool with swimming pool with swimming pool plant and toilet facilities; gazebo relocation; redesigned central courtyard and water feature; creation and revisions to balconies; revised left bank restaurant and entrances; revisions to spa entrance; amendment to entrance canopy; and alteration to hardstanding and landscaping enhancements. Granted September 2008.
RU.07/0660	Single storey extensions to ground floor comprising reception area, office area, kitchen support, leisure area and private events area. First and second floor extension to west wing of hotel comprising 9 additional bedrooms. Elevation and landscaping enhancements and creation of new cycle and footpath route linking the Thames Path to Runnymede Meadows. Refused August 2007
RU.98/0332	Creation of additional car parking spaces by enlarging car park to west of hotel and providing spaces adjacent to entrance and

	provision of turning facilities within service area. Granted June 1998
RU.96/0022	Extensions for form staff room, entrance, function suite dining room, leisure clb/aerobics studio, 7 additional bedrooms, and 3 self-contained suites, demolition of May meadow annexe and provision of tennis courts with associated extension works and erection of fence and landscaping. Granted July 1997
RU.90/0878	Extension to hotel to provide leisure facilities including swimming pool and additional bedrooms following demolition of squash club and restoration of site to Green Belt and use of open-air tennis court, swimming pool and small pavilion. Granted July 1991
RU.86/0199	Single storey extension to provide ancillary office accommodation. Granted April 1986

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 SPD's which might be a material consideration in determination:
- Green and Blue Infrastructure
 - Strategic Flood Risk Assessment

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Surrey County Highways	No objection subject to condition
Highways England	No objection
RBC Tree Officer	No objection
Environment Agency	No objection subject to condition

Lead Local Flood Authority	No objection subject to condition
Historic England	No objection subject to condition
Surrey County Council Archaeology	No objection subject to condition
RBC Conservation Advisor	No objection subject to conditions
RBC Planning Policy Team	No objection
Surrey Wildlife Trust	No objection subject to conditions

Representations and comments from interested parties

6.2 A site notice has been displayed, a press notice published, and 10 Neighbouring properties were consulted in addition to being advertised on the Council's website. Two letters of representation have been received which can be summarised as follows:

- The site is vulnerable and within the flood plain. The property should not be extended further.
- The boundaries to the site should be retained and enhanced to ensure privacy and biodiversity.
- The proposed Archery tent should only be used for archery and archery should only take place indoors.
- External lighting should be controlled to not result in any light spillage
- The proposal should not result in any increase in flood risk or surface water run-off.

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 Green Belt where there is a presumption against inappropriate development. The key planning matters are whether the proposal would constitute inappropriate development, the impact on the openness of the Green Belt, impact on the amenities of the area, flood plain, highway safety, biodiversity and the impact on the residential amenities of adjacent neighbouring properties.

Green Belt

7.2 Paragraph 147 of the NPPF refers to proposals affecting the Green Belt and that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 further states that very special circumstances will not exist unless the potential harm to the Green Belt and any other harm is outweighed by other considerations. The erection of buildings in the Green Belt is inappropriate, however, Paragraph 149 of the NPPF lists a number of exceptions to this. Notably, extensions of a building, providing that it is not a disproportionate addition over and above the size of the

original building and limiting infilling or the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the existing development.

- 7.3 Policy EE14 of the Local plan refers to extensions to and alterations to buildings in the Green Belt. This states that an extension of a building is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. The application property has been extended significantly in the past from the original building on site and the proposal would further increase the size of the building. Therefore, it is considered that the previous additions, in combination with the proposed extensions would result in a disproportionate addition to the original building and as such would constitute inappropriate development in the Green Belt.
- 7.4 Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations.
- 7.5 Policy EE17 refers to infilling or redevelopment on previously developed land and this is not an inappropriate form of development providing that there would be no greater impact on the openness of the Green Belt than the existing development. The site is already developed (PDL), with buildings and hard surfacing across the site and wider area. The policy lists a number of considerations that would be taken into account when considering this, including, general height and storeys of existing and proposed buildings and their location, existing and proposed floor space and hardstanding, existing and proposed development envelope and relationship with landscaping features.
- 7.6 The proposed extensions would extend over the existing gym and fitness wing with the auditorium building extending over an existing surface car park. The proposed extensions would be no taller than the existing buildings however, because of the additional mass and bulk of the extensions to either side of the hotel, there would be a spatial reduction and impact on the openness of the Green Belt. Whilst visually, however the impact would be more limited as there is not additional sprawl and the extensions would not be prominent beyond the site boundary due to screening provided by the hotel and peripheral trees the proposal is still considered to have a greater impact upon the openness of the Green Belt than the existing and therefore constitutes inappropriate development in the Green Belt with some moderate harm to openness. The proposal would not be contrary to the purposes of the Green Belt.
- 7.7 Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations.
- 7.8 The proposal also includes a small welcome kiosk along the internal approach road and given the limited size of the building and its height it is considered that this would not materially harm the openness of the Green Belt. The enclosed Archery area would be located to the west of the site in the area around the existing external tennis courts and swimming pool and its associated equipment housing building. This would have a limited height and not extend any closer to boundaries than the existing built form at the site. The proposal also includes changes to a surface tennis court to a car parking area, given the limited changes from a surface tennis court to a car park it is considered that this would not materially affect the openness of the Green Belt any more than the existing situation.

Impact on neighbouring properties residential amenities

- 7.9 To the north of the site there is an existing detached lock keeper's cottage. This is the closest neighbouring property to the application site. There is tall mature evergreen planting on the southern boundary adjacent to the hotel, with the closest windows in the proposed bedroom extension facing the evergreen screening. There is one first floor window in the Lock Keepers Cottage which faces the garden of the cottage. The proposal would be visible from this property but would not be extending any closer to this property retaining a separation distance of approximately 15 metres. In addition, the occupancy of the rooms would be transient and as such it is considered that the proposed extension would not materially result in permanent overlooking and loss of privacy to the occupiers of the Lock Keepers Cottage. The position of the extension, its height and juxtaposition with the Lock Keepers Cottage may result in overshadowing, however, because of the separation distance and orientation, it is not considered that this would result in a significant impact on the occupiers of the adjacent neighbouring property. The proposal would therefore comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan.
- 7.10 The Archery enclosure would be within 6 metres of the boundary with the adjacent neighbouring property to the west of the site. The shared boundary between the site is defined by mature planting and proposal would not affect the planting. The applicant has also agreed to limit the operational times of the enclosure to reduce the potential impact on the adjacent neighbouring properties. The enclosure is low level and would not be overly prominent from the adjacent neighbouring property and coupled with the restrictions to the use, it is considered that the proposal would not materially impact on their residential amenities and the proposal would comply with Policies EE1 and EE2 of the Local Plan in this regard.

Flooding

- 7.11 The site is within the functional flood plain (FZ 3b) and within the High-Risk Flood zone (FZ 3a). Policy EE13 of the Local Plan requires new development to be guided to areas of lowest flood risk through the application of the sequential test. National Guidance states that where there are extensions to existing premises, a pragmatic approach should be taken where it may be impractical to accommodate the additional space in an alternative location. The proposal is for extensions to provide bedrooms and the refurbishment and extension of the existing conference area to provide an auditorium for events at the site. The locations of the extensions are logical in their location to the existing premises and as such it is considered impractical to locate them elsewhere on the site.
- 7.12 The applicant refers to the location of the extension being chosen to enable integration with the existing hotel. The applicant states that other areas outside of flood zone 3b were identified, but these were ruled out because it would affect the layout and operation of the hotel and would not be viable. The Environment Agency raise no objection to the application subject to a condition requiring the development be carried out in accordance with the mitigation measures identified in the Flood Risk Report. Furthermore, the Environment Agency note that new development in Flood zone 3b would not normally be acceptable, however, the application for an extension to an existing hotel and the submitted information demonstrates that the proposal would be safe from flooding and there would be no increase in flood risk to the surrounding area.
- 7.13 To compensate the loss of undeveloped Flood Zone 3b, a ground re-modelling proposal has been developed. An area equivalent to the loss of undeveloped Flood Zone 3b currently in flood zone 3a will be lowered and transferred to undeveloped Flood Zone 3b. the proposal will achieve a net gain of approximately 330m² of floodplain storage. Additionally, the proposed

flood risk assessment has considered climate change with an increase in fluvial flows of 35% included which is in line with planning policy guidance.

- 7.14 It is considered that, as the hotel has an existing and well tested emergency and flood management plan, coupled with the design of the extension and its location the proposal would comply with Policy EE13 of the Runnymede 2030 Local Plan.
- 7.15 The applicant has submitted measures about surface water drainage, however the LLFA has raised concern about the submitted information. The applicant is currently working on developing the drainage scheme and the LLFA are happy for further works and testing to be carried out to overcome the concerns and therefore recommend a condition for further details to be submitted. A condition is therefore recommended for further details to be submitted via condition. Subject to these conditions, the proposal is considered to comply with Policy EE13.

Heritage

- 7.16 The application site is adjacent to an area of High Archaeological Potential and a Scheduled Ancient Monument which is to the Southeast of the site. The applicant has undertaken a written scheme of investigation. This states that some investigations have been carried out near to the site on a number of occasions and records show that there was a Bronze Age settlement outside of the application site. Trial pits are recommended to be dug around the site to ascertain whether there are any further historic deposits around the site. The County Archaeologists raise no objection to the application but recommend a condition that works are carried out in accordance with a written programme of Archaeological work. Furthermore, Historic England should be considered as the works may impact on the setting of the monument. Historic England have advised that a condition securing the submission of a document outlining the submission of a scheme for interpreting the Bronze age settlement shall be submitted to offset any potential harm to the significance of the scheduled monument. Subject to these conditions, the proposal is considered to comply with Policy EE7 of the Runnymede 2030 Local Plan.

Highways

- 7.17 The site would not include any changes to the access from Windsor Road to the site and would result in the creation of approximately 20 additional car parking spaces 20% of which would include EV charging points. The submitted Transport Statement details that the proposed extensions would result in an additional 10 trips in the morning peak hours and 9 trips in the evening peak to the site. This is not considered would have a material impact on traffic to and from the site. The County Highways Authority raise no objection to the application.

Sustainability, Biodiversity and Landscaping

- 7.18 Policy SD7 of the Local Plan refers to sustainable development and this requires development proposals to incorporate sustainable design and measures, such as secure storage of bicycles, waste, protection of existing biodiversity and inclusion of opportunities to achieve net gains in biodiversity as well as greening the urban environment. The proposal would include an area underneath the bedroom extension for the storage of bicycles. The applicant has also submitted an ecological appraisal detailing that the proposal would protect existing biodiversity at the site and provide opportunities to achieve a net gain in biodiversity of approximately 10% by additional landscaping at the site with more planting, swales and improving boundary landscaping.
- 7.19 The site is landscaped with a variety of planting. The supporting statement details that a limited number of trees and planting would be removed. However, the extension is in a predominantly open area with limited planting. The applicant has submitted a detailed hard

and soft landscaping plan which includes details of types of planting and their location at the site as well as providing different habitats across the wider site. The Council's Tree Officer raises no objection to the proposal however as exact details of tree protection have not been submitted, a condition requiring the submission of an Arboricultural Method Statement is recommended to ensure the retention of the trees at the site.

- 7.20 Policy SD8 of the Local Plan requires details major development proposals to be submitted with an energy statement and that development should use less energy, have an efficient supply of energy and use renewable energy. The submitted statement details that the proposed extensions would be designed to use less energy, being well insulated, have low energy light fittings, include a heat recovery system and include air source heat pumps for hot water generation and heating in the new extensions and would generate at least 10% of the energy requirement of the proposed extensions. The statement also refers to materials and waste and that the proposal shall incorporate measures for site waste management and sourcing of materials. Policy SD7 refers to incorporating sustainable construction and demolition techniques and separating products for recycling. The submitted information would comply with this. The proposals would therefore comply with Policies SD7 and SD8 of the Local Plan.

Ecology

- 7.21 The applicant has submitted an Ecological appraisal. This notes that the proposed building works would be predominantly on built up land and it is likely that the proposal would not impact on protected habitats. In addition, the survey's showed low potential for bats in the buildings with only one Ash tree having medium potential. Since the submission of the application, the applicant has carried out a tree climbing survey, this confirmed that the tree has low potential for Bats. The Wildlife Trust raise no objection to the application, and it is considered that the proposal would not affect any protected species at the site and the proposal would comply with Policy EE9.

Economy

- 7.22 The applicant has submitted an economic statement in support of the application which explains the reasons for the proposed extension. The applicant is Warner Leisure Hotels, which is an adult only hotel and specialise in short breaks of approximately 2 – 4 nights. The hotel would be the 16th property in their portfolio and the works would assist in the hotel providing the facilities guests expect from a Warner Hotel break including an auditorium for entertainment and events and in order to meet the anticipated demand for hotel bed spaces the bedroom extension would provide an additional 24 bedrooms. The proposal would also include alterations to the rooms in the hotel to provide an additional 3 new rooms and balconies serving the rooms are proposed on the northern façade. The changes would provide an additional 84 FTE jobs at the site and a further 38 jobs in the local area. The proposed change service provision would change the occupancy of the hotel from 70% to approximately 90% throughout the year. The Economic statement also refers to a change in conference demand and market, with the hotels current facilities underperforming in compared to others in the wider area. Policy IE4 of the Local Plan refers to the visitor economy and that applications which deliver a high quality of visitor experience and contribute to tourism and economic growth will be supported. The policy also states that all new and or enhanced accommodations and leisure attractions will be required to preserve the Borough's special heritage and natural environment. The proposal would facilitate a new type of visitor experience in the Borough, whilst respecting the heritage in the area and not harming the natural environment. It is considered that the proposal would comply with Policy IE4.

Lighting

- 7.23 The applicant has submitted a lighting design approach document which outlines how the lighting will be designed around the site. Exact details showing the location of the lighting features and their specification has not been submitted, however the document gives an indication of how the site could look. The lighting would be low level and low key, which may not result in spread of light pollution outside of the site. However, taking a precautionary approach and given the sites sensitive location next to the river and within a SNCI a condition is recommended requiring a lighting plan to be submitted to ensure no light spillage outside of the site and to preserve the amenities and habitats of any foraging wildlife. Subject to this condition the proposal would comply with Policy EE2 of the Runnymede 2030 Local Plan.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is for hotel use and is not 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 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 When balancing the material considerations for the application, it is considered that the proposed extensions would result in an inappropriate form of development which would cause harm to the openness of the Green Belt. This Green Belt harm is attributed substantial weight. However, it is accepted, that there is an extant permission (RU.19/1659) which could be implemented which would have a greater impact on the spread of development at the site and provide more bedrooms and the proposal would result in a reduction in floorspace and volume

from the approved scheme. Furthermore, the design and appearance of the extensions would be sympathetic to the existing hotel building.

- 10.2 The proposal would not impede the flow of flood water, would not reduce the capacity of the flood plain to store water or exacerbate existing flood problems. In addition, there would be no material harms to the amenities of the occupiers of the adjacent neighbouring properties and there would be no severe impacts on the safety or capacity of the highway network.
- 10.3 The proposal would, enhance landscaping at the site, and provide additional opportunities for ecology and biodiversity. The proposals would introduce a new type of tourist accommodation in the Borough and enable its continued provision to the local economy of the Borough and surrounding area. The NPPF states that significant weight should be placed on the need to support economic growth and productivity and it is considered that the proposal would provide economic benefits, improving the supply of hotel bed accommodation, additional employment, and a new leisure attraction to the Borough. It is considered that these benefits weigh significantly in favour of the application constituting very special circumstances which clearly outweigh harms to the Green Belt.
- 10.4 The development has been assessed against the following Development Plan policies – EE1, EE2, EE3, EE9, EE11, EE12, EE13, EE17, IE4, SD4 and SD7 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 completion of a legal agreement to not implement planning permission RU.19/1659 and 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: List of submitted drawings dated 15 September 2022, Landscape Design Proposals 22_249_D01B received 20 September 2022, 1551 Rev B and SK9006 received 28 October 2022 and Flood Risk Assessment Rev 1 received 21 October 2022

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 material (materials to match)

The development hereby permitted shall be completed with external materials as indicated in the proposed elevations of the proposed extensions and in the submitted Design and Access Statement unless otherwise agreed in writing by the Local Planning Authority, and thereafter be retained and maintained.

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

4. External lighting and floodlighting

Before any external lighting, including floodlighting, is installed at the site, details shall be 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.

5. Flooding

The development shall be carried out in accordance with the submitted flood risk assessment and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 17.10 metres above ordnance datum (mAOD)
- Compensatory storage shall be provided as indicated in Table 4: Level by level floodplain volume compensation to 1% annual probability plus 35% climate change allowance fluvial flood level of 16.59mAOD

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

This condition is sought in accordance with paragraph 167 of the NPPF which seeks to reduce the risk of flooding to the proposed development and future occupants and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. In addition, policy EE13 of the Runnymede Local Plan 2030 (adopted 16 July 2020) states development must manage flood risk over the lifetime of the development taking into account the impacts of climate change and must be constructed with adequate flood resilience and resistance measures suitable for the lifetime of the development. Furthermore, policy EE13 states development must not materially: impede the flow of flood water; reduce the capacity of the floodplain to store water; cause new, or exacerbate existing flooding problems, either on the proposed development site or elsewhere.

6. Arboricultural Report and Tree Protection

Prior to the commencement of any development, including before any equipment, machinery or materials relevant to commencement are brought on to the site, a site specific Arboricultural Method Statement (AMS) and Tree Protection Plan shall be submitted to the Local Planning Authority for approval.

These details should be in accordance with the Tree Survey and Impact Assessment prepared by Keen Consultants dated September 2022 and the general provisions of BS5837:2012 and give details of, but not be limited to, the construction of all structures/surfaces within the RPA of any trees to be retained, details of the removal of any structures/surfaces within the RPAs of retained trees and the method of tree protection to be used, phased, if necessary, to allow for the requirements of demolition and construction.

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 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.

7. Vehicle and Cycle Parking

The approved development shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

8. 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 the approved development shall be submitted to and approved in writing by the Local Planning Authority. Such measures as may be agreed in writing shall be fully implemented prior to the occupation of the approved development and shall be retained 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.

9. Sound (externally audible)

No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible at a point 1 metre in front of the windows of the neighbouring properties shall be installed on the site without the prior written consent of the Local Planning Authority.

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.

10. Archaeology (Scheduled Ancient Monument - records)

Within 12 months of the first use of the development a written scheme for interpretation and public engagement in relation to the 'Bronze Age Settlement, W of Runnymede Bridge' Scheduled Ancient Monument (List Entry No. 1003807) shall be submitted to and approved by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details.

Reason: In order to off set the harm to the setting of the Scheduled Ancient Monument and to comply with Policy EE7 of the Runnymede 2030 Local Plan.

11. *Archaeology – Written scheme of investigation – trial trenching*

The development shall take place in accordance with a written programme of archaeological work as set out in the Written Scheme of Investigation for archaeological trial trenching by Mills Whipp Projects and dated September 2022 that has been submitted to and approved by the local planning authority.

Reason: To ensure that any archaeological remains that are present on the site are identified and recorded to appropriate professional standards and the results assessed, analysed and disseminated in accordance with the requirements of the National Planning Policy Framework.

12. Biodiversity

The development hereby approved shall not be occupied until the biodiversity enhancement measures proposed as set out within the Ecological Appraisal (September 2022, Green and Blue Infrastructure Strategy 22_249_R01B September 2022 and Landscape Design Proposal Plan 22_249_D01B has been installed. All biodiversity enhancements within public areas shall be delivered prior to that area of the site being opened up for public use. Such measures shall be retained on site in perpetuity.

Reason: To protect the habitat of bats, any invertebrates, badgers, the flora, fauna and ecological value of the site and to comply with Policy EE9 and SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

13. Landscape and Ecological Management Plan

Prior to occupation of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning

Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interest of protecting potential ecological value and species in the site as required by policy EE9 of the Local Plan.

14. SuDS

The construction of the drainage system shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the Local 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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels during the seasonal high for groundwater.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **equivalent to the pre-development Greenfield run-off**

c) 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 restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

d) 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.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) 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 design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

15. Verification report

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls, and confirm any defects have been rectified.

Reason: To ensure the drainage system is designed to the National Non-Statutory Technical Standards for SuDS.

16. Archery enclosure -

The approved indoor archery unit shall only be used for sports/leisure activities and its use shall be limited to the following hours:

During 08.00 to 19.00 Mondays to Sundays, including Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to maintain the amenities of the area and in particularly the amenities enjoyed by the residential properties in the vicinity, in accordance with Policy EE2 of the Runnymede Borough Local Plan.

17. Construction Environment Management Plan

Prior to development commencing on site, a Construction Environment Management Plan will be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of protecting potential ecological value and species in the site as required by Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF and in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within 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) The applicant is advised that vehicular and pedestrian access to Bell Weir Lock and Weir shall be maintained at all times for environment Agency Staff and Emergency Services.

3) 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.

4) Environment Agency Informative (Consent of the EA for riverside works)

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

5) Damage to the Highway

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

6) Mud/debris on the Highway

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

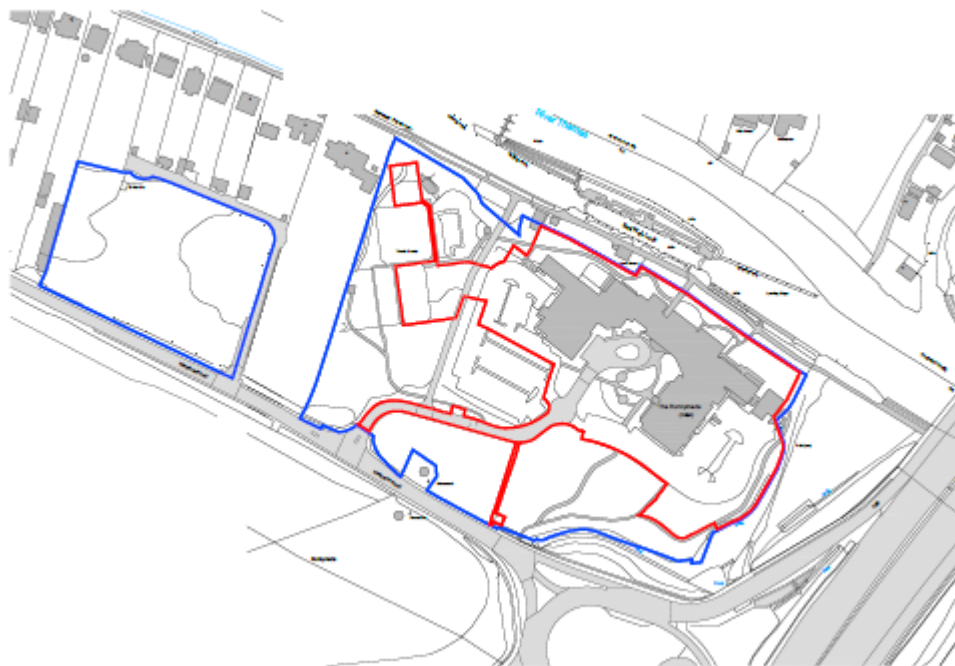
7) The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

8) Electric vehicle charging

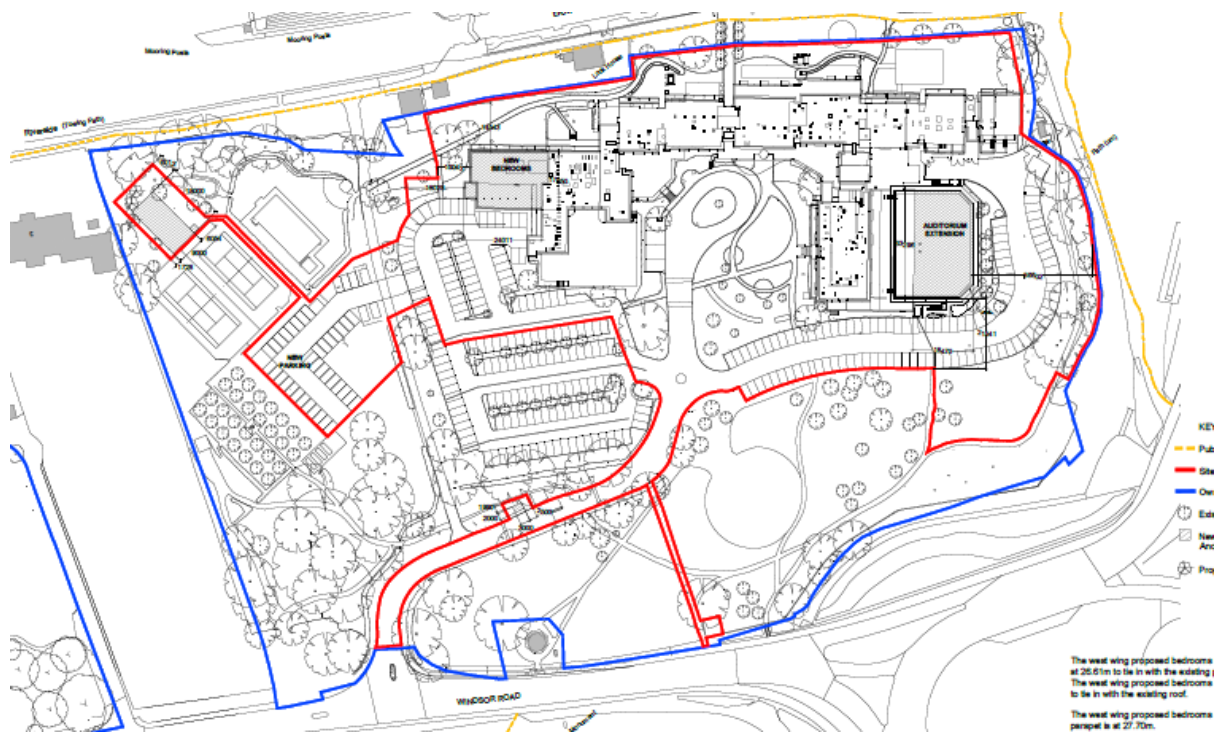
It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

RU.22/1471 – Runnymede Hotel and Spa Windsor Road

Location Plan



Proposed site layout



Proposed river side elevation



Proposed car park elevation



Aspect views proposed development outlined in blue



Approved extension – RU.19/1659 (not built) outlined in yellow



Previous west wing extension permission

Proposed view of Auditorium



South East View of the New Auditorium Extension

Proposed bedroom extension view



North East View of the Proposed West Wing Bedrooms Extension



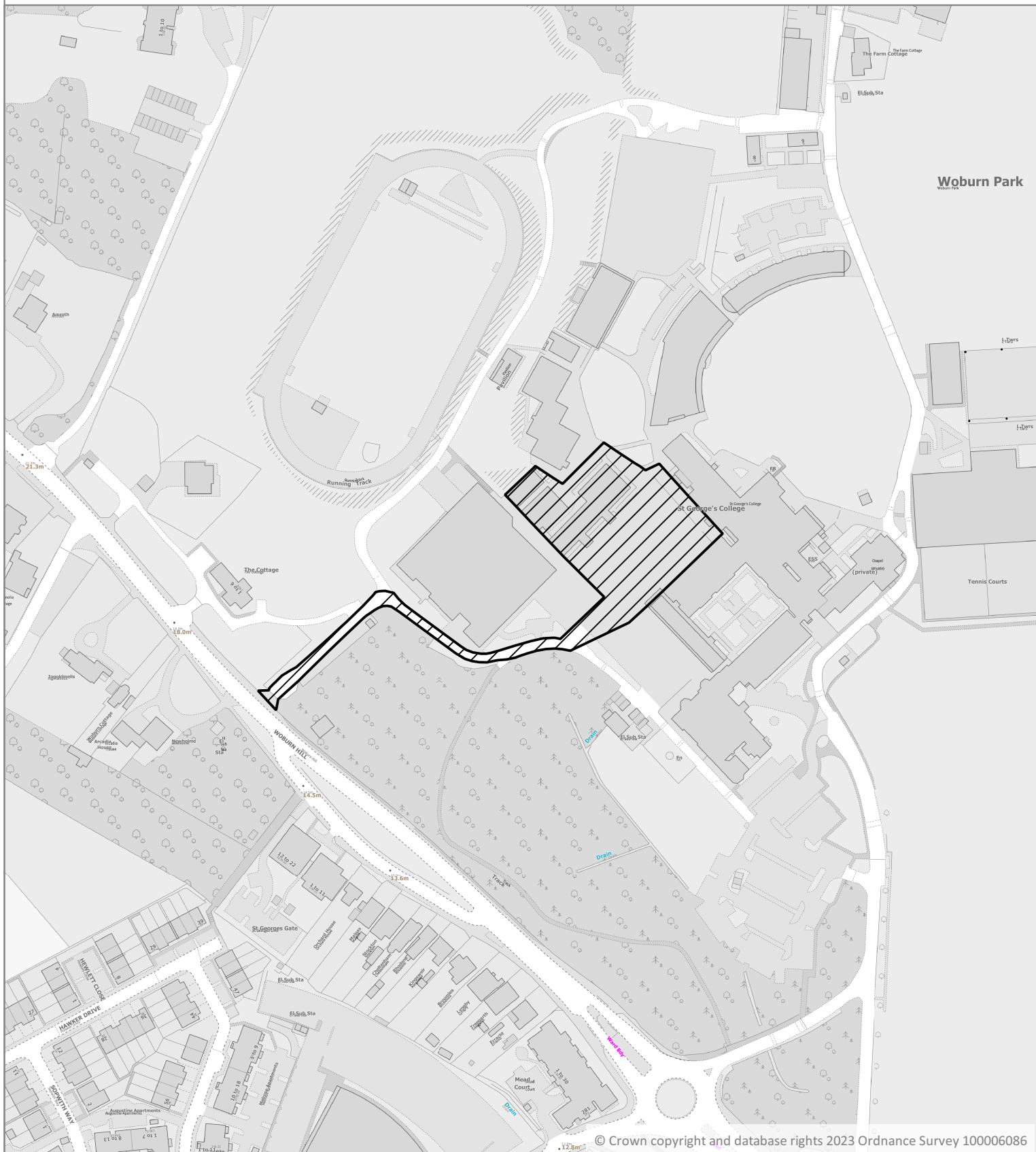
FOR LOCATION PURPOSES ONLY

St Georges College, Weybridge Road, Addlestone, Surrey,
KT15 2QS



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Date: 15/02/2023



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Scale: 1:2,500

RU.22/1678

0 50 100 m



COMMITTEE AGENDA REFERENCE: 5F

APPLICATION REF:	RU.22/1678
LOCATION	St Georges College, Weybridge Road, Addlestone, Surrey, KT15 2QS
PROPOSAL	Erection of new teaching building three storeys in height with associated landscaping and new playground area and demolition the three existing teaching buildings
TYPE	Full Planning Permission
EXPIRY DATE	08/02/2023
WARD	Chertsey Riverside
CASE OFFICER	Ruth Menezes
REASON FOR COMMITTEE DETERMINATION	Major Application
<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 approve the planning application along with the proposed conditions.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 St Georges College is an independent, co-educational day school. The school caters for children from the early years up to sixth form. The site comprises approximately 40.5 hectares (100 acres) of land and is situated to the east of Woburn Hill and north of Weybridge Road. The site is situated within the Green Belt and forms part of a Grade II Listed Garden (Registered Parks and Garden). There are also a number of Grade II Listed structures within the site including the main mansion house (the White House), railings and gates, archways, and grotto alcove.
- 2.2 The Woburn Park Stream is located towards the east of the school site and sections of land to the east of the site fall within the floodplain. Chertsey Meads and the neighbouring Woburn Park Stream are designated as Sites of Nature Conservation Importance and Chertsey Meads is a Local Nature Reserve. There are also Priority Habitats (deciduous woodland) and Biodiversity opportunity areas on the site. To the north is an existing Group Tree Preservation Order (TPO 444). The area proposed for the works is outside of these designated areas.

- 2.3 The school site is surrounded by existing residential development located along Woburn Hill and Station Road. In addition, existing dwellings and mobile homes are located to the east of the site in Meadowlands Park, and a flatted development to the north of the site at Woburn Hill Park.
- 2.4 The main developed part of the site comprises a variety of school buildings centrally located within the school site accessed from Weybridge Road/Woburn Hill roundabout to the south. The school buildings include the Listed 'White House' and comprise mainly two storey or single storey educational buildings. A large parking area is located towards the southwest of the main school site. Existing sports fields and astro pitches are located towards the eastern side of the site and an athletics track is positioned on higher land towards the northwest of the site and served by the new sports hall complex. The headmasters house and ancillary staff accommodation is located towards the west of the site.
- 2.5 The buildings to be removed are single storey buildings located to the east of the new sports hall complex. The location of the new three storey classroom block would be to the south of these existing single storey buildings on existing hard standing (playground) close to the existing science block (south) and Amanda Smith Theatre (east). A new tiered playground area is proposed in the location of the existing single storey classroom buildings to be removed. The proposal includes hard and soft landscaping.

In summary, the constraints for this site are as follows:

- Green Belt
- Grade II Listed Buildings and structures
- Registered Parks and Garden (Grade II)
- Priority Habitats & Biodiversity Opportunity Areas (deciduous woodland surrounding west site boundary)

3. APPLICATION DETAILS

- 3.1 The proposed application is for a new teaching building, three storeys in height with associated landscaping and new playground area and demolition the three existing teaching buildings. The location of the proposed new teaching building will be within the main cluster of school buildings on an existing playground area. The new building will sit to the west of the Amanda Smith Theatre, to the south of the existing science block and north of the existing activity centre. The buildings to be demolished are located north of the site proposed for the new building, in between the activity centre and the Design Technology block. The new tiered playground area will be in the location of the demolished buildings. Areas of soft landscaping are proposed around the new playground area and to the south of the new classroom block.
- 3.2 The height of the main roof would be some 10.8m at its highest point reducing to some 10.3m due to the butterfly eaves design. The second-floor steps in and is proposed to be treated with a darker metal cladding. The lower two floors are proposed to be clad in buff brick. The 'set in' windows help to address thermal requirements (and solar shading). Photovoltaic panels are proposed on the roof.
- 3.3 The proposed new building seeks to replace existing teaching facilities which, according to the applicant, are coming towards the end of their serviceable life. In addition, the new building will provide a new Health Centre, Learning Support accommodation and locker provision.

- 3.4 The applicant has confirmed that there would not be an increase in staff or student numbers as a result of the application.
- 3.5 The new playground areas will be located directly over the location of the demolished teaching buildings. According to the submitted plans and information the new playground area will be some 2910 sqm and will follow the existing profile of the land. This is an increase of 460 sqm of hard standing from the current 2450 sqm of playground area. The additional hard standing comprises the infills of the existing grassed areas in between the existing buildings to be demolished.
- 3.6 The applicant proposed a phased development to minimise the disruption to teaching. The phasing proposed is as follows: The first phase consists of the construction of the new teaching building, and the second is the demolition of the buildings followed by the construction of the new playground areas.

4. RELEVANT PLANNING HISTORY

- 4.1 St Georges College has an extensive planning history. Planning permission is noted for 'Residential school for boys' CHE.4310, granted 27/4/1939 and CHE.24233 for the 'Proposed erection of pre-fabricated classrooms' granted in 17/3/1972. Other recent or relevant applications are identified below.

Reference	Details
RU.22/0870	The erection of a single storey marquee structure for the provision of a dining area, for a period of up to 7 years. Grant 27.07.2022
RU.20/0699	Installation of 4no. ground source heat pumps with associated underground pipework and 120 boreholes and 2no. water extraction boreholes and associated underground pipework. Grant 23/07/2020
RU.20/0700	Listed Building Consent for the installation of 4no. ground source heat pumps with associated underground pipework and 120 boreholes and 2no. water extraction boreholes and associated underground pipework. Grant 23/07/2020
RU.16/1262	Demolition of existing sports hall and ancillary buildings (G block, changing block, Woburn gym, shed) to allow for the erection of a new three storey building (Activity Centre) for the following: Ground floor – double height main hall for flexible use including general school use, examination hall, full indoor hockey pitch, 6 no badminton courts, 2 no. volleyball courts, a basketball court, a netball court, 3 no. football five a side pitches, indoor cricket pitch and 4 indoor practice nets, spectator area, 6 changing rooms, storage, reception area: first floor – fitness suite/gymnasium, dance studio, function space and viewing area; second floor – general teaching space, servery and terrace overlooking athletics track, with associated alterations to internal access arrangements, 6 parking spaces, and landscape works with temporary construction access from Woburn Hill. Grant 9/01/2017 (Following the grant of the above application, the following further applications to discharge or vary conditions. RU.17/1805, RU.17/2035, RU.18/0072, RU.18/0090, RU.18/1196, RU.18/1507, RU.19/0651, RU.19/0652.)

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

- 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.
- 5.2 National Planning Policy Framework (revised July 2021)- acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. The document, as a whole, forms a key and material consideration in the determination of any planning permission.
- 5.3 The following Supplementary Planning Documents (SPD) could be a material consideration in the determination of this planning application
- Runnymede Design Supplementary Planning Document (2021)
 - Green and Blue Infrastructure Supplementary Planning Document (2021)

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Historic England	Do not wish to comment
Gardens Trust	Do not wish to comment
SCC Highways	Initial comments in relation to information within the Construction Environmental Management Plan (CEMP). However, once the applicant had updated this document SCC Highways confirmed no further comments provided that works were implemented as per the CEMP and as such the CEMP should be conditioned to reflect this.
Lead Local Flood Authority (LLFA)	An initial objection and concerns were raised in relation to SuDs matters. However, upon reviewing the LLFA comments the agent addressed the concerns and updated the relevant SuDs information. Consequently, the LLFA removed their objection and provided a standard pre-commencement condition in relation to the required SuDs information and a pre-occupation condition which requests a verification report.
SCC Archaeology	Responded that the assessment undertaken were appropriate for the proposed works and concludes there are no requirements for any further archaeological work.
RBC Heritage Officer	Supports the proposal.
RBC Tree	The officer does not object to the proposal providing conditions are included in relation to the implementation of the tree protection methods

Officer	described in the report by ACD environmental dated 28/07/22 ref PRI23880aia-ams and tree protection plan dated July 2022 drawing no PRI23880-01. This would be a pre-start condition.
RBC Contaminated Land	The officer suggests a condition which requires the applicant to carry out a remediation scheme if necessary. The condition also sets out what to do if unexpected contamination is found after the development has been commenced
RBC Environmental Health	The officer does not object to the proposal and suggests that the works are conditioned as per section 10 of the Environmental Noise Survey and acoustic report (in relation to sensitive receptors and plant noise) and that the works should be implemented as per the Construction Environmental Management Plan.
RBC Planning Policy	Do not wish to comment on the proposal.
Surrey Wildlife Trust	Conditions suggested in view of securing features within the submitted biodiversity matrix, a sensitive lighting plan and CEMP. Informatives suggested in relation to working methods, protected species and habitats.
Thames Water	Information provided as an informative for surface water, waste water and sewage water

Representations and comments from interested parties

6.2 177 Neighbouring properties were consulted, a site notice displayed, and the application was advertised in a local paper in addition to being advertised on the Council's website and 1 letter of representation has been received of which the main points can be summarised below:

- No objection in principle to the school improving the teaching facilities.
- Design should be sympathetic to the surroundings.
- At three storeys the proposed building is too high and will dominate and partially obstruct the view of the old school buildings from Woburn Hill Park.
- Night lighting needs to be a consideration.

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 Green Belt where only certain forms of development are considered appropriate. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are:

- Green Belt considerations
- Impact to the Heritage Asset (to include archaeology)
- Wider design considerations
- Flooding and Sustainable Urban Drainage
- Impact on Ecology, Trees and Biodiversity Considerations
- Contaminated Land
- Renewable & Low Carbon Energy
- Impact on neighbouring amenity
- Highways matters
- Very Special Circumstances

7.2 **Green Belt Considerations**

Principle of the development in the Green Belt

- 7.3 The NPPF (2021) in paragraph 149 sets out exceptions where new buildings in the Green Belt need not be inappropriate development in the Green Belt. One of the provisions includes:
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development.
- 7.4 Policy EE17 is consistent with this guidance noting considerations to be taken into account. Relevant considerations in this instance would be general height and storeys of existing and proposed buildings and their deposition around the site, existing and proposed floor space; footprint; hardstanding; development envelope and amount of undeveloped areas, relationship with landscaping features, views, boundaries and phasing of works.
- 7.5 The site is considered to fall within the definition of Previously Developed Land (PDL). However, for the development, as whole, to be considered appropriate within the Green Belt it would need to be demonstrated that the proposed development would not have a greater impact on the openness of the Green Belt than existing development.
- 7.6 The development proposed is for the provision of a new three storey teaching building which provides classrooms a new Health Centre and Learning Support Centre. The removal of 3 existing classroom buildings is also proposed, these have come to the end of their serviceable life. The new teaching block is three storeys in height and has a floor area of approx. 2126 sqm and footprint of 810sqm. The existing teaching blocks to be removed are single storey with a combined footprint of 961 sqm. The proposed works to form playgrounds from the base of the removed classrooms and associated landscaping, does not involve alterations to existing land levels but does increase the hard standing on the site by approx. 460 sqm. In summary:

Approx. Dimensions	Existing	Proposed
Description	Single storey x3 buildings	Three storeys, one building
Height	4 m	10.8 m
Footprint	961 sqm	810 sqm
Floor area (GIA)	961 sqm	2126 sqm
Hard standing	2450 sqm	2910 sqm

- 7.7 The form and scale of the new building is significantly greater than the existing in spatial terms, as well as the overall increase in hard standing.
- 7.8 In visual terms, the proposed teaching block will be situated further within the main cluster of teaching buildings and could be argued to read as being more 'contained' within the main school site. The school site is fairly well contained, the main views which would be affected by the proposed development would be those within the site and not public views. Particularly from the north of the site (athletics track) looking southwards. This is due to the form and scale of the proposed teaching block which would be some 10.8m in height with a length of some 45m. Visually, this form and scale pose a significantly more prominent building in its proposed location than the buildings it replaces which are low level single storey buildings. Due to its form and mass, the new building will visually read as a standalone building within the school site. Its vertical design, whilst broken up using design features and materials, appears significantly more prominent.
- 7.9 In in summary, whilst the proposal is on previously developed land, it would have a greater impact on the openness of the Green Belt than the existing development both in spatial and visual terms. The proposal represents inappropriate development in the Green Belt which by definition is harmful to the Green Belt. As well as harm by definition there would also be moderate harm to the openness of the Green Belt due to the form and mass of the building as outlined above. Substantial weight needs to be attributed to this harm by definition and the actual harm to the Green Belt through loss of openness. As such this development should only be approved should there be a case of very special circumstances which would clearly outweigh this harm and any other harm identified in the report.

Impact to the Heritage Assets

- 7.10 The site is located within a Registered Parks and Garden and there are nearby Listed Buildings within the school site. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.11 The NPPF places great importance on conserving and enhancing the historic environment to include heritage assets, stating that heritage assets are irreplaceable. The NPPF goes on to state that when considering planning applications in areas that could affect a heritage asset the proposal should have a positive contribution that conserves the heritage asset and a positive contribution to local character and distinctiveness.
- 7.12 In addition to the above the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 7.13 Policies EE3, EE4, EE6 and EE7 of the Runnymede 2030 Local Plan are consistent with the above contents of the NPPF.

The proposed classroom building, playgrounds and landscape strategy

- 7.14 The proposal seeks a new classroom building, playground and landscaping. The applicant submitted a Heritage Statement, and a Landscape Visual Impact Assessment (LVIA). The LVIA also considered the impact of the proposal on the heritage assets. Both these documents conclude that the proposal would not detrimentally affect the historic landscape or built heritage assets. That the proposal would fit in well to the site and would complement the main existing Listed Building known as The White House (also known as the listed Mansion). Indeed, it is noted that elements of the final design of the new classroom block have been influenced by the White House.
- 7.15 Furthermore, in respect of the proposal it is noted that neither Historic England nor The Gardens Trust wished to provide comments following consultation on the application. The Councils Conservation Officer has also confirmed that the proposed development allows for the Listed Mansion to remain as the predominate building within the school grounds. The proposal would enhance the setting of the Listed Building, as required by the aforementioned act.

Registered Park and Garden

- 7.16 In respect of the registered park and garden, the LVIA considered 7 views from various locations as agreed by the RBC planning officers. There would be no impact from public viewpoints. It is noted however, that there would be some moderate impacts from, viewpoints looking directly into or across the site from within the site (view 5, this is the view from the athletics track into the site looking south). However, these views have been discounted as being impactful on the historic landscape as none of the views are in the best location to appreciate the historical landscape. This is due to the dominance of the existing school buildings in this area of the site. The best views of the historic landscape are considered to be those to the southeast of the site along the wooded section of the River Bourne i.e. away from the main school buildings. The report concludes that on balance the proposals are considered to have a minimal to negligible and neutral to positive impact on the Registered Park and Garden and that the building would sit comfortably within its landscape context. Indeed, an argument is put forward that the high-quality design enhances the landscape setting overall. As such the proposal is considered to comply with policy EE6.

Listed structure

- 7.17 The Listed structures include features such as railings, gates, grottos and archways, all linked to the registered park and garden. These are largely concentrated within the main built school campus to the west of the site. The most prominent listed structure is The White House (previously known as Woburn Park). The original building dates from 1748. The proposed classroom building has been reduced in height and undergone alterations to the roof in an effort to ensure there is no harm on the setting on the Listed Structures, but in particular the setting of The White House. The architects have picked up features of the White House to include within the design of the classroom building and materials are considered to be complimentary to the White House building. In addition to this, given the separation distance between the White House and the proposed building it is considered that the proposal would accord with policy EE4. Indeed, it is noted that the removal of the old classrooms and the provision of a modern, well designed classroom block enhances

the setting of the White House when viewed from within the site.

- 7.18 Finally, whilst minimal, the added soft landscaping proposed is considered to further enhance the overall setting of the heritage assets and therefore overall, the proposal is considered to comply with policy EE3, EE4 and EE6.

Archaeology

- 7.19 Policy EE7 of the Local Plan sets out that an archaeological assessment is required for proposals on sites which exceed 0.4ha. This is consistent with paragraph 194 of the NPPF which sets out that where a site includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. It should be noted that the proposed location for the new classroom block is on previously disturbed ground, currently an existing playground. The applicant has provided a desk-based assessment which concludes that the proposed redevelopment is considered unlikely to have any significant archaeological impacts. This is due to the proposed site being on previously disturbed ground. SCC Archaeology officer has reviewed the supporting information and agrees with the report's conclusion as such no archaeological conditions or recommendations are required in this instance. The proposal is not considered to impact archaeology (below ground artifacts), consequently the proposal conforms to EE7.

Design considerations

- 7.20 Government policy contained within the NPPF attaches great importance to the design of the built environment. Proposed new development should respond to local character, be of a high standard of design and seek to improve the character of the area. Paragraph 134 of the NPPF advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area which is also reflected in Policy EE1.
- 7.21 The character of the site reflects its education use along with its wider setting in the historic parkland environment. There are a variety of buildings reflecting a broad range of style and age from the Listed White House to the modern Activity Centre. Consequently, there is also a broad mix of materials seen within the buildings. In addition to this it is appreciated that certain guidelines must be followed for the buildings educational use (i.e. size of class rooms and teaching facilities) and in requiring 'Access for all' (discussed further in section 7.12 below).
- 7.22 The proposed new teaching block will consolidate, modernise and replace existing teaching facilities which are coming to the end of their usable life. The proposed design reflects features of the two dominant buildings on the site, the White House and the Activity Centre. Whilst the form (due to its mass) could be considered as being imposing in its verticality as a 'block', the applicant has sought to break up this mass and bulk. The 'butterfly roof' dips centrally, and whilst this still allows the use of photo voltaic tiles, the dip helps to lessen the verticality and reflects the roof of the Activity Centre. In addition, the third floor is stepped in and the use of materials (also reflecting the Activity Centre) helps to break up the overall bulk and mass. Buff brick is used for the ground and first floor to reflect that of the White House.
- 7.23 The height of the proposed classroom block is lower than the White House and Activity centre and would therefore seem subservient to these more dominant building. The 'horizontal bandings' in the proposed exterior delineate the floor levels but also provide shading to the classrooms (louvers) and visual interest to the elevations. These features,

along with the windows and brick banding further helps to break up the overall mass of the proposal. The design of the new classroom would sit comfortably within the existing character of the site and would enhance the immediate site character overall. In addition, landscaping is proposed to soften the area around the classroom block and the new playgrounds. This landscaping is much needed in an area dominated by hard standing. In design terms the proposal is considered to comply with EE1.

Flooding and Drainage Matters

- 7.24 The site would be within flood zone 1, defined at less than 0.1% chance of flooding in any year. For a scheme of this size a Flood Risk Assessment (FRA) is required. The purpose of the FRA is to demonstrate that the proposal will not be in an area at risk of flooding and ensure that flood risk is not increased elsewhere. The wider site to the east is within Flood Zone 2 however this is outside of the works site boundary.
- 7.25 An FRA prepared by Elliott Wood Partnership Ltd dated October 22 has been submitted in support of this planning application. Potential sources of flooding are shown within the document. The FRA also sets out that any risk of flooding from tidal, fluvial, surface water, sewer or artificial water bodies to this site would be low. The site is at moderate risk from ground water flooding.
- 7.26 There is a very marginal increase in permeable paving in relation to the new playground area. However, whilst it is unlikely that this would cause an increase in the risk of flooding, such matters are considered through managing sustainable drainage.
- 7.27 In accordance with The Flood and Water Management Act 2010 the Surrey County Council in its role as Lead Local Flood Authority (LLFA), is a statutory consultee for all major applications. In addition to the above Paragraph 169 of NPPF (2021) states that all 'major' planning applications must incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development. A separate Surface Water Drainage Strategy and SuDS report by Elliott Wood Partnership has also been provided and section five of this report deals with the proposed drainage strategy for this site. The original report was updated to include additional information for the LLFA. Some of the measures proposed include the use of permeable paving and below ground geocellular attenuation tanks with flow control devices which help to limit the surface water flows. The surface water will then discharge into the existing private surface water network and ultimately into the water course to the east of the site (The Bourne)
- 7.28 The County Council in their role as the LLFA have advised that the proposed drainage scheme meets the relevant requirements and further matters can be dealt with by way of condition. It is therefore considered that the proposal will not be in an area at risk of flooding and suitable SuDS measures can be secured by way of recommended conditions. In securing these conditions the proposal complies with EE13.

Renewable & Low Carbon Energy & Sustainable design

- 7.29 Proposals are expected to demonstrate how they have incorporated sustainable principles into the new development including; construction techniques, renewable energy, green infrastructure and carbon reduction technologies.
- 7.30 The NPPF (2021) paragraph 155 states that in determining planning applications developments should comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicants, having

regard to the type of development involved and its design, that this is not feasible or viable.

- 7.31 Policy SD8 supports the NPPF. The relevant section of this policy considered renewable and Low Carbon Energy for new development and sets out that it will be expected to demonstrate how the proposal follows the energy hierarchy (Be lean; use less energy, be clean; supply energy efficiently and be green; use renewable energy). For a scheme of this scale, it is also expected for the development to incorporate measures to supply a minimum of 10% of the development's energy needs from renewable and/or low carbon technologies.
- 7.32 The applicant has provided an Energy Statement. The applicant has considered a full range of energy saving strategies. By using the preferred strategies, the project nearly achieves a zero carbon strategy (saves 99%). Air and Ground Source Heat Pumps are already on site and will be utilised along with Photovoltaic panels and effective insulation of the proposed building. Overall, 7.5 tonnes of CO₂ will be saved annually. For these reasons the proposal is considered to comply with policy SD8
- 7.33 In addition to this Policy SD7 considered sustainable design. The proposal includes a Construction Environmental Management Plan (CEMP). Within which are methods which seek to recycle waste (utilising the waste hierarchy: Eliminate, reduce, re-use, recycle, recover and dispose) and incorporate sustainable construction and demolition techniques. Securing a condition to ensure that the construction works adhere to this document ensures the proposal complies to the relevant elements of SD7.

Contaminated Land

- 7.34 Paragraph 174 of the NPPF sets out that planning decisions should enhance the natural environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. A phase 1 geo-environmental assessment has been carried out across the site and the results of this have been submitted in support of the application. On addition a contamination assessment has been submitted. This report shows that a remedial strategy is required due to contaminants found on site. Further works, including detailed remediation scheme, are therefore required to identify the extent of the contamination in order to establish the necessary remediation works; this can be secured by conditioned. The condition will also set out what is required in the event of unexpected contamination being found during construction. In securing this condition policy EE2 has been complied with (in relation to land contamination).

Ecology and Biodiversity Considerations

- 7.35 Policy EE9 of the Local Plan sets out that developments on sites including or adjacent to priority habitats and species will not be permitted unless it can be demonstrated that the impact of the proposals will not result in significant adverse effects. Policy EE9 of the Local Plan also sets out that the Council will seek net gains in biodiversity. Policy EE11 relates to Green Infrastructure. The application is supported by a Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey report (PEA report), Biodiversity net gain assessment and a Green and Blue infrastructure document.
- 7.36 The PEA report recommends various measures to avoid any impacts upon protected species or habitats. The recommendations in relation to the Priority Habitat ties in with the applicants Arborocultural report and is outlined below in section 7.16.1 of this report. Timing of works is recommended in relation to nesting birds and bats and the avoidance of prolonged lighting (bats). There are no further recommendations for additional survey works.

- 7.37 Policy EE11 seeks to avoid habitat fragmentation of Green Infrastructure by encouraging development proposals which restore, maintain and enhance habitat connectivity. The Biodiversity Net Gain Matrix sets out a biodiversity net gain of 100% for habitats and 100% for linear features (hedgerows). The assessment outlines a significant measurable net gain, in line with the NPPF. Surrey Wildlife Trust have recommended a condition to secure a Biodiversity Management Plan to detail how each habitat will be managed to achieve its target score. Conditions are recommended to ensure the proposal follows the relevant recommendations of the above listed reports (see section 7.15.2) in securing this condition the proposal would comply with EE9 and EE11.
- 7.38 It is noted that SWT request an updated CEMP to ensure deciduous woodland and hedgerows are protected. However, this has been covered by the Arborocultural information submitted which includes Tree Protection Plans. These documents are considered acceptable and are discussed below.

Trees

- 7.39 Policy EE9 seeks to protect sites covered by Priority Habitats The immediate site of the proposed works are not in an area which has any significant vegetation. The wider site, specifically the west boundary to include the proposed entrance/exit of the construction traffic is within an area of Priority Habitat (woodland). There are no TPO trees within the vicinity of the proposed site of the works or the construction route.
- 7.40 The application is accompanied by an Arborocultural Impact Assessment and Method Statement carried out by ADC Environmental and includes a Tree Protection Plan. This confirms that where necessary some trees will be subject to pruning. No trees are to be removed to facilitate the works (although the removal of one Cherry is recommended due to its poor physiological health). The report also provides a tree protection plan and measures in accordance with S5837:2012 'Trees in relation to design, demolition, and construction. The Councils Tree Officer has assessed the application and concludes that the works are acceptable providing a pre-start condition relating to the tree protection measures and a condition relating to the works methodology complying to the Tree Method Statement is acceptable. Therefore, providing these conditions are secured the proposal is considered to relate to EE9.

The impact upon residential amenity

- 7.41 Paragraph 126 of the NPPF considered the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning process should achieve. Policy EE1 of the Local Plan supports this and sets out that development proposal will be supported where they ensure no adverse impact on the amenities of neighbouring properties.
- 7.42 The comments received from the letter of representation are noted. The address of the resident being some 350m from the works. The nearest residential properties to the proposed works are the dwellings along Woburn Hill. Given the extensive separation distances to these neighbours (more than 190m) and the existing mature vegetation that largely surrounds the site, the proposal would not result in a loss of neighbouring amenity.
- 7.43 In terms of noise and disturbance Policy EE2 states that pollution, including noise, can lead to adverse impacts on the natural environment and the health and well-being of individuals and communities. Proposals which have or would be subject to unacceptable adverse effects will not be supported. The proposal would not increase pupil numbers and would be within a well contained school site. It is not considered that the proposed

development would result in increased noise or disturbance.

- 7.44 In relation to the construction works and impact on residential properties, such matters are dealt with by Environment Health legislation and should not be duplicated by planning.

Highways matters

- 7.45 The National Planning Policy Framework sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy SD4 sets out that development proposals which generate significant traffic movements must be accompanied by a Transport Assessment or Transport Statement which considers the impact of the proposal on the highway network.
- 7.46 The application does not increase staff or student numbers. Therefore, highways matters are limited to the demolition and construction period. The main entrance (used by staff, pupils and visitor to St Georges) is directly off the A317 roundabout at Woburn Hill/Weybridge Road. The works access will utilise an existing secondary exit/entrance onto Woburn Hill further to the north, ensuring there would be no direct conflict between construction traffic and users of the school. The applicant has provided a Transport Statement (TS) and Construction Environmental Management Plan (CEMP). The applicant updated the CEMP to ensure that relevant highway matters are covered. This includes (and is not limited to) construction traffic timing, parking, manoeuvres, deliveries, and safety matters. Highway Authority has assessed the relevant information and requests that a condition be secured to ensure works are carried out in accordance with the CEMP. With the inclusion of this condition the proposal is considered acceptable in relation to policy SD3 and SD4.

Access for all

- 7.47 In determining this application, the Council is required to have regard to the provisions of the Human Rights Act 1998. The public sector equality duty also applies (Section 149 Equality Act 2010). Part of this includes advancing the equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. Protected characteristics include those with a disability. Therefore, as part of assessing this planning application officers need to consider if the proposal will provide access for all, including those with limited mobility.
- 7.48 Section 6 of the applicants Design and Access statement states the following matters have been taken into consideration as part of the design of the new classroom building (relevant matters in summary):
- The proposed development is set on the main school ground which is predominantly level. The proposed development will be set at the existing level and utilises fully accessible approaches.
 - The ground floor will be provided with level access to all rooms and a lift will facilitate wheelchair access to the first and second floor.
 - Accessible toilets and showers are provided at each floor level.
 - The building will comply with the relevant Equality Act
- 7.49 It is also noted that there are a number of existing disabled bays within the parking area.

Overall, given the information provided within the Design and Access Statement and that the school has a duty and their own policies to ensure that those with a disability can access their facilities (under the Children and Families Act 2014, SEN and Disability Code of Practice 0-25 years 2015 and the Equality Act 2010), it is considered that the proposal does seek to ensure equality of access for all.

8 ASSESSMENT OF VERY SPECIAL CIRCUMSTANCES

- 8.1 The proposed development, by definition, constitutes inappropriate development within the Green Belt. The proposal is also considered to result in limited to moderate harm to the openness of the Green Belt.
- 8.2 The Green Belt balancing exercise therefore needs to be if 'other considerations' put forward as part of this planning application equate to Very Special Circumstances (VSC) which exists to outweigh the above identified harm.
- 8.3 The applicants have submitted a Green Belt Statement and Very Special Circumstance Report prepared by Maddox Planning, Oct 2020. Section 6 of the report sets out their Very Special Circumstance case.
- 1) Setting a precedent
 - 2) Cultural, social and community benefits
 - 3) Lack of alternative sites and alternative on-site solutions
 - 4) Business needs, to improve education facilities
 - 5) Implications of a no development scenario on the school

Each matter will be considered in turn:

Setting a precedent

- 8.4 The applicant sets out that the proposal will not set a precedent for other development on the site further into the Green Belt. That the sites unique characteristics ensures that development could not be replicated elsewhere in another part of the Green Belt.
- 8.5 Case officers do not consider this to be a very special circumstance. Each planning application will always be considered on its own merits. **This reason is therefore given no weight.**

Cultural, social and community benefits

- 8.6 The applicant quotes para 95 of the NPPF stating (in summary, the main points) that the LPA should ensure there are sufficient school places to meet local need and that weight should be given to the need to create, expand or alter schools. Further appeal examples have been presented of Green Belt applications which show substantial weight to be given to generous access arrangements for the local community for sporting facilities (amongst other matters) and other community benefits.
- 8.7 Ultimately the made thrust of the applicant's case is one of educational need that this proposal would replace existing teaching facilities which are considered to be substandard and in need of upgrade. The buildings date back to 1960s and the applicants claim that the maintenance and repair are no longer cost-effective for the school, as such they have reached the end of their serviceable life. Moreover, they have set out that two of the IT rooms are not adequate in size for the needs of the school and are of an inefficient and ineffective layout for teaching, as they were converted from offices many years ago. The

buildings were not designed to be accessible to all, and whilst the use of ramps have been provided it is understood that there have been instances where activities have had to move to another building to allow wheelchair users to participate.

- 8.8 Further information is given as to the use of the school building outside of the school hours for the local community. Whilst there is no specification of what this means in real terms, it is noted that the school has a dedicated Events and Letting Department and the school website clearly shows other school buildings being hired or used by various community groups and charities. However, ultimately the school currently leases out space within the site to community groups and whilst this proposal may facilitate in the continuation of said community use, the proposal would not in its own specifically provide social community infrastructure which would meet and or address a specific identified need or deficiency.

The provision towards wider community need is given limited to no weight. However, the need to provide updated and modernised buildings to meet the current/ modern needs of pupils, including the need to ensure that the buildings provide access for all is given significant weight as an “other considerations” which weighs in favour of VSC.

Lack of alternative and alternative on site solutions

- 8.9 The applicant puts forward that no alternative sites are available on the school grounds and provides various appeals whereby inspectors or the secretary of state have concluded that the lack of alternative sites was accepted as a justification for the development. The applicant also considered that it would be unsafe for children to go ‘off-site’ for a teaching facility out of the school grounds.
- 8.10 It is accepted that being within the school site is preferred for various reasons in relation to safety and limiting disruption to the school day for children. However, no clear information has been put forward as to the need for a new health centre or learning support centre and consequent significantly larger floor area sought. **Given officers have already recognised the need to update the existing facilities, the lack of alternatives is given limited weight.**

Business need to improve education facilities

- 8.11 Various appeals have been presented as cases where the business need to improve educational facilities (amongst other matters) and other business facilities was given significant weight. Officers understand that business case can form part of “other considerations” which can form part of a Very Special Circumstances. However, this is based on the specific of an individual planning application and planning judgement and should not be relied upon as an established principle.
- 8.12 That being said, it is recognised that an Independent school is a business and that they do need to remain competitive. Improving the quality of education by providing up to date facilities is of benefit to pupils and users of St Georges. Up to date facilities will appear more attractive to prospective parents and enables the school to remain competitive. A thriving school will add to broader economic benefits to the borough and will undoubtedly improve the level of education students of St Georges college would receive. The NPPF and the Runnymede Local Plan support economic growth for local businesses. This VSC is considered to be broadly in line with these policies. **Case officers consider this to be of moderate weight.**

No development scenario

- 8.13 The school have put forward a case regarding the non-development of the site. However, this links to the above business need case and the case presented for no alternative sites. No additional reasons are considered to be presented. As such the weight afforded above to the points raised before have been considered and can not be double counted. **No weight is given to this as another considerations.**

Summary of Very Special Circumstances (VSC) and Councils Considerations:

- 8.14 The NPPF (2021) states that very special circumstances will not exist unless the harm to the Green Belt, and any other harm, is 'clearly outweighed by other considerations.' The decision-taker must exercise a qualitative judgment and ask whether the circumstances, taken together, are very special and clearly outweigh the harm.
- 8.15 Limited weight is given to a number of the matters advocated in the above supporting statement. However, significant weight is given to the educational need for updating facilities to meet current needs. Through this, moderate weight is given to the independent school, as a business remaining competitive within in the local market.
- 8.16 It is considered that it is this justification which equates to very special circumstances which **clearly** outweighs the harm to the Green Belt as set out in this report as well as the other harm identified above.

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

- 10.1.1 In summary, the principle of the development represents inappropriate development in the Green Belt with some moderate harm to openness. However, it is considered that very special circumstances exist, in this case in relation to the educational and business need. In this instance these two matters clearly outweigh the harm to the Green Belt.
- 10.1.2 The proposal is also not considered to impact heritage assets and is considered to comply

with design considerations. Officers considered the proposed classroom fits well within the character of the area of the school and considers all the historic assets. Historic assets are not impacted.

- 10.1.3 In addition, the proposal does not raise any issues in terms of highway matters, conditions will be secured to protect the trees on the route of the construction traffic. Additionally, the proposal will not harm residential amenity due to the significant separate distances to the nearest neighbour. Noise matters from the construction phase will be dealt with by condition.
- 10.1.4 In terms of environmental considerations, the proposed development is considered to be acceptable with regards to flood risk and subject to conditions would provide suitable urban drainage. The proposal will provide suitable renewable and low carbon energy and subject to conditions would have a suitable relationship in terms of ecology and biodiversity. Contaminated land matters can be dealt with by a condition.
- 10.1.5 When applying the planning balance, it is considered that any harm caused from the proposed development; is outweighed by the benefits of the scheme. Accordingly, the application is recommended for approval subject to the following:

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to conditions.

And the subject to the following planning conditions:

Compliance

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:

1629-IID-PL-XX-DR-A-1000-P04 - Location Plan

1629-IID-PL-XX-DR-A-1001-P- - Existing Block Plan with Contractors Working Area and Demolitions

1629-IID-PL-XX-DR-A-1002-P01 - Block Plan as Proposed

1629-IID-PL-XX-DR-A-1010-P01 - Existing Site and Demolition Plan

1629-IID-PL-XX-DR-A-1011-P- Site as Proposed

1629-IID-PL-XX-DR-A-1012-P01 - Proposed Plans - Ground and First Floor

1629-IID-PL-XX-DR-A-1013-P01 - Proposed Plans - Second Floor and Roof Plan

1629-IID-PL-XX-DR-A-1014-P- Existing Building Plans

1629-IID-PL-XX-DR-A-1015-P- Existing Buildings Roof Plans

1629-IID-PL-XX-DR-A-1016-P- Playground Plan as Proposed

1629-IID-PL-XX-DR-A-2000-P01 - Proposed Elevations

1629-IID-PL-XX-DR-A-2001-P01 - North and East Elevations Existing and Proposed

1629-IID-PL-XX-DR-A-2002-P01 - South and West Elevations Existing and Proposed

1629-IID-PL-XX-DR-A-2003-P- Existing Building Elevations

1629-IID-PL-XX-DR-A-2004-P- Proposed Playground Elevations and Sections

1629-IID-PL-XX-DR-A-3000-P01 - Planning - Existing and Proposed Building Sections

Tree Protection Plan July 2022 PR123880-01

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

3. Materials

The development hereby permitted shall be constructed of the materials as stated in the approved drawings.

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

4. Construction Environmental Management Plan (CEMP)

The development hereby approved (including demolition) shall be undertaken in accordance with the Construction Environmental Management Plan by Blenheim House Construction dated 6th January 2023, for the Class room building and new playground area or such other document submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details for the construction of the development.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policy EE9 and EE11 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

5. Renewable energy (as approved)

The development hereby permitted shall be built in accordance with the approved Energy Strategy by HK Consulting Oct 22 and thereafter retained, maintained and operational for the lifetime of the development unless otherwise agreed in writing with this local planning authority.

Reason: To ensure sustainable design and to comply with Policies SD7 and SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Prior to commencement of any development

6. Development phasing

Prior to commencement of development a phasing plan shall be submitted to the Local Planning Authority which shall provide a schedule of works to be undertaken to include:

- When the existing classroom blocks shall be demolished as identified on plan ref .
- the completion of all landscaping works to include biodiversity enhancements as detailed within the Figure 2 of the Biodiversity Net gain Assessment by aLyne ecology Version 002
- when the playgrounds will be brought into use,
- Submission of a remediation scheme in relation to land contamination

The development shall be undertaken in accordance with the approved details unless an alternative is agreed in writing with the Local Planning Authority .

Reason: To protect the openness of the Green Belt and to comply with Policy EE14 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7. Tree protection

Prior to commencement of any development, including before any equipment, machinery or materials are brought on to the site, tree protective measures shall be installed in accordance with the approved tree protection measures within the ACD Environmental Report dated 28/7/22 ref PR123880 aia-ams and Tree Protection Plan July 2022 PR123880-01. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval.

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, enhance the 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.

8. SuDS (scheme for approval)

Prior to commencement of any development (excluding any site clearance, demolition or ground investigation works) details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the Local 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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.

c) 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 restrictions and maintenance/risk reducing

features (silt traps, inspection chambers etc.).

d) 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.

e) Details of drainage management responsibilities and maintenance regimes for the drainage

system.

f) 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 that the design meets the national Non-Statutory Technical Standards for SuDS and that the final drainage design does not increase flood risk on or off site and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Prior to works above ground level

9. SuDS (verification)

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water

attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure that the drainage system is constructed to the national Non-Statutory Technical Standards for SUDS and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10. Landscaping

Prior to the use of the playground area, the landscape planting and hedgerow planting as outlined within Figure 2 of the Biodiversity Net gain Assessment by aLyne ecology Version 002 shall be completed and maintained thereafter in accordance with Section 8 of the

Biodiversity Net Gain report version 002.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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.

11. Remediation scheme (implementation)

The remediation scheme shall be implemented in accordance with the Remediation Method Statement LP3203/rms, 13 January 2013 by LEAP Environmental and in accordance with the approved timetable of works as listed within condition 6 above (Development Phasing). Within 4 months of the completion of measures identified in the approved remediation method statement, a verification report (or validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the Local Planning Authority in writing for approval.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12. Encountered contamination

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority (LPA), and development must stop on that part of the site. An assessment must be undertaken in accordance with the requirements specified by the Local Planning Authority and agreed in writing and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and be approved in writing by the LPA in accordance with the requirements of the Local Planning Authority in the form of a Remediation Strategy which follows DEFRA guidance. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of the measures identified in the approved remediation scheme, a validation (or verification) plan and report must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

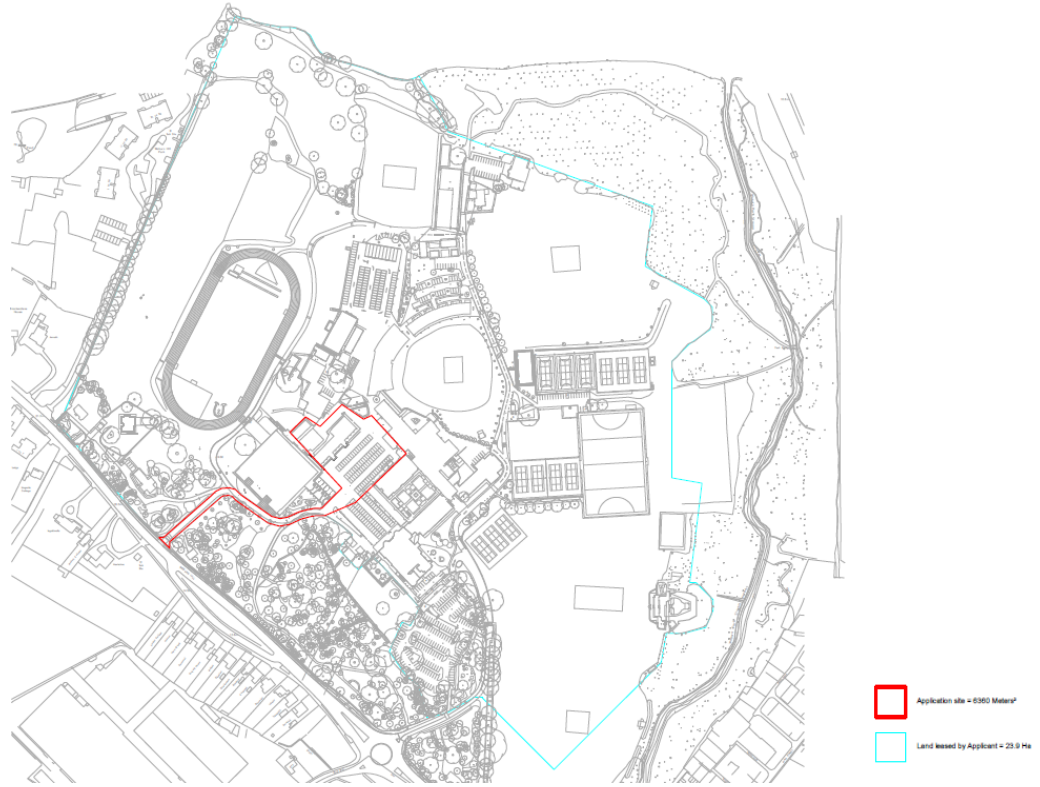
1. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to highway users, care should be taken to ensure the waiting, parking, unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the 'Considerate Construction Scheme' code of practice and to follow this throughout the period of construction on the site and within adjacent area such as on the adjoining public highway and other areas of public realm.

2. Habitat Trees & buildings

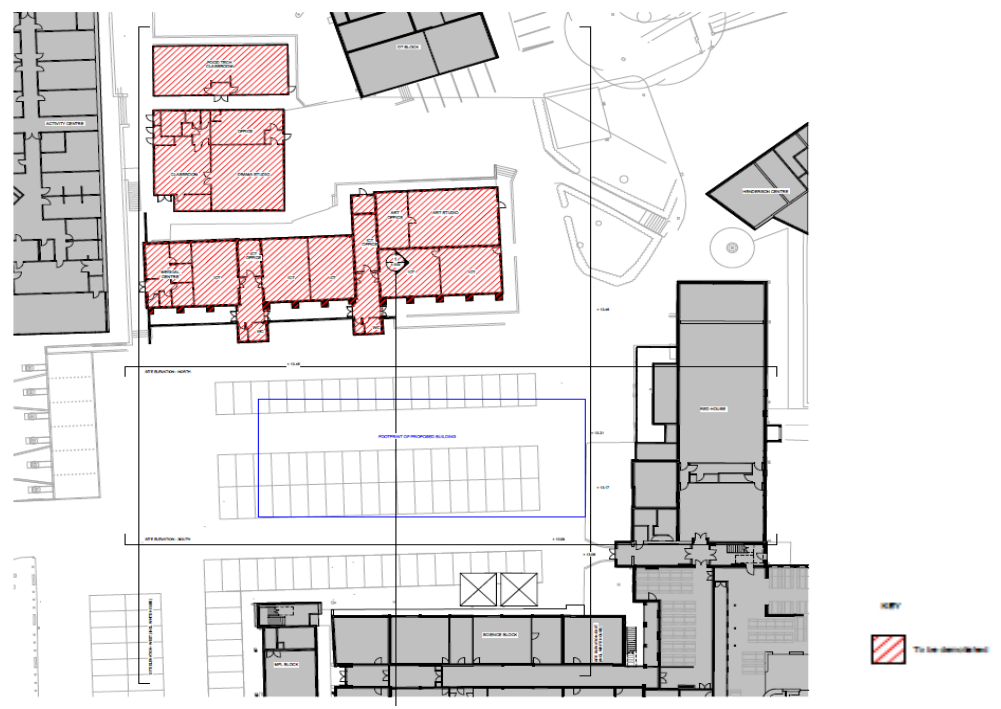
Many trees and some buildings can contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out 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

St Georges College RU.22/1678 :

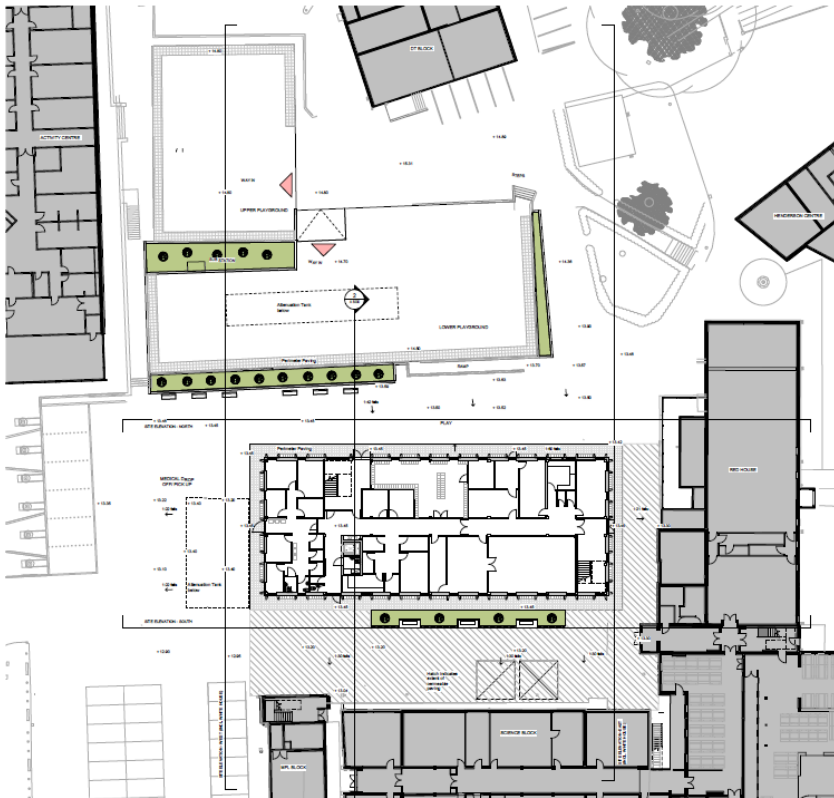
Site plan (*not to scale*)



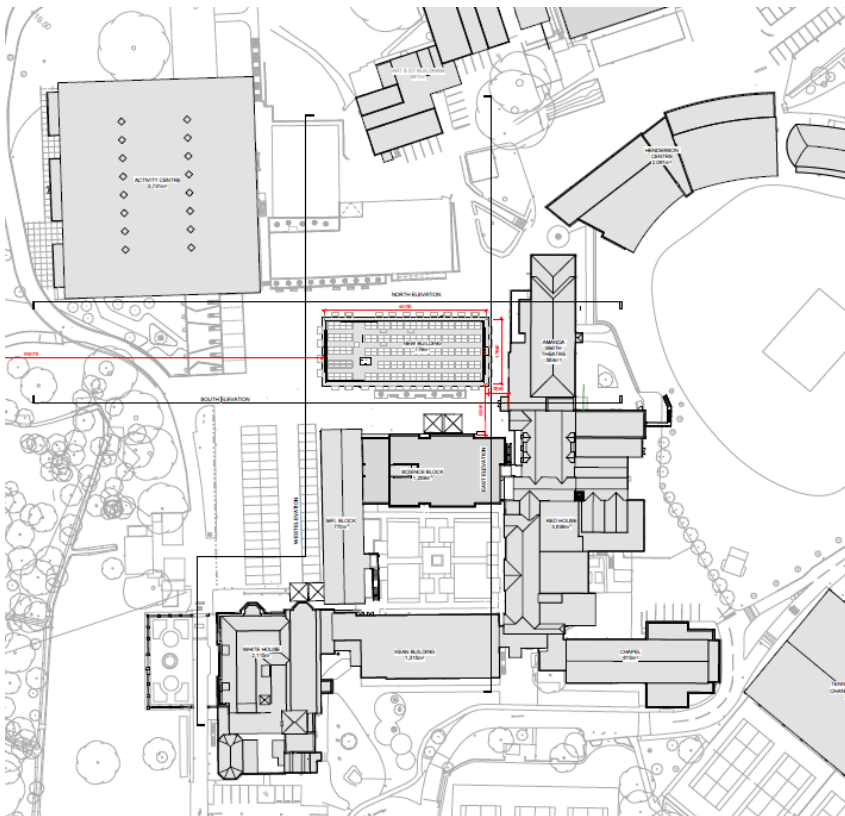
Existing Plan showing buildings to be demolished and replacement building location (*not to scale*)

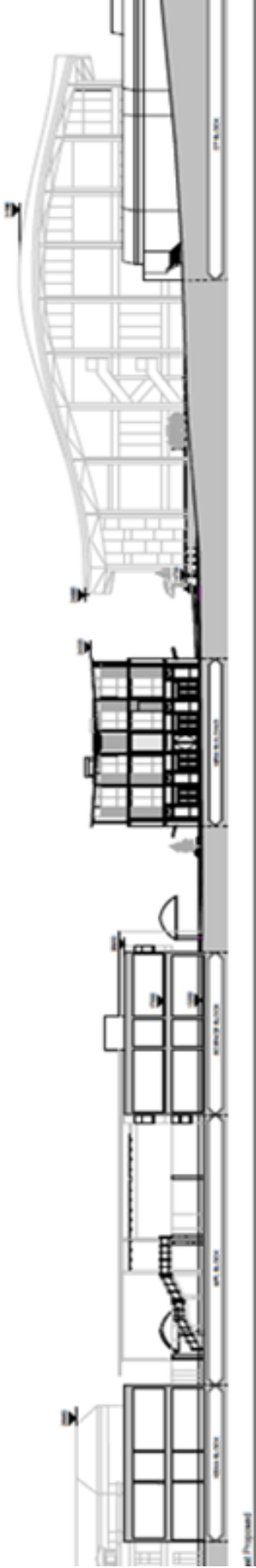


Site as proposed, showing new classroom building footprint, playground areas and landscaping (not to scale)

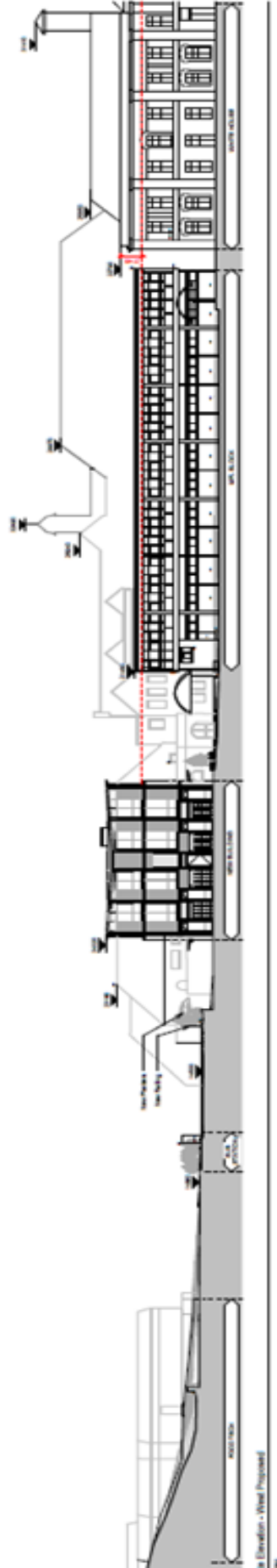


Site as proposed in wider site context (not to scale)

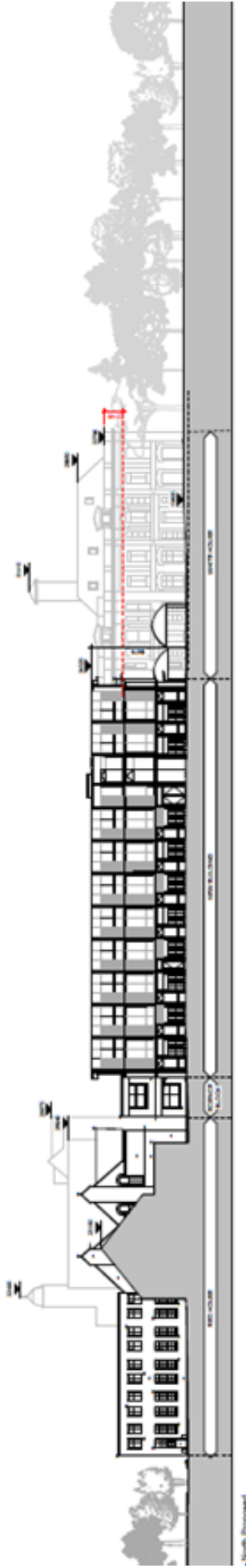




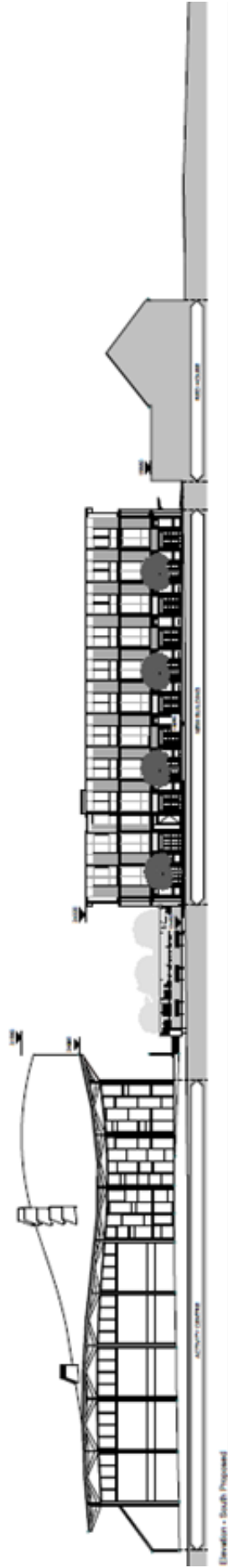
East elevation – proposed (*not to scale*)



west elevation – proposed (*not to scale*)



North elevation – proposed (*not to scale*)



South elevation – proposed (*not to scale*)