

## COMMITTEE AGENDA REFERENCE: 5B

<b>APPLICATION REF:</b>	<b>RU.23/0726</b>
<b>LOCATION</b>	Woburn Park Farm, Addlestone Moor, Addlestone, Surrey, KT15 2QF
<b>PROPOSAL</b>	The erection of 2 x replacement warehouses/operational buildings following the demolition of buildings 6 and 7.
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	17/08/2023
<b>WARD</b>	Chertsey Riverside
<b>CASE OFFICER</b>	Adam Jackson
<b>REASON FOR COMMITTEE DETERMINATION</b>	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

<b>It is recommended the Planning Committee authorises the HoP:</b>	
1.	Grant Consent - subject to conditions set out in section 11 of this report.

### 2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is situated off the A320/A317 gyratory to the south of Chertsey. The principal access to the site is from Addlestone Moor which is a service road accessed from the gyratory. There is a secondary access direct onto the A317. The lawful use of the site, as established under RU.20/1726, is for quarters for travelling show people and an operating depot for a business named Movie Makers which provides trailers, vehicles and equipment to the entertainment industry. The use includes the siting of caravans for residential purposes as well as the storage, repair, and maintenance of vehicles and mobile homes, trailers and equipment associated with Movie Makers.
- 2.2 The site is an irregular shape and the land within the client's ownership, which is denoted by the blue line on the Location Plan, has an area of 9.1hectares. However, this includes land which is not included within the site area for application RU.20/1726, which is 5.9 hectares and is the area in which travelling show people and Movie Makers can lawfully occupy/operate within. The site area to which this application relates is 0.49ha and comprises of the two existing warehouses to be replaced and their associated hardstanding. The application site is fully enclosed with no public access.
- 2.3 The River Bourne runs along the northern boundary of the wider site and flows between the

application site boundary and Chertsey Meadow. The northern boundary of the site is within Flood Zone 3, however the area for development is outside of the flood zone. The area for Building 7 is in a 1 in 1000-year risk of surface water flooding. The topography of the site is generally flat. The site is within the Green Belt. Trees along the southwest and northeast boundaries of the wider site are protected by tree preservation order. Trees adjacent to the area of the proposed development also contribute positively to the character and appearance of the area.

### 3. APPLICATION DETAILS

- 3.1 The application proposes the erection of 2 x new warehouse/operational buildings following the demolition of two existing buildings on site (Buildings 6 & 7 on the plans). The replacement building 6 has a footprint of approximately 850sqm (gross external area) and is 7.5m tall to the top of the pitched roof. The replacement building 7 is 340sqm (gross external area) and 6.25m tall with a flat roof. Both buildings are in the same location as the buildings they are replacing.

### 4. RELEVANT PLANNING HISTORY

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

Reference	Details
<b>RU.20/1726</b>	Certificate of lawfulness of existing use to confirm the current use of the land as a mixed use comprising: a. A permanent site for travelling show peoples' quarters which comprises of the following uses: the siting of caravans for residential purposes, the storage, repair and maintenance of vehicles, mobile homes, caravans and equipment and; b. An operating depot for Movie Makers and TEL (a business for the provision of vehicles, trailers, caravans, mobile homes and equipment to the entertainment industry) comprising the following uses: storage, maintenance and repair of vehicles, equipment, mobile homes, caravans and trailers and ancillary uses including an office use which is ancillary to operations of Movie Makers and TEL – <b>Granted (19/112021)</b>

### 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 Relevant Supplementary Planning Documents and Guidance:
- Runnymede Design SPD (July 2021)

### 6. CONSULTATIONS CARRIED OUT

#### Consultees responses

<b>Consultee</b>	<b>Comments</b>
<b>Gardens Trust</b>	Do not wish to comment.
<b>Thames Water</b>	No objection provided the sequential approach to the disposal of surface water is followed.
<b>RBC Contaminated Land Officer</b>	No objection subject to conditions.
<b>LLFA</b>	Comments Awaited

### **Representations and comments from interested parties**

- 6.1 25 neighbouring properties were consulted, a site notice displayed, in addition to being advertised on the Council's website and local press. No letters of representation have been received.

## **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 whether the development is appropriate in the Green Belt and whether there would be any harm to the character and appearance of the area.
- 7.2 The application site is in the Green Belt where the National Planning Policy Framework sets out that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt unless one of the exceptions in paragraphs 149 or 150 apply. One such exception, set out in paragraph 149 (d) as well as within policy EE14 of the Runnymede 2030 Local Plan, is the replacement of a building provided the new building is in the same use and is not material larger than the one it replaces.
- 7.3 A comparison between the existing and proposed buildings is set out in the below table.

	<b>Building 6 – Existing</b>	<b>Building 6 – Proposed</b>	<b>Increase or decrease</b>	<b>Building 7 – Existing</b>	<b>Building 7 – Proposed</b>	<b>Increase or decrease</b>
<b>External Gound Covered Area (Sqm)</b>	830sqm	850sqm	20sqm increase (2.4%)	340sqm	340sqm	No Change
<b>Height</b>	7.4m (3m to top of lean-to)	7.4m	No change	6.25m	6.25m	No Change

	section – 130sqm of building)					
<b>Eaves Height</b>	4.2m	6.7m	2.5m increase (59.5%)	4.85m	6.25m (Flat roof)	1.1m- 1.4m increase

- 7.4 Whilst the replacement building 6 includes an increase to the eaves height and there is an increase in height over the existing single storey lean to section, the overall height is remaining the same at 7.4m. The existing lean to is only a small portion of the existing building (130sqm) and as such extending over this is not considered to have a material impact on the scale of the building when compared to the existing. Furthermore, the increase in footprint is minimal. Therefore, whilst the proposed building does increase the scale and bulk of the building at first floor, the proposed building is not considered to be materially larger overall.
- 7.5 With regards to the replacement building 7, there is also an increase to the eaves height as a result of the new flat roof design, however the increase is not as great as that of building 6. The overall height of the building is also remaining the same. Furthermore, there is no increase in the footprint of the building compared to the existing. The existing plans for building 7 show the containers to the rear of the building, however these do not form part of the building themselves and the containers are not proposed to be removed. Therefore, as with building 6, whilst there would be an increase in scale and bulk at first floor, the proposed building is not considered to be materially larger overall.
- 7.6 Both buildings will continue to be used for the same purposes as the existing buildings, and the increase in eaves height are required to improve the operational efficiency of the buildings which are required to house large vehicles and equipment for storage and maintenance in accordance with the Movie Makers business which operates from the site.
- 7.7 Furthermore, the buildings form part of a wider cluster of buildings which are used for the storage, repair and maintenance of vehicles, equipment, mobile homes etc. The proposed buildings are also in the same location as those which they are replacing and therefore do not result in a spread of development across the site.
- 7.8 Woburn Farm, which the application site forms part of, is classed as a Park/Garden of Special Historic Interest. Policy EE6 of the Local Plan sets out that proposals for development within such Parks or Gardens will be required to protect, conserve and where appropriate enhance its significance, character and appearance. However, both the existing and proposed buildings are of a utilitarian design and as the proposed buildings are not materially larger, it is not considered that there would be any harm to the significance of the Park/Garden or any harm to its character and appearance or of the character and appearance of the wider area in general.
- 7.9 Building 7 is partly within an area considered to be at a 1 in 100 risk of surface water flooding, however the replacement building 7 has the same footprint as the existing building and is located in the same position so would not materially impact on drainage or surface water flooding.
- 7.10 The existing buildings are steel framed single skinned warehouses/industrial buildings. The entire internal space is open and in use, and as such there are no opportunities for bats to

roost within the buildings, nor are the buildings or the areas immediately surrounding them of any material ecological value. There is an area of woodland adjacent to the building outside of the site, however the proposed buildings would have no greater impact on these than the existing buildings, and Chertsey Meads is to the north of the site, which is a Site of Nature Conservation Importance (SNCI) and a Biodiversity Opportunity Area, however the proposed buildings are over a 120m away.

- 7.11 It is not considered therefore that the loss of the buildings would negatively impact on biodiversity and given that the proposed buildings are of a similar footprint and in the same location as the existing buildings there would be no material harm to biodiversity. Notwithstanding, policy EE9 of the Local Plan sets out that the Council will seek net gain in biodiversity, through the creation/expansion of habitats and features to improve the status of priority habitats and species, especially where a site is adjacent to a SNCI. Policy SD7 of the Local Plan also sets out that developments will be supported where they include opportunities to achieve net gain in biodiversity. As such a condition has been added required details of how a net gain in biodiversity will be achieved to be submitted.
- 7.12 The proposed development will not materially impact on site operations and will not therefore result in any material increase in traffic or any highway safety implications.
- 7.13 The Council's Contaminated Land Officer has commented that the historic and current use of the area represents a potentially contaminative use, and therefore suggests a condition requiring an assessment of the nature and extent of contamination be carried out. However, the use of the site is not changing and as such there would be no increase in risk posed to the occupiers of the site when compared to the existing situation. A condition is not therefore considered necessary.

## **8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS**

- 8.1 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.

## **9. CONCLUSIONS**

- 10.1 The development is considered appropriate in the Green Belt and is acceptable in terms of appearance and with no harmful impacts on residential amenities. It is also not considered

that the development would cause issues in terms of drainage, biodiversity, traffic or contaminated land. The development has been assessed against the following key Development Plan policies – policies SD4, SD7, EE1, EE3, EE6, EE9, EE13 EE14 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 HoP be authorised to grant planning permission subject the 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:*

- Existing Location Plan (008 - Rev B)*
- Proposed Site Plan (060 - Rev B)*
- Building 6 Replacement GA Floor Plan & Elevations (105 - Rev B)*
- Building 7 GA - Plan & Elevations (150 - Rev A)*

*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. The development shall thereafter 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. Biodiversity**

*The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.*

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