

Runnymede Borough Council

PLANNING COMMITTEE

2nd April 2008 at 7.30pm

A D D E N D U M

PLANNING APPLICATIONS

1. Page 1 **Land r/o 38-56 and including 40 & 48 Pinewood Avenue, New Haw, Addlestone - RU.08/0095**

Consultations: The Environment Agency has requested an updated Flood Risk Assessment and the applicants are preparing the necessary information. In the meantime, the Environment Agency maintain an objection to the proposals.

Recommendation: That the application be **DEFERRED** pending receipt of an updated Flood Risk Assessment and the further comments of the Environment Agency.

2. Page 13 **World Duty Free Ltd., Runnymede CDC, Windsor Road, Egham - RU.08/0183**

Consultations: Add to paragraph 4.5:

“The Environment Agency have confirmed that they do not object to the application subject to conditions regarding ground levels, the design of enclosures and the preparation and implementation of a Flood Evacuation Management Plan.”

Planning Considerations: Add to the end of paragraph 5.8:

“Negotiations are continuing with regard to the Travel Plan and Section 106. The applicants are aware that permission, if agreed by Members, would not be granted until the Legal Agreement is agreed. They believe that such agreement can be reached.”

Members are also advised that World Duty Free have been a major business sponsor of the Yellow Bus Scheme for the past 3 years.

Recommendation: Add conditions:

 12. There must be no raising of ground levels within the application site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001.

13. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
- Reason:** To prevent obstruction to the flow and storage of floodwater with a consequent increased risk of flooding and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001.
14. Within 3 months of planning permission being granted, the Flood Evacuation Plan contained within the Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority, and subsequently implemented on the first use of the new office floorspace hereby permitted.
- Reason:** To ensure that the increased use of the building does not place an increased risk on occupants of the building in a flood event, in accordance with advice in Planning Policy Statement 25: Development and Flood Risk.

3. Page 27

Wyngates, Faris Lane, Woodham, Addlestone - RU.08/0056

Consultations:

Paragraph 4.2

One letter has been received from the applicant responding to the objections received. The main points are summarised below;

- there is no velux proposed for the north west side facing Portsdown;
- the existing conservatory has been completely removed and rebuilt on the existing foundations for the kitchen and utility room;
- No hedging has been removed along the boundary with the property at Orchard Avenue;
- The ridgeline of the roof is the same as the existing ridge height;
- The new wall has been built to the same plate level as existing.

4. Page 33

Hillgrove, Stonehill Road, Chertsey - RU.08/0136

APPLICATION WITHDRAWN

5. Page 44

49 Harvest Road, Englefield Green – RU.08/0140 and RU.08/0141

Consultations:

A further 6 letters of objection have been received, the main concerns and objections are summarised below:

(additional bullet points)

- Village will lose its character
- Concern that the proposal is for modern flats which is out of keeping with the area;
- This high density proposal is out of keeping with the area;
- 48/49 Harvest Road are 150 year old buildings with very poor sound insulation, not complying with today's building standards, leading to noise intrusion to No. 48.

6. Page 57 **69 Byfleet Road, New Haw - RU.08/0194**

Consultations: Add para 4.6
The County Highway Authority raises no objection subject to conditions.

The Environment Agency has assessed the application as having a low environmental risk.

Recommendation: Add new conditions:-

18. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 9 cycle spaces and for 9 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policies DN2, DN3 and DN4 of the Surrey Structure Plan 2004.

19. Before the commencement of development, a pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policies DN2, DN3 and DN4 of the Surrey Structure Plan 2004.

Informative

Add new informatives

- 5. H(Inf)14
 - 6. H(Inf)23
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7. Page 65 **Cabi Bioscience UK Centre, Bakeham Lane, Englefield Green - RU.08/0206**

Application: Add to paragraph 3.3 2):

"The submitted unilateral undertaking has been reviewed by the Director of Administration and Leisure, and amendments recommended."

Recommendation: Amend to read:

Subject to the unilateral undertaking being executed in a form acceptable to the Council, **THE DIRECTOR OF TECHNICAL SERVICES BE AUTHORISED TO GRANT** permission.....

A G E N D A I T E M S

1. Page 6, Item 7 Validation of Planning Applications

3. Summary of Responses

Late response received: add following paragraphs:

- 3.19 Comments have been received from a local agent on a wide range of matters, including the timing of the validation document, implementation of the new 1APP application system, signatures on forms, refuse and recycling requirements, street scene elevations, and renewable energy measures. He considers that none of the Council's requirements are acceptable for validation.

3.20 Comment

The Council is required to adhere to the Government's requirements for validation. The validation document therefore follows the Government's guidance very closely in relation to procedures for consultation and adoption, and content of the local checklists. If an applicant decides that they do not wish to provide the information required, the Government have made it clear that they have to provide a written justification for this. Paragraph 6.5 of the Validation Document confirms this.

2. Page 10, Item 8 Biodiversity and the Natural Environment Issues and Options

Page 12: Paragraph 6.1 iv) amend as follows:

- 'iv) In relation to i) and iii) above consider.....'

Page 13: Paragraph 7.2 from v) onwards amend to read as follows:

- v) 'Resist planning applications that promote development or change of use that results in more intensive agricultural practices and loss of biodiversity, and support those that enable agricultural businesses to improve the biodiversity value of the land.
- vi) Raise awareness among property owners of 'gardening for wildlife' and other schemes and encourage garden centres and DIY retailers to provide information, incentives and sponsorship that promote garden habitats and wildlife.
- vii) Raise environmental awareness among schoolchildren and their parents.
- viii) Identify existing parks and public open spaces in the Borough that could be managed in a way that improved their biodiversity.'

Amendments to Appendix C BIOP Topic Paper (Pink Pages)

On 25th March the LDF Members Working Group agreed a number of technical and drafting amendments to the Biodiversity and Natural Environment Topic Paper. These will be included in the consultation document. See recommendation ii) in the green pages. It is recommended that any technical changes to the BIOP Topic Paper will be left in the hands of the Chairman and Vice Chairman in consultation with the Director of Technical Services.

Item 8 Appendix C LDF - Biodiversity and Natural Environment

Page 2: A map will be on display at the meeting to replace Map 2 in the Appendix. The new map shows the 5.2 km travelling distance of the Thames Basin Heaths SPA and only the notified SANGS.
