

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 30th January 2008 at 7.30pm

A D D E N D U M

P L A N N I N G A P P L I C A T I O N S

1. **Page 1** **Runnymede House,96-97 High Street, Egham (RU.07/1200)**
- Para 5.17:** The Environment Agency has now reviewed the Flood Risk Assessment and has raised objection. Whilst the Flood Risk Assessment indicates an escape route the Environment Agency considers that there has been insufficient demonstration that safe access and egress to the site up to the 1 in 100 year plus climate change flood event can be achieved. The Flood Risk Assessment is therefore incomplete and further work is required to satisfy the Environment Agency. This matter is not, however, considered to be insurmountable and so a refusal on flooding grounds would still be difficult to justify.
- Recommendation:** Add informative :-
- The applicant is advised that further work to the Flood Risk Assessment is required in order to satisfy the Environment Agency's requirements and in order to demonstrate a safe access and escape at times of flooding in accordance with PPS25.
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2. **Page 11** **Thorpe Park, Staines Road, Chertsey (RU.07/1230)**
- Application:**
- Para 3.4:** Since the submission of the application, the detailed design process by Thorpe Park has progressed and this has necessitated a number of changes to the route of the coaster track. The maximum highest point at 30m would remain the same as would the second highest point at 22.5m. The main changes are summarised below:
1. The third highest point currently has a height of 21m which would be increased by 0.6 metres to 21.6m;
 2. The figure of eight loop currently at a height of 18.4m would be replaced by one loop 3 metres lower at 15.4m;
 3. Repositioning in the route of the coaster but this would be no more extensive than the original layout.
- Consultations:**
- Para 4.5:** The Environment Agency has no objection subject to conditions (see Condition 10 on the Agenda and amendment to Condition 11 below).
- Para 4.6:** In the light of a letter from the applicants a further response from BAA has been received. Heathrow Airport Ltd., currently funds an annual humane cull of the site and this agreement with Thorpe Park will remain for the foreseeable future. For this reason it is not necessary to require submission of a full Bird Hazard Management Plan (BHMP) and so BAA suggest amended wording to Condition 12 (see below). BAA has not had feedback from NATS but advises that Condition 13 could be removed on assurances that the turbine blades would remain stationary.

Para 4.7: The Council's Environmental Protection Officer has no objection to the proposal.

Para 4.8: The Parks and Amenities Officer has no objection to the proposal.

Considerations: The changes to the coaster track listed at paragraph 3.4 above cannot be treated as an amendment to this current application but are considered to be minor modifications that would be no more harmful to the Green Belt, visual and residential amenities, flooding and nature conservation than the submitted scheme. For this reasoning it is considered reasonable to impose an additional condition which will enable the opportunity for public consultation on these changes (see Condition 14 below).

Recommendation: Amend Condition 11 to read :-

11. There shall be no raising of existing ground levels on the site other than in accordance with the approved details and the compensatory flood storage works shall be carried out in accordance with the updated Thorpe Park Compensation Land Programme drawings 472-58-20A, 472-9-19A and 472-58-8.

Reason: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001.

Amend Condition 12 as follows :-

Delete - "...island design measures to remove attractions to feral geese and waterfowl; preventative measures to discourage breeding by feral geese and waterfowl; and"

Amend condition 13 to read :-

13. The blades of the themed windmill hereby permitted shall remain stationary at all times and prior to its erection detail shall be submitted to and approved in writing by the Planning Authority to demonstrate how the blades will remain stationary.

Reason: To ensure the development does not endanger the safe movement of aircraft and the radar operation of Heathrow Airport.

Add condition :-

14. Prior to the commencement of development hereby permitted full details of amendments to the route of the coaster track and its heights and design, including scaled plans and elevations, shall be submitted to and approved by the Planning Authority. Thereafter there shall be no further changes to the design unless otherwise agreed in writing by the Planning Authority.

Reason: To retain control in the interests of the Green Belt and the visual amenities of the area and to comply with saved Policy GB10 of the Runnymede Borough Local Plan 2001.

Drawing Nos: Add 472/58/8, 19A

A G E N D A I T E M S

1. **Page 8 Item 8:** Land at Harrow Bottom Road, Lyne - Enforcement

Replace all references to “keeping of polo horses” with “keeping and training of polo horses”

Para 4.2: Add the following :-

“Two complaints from local residents were initially received by the Planning Enforcement Section on 18th June 2007 in relation to unauthorised stables within the site.”

Recommendation: Amend **OFFICERS’ RECOMMENDATION** that -

- i) The removal of the unauthorised stables, tackroom, horse washing facilities, caravan, mobile storage container and portaloo connected with the keeping and training of polo ponies; and
- ii) removal of the raised planter;

and all resultant materials, debris and rubble from the site.

Reasons for Issuing Enforcement Notices

Delete 1 and 3.

Amend 2 to read :-

- 2. “The unauthorised stables, tack room, raised planter, horse washing facilities, caravan, mobile storage container and portaloo are not considered to be an essential facility.....”

Amend 4 to read :-

- 4. “The Planning Authority do not consider that very special circumstances have been put forward in order to justify the retention of the unauthorised development, contrary to.....”
