

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 8th October 2008 at 7.30pm

A D D E N D U M
PLANNING APPLICATIONS

1. Page 1 **Brunel University, Runnymede Campus, Coopers Hill Lane, Englefield Green - RU.08/0664**

Consultations:

Para 4:

Add:

4.14 Comments have been received from the Surrey Police Crime Reduction/Crime Prevention Through Environmental Design Advisor who makes the following recommendations :-

1. All ground floor windows are designed to a minimum standard of security to restrict the opportunity for unlawful access by opportunist thieves. It is noted that there have been 20 burglaries in student accommodation in the last 365 day period.
2. That the storage has suitable access control and in addition allows for cyclists to padlock their cycles to solid securing posts anchored to the ground.
3. Suitable lighting is provided in the car park and that there is clear visibility and surveillance.

Para 4.4:

Add to paragraph:

Comments have now been received from the County Highway Authority. They comment that the provision of 16 cycle spaces does not meet SCC cycle standards, and hence recommend a condition to secure the provision of a minimum of 30 secure cycle parking spaces. They also recommend conditions regarding management and use of parking and comment that the travel plan requires additional detail to achieve its aims and objectives.

Para 4.5:

The Environment Agency have requested a condition on any permission requiring the submission of a surface water drainage scheme. Condition 5 on the Agenda reflects these requirements, and no additional condition is therefore recommended.

Para 4.6:

Add to end of paragraph:

The applicant has agreed to lower demolition noise levels in accordance with the Environmental Protection Officer's advice. Comments have also now been received from the Contaminated Land Consultants. Whilst they raise some concerns over details of testing carried out, they comment that the concentrations of contamination identified do not appear to be of significant concern in relation to the use of the site for University Halls of Residence.

**Officers’
Recommendation:**

Amend Condition 4 by deleting “...Details of revised noise levels shall be submitted to and approved by the Local Planning Authority prior to demolition commencing and the agreed reduced noise levels shall thereafter be complied with.” and adding “The demolition noise levels shall be amended to 70dB(A) Aeq,10 hrs and 70dB(A) Aeq, 5 hrs as agreed in the e-mail from Andrew Taylor dated 3 October 2008 unless otherwise agreed in writing.”

Add the following conditions:

7. Details of measures to maximise security and reduce crime in relation to the building hereby permitted shall be submitted to and approved by the Local Planning Authority prior to construction commencing. Any details as may be approved shall be incorporated into the development and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maximise security of the building and site in accordance with advice in Planning Policy Guidance Note 1 : Delivering Sustainable Development; and Safer Places - the Planning System and Crime Prevention 2003, and advice contained in Surrey Design 2002.

8. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for maximum number of 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.

9. The development shall not be occupied until details of the management and use of the proposed parking have been submitted to and agreed in writing by the Local Planning Authority, this will include:

- details of how the parking spaces will be restricted in use to the proposed student accommodation, part of this application.

These details shall be submitted for approval by the Local Planning Authority or included in the Travel Plan and only the approved details shall be implemented.

10. No development shall start until a Method of Construction Statement, 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

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

11. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide adequate secure cycle parking, a minimum of 30 spaces in accordance with Surrey Parking Strategy March 2003.

Reason: The above conditions (8-11) are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

The above conditions (8-11) are required in recognition of Planning Policy Guidance Note 13 - Transport.

Add the following Informatives:

9. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
10. 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 Transportation Service.
11. The applicant 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.

Policy: The above conditions are required to satisfy the Surrey Structure Plan (2004) Policies DN2, DN3 and DN4

The above conditions are required in order that the development should reduce reliance upon the private car and meet the objectives of PPG13.

2. **Page 20**

Elm House, and 22 Blays Lane, Englefield Green - 08/0723

Officers' Recommendation:

Alter recommendation to read:

"Subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act (as amended) to secure the provision of 8 general needs affordable housing units and 12 supported units of which 6 are replacement units for the 6 units being demolished, **GRANT** subject to the following conditions:"

3. Page 31 Land r/o 201-207 Woodham Lane, New Haw - RU.08/0874

Consultations:

Para 4.1: An additional letter of objection has been received raising similar concerns to those already raised. In addition objections have been raised on parking grounds, loss of privacy to 201-207 Woodham Lane and neighbouring houses and gardens.

Para 4.2: The County Highway Authority raise no principal objections. However, they request the applicant omit the two parking spaces adjacent to Woodham Lane and omit the proposed alterations to the existing right turn lane and highway markings into Grange Road.

Para 4.3: Formal comments have not been received from the Council's Parks and Amenities Officer. The applicant, however, has submitted a full Tree Survey and Tree Protection Plan, and seeks to retain the highest quality trees as part of the development proposals. No objections are raised.

4. Page 61 Land between 11 & 12 The Lea, Thorpe - RU.08/0828

A revised location plan has been received to amend the red line area to incorporate the full curtilage of 11 and 12 The Lea including off street car parking spaces.

Action: Drawing number to include Location Plan received 25/09/08

Mr. O'Connor from 5 The Lea has submitted copies of photographs to show flooding in The Lea which he would like Councillors to view.

The Council's Engineering Services Drainage Officer raises no objection subject to a condition requiring the provision of SuDS to include sufficient information to demonstrate the site can be drained without increase in runoff. It is also noted that Surrey County Council has put in a new soakaway to address a highway related drainage issue in the area. The site is in a low lying area and might be liable to accumulation of water at times of heavy rainfall. There is no surface water system in the area.

A SuDS condition has been recommended which requires details of surface water control measures to be submitted and agreed in writing by the Local Planning Authority.