

Planning & Regulatory Committee 26 June 2024 Item No 8

UPDATE SHEET

REGULATION 3 APPLICATION: RU.23/0474

DISTRICT(S) RUNNYMEDE

Former Brockhurst Care Home, Brox Road, Ottershaw, Surrey KT16 0HQ

Outline application for the erection of 3-4 storey building for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking. Appearance and Landscaping reserved.

Amending Documents (Since report published) - None

CONSULTATIONS AND PUBLICITY

No additional consultation responses or representations to report.

RECOMMENDATION

Amendments to the Reasons for Conditions 4, 6, 13, 16, 19, 21 as follows (to amplify on reason for them being pre commencement conditions):

Reason for Condition 4

Compliance with this Condition is required 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 in accordance with National Planning Policy Framework 2023 paragraphs 173, 175 and 180; and Runnymede Borough Local Plan 2030 Policy EE13.

Reason for Condition 6

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the public highway can continue to be used safely and without any unnecessary inconvenience during the construction phase of the development to ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework 2023 paragraphs 108, 114, 115, 116 and 194; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.

Reason for Condition 13

Compliance with this Condition is required prior to the commencement of the development hereby permitted as the potential impact from dust arises during the construction of the development. In the interests of the residential amenity of neighbouring dwellings, suitable dust management measures need to be in place at that time to ensure that the proposed development accords with Runnymede Borough Local Plan 2030 Policy EE1 and EE2.

Reason for Condition 16

Compliance with this Condition is required prior to the commencement of the development to ensure that trees (and their root protection areas) shown to be retained as part of the development are safeguarded.

Reason for Condition 19

This Condition is required prior to the commencement of the development as details the landscaping of the site is a reserved matter. The indicative landscaping information provided with the outline application has not been approved as it needs to be assessed in respect of the delivery of biodiversity requirements in connection with the development plan. This is to ensure that the proposal complies with Runnymede Borough Local Plan 2030 Policy EE9

Reason for Condition 21

This Condition is required prior to the commencement of the development as it relates to information required during the construction phase of the development and is required in accordance with Policy S4 of the Surrey Waste Local Plan 2020.