

Planning & Regulatory Committee 25 September 2024 Item No 8

**UPDATE SHEET**

**SURREY COUNTY COUNCIL PROPOSAL RU.24/0071**

**DISTRICT(S)** RUNNYMEDE

**Former Birchlands Care Home, Barley Mow Road, Englefield Green, Egham, TW20 0NP**

**Outline application for the erection of a part single storey, part 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities and associated parking, including new vehicle access from Barley Mow Road. Appearance and landscaping reserved.**

**Amending Documents**

***This list has been updated and amended since the report was prepared. The list in the report should be deleted and replaced with the following list:***

- An Archaeological Trial Trench Evaluation, Surrey County Archaeological Unit, dated January 2024.
- Agent Email entitled, “RE: Planning Application Consultation/Notification for SCC\_Ref\_2023-0223 Former Birchlands Care Home, Barley Mow Road, Englefield Green, Egham, TW20 0NP, dated 13 February 2024 re Bat Surveys and Demolition.
- Bat Winter Hibernation Survey Report rev 1.1, Surrey Wildlife Trust Ecology Services, dated March 2024.
- Email entitled, “Planning Application Ref: RU.24/0071: Former Birchlands Care Home” dated 26 April 2024 re Arboriculture and Historic Buildings comments with attached Arboricultural Method Statement, Keen Consultants, dated April 2024, Technical Note 01, Response to Tree Officer Comments, Keen Consultants, dated 19 April 2024, and Drawing ref: 2066-KC-XX-YTREE-TPP01 rev C, Tree Protection Plan dated 24 April 2024.
- Agent Reply - Responses to Assistant Transport Development Planning Officer’s comments dated 04 March 2024 (undated)
- Applicant Statement supporting the case for Extra Care Housing Applications to be made under Use Class C2 (final), C Bell, dated 14 May 2024.
- Bat and Reptile Presence/Likely Absence Survey Rev 1.3, Surrey Wildlife Trust Ecology Services, dated 23 April 2024.
- Email entitled, “Application RU.24/0071 Former Birchlands Care Home”, dated 10 June 2024 with attached Technical Note, Parking and Bus Stop Surveys rev 1.1, AtkinsRéalis, dated 07 June 2024.
- 30 July 24 email from Agent Attaching Two Updated Drawings: 5221714-ATK-XX-RF-DR-A-02103 rev P7 Proposed Site Plan dated 30 July 2024 and 5221714-ATK-XX-XX-DR-T-00011 rev P02 Sketch Proposed Infrastructure Improvements dated 29 July 2024;

- 16 August 2024 email from agent regarding off site planting for BNG and attached Drawing 5221714-ATK-XX-RF-SK-A-02104 rev P1 Proposed Site Plan Off Site Trees Sketch (Draft) dated 15 April 2024 and Aerial Image of St Jude's Infants School.

### **Paragraph 87**

#### ***Add the following words after (Copenhagen crossing)***

*(at the proposed new access) together with amendments to the existing access to the west*

### **Paragraph 91**

#### ***Add the following words to the end of the paragraph***

*as set out in paragraph 87 above and to be secured by condition.*

## **RECOMMENDATION**

### **Condition 6**

#### ***Add following text after 'plans'***

Drawing No 5221714-ATK-XX-00-DR-A-90112 rev P3 Indicative General Arrangements - Proposed Plans - Ground Floor dated 14 December 2023 and Drawing No 5221714-ATK-XX-XX-RP-T-00011 rev P01 dated 12 December 2023 at Appendix D to the Transport Statement submitted with the application.

#### **Replace Condition 7 with following wording:**

*7. No part of the development shall be first occupied unless and until the modified vehicular access (western access) to the site from Barley Mow Road has been constructed providing a continuous pedestrian footway and provided with visibility sightlines in accordance with a scheme to be submitted and approved in writing by the County Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.*

### **Condition 10**

#### ***Add following text after 'plans'***

Drawing Numbers 5221714-ATK-XX-RF-DR-A-02103 rev P7 Proposed Site Plan dated 30 July 2024 and 5221714-ATK-XX-00-DR-A-90112 rev P3 Indicative General Arrangements - Proposed Plans - Ground Floor dated 14 December 2023.

### **Condition 13**

#### ***Add at end before full stop***

in accordance with Drawing ref: 5221714-ATK-XX-XX-DR-T-00011 rev P02 Sketch Proposed Infrastructure Improvements dated 29 July 2024

### **Condition 14**

***Add new sentence at end*** There shall be no working on Sundays, Bank, National or Public Holidays.

### **Reason for Condition 21**

***Add new sentence at end***

This condition is required pre-commencement to ensure that trees to be retained are protected during the construction phase of the development.

Dawn Horton-Baker/David Maxwell

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