

Minutes of Steering Committee No 59, Monday 13th October 2025,

By Teams Video, 6.45pm to 8.15pm

Present: Mike Kelly (Chair), Alan Sloan, Melanie Frobisher, Terry Barnett, Debbie Garland, Fred West, Albert Jamieson

- 1) **Apologies for Absence;** Erik Juul-Mortensen
- 2) **Approval of Minutes of Meeting No 58;** Approved
- 3) **Declaration of personal interest in topics to be discussed;** None.
- 4) **Accounts:** A report on financial activities was presented to the Committee and approved. There were various outgoing administration expenses for running the Committee and some initial costs associated with the Central Area Hub Project during the month'
- 5) **Membership; Volunteer drive: Publicity and website:** See attached report
- 6) **NDHA update:** See attached report
- 7) **Parish Council - Community Governance Review:** See attached report
- 8) **Projects arising from the Neighbourhood Plan**
 - a) **Parking, CPZ, Speed Limits:** See attached report
 - b) **Liveable neighbourhoods, National Cycling route 4:** Consultation was supposed to start in August. Nothing seen yet
 - c) **Transport Hub:** See attached report
 - d) **Trees and Hedges Project:** See attached report
- 9) **Forest Estate gardening project;** No further progress
- 10) **Planning;** See attached report- no further comments
- 11) **AOB.**

None

Next Meeting- Thursday 13th November 2025 at 7.30 p.m. at the Village Centre
(note later time)

Membership and Publicity report

1. No new members through the website
2. 1 new follower on Facebook - total now 31
3. 3 new followers on Nextdoor - total now 11

Social Media Posts to Schedule (for discussion) - and can be an update email to members

1. Priest Hill Commonplace link
2. NDHA's
3. Parish Council approval
4. Feedback on Lyne Recycling Centre (would need info from Amanda/Marissa)
5. Transport Hub

Website

I've been getting quotes (neither of the co's that contacted Mike are suitable). We are looking at approx £600 for a new build, plus £17.99/month for hosting (both ex VAT). I've got two quotes (despite going out to more and not receiving replies), but the of the two, the same company that EGVRA used for their new site looks the better and most competitive pricing. Wordpress isn't the defecto platform any longer - I'll explain the two options so far when we meet.

Update for EGVNF Steering committee meeting on 13 October

1. **NDHA's** – As previously advised the list of NDHA's was approved, unanimously, at the RBC Planning Committee meeting on 24 September. Cllr Trevor Gates seconded the proposal and Cllrs Abby King, Chris Howorth and Karen Rowsell spoke in support. Cllr Howorth said that "Englefield Green was the jewel in Runnymede's crown."
2. The approved list consists of 77 entries and 127 assets. Designation takes place as from 31 October 2025 with property owners being notified in the intervening period. (property owners were consulted beforehand this is just to confirm formal designation).

3. Speed limits:

Priest Hill - Proposed 40 mph Speed Limit

Currently out for consultation with a closing date of 10 November.

Callow Hill/Bakeham Lane/Prune Hill – Proposed 30 mph Speed Limit

Initial public engagement has been carried out and showed strong support for the proposed reduction. The next step is to formally advertise the intention to introduce the new speed limits, as required by statute. If the proposal is approved following consultation, the expectation is that the new 30mph speed limit would be implemented in early 2026.

Englefield Green – 20mph scheme

Speed surveys have been completed, and SCC are currently analysing the results and developing an initial proposal based on the findings. SCC will then be undertaking wider initial public engagement to gather feedback from residents and key stakeholders. If the scheme is supported, implementation would be sometime in 2026.

4. **Local Cycling, Walking and Infrastructure Plans (LCWIP)** - Marisa has requested an update from the team which she will share with me once it has been received.
5. **Progress towards establishing a Parish Council in Englefield Green** - The response rate to the first consultation was 12% of those consulted on. There were 603 responses to the First Consultation survey and out of this there were 443 respondents in favour of the creation of a parish council and 153 against. Therefore, the draft recommendations to be considered by the Corporate Management Committee (16 October) and Full Council (23 October) are as follows:

"As part of the current Community Governance Review of the Englefield Green Area, under the terms of reference published on 21 July 2025, the Council has made the following draft recommendations in relation to the creation of a Parish Council covering the existing Neighbourhood Planning Area that:

- the parish of Englefield Green should be created.
- the parish will not be warded
- the name of the parish council should be Englefield Green parish council.

- the parish council for Englefield Green shall consist of 14 councillors.”

Next phase of the Community Governance Review

Once the draft recommendations are approved, the next phase of the Community Governance Review is carried out. It is proposed that the second phase of consultation will follow the same pattern as the first phase. All electors, households, stakeholders in Englefield Green and all of the responders to the first round of consultation will be contacted either by email (where possible) and in writing in the form of a letter to every household inviting them to respond to the consultation. The consultation will commence for a six-week period on 3 November and conclude on 15 December. After the close of the consultation a report on the final recommendations will be submitted to the Corporate Management Committee on 22 January 2026 and Full Council on 16 February 2026.

6. **Barbara Clark House** – Currently on the market with no apparent interest. I will raise again at the next Councillors’ Surgery meeting.

7. **Former Birchlands Care Home** – I requested an update from Marisa Heath at the September Councillors’ Surgery meeting and received the following update on 3 October:

"Our delivery partner, Places for People, continue to undertake preconstruction activity in advance of submitting the reserved matters planning application. We anticipate the reserved matters planning application will be submitted in 2026 and engagement on this application will be led by the developer in advance of its submission. We will ensure you are notified of any planned pre-application engagement being organised and also will engage with you ahead of this. “

8. **HMO’s** – The latest is a post, yesterday, by Cllr Isobel Mullins on Englefield Green chat:

Report to community on the Student Accommodation Working Group

Earlier this year, in response to a request from RHUL, I chaired a Student Accommodation Working Group, consisting of representatives from RHUL student accommodation, RBC Planning, ERA, Englefield Green Village Residents Association, the Students Union, and myself (with input from Independent Councillor Gates for Englefield Green).

We considered the impact the university has had on the local community in terms of accommodation, since its expansion following the production of the 2013 Masterplan. We looked for lessons that could be learnt so that the student accommodation needs of future expansion can be planned for, so as not to cause any further harm to Egham and Englefield Green.

We gathered evidence of a decline of families living in the area; evidence of a worrying fall in numbers at local schools, as family homes are displaced by HMOs; evidence of where students live in the community; data from RHUL on student numbers, both current and future projections. From RBC we’ve had input about possible ways of controlling the numbers of students living in the community in HMOs in the future. And we’ve received a statement from the university on their understanding of their impact on the local community (see below).

Cllr Gates and I are working with the RBC Planning Policy team to introduce policies in the upcoming Local Plan to define in what circumstances the council would permit any further conversion of family homes into Houses of Multiple Occupancy (HMOs), and to write an Article 4 Direction which would stop this conversion happening (as can happen now) without the need for planning permission.

The Working Group also asked the University for their Estates Plan for expansion to be constrained by the impacts on the local community, in addition to any other constraints they may have. An extract from their response is shown below:

“HMOs provide an important accommodation type for students; giving them greater independence and skills that they do not gain from living in Halls, however, the University is mindful of the pressure this places on the community living in Egham and Englefield Green, and that a decrease in students in HMOs is seen as desirable to the local community. The current challenges facing local schools is noted as is the importance of keeping a mixed community in the Egham and Englefield Green areas. Students play an important part of this community, but it is recognised they should not overwhelm the community to such an extent that it can not be a thriving community for families and professionals and local residents.

The University is clear that any future growth in student numbers at the Egham Campus will only proceed where there is a realistic, deliverable plan for appropriate student accommodation, including the use of on-campus and purpose-built provision, and will not rely on continued growth in HMOs. We have already begun working with Runnymede Borough Council as it prepares its new Local Plan and Accommodation Strategy, including engaging with external experts contributing to this process.”

This response from RHUL is very welcome, and the progress of the proposed solutions will be monitored in the future through the Royal Holloway Runnymede Consultative Group. If you'd like to read the full report, please email me at cllr.isabel.mullens@runnymede.gov.uk

Alan Sloan

11 October 2025

Parking Report

The Forum's 5 point plan to drive solutions to the "parking problem" continues; in the PPP area more particularly; and in the village, RBC and SCC more generally.

1. On the ground through the regular SCC Parking Review processes and a permit parking scheme for the village central area.
2. Through Planning Policy which adopted the SPD for PBSA based on the PCL report it commissioned, for which we've been granted a 3-year review with our critique of the PCL report.
3. Through Planning Development Management with our submissions to planning applications which impact parking e.g. RHUL's George Eliot Halls (withdrawn) and Rusham Pk MSCP (granted with conditions we proposed) including the important condition that RHUL's Car Parking Management Plan requires ongoing written approval from RBC.
4. Through SCC Highways, Enforcement and Parking departments, particularly the process by which commentary to RBC Planning is provided through SCC Highways reports to it.
5. Through the monthly SCC and RBC councillors surgeries.

The above give us more eggs, in more baskets, and multiple entry points on the problem(s), on the ground and in the authorities offices and officers and management's mindsets.

The outcomes are already taking root in changing the long held narrative around on-street parking in Englefield Green within the various authorities from ***"there isn't a major problem with parking in Englefield Green"*** towards ***"there is a very significant problem with on-street parking demand in the central roads in Englefield Green continually exceeding supply, even outside of RHUL term times, and exasperated within them caused by RHUL's own Car Parking Management Plan."***

Report for Committee Meeting on 13th October 2025- Central Area Project, Hedges and Trees Project

1) Central Area Project.

As of 12th October, the mini S278 agreement is still with Surrey CC for sealing, though we have been promised it by Monday 13th. This document contains the drawings and sketches and specification for the work as agreed with Surrey Highways, and is the key document allowing us to undertake the work. Until we have it, the contractor, Bill Kear & Co, cannot submit a Transportation Plan to Surrey Highways, as it is only once sealed that a reference number is issued. This plan will give them permission to use part of Victoria Street for their compound and approve their method of working.

The Technical approval for the works has been received.

Mike and Alan visited Bill Kear to settle the wording and final B of Q of the contract between them and EG Community Projects, and then Mike followed this up with a visit on the 10th to tweak the wording. We are expecting a final document and final B of Q on Monday 13th or shortly thereafter.

In anticipation of the documents coming together over the next week or so, Mike has made further enquiries for the street furniture, and is nearing a point where a recommendation can be made for the Finger Post, Information Board and Notice Board.

It is anticipated that these items can be delivered and installed within the contract period, but that the village sign will be a long lead item. A foundation will be provided for this item and the sign manufacturers will place and secure the sign in the hole when it is made.

At the moment indications are that we will be within budget, but our greatest risk remains any requirement for more new paving. We will only know whether this is needed when the site is cleared.

We have other items that could be left out if needs be, so our position remains good at this time.

Trees and hedges

An application for CIL funding was made to RBC in June. This has recently been assessed and put on suspension rather than granted.

The reason for this is because we had not received permission from RBC to use their land for planting.

I have now written to RBC requesting that we have discussions that result in agreement for us to use some of RBC land.

Once this is done then I believe our application will be approved.

Mike Kelly 11th Oct 2025

Planning Applications Schedule and comments

Terry's comments;

RU.25/1262. 2 Simons Walk. Move of heat pump. Non material amendment to approved RU.23/0668.

RU.25/1266. Egham address and not material.

RU.25/1236. 11 Alexandra Road. Small rear extension which may be commented on by neighbours.

The Stables, Bishopsgate Rd. Large site recently purchased by owner of Bishopsgate House. Much construction work in progress refurbishing derelict stables **and erecting other buildings**. I am not aware of any planning applications- investigate further?

Other applications subsequent to Terry's report;

RU.25/0774- 17, Kingswood- request for help objecting to this large extension received from neighbour. Several objections already on the books. Extension is excessive in footprint compared to either side.

RU.25/1298-Subdivision of plot at 75 Magna Rd to build a 2 bed new house- help asked in objecting from neighbours Gavin and Danielle Lewis. This is as emi detached 2 bed house tacked on to the side of no 74. It is opposite the bottom of gardens, not the next house.

RU.25/1299 The Stables, Bishopsgate. Replacement of gates (owner Di Donato Roos) Nothing excessive.

RU.25/1321 Park House, Wick Road- details re sensitive lighting, per condition in RU.23/1186.

RU.25/1341 Park House, Wick Rd- Non material amendment to RU.23/1186- details of refuse store and entrance gates

RU.25/1362. Northcroft Road- new dormers and front porch- not substantial

RU.25/1364 RHUL _Details re RU.24/1614- these are internal changes to the Grade 1 founders building re fire doors etc.- not of concern to us.

RU.25/1365 Cherrywood Avenue -Rear extension (Single storey kitchen)- cert of permitted development sought.

RU.25/1389 St Davids Drive- Reduce Holly Tree to 4m- not of concern?