

# Egham Residents' Association



It has come to the attention of ERA and a number of Egham residents that the Runnymede Muslim Society has launched an appeal for funds to purchase the Millman pharmacy premises in the High Street with a view to using the building as a mosque.

There is as yet no planning application for change of use, and **it must be stressed at the outset that if there were there SHOULD be little chance under current planning policy of such a proposal gaining a planning consent.**

The long-established pharmacy is right in the heart of the town's designated shopping core, and the Draft Runnymede Local Plan is very protective of A1 retail sites within such areas.

The proposal would also create big concerns about car parking!

Policy IE6 in the Draft Local Plan states:

**"The Primary Shopping Frontages as defined on the Policies Map will be the focus for A1 uses (shops). Development proposals for use classes A2 to A5 within the Primary Shopping Frontages will *only* be permitted where a minimum of 65% of the total units are retained in A1 use. Other town centre uses and residential uses will not be permitted on the ground floor within the Primary Shopping Frontages."**

ERA has fought since its formation (36 years ago) to retain A1 sites in the shopping core and believes this is essential for the wellbeing and prosperity of the town. We are not unhappy in principle about having a mosque. But we think it is essential to defend the integrity of the shopping core, and that a site out of the town centre where worshippers can easily park would be greatly preferable.

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## From the Runnymede 2030 Draft Local Plan

the conservation area. Development proposals within both these town centres will need to be sensitively designed to protect, preserve and where appropriate enhance the character and appearance of any conservation area or listed building affected. Particular care should be given to the design of shopfronts, advertisements and signage.

### **Policy IE6: Town centre development**

Within the three town centres:

Proposals for development within the primary shopping areas, as defined on the Policies Map, will be permitted where they improve the quality and broaden the range of retail and leisure facilities, to enhance the role of the town centres as sustainable shopping and leisure destinations and strengthen their vitality and viability.

The Primary Shopping Frontages as defined on the Policies Map will be the focus for A1 uses (shops). Development proposals for use classes A2 to A5 within the Primary Shopping Frontages will *only* be permitted where a minimum of 65% of the total units are retained in A1 use. Other town centre uses and residential uses will not be permitted on the ground floor within the Primary Shopping Frontages.

Development proposals for use classes A2 to A5 and other town centre uses within the secondary shopping frontages, will *only* be permitted where a minimum of 30% of the total units are retained in A1 use. Residential uses will only be permitted on the ground floor within the Secondary Shopping Frontages in exceptional circumstances, where the use would not harm the vitality or viability of the centre.

Appropriately designed development proposals for residential use on upper floors will be encouraged.

Development proposals should make a positive contribution to the townscape of the centre in which it is proposed, and should accord with the criteria set out in policy EE1: Townscape and Landscape Quality.

Proposals for development within or which impact on listed buildings and/or conservation areas must accord with the criteria set out in policy EE5 Conservation Areas and policy EE4 listed buildings.

Major town centre redevelopment schemes as set out in the town centre allocations policy IE7 – IE10 will be supported where they accord with the above criteria and ensure delivery of high quality buildings and spaces that make a positive contribution to the character and function of the relevant town centre and the quality of its urban environment.

### **Justification for inclusion of policy**

8.47 Paragraph 23 of the NPPF states that LPAs should set out policies for the management and growth of centres over the plan period. It is also clear that in drawing


<https://www.runnymedemuslims.uk/masjid-project/>



# RMS HUB APPEAL



**Serving Muslims and their neighbours  
in the wider community since 1986**

[www.runnymedemuslims.uk](http://www.runnymedemuslims.uk)  [info@runnymedemuslims.uk](mailto:info@runnymedemuslims.uk)  
(UK Charity: 1176152)

# INVEST IN YOUR PARADISE £1.1million

The Runnymede Muslim Society has the rare opportunity to purchase the following property (£910k) and to renovate (approx £190k including legal costs, planning, etc). This will enable us to rennovate the premise to use as:

1. A place of worship for Muslims
2. An exhibition venue for Islam and Muslim civilisation
3. A venue for promoting interfaith respect
4. A venue to teach young people about charity and service to others



High Street, Egham. TW20 9EX  
 Asking Price: £1,225,000

Located on a bustling part of Egham High Street is this well commercial unit and a further two apartments on separate titles. The ground floor commercial unit is spread over 100 sq ft with various different office, staff and treatment rooms, all accompanied by ample off street parking to the rear. One of the apartments is accessed from the ground floor with accommodation split over two floors. Three double bedrooms, bathroom suite and a reception room are located on the top floor of the split level flat and a kitchen/diner on the ground floor. The second apartment boasts two bedrooms, a reception room, separate kitchen and a bathroom suite. Both apartments benefit from off street parking and no onward chain. Current rental figures for both commercial and residential are available upon request. Please contact Richard for more information.



High Street, Egham, TW20 9EX  
 Asking Price: £1,225,000



**Special Note**  
 These property details are for information only and do not constitute an offer of sale. (EPC is pending)

All property descriptions through the estate listing systems have not been fully checked and no warranty is given or implied that there are no existing or future charges or other legal or financial obligations affecting the property. The information is provided for information only and is not intended to constitute an offer of sale. The information is provided for information only and is not intended to constitute an offer of sale. The information is provided for information only and is not intended to constitute an offer of sale.