

**Woking Borough Council
8 December 2020
Planning Committee
Written Update**

Item No.	App no. and site address	Report Recommendation
6a Page 17	PLAN/2020/0801 Land to the north of Old Woking Road and east of Station Approach, West Byfleet	LEGAL

REPRESENTATIONS

x1 further letter of objection has been received since preparation of the report, although the points raised reflect those set out within the 'Representations' section of the report.

RESIDENTIAL AGE RESTRICTION

Delete all references within the report to "60+ years" and replace with "**65+ years**", including within Section 106 Legal Agreement provisions.

SECTION 106 LEGAL AGREEMENT

Amend to read (revised wording shown in bold):

- Secure the provision of public access to the new public square at all times and **for the lifetime of the development**; and
- Secure replacement public car parking spaces for public access at agreed times and **for the lifetime of the development**.

PLANNING CONDITIONS

Amend Conditions 07 (Surface water drainage), 18 (CEMP), 19 (CTMP), 20 (On and off site drainage works), 21 (Contamination), 22 (Archaeology) and 36 (Business continuity report) to read (additional text is shown in bold):

*++ Prior to the commencement of development / ++ Development pursuant to this planning permission **(for the avoidance of any doubt with the exception of demolition of existing buildings and removal of such foundations as separately permitted by Prior Approval - Demolition Ref: PLAN/2020/0753)**...*

Amend Condition 14 (Acoustic performance for residential) to read (changes/new text shown in bold):

*++ **(a)** As part of any reserved matters application(s) for any part of the development where residential development is proposed to be situated immediately above any non-residential development **a report (prepared by a suitably qualified and experienced acoustics consultant) must be submitted to confirm the acoustic performance measures which must be achieved to ensure that the amenities of residential occupiers are protected from potential noise transmission from use(s) below through the relevant party ceilings/floors and walls.***

++ (b) Prior to the commencement of above ground construction works of the development hereby permitted full construction drawings detailing measures to be undertaken to mitigate potential noise transmission between non-residential use(s) below and residential uses above - through the relevant party ceilings/floors and walls - must be submitted for the written approval of the Local Planning Authority. The development must be carried out and thereafter permanently retained in accordance with the approved details prior to the first occupation of the respective residential areas of the development.

Reason: To protect the environment and amenities of residential occupants of the proposed development.

Amend Condition 15 (Acoustic performance for residential) to read (revision shown in bold):

++ Prior to the commencement of above ground construction works of the development hereby permitted full details of a scheme for ensuring the internal noise levels...

Amend Condition 31 (Highways) to read (delete text shown in bold and strikethrough):

++ No part of the development shall be first occupied unless and until the proposed highway improvements have been carried out to ~~make the north eastern access on Madeira Road one way, and to~~ retain the pedestrian refuge and move the proposed loading bay south, in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

The amendment to Condition 31 has been agreed by the County Highway Authority (Surrey CC).