

27th FEBRUARY 2018 PLANNING COMMITTEE

5b 17/0121 Reg'd: 03.02.17 Expires: 27.02.18 Ward: GP

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LOCATION: Land Between Royal Mail Depot And Allotments Site, Kestrel Way, Woking, Surrey

PROPOSAL: Erection of 1no. detached industrial unit for Class B2 (General Industrial use) (327sqm GIFA) with ancillary shop and external storage and bottle wash areas and associated vehicular access, parking, refuse store and fencing.

TYPE: Full planning application

APPLICANT: Rutland (Woking) Ltd

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The proposal is for development which falls outside of the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of 1no. detached industrial unit for Class B2 (General Industrial use) (327sqm GIFA) with ancillary shop and external storage and bottle wash areas and associated vehicular access, parking, refuse store and fencing.

PLANNING STATUS

- Thames Basin Heaths Special Protection Area (SPA) Zone A (within 400m)
- Urban Area
- TPO 626/0132/1971 - revoked
- Adjacent to Employment Area

RECOMMENDATION

GRANT planning permission subject to the prior completion of an Undertaking of the Chief Executive to secure the off-site ecological mitigation and conditions.

(Officer Note: As Woking Borough Council is the owner of the land the subject of this planning application, it cannot enter into a Section 106 legal agreement to secure any planning obligations which may be required to mitigate the effects of the proposed development. However the Council's Chief Executive is able to commit the Council to give effect to the specific measures required in this case under delegated authority. Any such commitment by the Council's Chief Executive would provide certainty that such measures will be given effect to if planning permission is granted and implemented for the proposed development and that the Council will ensure obligations are passed to any successor in title or leaseholder as appropriate to give effect to the mitigation required.)

SITE DESCRIPTION

The application site extends to some 0.2 hectares and currently forms an area of hard standing and land covered with trees and vegetation between the Royal Mail depot site and the neighbouring allotment site.

The only access into the site is via the Royal Mail site or through the former recycling centre (located to the north of the site) off Kestrel Way which serves the adjacent Goldsworth Park Trading Estate which lies to the west of the application site. To the east of the site, beyond the allotments and Tracious Lane lie the rear gardens of a number of residential properties.

PLANNING HISTORY

No on-site planning history.

Adjacent site to the north

However the site immediately adjacent to the north of this application site has been subject to the following most recent planning application:

PLAN/2016/1012 - Erection of 2No. detached industrial units comprising Building 1 for Class B1(c) (Light Industrial Use) (563sqm GIA) and Building 2 for Class B1(c) (Light Industrial Use) (223sqm GIA) and associated altered vehicular access, parking, refuse stores, retaining wall, fencing and landscaping (amended description, amended plans and additional information). Granted 11.01.17

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of 1no. detached industrial unit for Class B2 (General Industrial use) (327sqm GIFA) with ancillary shop and external storage and bottle wash areas and associated vehicular access, parking, refuse store and fencing.

The proposed building would be located adjacent to the western boundary of the site and would measure 30.8 metres in length by 10.8 metres in depth with an eaves height of 6.7 metres and a ridge height of 7.7 metres.

Access into the site would be through the adjacent site to the north which would utilise the existing access off Kestrel Way, which is to be modified under PLAN/2016/1012, through the site to the north.

A total of 12 parking spaces would be provided of which 1 would be an accessible space. 4 cycle spaces are also shown on the plan along with a refuse store.

CONSULTATIONS

County Highway Authority: Having assessed the application on safety, capacity and policy grounds, recommends conditions on any permission granted (conditions 4, 5 and 6).

Natural England: No objection.

Surrey Wildlife Trust (first response): The submitted Preliminary Ecological Appraisal (PEA) identifies that there would be a loss of deciduous woodland habitat of Principal Importance. Legislation and planning policies require biodiversity to be conserved including restoring or enhancing a population or habitat. In order to meet the legislative requirement the Council will need to be assured that the proposed development would result in the restoration or enhancement of the woodland habitats on site and the current proposals do

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not appear to present significant mitigation or compensation for the loss of woodland habitat. Natural England should be consulted on the application. The site is located in close proximity to Horsell Common SSSI and Horsell Birch SNCI and thus a Construction and Ecological Management Plan (CEMP) condition should be imposed if planning permission is granted. If planning permission is granted it should only proceed in a precautionary manner relating to reptiles, a walkover survey should be undertaken with regard to badgers, all external lighting should comply with the lighting guidance for bats and if the mature oak identified in the PEA is identified as having a high potential for roosting bats then a survey should be undertaken before any works commence to ensure no loss or disturbance of a roost [*Officer note: the comment regarding the mature oak tree and bats relates to the adjacent site under PLAN/2017/0122*]. Vegetation clearance should only occur outside the bird breeding season.

Surrey Wildlife Trust (second response): Following the submission of revised information relating to the loss of woodland any proposals to manage/retain some vegetation and improve connectivity between sites is welcome. However concerns remain that the proposal would result in the loss or deterioration of the woodland habitat on the site. The retained vegetation would not appear to be large enough to function as deciduous woodland and the submitted information does not demonstrate that the proposal would not result in a loss of ecological connectivity for a range of protected species.

[*Officer note: following the above response the applicant has submitted a Biodiversity Impact Appraisal which proposes off-site compensation for the loss the deciduous woodland on this site*]

Surrey Wildlife Trust (third response): The submitted Biodiversity Impact Appraisal report proposes a net gain in biodiversity as a result of development primarily through the provision of an enhanced management regime of an area of off-site compensatory woodland. The calculations presented appear appropriate in scope and methodology and indicate a net gain of as a result of the development. It is agreed that a Landscape and Ecological Management Plan is an appropriate tool to document the required further details for the on-site and off-site enhancement measures. This should include financial management to ensure the off-site compensation is provided and maintained in the long term. (Conditions 7, 8, 9, 10, 11 and Undertaking)

Thames Water: No objection with regard to sewerage infrastructure capacity and with regard to surface water drainage. It is the responsibility of the developer to make proper provision (Informative 5).

WBC Drainage and Flood Risk Engineer: No objection subject to conditions (conditions 27 and 28).

WBC Scientific Officer: No objection subject to conditions (conditions 30 and 31)

WBC Environmental Health Officer (first response): Conditions and informatives are recommended (conditions 16,18, 19, 20, 21, 22, 23, 24, 25, 26 and 33) in the knowledge that Thurston's, The Horsell Brewing Company will be occupying the site following construction. The new building will therefore be custom built for a brewing process, which will be registered as food business establishment and will include such activities as boiling and fermenting of ingredients, use of chemicals, such as acids and strong alkalines, bottling, storage and dispatch of goods and waste and all associated processes to brewing. As the site is close to nearby residential accommodation, Environmental Health would like the planning conditions to provide some protection to the residents from excessive noise from vehicles and processes associated with the brewing process, pests, artificial light, and odours and the buildings will require appropriate ventilation/extraction and drainage.

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If Thurstons occupy this site, they may in future utilise the services of a mobile bottling plant, which is a large lorry equipped to bottle large volumes of beers, ales etc. The vehicle will pull up next to the premises and the produce will be bottled and packed. This activity could take up to a couple of hours per session and generate noise from the site, which cannot be confined to within the premises, therefore restrictions should be imposed on the hours of use. The addition of acoustic fencing could also assist with the reduction of externally produced noise.

WBC Environmental Health Officer (second response): My original comments with recommendations raised concerns regarding noise which may be generated by the mobile bottling plant. The noise consultants have based their report on the noise generated by a generator similar to one which may be used during this type of activity. I think the additional clatter of glass bottles on top of the generator noise will probably push the sound pressure level up further and for that reason do recommend some form of external sound proofing measures between the site and the nearest residential accommodation so that they are protected from externally produced noise.

[Officer note: the applicant subsequently advised that they are no longer intending to use an external mobile bottling plant and will bottle manually or send the beer away to be bottled.]

WBC Environmental Health Officer (third response): The current facility at High Street, Horsell carries out hand bottling, which is all table top, rather than conveyor belt filling. This has not given rise to any complaints of excessive noise since the brewery began operating, so as long as the new facility carries out bottling in a similar way, I cannot see that there will be any problems. If they are adding in conveyors, or using machinery, then consideration will need to be given for additional sound proofing of the building. Otherwise, a certain level of sound proofing would be expected anyway and a condition regarding no external industrial processes would cover the use of mobile bottling plants, or similar.

WBC Arboricultural Officer: To facilitate the proposed a total of 89 trees will be removed, 3 of these will need to be removed irrespective of any proposals for development. The remainder comprise 7 Category B trees and 79 Category C trees. The vast majority of the trees are low quality specimens and as such removal of these trees will have limited impact on the wider character of the area. A landscaping plan specifying replacement tree planting will ensure continuity of tree cover. Some clarification is requested regarding T32 and the information submitted. The Arboricultural Officer has subsequently advised that the removal of T32 is acceptable providing it is replaced as even using a no dig construction method the level would not be conducive to its retention (conditions 12 and 13).

WBC Planning Policy: The policy considerations for this application are the same as those for application PLAN/2016/1012 as follows - *Overall, the main policy issue is that the proposal is seeking for new commercial floorspace outside of an existing employment area. Whilst this is not the preferred approach, policy allows for infill development and redevelopment on previously developed land within the urban area provided there has been a full assessment of its impact and appropriate mitigation measures make the proposal acceptable. All potential impacts should be carefully considered and satisfactorily mitigated before recommending approval.*

WBC Waste Services: No comments as we do not collect commercial waste.

REPRESENTATIONS

5 letters of objection have been received to the application (including a letter on behalf of the adjacent Royal Mail depot site). A summary of the main comments made is given below:

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- The proposed development would result in additional noise to nearby residential dwellings including gardens.
- Although an acoustic fence is recommended no further details are given with regard to its acoustic performance.
- Reference is made to the development permitted under PLAN/2016/1012 and the position of loading bays etc and states that local residents are already suffering from noise from the existing Trading Estate. A substantial acoustic fence would mitigate this.
- The residents of Goldsworth Park are protected by a substantial bund but the residents of Horsell have no such protection. Developments should therefore detail how amenity will be preserved.
- Smells from the brewing process can be overpowering. Unless the fumes can be dissipated at a high level the properties will be decimated. There should be a high chimney.
- Comments made with regard to the neighbour notification process.
- Royal Mail has a statutory duty to provide efficient mail sorting and delivery services within Woking and the Woking Rural Delivery Office and Vehicles Operations Centre is of strategic importance to Royal Mail. 85 staff are employed at the premises and it relies on off-street and on-street parking. Many staff have no alternative but to use their car for work due to anti-social hours of working.
- Royal Mail currently uses the private roadway to the rear of the site (within the application site) as staff car parking for 25-30 vehicles on a daily basis. The land is rented from Woking Borough Council and has been since 1997. The application proposal would mean Royal Mail's use of this land for parking would have to cease.
- The land is ideal for staff parking and avoids the displacement of parking onto surrounding roads which given unsocial working hours could cause nuisance and could impact on road safety and result in subsequent complaints to the Council.
- If the proposal comes forward without alternative parking provision Royal Mail's operations at this site may be compromised and could preclude further investment at this site. Insufficient thought has been given to the consequences of the proposed development.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012

Woking Core Strategy 2012:

- CS1 - A spatial strategy for Woking
- CS7 - Biodiversity and nature conservation
- CS9 - Flooding and water management
- CS15 – Sustainable economic development
- CS18 - Transport and accessibility
- CS21 - Design
- CS24 - Woking's Landscape and townscape
- CS25 – Presumption in favour of sustainable development

Development Management Policies DPD 2016:

- DM2 - Trees and Landscaping
- DM5 - Environmental Pollution
- DM6 - Air and Water Quality
- DM7 - Noise and Light Pollution
- DM8 - Land contamination and hazards

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- DM16 - Servicing development

Supplementary Planning Documents

Parking Standards 2006

Design 2015

Other Material Considerations

National Planning Practice Guidance (NPPG)

PLANNING ISSUES

1. The main planning issues to be considered in this case are whether the proposed development is acceptable in principle, impact on trees, impact on the character of the area, impact on neighbouring amenity, highway safety, ecology, contamination and local finance considerations. These matters will be considered having regard to national planning guidance, the Development Plan policies and any other material planning considerations.

Principle of the proposed development

2. Policy CS1 sets out the Spatial Strategy for Woking and although it seeks new office and warehousing development on previously developed land in the town, district and local centres, the policy does not specifically preclude other industrial/commercial development on other sites within the urban area subject to an assessment of impacts. Policy CS15 relates to sustainable economic development and although this policy primarily relates to development proposals within existing employment areas it again does not specifically preclude Class B uses on sites within the urban area.
3. The NPPF does however provide positive support for economic development which is one of the three dimensions of sustainable development – that is to build a strong, responsive and competitive economy by ensuring sufficient land is available. One of the core land-use planning principles of the NPPF is that planning should proactively drive and support sustainable economic development to deliver business and industrial units and thriving local places the country needs. In this case the site lies adjacent to the Goldsworth Park Trading Estate and would take vehicular access off Kestrel Way which also serves the Trading Estate. As such the proposed use of the site within the urban area and its relationship in terms of position and visual proximity with the adjacent existing employment area would not be incongruent.
4. As noted in the representations section of this report, the application site lies adjacent to the Royal Mail Woking Rural Delivery Office and Vehicles Operations Centre. It is also noted that in the recent past the hard surfacing part of the application site has been used for staff parking for Royal Mail employees under licence from Woking Borough Council. The applicant has subsequently advised that Woking Borough Council will be serving notice terminating the Licence. It is acknowledged that the adjacent Royal Mail was only able to utilise part of the application site for parking under licence and the land owner was/is able to give notice at any time. In addition there are no local planning policies which seek to protect existing car parks in private use. The loss of this land as parking is not therefore objectionable in policy terms.
5. It is noted that the proposed building would also have a small retail shop which is not unusual for a small brewery or any other commercial use where an ancillary element of retail sales may be present. In order to ensure that the element of retail sales remains ancillary to the primary Class B2 use of the unit condition 34 will ensure that the retail sales area is not enlarged beyond that shown on the proposed plans.

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6. As the site is located within the urban area, in close proximity to the existing Trading Estate, it is considered that there is no objection in principle to further economic development on this site, in compliance with Policies CS1 and CS15 of the Core Strategy and the policies in the NPPF, subject to the detailed considerations assessed below.

Impact on trees

7. Policy DM2 of the DM Policies DPD reflects Policy CS21 and requires trees and vegetation to be considered holistically as part of any proposal, requires tree removal to be justified to the satisfaction of the Council and requires appropriate replacement planting to enhance the quality of any development.
8. The application is supported by an Arboricultural Report. It is acknowledged that a significant number of the trees on the site will be removed to accommodate the proposed development. The Council's Arboricultural Officer has advised that the vast majority of the trees are low quality specimens and as such removal of these trees will have limited impact on the wider character of the area. Some trees would be retained to part of the eastern boundary of the site and in the south-eastern corner of the site. These trees will be protected during the construction works (condition 12).
9. A strip of land to the eastern side of the hard surfacing within the site would remain unsurfaced and it would therefore be possible to introduce some additional landscaping and possibly tree planting to this part of the site to mitigate the removal of the existing trees, to enhance the overall appearance of the development and to provide a suitable transitional area between the application site and the adjacent allotment site. Some additional tree planting and landscaping could also be accommodated along the southern part of the site. Condition 13 is therefore recommended to secure a landscaping scheme for the proposal.
10. Overall with regard to the impact of the proposal on the trees on the site from an arboricultural perspective, subject to the tree protection and a condition relating to landscaping (conditions 12 and 13) it is considered that the impact of the development is acceptable and complies with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the policies in the NPPF.

Impact on the character of the area

11. Policy CS21 sets out design criteria that new development proposals should meet. Policy CS24 also supports that future development should be sensitive to its location whilst being able to accommodate change needed to contribute to environmental, social and economic objectives.
12. The site is located within the urban area. The proposed development would occupy a site which is partly developed (hard surfacing) and partly undeveloped, comprising areas of scrub and woodland. A Design and Access Statement has been submitted in support of the application.
13. The site adjoins Kestrel Way and the access through the adjacent site approved under PLAN/2016/1012 would be utilised. The proposed building would have a ridge height of 7.7 metres and would be clad in profiled metal cladding to reflect its use as an industrial building. The proposed building would be located around 2.4 metres from the western boundary of the site with the adjacent Royal Mail site and would be located to the south of the Class B1 units granted under PLAN/2016/1012. The

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proposed building would therefore be viewed as an extension to the site granted planning permission under PLAN/2016/1012 and the existing Trading Estate. The proposed building would not therefore appear incongruent or out of context with the character and appearance of the existing Trading Estate.

14. From the adjacent allotments facing west the existing industrial buildings are visible through the existing trees. Whilst this building would be closer to the allotments than the existing Royal Mail site, with some of the trees being retained and the eastern part of the site being supplemented by landscaping it is not considered that these views would be detrimental to the character and appearance of the site when viewed from the adjacent allotments.
15. The retention of some trees along to the eastern part of the site will assist in softening the appearance of the development. In addition the proposed external materials will be subject to the approval of the Local Planning Authority to ensure the colours are appropriate to the use of the building, its location adjacent to the previously approved buildings, the Trading Estate whilst also having regard to the adjacent allotment site (condition 3). Overall whilst the proposal will change the character of the site there is no over-riding policy objection to development on this site. It would bring an area of urban land into productive use which would contribute to the economic development of the area and would have an appearance which, whilst different to the existing appearance of the site, is considered to be appropriate given the proposed use of the site and its visual relationship with the adjacent established Trading Estate.
16. Mindful of the above factors it is considered that the proposal is visually acceptable and would not be harmful to the character and visual amenities of the site and surrounding local area, subject to conditions relating to external materials, boundary treatments, external lighting, levels and landscaping (conditions 3, 14, 11, 13 and 32). The proposed development would therefore comply with Policies CS21 and CS24 of the Core Strategy, Policies DM2 and DM7 of the DM Policies DPD and the policies in the NPPF.

Impact on neighbouring amenities

17. There are no residential properties which immediately adjoin the application site. The neighbouring residential properties to the north-east of the site are those which lie beyond Tracious Lane and those which front Bullbeggars Lane. There would be a separation distance of around 90 metres between the proposed building and the rear and/or side garden boundaries of the dwellings with gardens adjoining Tracious Lane. There would also be a separation distance of around 75 metres between the proposed building and the properties opposite Sythwood (Brookfield). It is also noted that these dwellings in Brookfield are separated from the Trading Estate by a substantial earth bund. Given these separation distances the proposed built structure would not have any overbearing impact and would not result in any adverse impact to these neighbouring properties in terms of loss of light, overshadowing or loss of privacy.
18. The proposed building is for a Class B2 (general industrial) use. In this case a brewery is the likely occupier which could give rise to smells and any Class B2 use has the potential to result in noise. The application is accompanied by a Noise Assessment Report. In this regard the details of the application have been amended to omit the proposed use of an external bottling plant which could have been a source of noise and this will be further restricted by condition (condition 23). The Council's Environmental Health Officer has reviewed the application and subject to conditions relating to foul and surface water drainage, control of emissions, hours of use and deliveries, storage and recycling of waste and no conveyor belt bottling, no industrial

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processes outside the building and the provision of an acoustic fence, no objection is raised to the application in terms of noise and odour (conditions 16, 19, 20, 21, 22, 23, 24, 25 and 26).

19. Given the proposed conditions and the separation distances to neighbouring properties it is not considered that the proposal would adversely affect the residential amenities of any nearby neighbouring occupiers. The proposed development is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM7 of the DM Policies DPD and the policies in the NPPF.

Impact on highway safety

20. Access into the site is proposed via the site to the north which has an existing access off Kestrel Way, albeit the access radii will be widened under PLAN/2016/1012. The application site would also incorporate a turning circle for larger vehicles which would be able to serve the application site and the site approved under PLAN/2016/1012. The application is accompanied by a Transport Statement. The Transport Statement concludes that the proposed development would not have any material impact on the existing traffic levels at the Goldsworth Park Trading Estate or on the operation of the previously approved development under PLAN/2016/1012. The County Highway Authority has been consulted on the application and no objections have been raised to the proposal subject to conditions (conditions 4, 5 and 6).
21. The proposed building would have a gross floor area of 334sqm with an additional 34sqm of ancillary office floorspace (total floorspace of 368sqm). In terms of parking, the maximum parking provision requirement in accordance with the Parking Standards SPD for Class B2 floorspace proposed is 8 spaces. 12 spaces are proposed on site. 8 spaces are annotated for employee use with 4 spaces, including a disabled space, annotated for customer use as a small part of the ground floor would be used as a shop for the brewery. Whilst the proposed parking provision is 4 spaces above the standard, it is not considered that this over-provision of parking would be unsustainable in this location. The Parking Standards SPD requires 5% of the spaces to be accessible and in this case 1 accessible space would be provided equating to 8%, thus exceeding the requirement. In terms of cycle parking provision 2no. Sheffield stands are proposed providing 4 cycle parking spaces which exceeds the Parking Standards SPD requirement for cycle parking.
22. Subject to the imposition of conditions (4, 5 and 6) it is considered that the proposed development would in terms of highway safety and parking and cycle parking provision comply with Policy CS18 of the Core Strategy and the policies in the NPPF.

Impact on ecology

23. The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. This approach is supported by Circular 06/05 – Biodiversity and Geological Conservation and is reflected in Policy CS7 of the Woking Core Strategy. The application is supported by a Preliminary Ecological Assessment and has been subject to consultation with Natural England and the Surrey Wildlife Trust.
24. The application site lies around 200 metres from Horsell Common SSSI which is also part of the Thames Basins Heaths Special Protection Area (TBHSPA). In this regard Natural England has raised no objection to the application. Surrey Wildlife Trust has also advised that Horsell Birch is an SNCI and given the proximity of the development

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to this site a CEMP should be required detailing how any construction activities will avoid any adverse impact (condition 8).

25. Part of the application site is undeveloped and part of the site comprises deciduous woodland which is a habitat of Principal Importance. The proposed development would result in a loss of part of this woodland habitat. In response to the consultation comments of the Surrey Wildlife Trust additional ecological information has been submitted during the course of the application in the form of a Biodiversity Impact Appraisal. The Biodiversity Impact Appraisal acknowledges the loss of part of the woodland habitat on the site and proposes to mitigate this impact by providing compensatory off-site woodland planting of between 0.1-0.12 hectares at Havering Farm. It is noted in the Biodiversity Impact Appraisal that with the off-site compensatory planting, overall there would be a net gain in biodiversity value in the Borough. In addition it is further noted that new planting will also occur on the application site, which will include biodiversity enhancement features such as bird, bat and insect boxes and a stag beetle loggery.
26. The Surrey Wildlife Trust has reviewed the submitted information and has advised that the proposed off-site ecological compensation measures are appropriate but a Landscape and Ecological Management Plan is required for both the on-site proposals and also the off-site habitats at Havering Farm to ensure the long term biodiversity value of these areas (condition 9 and Undertaking). It is also recommended that any Management Plan should included costings to ensure long term security for the compensatory woodland. However in this particular case it is noted that Woking Borough Council own the application site and also own Havering Farm. Therefore the Undertaking of the Chief Executive to secure the planning obligation of the compensatory woodland along with the Management Plan will ensure that the ecological compensation will be retained and managed in perpetuity. Havering Farm in general is considered a suitable location for the compensatory woodland as this site is also providing the compensatory woodland from the Hoe Valley School site. In this regard it is considered that the proposed development would comply with local and national planning policies and would overall result in a biodiversity gain.
27. With regard to protected species, the Surrey Wildlife Trust has advised that precautionary methods of working for reptiles should be undertaken (this would be included as a requirement of the CEMP condition 8). With regard to badgers prior to the commencement of any works it is advised that a walkover survey should be undertaken to confirm the badger sett is disused and this would also be included as a requirement of the CEMP condition 8. Conditions relating to lighting, vegetation clearance and biodiversity enhancements are also included (conditions 7, 10 and 11). Retained trees will also be protected during construction.
28. Having regard to the above considerations and the proposed mitigation and off-site compensation the impact of the development on ecology is considered to be acceptable subject to securing the mitigations by planning conditions (7, 8, 9, 10 and 11) and securing the off-site compensation by an Undertaking. The proposal is therefore considered to comply with Policy CS7 of the Core Strategy, the policies in the NPPF relating to ecology and biodiversity and the guidance in Circular 06/05.

Contamination

29. Paragraphs 120 and 121 of the NPPF relate to contamination and advise that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM5 of the DM

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Policies DPD relates to environmental pollution and Policy DM8 relates to land contamination and seeks to remediate or minimise the risks from contamination.

30. The Council's Contaminated Land Officer has been consulted on the application and has raised no objection subject to a condition requiring a remediation strategy to be approved (condition 30) and a condition relating to unexpected discovery of contamination (condition 31). In this regard the proposed development would comply with Policies DM5 and DM8 of the DM Policies DPD and also the policies in the NPPF.

Other matters

31. Policy CS22 of the Core Strategy relating to sustainable construction requires new non-residential development of 1,000sqm or more to comply with BREEAM very good standards. In this case the building would be less than 1000sqm and therefore Policy CS22 is not engaged by the proposed development. The site lies within flood zone 1 (low risk) and as the proposed development is under 1000sqm no specific information relating to surface water drainage is required to be submitted. Nonetheless the applicant has advised that sustainable drainage systems will be incorporated to the proposal and in this regard the Council's Drainage and Flood Risk Officer has requested conditions be imposed on any permission granted (conditions 27 and 28).

LOCAL FINANCE CONSIDERATIONS

32. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. The proposed building is for industrial use and therefore the relevant CIL rate is nil.

CONCLUSION

The proposed development along with the off-site ecological compensation would not result in any adverse impacts to visual amenity, trees, neighbouring amenity, highway safety, ecology and contamination subject to the mitigations and conditions as set out. The proposed development would bring into effective use an underused site within the urban area and would contribute to sustainable economic development in the Borough. The proposal therefore accords with Policies CS1, CS7, CS9, CS15, CS17, CS18, CS21 and CS24 of the Woking Core Strategy 2012, Policies DM2, DM5, DM6, DM7, DM8, DM13 and DM16 of the DM Policies DPD and the policies in the NPPF. In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application and to any other material considerations including any letters of representation. It is therefore recommended that planning permission is granted as set out below.

BACKGROUND PAPERS

1. Planning file PLAN/2017/0121

RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to:

- i. the prior completion of the Undertaking of the Chief Executive to secure the off-site compensatory woodland planting as below:
 - to secure the use of part of the land owned by Woking Borough Council at Havering Farm in perpetuity for the provision of off-site ecological mitigation by

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providing an area of between 0.1 to 0.12 hectares of new broadleaved woodland planting of appropriate native species ideally to enhance existing woodland planting:

- to achieve this by the provision of a Landscape and Ecological Management Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The Landscape and Ecological Management Plan shall include (but not be limited to) the following details:
 - o Description and evaluation of features to be created and managed (including a site location plan identifying the proposed area);
 - o Sufficient information to confirm that the area chosen is suitable to provide the proposed off-site compensation;
 - o Long term aims and objectives of management;
 - o Design and locations of enhancements required/ full details of the measures to be undertaken to achieve the off-site mitigation including planting plans and a timetable for the undertaking of such works;
 - o Management responsibilities and maintenance schedules for all trees and landscaped areas, including the replacement of trees which die/become diseased or are removed;
 - o Details of ongoing monitoring and remedial measures;
 - o Confirmation that the land shall be retained/managed in perpetuity for ecological purposes;
 - o All information relating to ecological matters to be provided by qualified ecologist; and

ii. the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan 12840.20/1[L] 001 Rev A rec 02.02.17

Block Plan 12840.20/1[PL] 002 Rev A rec 02.02.17

Site Plan, site section and indicative refuse areas 12840.20/1[PL] 003 Rev A rec 02.02.17

Plan, Sections and Elevations 12840.20/1[PL] 301 Rev A rec 02.02.17

Site restrictions drawing 12840.20/1[PL] 001 Rev A rec 02.02.17

Topographical Survey rec 02.02.17 (part of site) rec 02.02.17

Topographical Survey rec 02.02.17 (other part of site) rec 02.02.17

Level 5 Utility Survey Sheet 1 of 2 rec 02.02.17

Level 5 Utility Survey Sheet 2 of 2 rec 02.02.17

Reason: In the interests of visual amenity and to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

3. Notwithstanding the details given in the application the development hereby permitted shall not commence until details and samples of the materials to be used in the external elevations and hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and

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thereafter retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity and to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. The development hereby approved shall not be first occupied unless and until: (a) the modified highway access to Kestrel Way, and (b) the on-site access road leading from Kestrel Way to the proposed building, have both been constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and to comply with Policy CS18 of the Woking Core Strategy and the policies in the NPPF.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for: (a) vehicles and cycles to be parked, (b) for vehicles to load and unload, and (c) for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading/unloading and turning area(s) shall be retained and maintained for their designated purpose(s).

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and to comply with Policy CS18 of the Woking Core Strategy and the policies in the NPPF.

6. The development hereby approved shall be constructed in accordance with a Construction Transport Management Plan to be first submitted to and approved in writing by the local planning authority and to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (h) measures to prevent the deposit on the highway of materials associated with the on-site construction activities
 - (k) turning for construction vehicles clear of Kestrel Way.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and to comply with Policy CS18 of the Woking Core Strategy and the policies in the NPPF.

7. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (1st March to 30th August inclusive) unless the applicant has first carried out a survey of such vegetation (undertaken by an ecologist) which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

8. No development shall commence until a Construction Ecological Management Plan (CEMP), which shall include details relating to precautionary methods of working for reptiles, details of a walkover survey to ascertain the presence/absence of badgers and details demonstrating how best practice will be used to minimise the potential

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impacts of the construction phase of the development on the existing ecology of the site and off-site receptors including nearby designated sites (SSSI and SNCI) has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include all provisions relating to the matters as specified in the Surrey Wildlife Trust's consultation response on the application dated 4th May 2017 and shall include all recommendations/requirements as relevant. The development shall not then be undertaken other than in accordance with the approved details.

Reason: In order to ensure the proposed development has no adverse impact on the ecology of the site and the nearby designated sites and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

9. Prior to the commencement of development a Landscape and Ecological Management Plan, including a description and evaluation of features to be managed and created, long term aims and objectives of management, design and locations of enhancements required, management responsibilities and maintenance schedules for all trees and landscaped areas within the site and the details referred to in an email dated 17th May 2017 from the applicant's agent shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure the proposed development has no adverse impact on ecology and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

10. No development shall commence until details of the measures for the enhancement of biodiversity on the site in broad accordance with the details specified in paragraph 4.3 of the submitted Biodiversity Impact Appraisal, a timetable for their provision on the site and details of their long term management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be carried out and shall thereafter be retained on the site in accordance with the approved details.

Reason: In order to enhance the biodiversity on the site and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

11. No external lighting including floodlighting shall be installed anywhere on the site until full details of any proposed external lighting (in accordance with guidance from Landscape and Urban Design for Bats and Biodiversity (Gunnell et al, 2012, Bat Conservation Trust and also ensuring compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. Any lighting on the site shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect the ecology on/adjacent to the site and to protect the appearance of the surrounding area in accordance with Policies CS7 and CS21 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

12. Protective measures shall be carried out in strict accordance with the arboricultural information provided by APArboriculture received on 30.03.17 including the convening

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of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the Woking Core Strategy 2012, Policy DM2 of the DM Policies DPD and policies in the NPPF.

13. The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

14. The development hereby permitted shall not commence until details of all boundary fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be implemented in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained to the height and position as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012.

15. The development hereby approved shall not be first occupied unless and until the 2no. Sheffield cycle hoops/stands have been installed and are available for use. Thereafter the cycle parking facilities shall be retained and maintained for their designated purpose.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

16. The development (use) hereby permitted shall not commence until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and the refuse and recycling storage facilities shall be retained thereafter for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

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17. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) and the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) the building hereby approved shall only be used as a brewery (Class B2 general industrial use) and for no other purpose whatsoever unless planning permission is first granted by the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

18. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. Any plant/equipment shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

19. The development hereby permitted shall not commence until details of foul and surface water drainage and sewerage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been completed in accordance with the approved details. Drainage plans are to include any floor / channel drains, equipment drains, traps etc and floor pitch in areas where spillages may occur.

Reason: To ensure provision of the infrastructure required to make the development acceptable in accordance with Policy CS16 of the Woking Core Strategy 2012.

20. Prior to the commencement of the development hereby permitted, a scheme for the installation of equipment to control emissions from the premises including, an extract / ventilation system, to include make-up air should be designed and installed to manage emissions associated with the brewing process, e.g. steam, gas appliance and odours shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the occupation of the development (or commencement of the use hereby approved). The outlet from the ventilation / extraction flue must finish at least one metre from openings such as doors and windows and be at least one metre above eaves level, to ensure the dispersal of fumes and odours away from neighbouring properties. The flue ductwork must be supported using mountings fixed to the structure of the building in such a way that any vibration or noise associated with mechanical ventilation/extraction is reduced to a level which does not cause a nuisance to neighbours. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and prevent nuisance arising from noise, fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy 2012.

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21. The shop as annotated on the approved floor plan shall not be open to customers outside the hours of 0800hrs and 1800hrs Mondays to Fridays inclusive; 0800hrs and 1700hrs on Saturdays and not at all on Sundays, Bank or Public Holidays.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

22. The premises hereby approved shall not be used/open and no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the hours between 08:00 and 18.00 nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

23. No mobile bottling plant shall be operated on the site/premises at any time. Any bottling which shall occur on the site/premises shall only take place within the building and shall be at all times limited to table-top bottling which shall not include any conveyor belt or mechanical bottling unless otherwise first approved in writing by the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

24. Other than bottle washing, which shall only occur in the area indicated on the approved site plan, no other industrial process shall occur outside the building (except for the loading and unloading of goods).

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

25. The development hereby permitted shall not commence until details of the measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

26. Prior to the first occupation of the building hereby approved an acoustic fence shall be installed on the site in accordance with details of its acoustic composition/specification, height, position on the site and colour which shall first be submitted to and approved in writing by the Local Planning Authority. Once installed the fence shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

27. No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the

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corresponding rainfall event. The drainage scheme details to be submitted for approval shall also include:

- Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- Detail drainage plans showing where surface water will be accommodated on site,
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

28. Prior to first use of the building hereby permitted a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), will have been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

29. Notwithstanding the provisions of Article 3, Schedule 2, Part 7, Classes H, I and J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development falling within these Classes of development shall take place anywhere on the site without the prior written approval of the Local Planning Authority of any application made for that purpose.

Reason: In order to control the development on the site in the interests of the visual amenity of the site and the surrounding area, neighbour impact and surface water drainage and to comply with Policies CS9, CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

30. The development hereby permitted shall not commence until details of the proposed remedial measures to be included within the construction of the building hereby approved to prevent the ingress of contamination and to be used on the proposed landscaped areas have been submitted to and approved in writing by the Local Planning Authority. As part of the details of the proposed remedial measures to be

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submitted the details shall make provision for the remedial measures to be verified by the submission of a Verification of Remediation Report which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out and completed wholly in accordance with the details and timescales as approved.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD and policies in the NPPF.

31. If during development, contamination not previously identified is found present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD and policies in the NPPF.

32. The development hereby permitted shall only be carried out in accordance with the proposed finished floor levels and ground levels as shown on the approved plans unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

33. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

34. The ancillary shop hereby permitted shall be limited to the area within the building annotated as the shop and shall not be enlarged in any way without the prior written permission of the Local Planning Authority.

Reason: The retail shop is intended to be an ancillary facility within this industrial unit which itself is located within a wider Trading Estate and in the interests of parking and highway safety and to comply with Policies CS15 and CS18 of the Woking Core Strategy and the policies in the NPPF.

Informatives

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1. **Noise Control** The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228 : 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites. If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Environmental Health Officer prior to commencement of works.
2. **New Business - Advise Environmental Health** before the new business opens the applicant is advised to contact the Environmental Health Department, Civic Offices, Gloucester Square, Woking, Surrey, GU21 1YL, telephone (01483) 755855 regarding the provisions of the Health & Safety at work Etc. Act 1974.
3. **Food Safety Act (1)** The premises will be required to comply with the Food Safety Act 1990 and the Local Government (Miscellaneous Provisions) Act 1976. In this context details of the kitchen/food preparation areas including the number and position of sinks, wash hand basins and other fittings, water closet and urinal accommodation for staff and public, including facilities for disabled persons, should be submitted to the Chief Environmental Health Officer prior to the commencement of any work.
4. **Food Safety Act (2)** All new food premises are required by the Food Safety Act 1990 to register with the Local Authority at least 28 days before the food business opens. Please contact the Environmental Health Department on Woking (01483 755855) for the appropriate registration form.
5. **Thames Water informative** - Surface water drainage – With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommend that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway or verge to form a vehicle crossover to install dropped kerbs – www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

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9. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
10. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012. Which included feedback to the applicant and agent throughout the application process.
11. With regard to condition 20, the applicant is advised that early and careful consideration should be given to the proposed extract, ventilation and, if required, any flue. If any external flue is required advice should be sought from the Local Planning Authority at an early stage who will be able to advise on the merits of any proposed equipment with regard to visual impact and also whether there is a need for a separate full planning application to be submitted or whether the scheme can be dealt with under condition 20 of this planning permission.