

23 FEBRUARY 2021 PLANNING COMMITTEE

WRITTEN UPDATE

Page 45 - Item 6b – PLAN/2017/1307 - Part of Five Acres and Land to South of Brookwood Lye Road, Woking, Surrey, GU24 0HD

Page 49 - Consultations – Additional response

Surrey Wildlife Trust – Refers to earlier comments made (*already summarised in report*). The applicant's ecologist sets out a methodology in a letter of dated 12 January 2021, which in itself would provide an appropriate methodology for surveying the buildings on site. The applicant's ecologist's view from the information available is that any roosts identified would be of low conservation status. The SWT notes that access to the site has not been possible and that the guidance refers to exceptional circumstances. In the instance where protected species surveys were undertaken after planning permission is granted, the applicant should provide information to demonstrate that there will be no adverse impact caused by the development on protected species, which could take the form of a reasonable avoidance measures document. This would help the Council be satisfied that they have sufficient information to be confident that there will be no adverse impact caused by the development on protected species. Advice is given for the applicant.

Officer Note: These comments have been forwarded to the applicant and Recommended Condition 19 requires the bat surveys to be undertaken before commencement of any development on the site and any mitigation measures specified.

Page 71 - Alter Planning Obligation No. 2 - (new text as **bold/underlined**)

2. To prevent the re-establishment of any previous Gypsy and Traveller pitch provision on the site and adjacent site ~~on the implementation of this permission~~ **on the first occupation of any of the 19no. Gypsy and Traveller pitches granted by this permission.**

This is to ensure that the previously authorised Gypsy and Traveller pitches can no longer be occupied/used once the first occupation of any pitch on this site occurs for the reasons set out in paragraph 47 of the officer report.

Page 72 - Recommended Condition 4 – (new text as **bold/underlined**)

4. The mobile homes/caravans on the site shall not be occupied by any persons other than gypsies and travellers as defined by Annex 1 of the Planning Policy for Traveller Sites published in August 2015 or its equivalent in replacement national policy and **the site shall not be occupied** as a transit site or as a temporary stopping place.

Page 84 - Additional Informative

15. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.