

20 MARCH 2018 PLANNING COMMITTEE

5f	18/0103	Reg'd:	06.02.18	Expires:	03.04.18	Ward: PY
Nei.	15.03.18	BVPI	18 (Minor)	Number	6/8	On
Con.		Target		of Weeks		Target?
Exp:				on Cttee'		Yes
				Day:		

LOCATION: Wheelers Barn, Warren Lane, Pyrford, Woking, GU22 8XQ

PROPOSAL: Erection of detached building to provide alternative roosting for bats (to allow for restoration of the roof of the adjacent listed barn), storage of agricultural materials and tools and temporary parking of vehicles (please see associated PLAN/2018/0104).

TYPE: Full Application

APPLICANT: Mrs L Asseily

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for the erection of a detached building to provide alternative roosting for bats (to allow for restoration of the roof of the adjacent listed barn), storage of agricultural materials and tools and temporary parking of vehicles.

PLANNING STATUS

- Green Belt
- Adjacent to Statutory Listed Building (Grade II - Wheelers Barn)
- Adjacent to Statutory Listed Building (Grade II - Wheelers Farm House)
- Area of High Archaeological Potential
- Pyrford Neighbourhood Area
- River Corridor to rear of site
- SNCI to rear of site
- Adjacent to Pyrford Escarpment
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Surrey Minerals Plan - Concreting Aggregate Safeguarded Site

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

The application site relates to Wheelers Barn which is located off the southern side of Warren Lane. The barn is situated in a rural location within the Green Belt and is a Statutory Grade II Listed 18th Century building and forms part of a complex of buildings that originally formed Wheelers Farm. Wheelers Farm House, located to the east of the barn and

separated by a 5m gap is also a Grade II Listed building dating back to the early 16th Century. The barn comprises of six original timber-framed bays, on a brick plinth and weatherboard cladding, with a plain tiled half hipped roof. Fields surround the barn.

RELEVANT PLANNING HISTORY

PLAN/2018/0104 - Listed Building Consent for restoration of barn, including repairs to roof, replacement weatherboarding and restoration of brick plinth and barn doors (please see associated PLAN/2018/0103).

Elsewhere on this agenda

PLAN/2014/0818 - Full planning permission for the conversion of the existing barn to provide a four bedroom residential dwelling with additional carport facilities, revised site entrance and soft landscaping.

Not determined by LPA - Appeal Allowed (17.09.2015) (Ref: APP/A3655/W/15/3029736)

PLAN/2014/0819 - Listed building consent for conversion of the existing barn to provide a four bedroom residential dwelling with additional carport facilities, revised site entrance and soft landscaping.

Not determined by LPA - Appeal Allowed (17.09.2015) (Ref: APP/A3655/Y/15/3029746)

PLAN/2010/0780 - Full planning application for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance. Refused. Appeal Allowed (06.06.2011) with the decision quashed by order of the High Court. Further appeal (Ref: APP/A3655/A/11/2148037) dismissed 5 March 2014 for the following reasons:

'Despite the lack of harm to the Green Belt, the living conditions of neighbours and to biodiversity, appeal A fails on the lack of appropriate contribution towards the SPA and towards the provision of affordable housing. Appeal A is, therefore, dismissed'

PLAN/2010/0781 Listed Building Consent for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance. Refused. Allowed on appeal 6 June 2011 with the decision quashed by order of the High Court. Further appeal (Ref: APP/A3655/E/11/2148036) dismissed 5 March 2014 for the following reasons:

'The works to the listed building are entirely dependent on the conversion to residential under appeal A. Without this they would have no purpose. Therefore, in light of the decision for appeal A, appeal B is also dismissed'

PLAN/2010/0223 was withdrawn for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance.

PLAN/2010/0224 was withdrawn for Listed Building Consent for the conversion of the existing barn to provide a four bedroom dwelling with additional garage facilities and revised site entrance.

PLAN/1990/1135 was refused for the conversion of the barn to a two storey four bedroom dwelling with integral garage in 1991. The application was dismissed at appeal on grounds of *redundancy of the barn, inappropriate development in the Green Belt and would detract from the appearance of the area and unsympathetic to the setting of the Listed Barn.*

20 MARCH 2018 PLANNING COMMITTEE

PLAN/1990/1134 was refused for Listed Building Consent for the conversion of the barn to a two storey four bedroom dwelling with integral garage in 1991. The application was dismissed at appeal for the above reasons.

CONSULTATIONS

Heritage & Conservation Consultant:	No objection.
Historic England:	On the basis of the information available to date, in our view you do not need to notify or consult us on these applications under the relevant statutory provisions.
County Archaeological Officer:	No objection subject to recommended condition 03.
Surrey Wildlife Trust:	No objection subject to recommended conditions 05 and 06.
Pyrford Neighbourhood Forum:	No comments received. Any comments received will be updated at Planning Committee.

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Section 7 - Requiring good design
Section 9 - Protecting Green Belt land
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012)

CS6 - Green Belt
CS7 - Biodiversity and nature conservation
CS20 - Heritage and conservation
CS21 - Design

Development Management Policies Development Plan Document (DMP DPD) (2016)

DM13 - Buildings in and adjacent to the Green Belt
DM20 - Heritage assets and their settings

Pyrford Neighbourhood Plan (2016 - 2027)

BE1 - Maintaining the character of the Village
BE3 - Spatial character

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)
Design (2015)

Supplementary Planning Guidance (SPG)

Heritage of Woking (2000)

Surrey Minerals Plan Core Strategy Development Plan Document (2011)

Other Material Considerations

Planning Practice Guidance (PPG)

COMMENTARY

During consideration of the application an amended site location plan has been submitted and accepted. This amended site location plan makes no changes to the proposal as initially submitted other than reducing the red lined application site area and encompassing some of the initially red lined application site area within a blue line (land within the ownership of the applicant). Due to the nature of this amendment it was not considered necessary to undertake further public consultation.

BACKGROUND

Planning and listed building consent appeals (Refs: APP/A3655/W/15/3029736 and APP/A3655/Y/15/3029746) were lodged on grounds of non-determination. The Council was therefore unable to determine those applications, which were both subsequently allowed at appeal in linked decisions dated 17.09.2015, and subject to the standard three year commencement time periods. The planning permission and listed building consent allowed at appeal therefore remain extant until 17.09.2018 and consequently form significant material considerations in determination of the current planning and listed building consent applications.

Whilst the extant planning permission and listed building consent relate to the conversion of the existing barn to provide a four bedroom residential dwelling with additional carport facilities, revised site entrance and soft landscaping the current planning application proposes only the erection of a detached building to provide alternative roosting for bats (to allow for restoration of the roof of the adjacent listed barn), storage of agricultural materials and tools and temporary parking of vehicles and the current listed building consent proposes only the restoration of the barn, including repairs to roof, replacement weatherboarding and restoration of brick plinth and barn doors.

PLANNING ISSUES

01. The main planning issues to consider in determining this planning application are:
 - Green Belt considerations
 - Design and impact upon the character of the area, including the setting of the adjacent Grade II Listed Barn and adjacent Grade II Listed Wheelers Farm House
 - Impact upon archaeology
 - Impact upon neighbouring amenity
 - Impact upon Ecology/Protected Species
 - Impact upon Pyrford Escarpment, Wheelers Fields SNCI, Minerals and Flood Risk having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Green Belt considerations

02. The proposed building to provide alternative roosting for bats (to allow for restoration of the roof of the adjacent listed barn), storage of agricultural materials and tools and temporary parking of vehicles is approximately 9.0m distant from the existing barn and

its size and location would render it a new building. Paragraph 89 of the NPPF (2012) states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. The proposed building therefore comprises inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, which would not exist unless the harm by reason of inappropriateness, and other harm, is clearly outweighed by other considerations.

03. Therefore the main issue is whether any harm caused by the inappropriate development arising out of the construction of the detached building, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.
04. It is a significant material consideration that the proposed building is within approximately the same position, and of a reduced scale (the predominant eaves height remains the same, with the maximum height reduced from approximately 5.7m to approximately 4.5m), and of almost identical design, to the carport considered under application reference PLAN/2014/0818, subsequently allowed at appeal under reference APP/A3655/W/15/3029736. Within paragraph 20 of the appeal decision the Planning Inspector stated that *"taking account of all the submitted evidence, and that derived from the site visit, the main harm arising out of the development, in addition to that caused by inappropriate development, would be the loss of openness in the Green Belt. Openness is the essential characteristic of the Green Belt, and any loss is entitled to significant weight. Nonetheless, it is also the case that the degree of loss would be limited by the scale of the works, and by restrictions which could be imposed by planning conditions...Overall, there would not be a substantial loss of openness"*. Taking account of the reduced maximum height in comparison to the extant carport previously allowed at appeal, and the previous conclusions of the Planning Inspector regarding a larger building in approximately the same position, it is considered that only a limited loss of openness would occur to the Green Belt.
05. It is not considered that any other harm would result from the detached building in addition to the harm resulting from the inappropriateness of the development and the limited loss of openness. It is therefore necessary to examine whether any very special circumstances exist to outweigh this harm to the Green Belt, to which substantial weight must be afforded.
06. The repairs to the adjacent Listed barn would require the removal of bat roosts. As a protected species, it is necessary to provide mitigation, as well as to obtain a licence from Natural England under the provisions of The Conservation of Habitats and Species Regulations 2017. To this end the applicant has supplied evidence of a European Protected Species Mitigation Licence Ref: 2017-32663-EPS-MIT, valid between 22nd January 2018 and 10th January 2023, issued by Natural England under the statutory requirements of The Conservation of Habitats and Species Regulations 2017 to demonstrate that the proposed mitigation would enable the relocation of bats from the adjacent Listed Barn. The roof space of the proposed building adjacent to the barn is intended as an alternative habitat, with measures taken to provide an unheated roosting area within the roof. In allowing the previous appeal the Planning Inspector stated, within paragraph 14, that *"the appellants indicate that the carport proposal results from a long standing consultation with the Council, and holds advantages over other possible solutions. In this respect, it is accepted that compartmentation of the barn roof would be detrimental to the openness and exposure of structure which is important to preserving its special characteristics, and an extension of the building, whilst avoiding designation as inappropriate development in the Green Belt, would be much more likely to undermine the significance of the*

heritage asset than would a freestanding structure, and would still result in some loss of openness. Neither solution would allow re-housing of the bats before they are disturbed by the construction. The carport represents a proportionate means of providing the necessary roosting and flying space”.

07. Within paragraph 15 of the appeal decision the Planning Inspector stated that *“it is the Council’s view that the construction of the carport is merely a means of mitigating the harm arising out of the conversion, rather than a positive feature of the scheme, and cannot therefore be eligible for consideration as a very special circumstance. This point is noted, but the conversion is intended to secure the long term future of the listed building, and the carport is part of that proposal. By overcoming an obstacle to conversion, the benefits of the change of use would be realised. There is no reason to discount this aspect in establishing whether very special circumstances exist to justify the carport”.*
08. Whilst it is noted that the current proposal does not seek the conversion of the barn to residential use, as was the case under the previous proposal, the current proposal is nonetheless inherently linked to the proposed repair and restoration of the adjacent Listed barn, including repair of the roof, sought under associated listed building consent application reference PLAN/2018/0104. The repair and restoration of the adjacent Listed barn is intended to secure the long term future of the building, and the proposed detached building is part of the overall proposal, being required to overcome an obstacle to repair of the listed barn, through allowing for re-housing of the bats before they are disturbed by the repair and restoration works, without which repairs to the barn roof would be unable to take place and the long term future of the Listed barn would be unable to be safeguarded.
09. Within paragraph 21 of the appeal decision the Planning Inspector stated that *“set against this (the Green Belt inappropriateness of the development and loss of openness) is the potential benefit of securing the future of the listed barn. In addition to the requirement to protect the Borough’s historic buildings in Core Strategy Policy CS20, the NPPF gives great weight to the conservation of a designated heritage asset, and recognises the need to take account of the desirability of putting it to a viable use consistent with its conservation. In this case, the conversion would retain the significance of the asset, and residential use would provide the investment and impetus to maintain and repair the building for the foreseeable future. The carport is an integral part of realising that benefit”.* Whilst no residential conversion of the adjacent Listed barn is proposed under the current application the detached building would enable, through the mitigation of impacts upon bat roosts, the repair and restoration of the Listed barn and is an integral part of realising that benefit and conserving the designated heritage asset.
10. The Planning Inspector concluded, in Green Belt terms, that *“having regard to the limited impact on openness, and the restricted level of any other harm associated with the scheme, the conclusion is reached that any harm caused by the inappropriate development arising out of the construction of the carport, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development. In this respect the scheme would meet the criterion set out in NPPF Paragraph 87, and hence would comply with the control exercised by Core Strategy Policy CS6”.*
11. Whilst it is noted that the Council’s Development Management Policies DPD (DMP DPD) (2016) has been adopted since the appeal decision. Policy DM13 of the DMP DPD (2016) relates to buildings in the Green Belt however enables inappropriate

20 MARCH 2018 PLANNING COMMITTEE

development to be permitted within the Green Belt where very special circumstances can be clearly demonstrated, as in this instance.

12. In this particular case it is therefore considered that enabling the repair and restoration of the adjacent Listed barn, and the need to mitigate the harm arising to bats (a protected species) and their roosts and comply with the licensing requirements of Natural England under the provisions of The Conservation of Habitats and Species Regulations 2017, amounts to very special circumstances which would outweigh the significant weight to be afforded to the harm to the Green Belt, by reason of the inappropriateness of the development, and the limited impact upon openness.

Design and impact upon the character of the area, including the setting of the adjacent Grade II Listed Barn and adjacent Grade II Listed Wheelers Farm House

13. The Local Planning Authority is required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses. It is a significant material consideration that the proposed building is within approximately the same position, and of a reduced scale (the predominant eaves height remains the same, with the maximum height reduced from approximately 5.7m to approximately 4.5m), and of almost identical design, to the carport considered under application reference PLAN/2014/0818, subsequently allowed at appeal under reference APP/A3655/W/15/3029736
14. Wheelers Barn and adjacent Wheelers Farm House are a picturesque historic group where each is considered important to the setting of the other. For both buildings the setting is one of historic farm buildings surrounded by open land reflecting its former use as a working farm. While there would be a detached building, the site would still be appreciated and experienced as a rural building within an open plot.
15. Wheelers Barn is Grade II listed and described in the listing as being timber framed with weatherboard cladding, dating from the eighteenth century with a nineteenth century addition. Despite replacement of some of the timber, it remains in relatively original condition and has retained its character as part of a group with the adjoining Wheelers Farm House, also Grade II listed. Within the appeal decision the Planning Inspector stated that *"the previous decisions identified the heritage significance of the barn as its method of construction and agricultural appearance, and the value as part of a historic group of farm buildings...the carport would be of traditional construction, complementary to the appearance of the barn, and clearly subordinate to it. There is no indication in the previous decisions that it would harm the setting of either of the listed buildings, and there is not cause to consider so now"*.
16. In having special regard to the desirability of preserving the special architectural and historic interest of the listed building, including the setting, the detached building would secure the future of the adjacent Listed barn, allowing for repairs to take place to the listed building through mitigating the impact upon bats, a protected species. Overall, having regard to the previous appeal decision, the proposal is considered to preserve the special architectural and historic interest of the listed barn and the setting of both Wheelers Barn and Wheelers Farm House and the rural character of the area. Whilst it is noted that the Pyrford Neighbourhood Plan (2016 - 2027) has been adopted since the appeal decision, and policies BE1 and BE3 are relevant to the proposal, these policies are not considered to alter the above conclusion. Similarly, whilst the Council's Development Management Policies Development Plan Document (DMP DPD) (2016) has also been adopted since the appeal decision, and Policy DM20 is relevant to heritage assets and their settings, this policy is also not considered to alter

the above conclusion. Furthermore, the Council's Heritage & Conservation Consultant raises no objection to the proposal.

Impact upon archaeology

17. The application site is located within an Area of High Archaeological Potential related to St Nicholas 12th century church and Pyrford Historic Core. Section 12 of the National Planning Policy Framework (NPPF) (2012) emphasises that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF (2012) states that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. These requirements are reflected within Policy CS20 of the Woking Core Strategy (2012).
18. The current application has omitted to include an archaeological desk-based assessment as supporting documentation, although this was also the case with the previous planning application reference PLAN/2014/0818, subsequently allowed at appeal and which remains extant until 17.09.2018. The County Archaeological Officer has been consulted on the current application and, taking into account that planning permission was granted at appeal in 2015, in addition to the downscaling of below ground impacts within the current application in comparison to the previous proposal, considers that the archaeological interest can be secured via condition (recommended condition 03 refers). Subject to this recommended condition the impact upon archaeology is considered to be acceptable and to accord with Policy CS20 of the Woking Core Strategy (2012) and Section 12 of the National Planning Policy Framework (NPPF) (2012).

Impact upon neighbouring amenity

19. Policy CS21 (Design) of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook.
20. It is a significant material consideration that the proposed building is within approximately the same position, and of a reduced scale (the predominant eaves height remains the same, with the maximum height reduced from approximately 5.7m to approximately 4.5m), and of almost identical design, to the carport considered under application reference PLAN/2014/0818, subsequently allowed at appeal under reference APP/A3655/W/15/3029736
21. The application site adjoins Wheelers Farm House, which includes a farmhouse and a residential annex located to the south of Wheelers Barn. The residential annex demonstrates a kitchen window at the front and a door and small windows at the side. The proposed building would be located approximately 15.0m from the common boundary with Wheelers Farm House and the residential annex. Taking into account this level of separation, together with the form, scale and appearance of the proposed building, it is not considered that any significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to either Wheelers Farm House or the residential annex. The proposed building is too distant from any other dwelling to affect the living conditions or any other amenities of neighbouring occupiers. In this regard the application is therefore considered to comply with Policy CS21 of the Woking Core

Strategy (2012) and Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Design (2015)'.

Impact upon Ecology/Protected Species

22. Revised bat emergence and activity surveys have been submitted with this application. The repair of the barn would affect a number of bat roosts within the barn which would have to be removed, and a small number of bats fly and feed at the site. As a protected species, it is necessary to provide mitigation, as well as to obtain a licence from Natural England. To this end the applicant has supplied evidence of a European Protected Species Mitigation Licence Ref: 2017-32663-EPS-MIT, valid between 22nd January 2018 and 10th January 2023, issued by Natural England under the statutory requirements of The Conservation of Habitats and Species Regulations 2017 to demonstrate that the proposed mitigation would enable the relocation of bats from the adjacent Listed Barn. The proposed building adjacent to the barn is intended as an alternative habitat, with measures taken to provide an unheated roosting area in the roof. This is as per the previous appeal decision which remains extant. Surrey Wildlife Trust has been consulted on the current application and raise no objections subject to recommended conditions 05 and 06.
23. The Planning Inspector concluded within the appeal decision that "*with respect to the effect on biodiversity, the ability to mitigate the harm to bats is considered above, and the nature conservation area and River Wey are at a sufficient distance to be unaffected*". The impact upon ecology/protected species is therefore considered to accord with Policy CS7 of the Woking Core Strategy (2012) and Section 11 of the National Planning Policy Framework (NPPF) (2012).

Impact upon Pyrford Escarpment, Wheelers Fields SNCI, Minerals and Flood Risk

24. The Pyrford Escarpment is located adjacent to the application site falling on the opposite side of Warren Lane. The proposed building would not harm this designation due to its sensitive design and in any case the application site does not sit on the escarpment.
25. To the rear boundary of the application site lie the Wheelers Fields Site of Nature Conservation Importance (SNCI). It is not considered that the proposed development will adversely affect this site due to the separation distance. The River Wey corridor lies to the rear of the site although separated by a distance of some 90 metres. The development is not considered to harm its designation. It is also noted that in dealing with the previous appeal, the Planning Inspector did not raise any objection to the proposed development in relation to the designations as listed above. In these regards the proposed development is considered to comply with Paragraph 118 of the NPPF (2012) and Policy CS7 of the Woking Core Strategy (2012).
26. The application site also falls within a Concreting Aggregate Safeguarded Site identified in the Surrey Minerals Plan (2011). The proposed building would not undermine any of the policies contained within this plan due to the nature of the proposal. The proposed development is therefore considered to comply with the Surrey Minerals Plan (2011) and again it is also noted that in dealing with the previous appeal, the Planning Inspector did not raise any objection to the proposed development in relation to this designation. The position of the proposed building falls within Flood Zone 1 (low risk), as indicated by the Flood map for Planning. It is therefore considered that there would be no increase in flood risk to the application site or the surrounding land in compliance with Paragraph 103 of the NPPF (2012) and Policy CS9 of the Woking Core Strategy (2012).

LOCAL FINANCE CONSIDERATIONS

27. The proposed development is Nil rated within the Council's Community Infrastructure Levy (CIL) Charging Schedule.

CONCLUSION

28. The proposed development is, by definition, inappropriate development in the Green Belt, which would result in a limited loss of openness of the Green Belt. The proposal is not considered to result in any further harm to the Green Belt or to any other planning consideration. In this case it is considered that very special circumstances exist which outweigh the significant weight to be afforded to the Green Belt harm, by reason of inappropriateness and the limited loss of openness of the Green Belt, and justify the granting of planning permission. Notwithstanding the conflict with Policy CS6 and Policy DM13, which are outweighed by the very special circumstances, in all other respects the proposed development is considered to comply with Policies CS7, CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Policies BE1 and BE3 of the Pyrford Neighbourhood Plan (2016 - 2027), Supplementary Planning Documents (SPD's) 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Design (2015)', Supplementary Planning Guidance (SPG) 'Heritage of Woking (2000)' and the provisions of the National Planning Policy Framework (NPPF) (2012) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

Site visit photographs
Site Notice (Development Affecting a Listed Building or its setting)
Site Notice (Departure from Development Plan)
Consultation response from Heritage & Conservation Consultant
Consultation response from Historic England
Consultation response from County Archaeological Officer
Consultation response from Surrey Wildlife Trust
Planning application file PLAN/2014/0818
Appeal Decision Ref: APP/A3655/W/15/3029736

RECOMMENDATION

Grant planning permission subject to the following conditions:

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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).

02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

1:1250 scale Site Location Plan, titled 'Wheelers Barn, Warren Lane', dated 23 February 2018 and received by the Local Planning Authority on 23.02.2018.

20 MARCH 2018 PLANNING COMMITTEE

U.2/02b Rev 00 (Proposed Block Plan), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/08 Rev 00 (Bat Shed Proposed Plans and Sections), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

U.2/09 Rev 00 (Bat Shed Proposed Elevations and Details), dated January 2018 and received by the Local Planning Authority on 05.02.2018.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. ++ No development shall take place until a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the site to be investigated for archaeological purposes in accordance with Policy CS20 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

04. ++ Prior to the commencement of any above ground works written details and/or a sample of the timber, brickwork and tiles to be used for the construction of the detached building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used in the construction of the detached building and the timber shall not be chemically treated prior to or post construction.

Reason: To ensure an appropriate appearance within the rural setting and to preserve the setting of the adjacent Listed barn in accordance with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (DMP DPD) (2016), Section 12 of the National Planning Policy Framework (NPPF) (2012), Policy BE1 of the Pyrford Neighbourhood Plan (2016 - 2027) and SPG 'Heritage of Woking (2000)'.

05. The detached building hereby permitted shall be constructed in full and completed with the bat mitigation measures in place as detailed on the approved plans numbered/titled 'U.2/08 Rev 00 (Bat Shed Proposed Plans and Sections)' and 'U.2/09 Rev 00 (Bat Shed Proposed Elevations and Details)' and the Environmental & Ecological Impact Assessment, all received by the Local Planning Authority on 05.02.2018, prior to the commencement of any works to the Listed Barn. It shall thereafter be permanently retained as such and thereafter all openings shall remain clear of any obstruction and shall remain unaltered from the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of suitable biodiversity mitigation in accordance with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (NPPF) (2012).

06. The development hereby permitted shall be implemented fully in accordance with the recommendations and mitigation within the Environmental & Ecological Impact Assessment, received by the Local Planning Authority on 05.02.2018, and the timescales specified therein and in accordance with the requirements of Condition 05 of this planning permission.

20 MARCH 2018 PLANNING COMMITTEE

Reason: To ensure the provision of suitable biodiversity mitigation in accordance with Policy CS7 of the Woking Core Strategy(2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (NPPF) (2012).

Informatives

01. 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 (NPPF) (2012). The application was considered to be acceptable as submitted.
02. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

Please see:

<https://www.woking.gov.uk/planning/makeplanningapplication/conditionsapproval>

03. 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.
04. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.