

5 September 2017 PLANNING COMMITTEE

6a	17/0155	Reg'd:	01.03.2017	Expires:	26.04.17	Ward:	HV
Nei. Con. Exp:	28.03.17	BVPI Target	13 (Dwellings)	Number of Weeks on Cttee' Day:	21/8	On Target?	No

LOCATION: Cherrytrees, 15 - 17 Claremont Avenue, Woking, Surrey, GU22 7SF

PROPOSAL: Erection of a two storey building containing 4 x 1 bedroom self-contained flats (Class C2 Use).

TYPE: Full Application

APPLICANT: Mr S Gengasamy

OFFICER: Brooke
Bougnague

REASON FOR REFERRAL TO COMMITTEE

The application is for erection of a detached building containing 4 x 1 bedroom self-contained flats (Class C2 Use) which is a proposal that falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of a two storey building containing 4 x 1 bedroom self-contained flats (Class C2 Use).

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (SPA) Zone B (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions and SAMM contribution secured by way of Unilateral Undertaking.

SITE DESCRIPTION

No.15-17 Claremont Avenue consists of two Victorian Villas which have been connected by a covered walkway. The application site is located on the east side of Claremont Avenue within the Urban Area. This is a large area of amenity space to the rear of the site. The site is currently in in C2 use and occupied by males with mental health issues. The site is accessed from Claremont Avenue.

RELEVANT PLANNING HISTORY

PLAN/2016/0889 - Proposed single storey side extension. Insert two white PVC double glazed windows and entrance oak door to the front of the existing computer room. Permitted 20.10.2016

PLAN/2015/0901 - Removal of existing supporting dividing wall between office and corridor leading into the rear garden. Fixed glass panel to be fitted into the existing semi circle

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openings x 3 of the outside wall. Install a double glazed door into the existing exit into the rear garden. Renew roof insulation as per plan. Replace existing roof tiles with interlocking tiles. Permitted 07.10.2015

PLAN/2015/0546 - Certificate of Existing Lawful Development for Residential Care/Supported Living use for people recovering from mental health problems. Permitted 16.07.2015

PLAN/2009/0198 - Erection of a two storey side extension to form an annexe to comprise 2.no, two bedroom self contained flats as ancillary accommodation to the residential institution (Class C2) at 15 - 17 Claremont Avenue. Permitted 13.05.2009

PLAN/2004/0793 - Widening of covered walkway to provide access to rear stable block, enlarge kitchen and alter roof over covered walkway. Permitted 12.08.2004

PLAN/2003/0636 - Erection of a single storey rear extension to No. 15, two storey side extension to No. 17 and covered walkway between No's 15 and 17. Permitted 17.07.2003

PROPOSED DEVELOPMENT

Erection of a two storey building containing 4 x 1 bedroom self-contained flats (Class C2 Use).

The lawful use of the existing site Class C2 Use. The site currently provides accommodation and care for 16 male residents with mental health issues. There are staff on site providing 24/7 support and care.

The proposed 4 x 1 bedroom flats would be ancillary to the main care facility and fall under Class C2 Use. The proposed flats would be occupied by males with mental health issues to enable the users to get used to undertaking everyday activities independently and living in isolation before they leave the care facility. The residents would have access to support from the main facility.

CONSULTATIONS

The County Highway Authority: No objection

Natural England: Requested additional information on demographic of potential residents and appropriate information and justification regarding the level of avoidance and mitigation measures in relation to the potential numbers of occupants who could theoretically be able to recreate on the Thames Basin Heaths SPA. (Officer Note: the applicant has agreed to pay the SAMM contribution, no further information is required)

Scientific Officer: No objection subject to condition 9

REPRESENTATIONS

11 letters raising the following points:

- Using access from Salisbury Road is inappropriate and would set and undesirable precedent (Officer note: the proposed access is from Claremont Avenue and not Salisbury Road)
- Increase in traffic volume along Salisbury Road (Officer note: the proposed access is from Claremont Avenue and not Salisbury Road)
- Overspill of parking in Salisbury Road (Officer note: the proposed access is from Claremont Avenue and not Salisbury Road)

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- The development would be better served by having access from Claremont Avenue.
- Scale and location of building has not been rationalised
- No information on landscaping
- The application totally fails to appraise the context of the development.
- Out of character
- Inappropriate sub-division of the existing curtilage to a size substantially below that prevailing in the area
- The access and parking are therefore inappropriate (Officer note: the proposed access is from Claremont Avenue and not Salisbury Road)
- Increase in noise
- Garden size is not large enough
- Cramped development
- Alter character of Salisbury Road (Officer note: the proposed access is from Claremont Avenue and not Salisbury Road)
- Insufficient neighbour consultation (Officer note: all properties adjoining and opposite the site have been consulted in accordance with national and local requirements)
- Loss of green space
- Access from Salisbury Road would endanger children and families (Officer note: the proposed access is from Claremont Avenue and not Salisbury Road)
- Change the character of Salisbury Road being changed from a cul de sac and linked to Claremont Road for public access. The peaceful nature of the road would be changed irreversibly for the residents.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy 2012

CS1 - A spatial strategy for Woking Borough

CS8 - Thames Basin Heaths Special Protection Area

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS13 - Older people and vulnerable groups

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016)

DM5 – Environmental Pollution

DM8 – Land contamination and hazards

DM10 - Development on Garden Land

Supplementary Planning Documents

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2006)

PLANNING ISSUES

1. The main issues to consider in determining this application are design and impact upon the character of the area, impact upon residential amenity, impact upon trees, highways and parking implications, contamination, the Thames Basin Heaths Special Protection Area (SPA) and sustainability, having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

2. The NPPF (2012) and Policy CS25 of the Core Strategy (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previous garden land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy (2012) Policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of infill residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.
3. Policy CS13 relating to the provision of specialist accommodation states that this type of development will be supported in suitable locations. It also states that new specialist accommodation should be of high quality design, include generous space standards and generous amenity space. These detailed matters will be assessed as part of this report.
4. The site is located within the urban area where future residents and employees can benefit from the facilities provided within the urban area and in terms of Policy CS13, the site is considered to be suitable for the proposed C2 use, subject to other detailed considerations.
5. Policy CS13 also states that 50% of new specialist accommodation schemes should have two bedrooms. The proposal is for four one bedroom flats to be used by males with mental health needs. The applicants have advised these units are for use of male residents who are preparing for discharge. Independent accommodation is required to enable the users to get used to undertaking everyday activities independently and living in isolation before they leave the care facility. Accommodation within the existing building includes shared accommodation in two bed flats and single occupancy rooms with shared facilities. Given the nature of the proposed facility it is not considered reasonable or necessary to require a specific number of rooms to be for double occupancy. In this regard the proposal is therefore considered to comply with Policy CS13 of the Core Strategy (2012).

Design and impact upon the character of the area

6. One of the core principles of the NPPF is to seek to secure high quality design, furthermore Policy CS21 of the Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
7. Policy DM10 (Development on Garden Land) of the Development Management Policies DPD states that housing development on garden land and/or that to the rear or side of an existing property will be supported provided that it meets the other relevant Development Plan policies and that:

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- it does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;
 - it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;
 - the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area; and
 - suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality.
8. The proposed building would be sited to the rear of No.15-17 Claremont Avenue. Due to the use of the flats ancillary to the existing building at No.15-17 Claremont Avenue no plot subdivision is proposed and amenity space would be shared between No.15-17 Claremont Avenue and the proposed units.
 9. The proposed building would be approximately 5.6m deep and 25m wide with a ridge height of approximately 6.6m. The proposed building would be sited to the rear of No.15-No.17 Claremont Avenue and would be screened by the buildings fronting Claremont Avenue. The proposal would retain the frontage buildings and would therefore preserve the character of Claremont Avenue. A 1m separation distance would be retained to the south and west boundaries and 11m separation to the north boundary. An approximate 10.4m separation would be maintained to No.15-17 Claremont Avenue. It is considered the proposed building would maintain an acceptable visual separation.
 10. The proposal would continue the pattern of a secondary tier of development within Claremont Avenue. A secondary tier of development has already been introduced to the rear of No.23-25 Claremont Avenue and No.19, 21 and 21A Claremont Avenue. It is considered that the proposed would be inkeeping with the now established grain and pattern of development in the area.
 11. In terms of design, the proposed building would maintain an appearance and use of external materials consistent with the neighbouring properties. The proposal includes a barn hipped roof and partial dormers to reduce the ridge height.
 12. Overall it is considered that the proposal would respect and make a positive contribution to the street scene and the character of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy (2012), Policy DM10 of the DM Policies DPD (2016), Supplementary Planning Guidance 'Plot Subdivision - Infilling and Backland Development, Supplementary Planning Document 'Woking Design' and the NPPF.

Impact upon neighbouring amenity

13. Policy CS21 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 outlook.
14. The proposed building would be sited approximately 11.2m from the boundary with No.1 and No.2 Claredale Road, approximately 13.4m from Gosden House, 19 Claremont Avenue, approximately 18m from No.19A-D Claremont Avenue and approximately 10.4m from No.15-17 Claremont Avenue. The proposed separation distances are considered acceptable and would not have an overbearing or loss of privacy impact to

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these properties. A condition (condition 8) will restrict the insertion of first floor windows in the east and west elevations to retain the privacy of neighbouring properties.

15. The proposal would be sited approximately 1m from the south boundary and approximately 4.8m from The End House, Salisbury Road. There are two ground floor windows (serving bedroom and kitchen) in the east elevation of The End House, Salisbury Road. Due to the relationship with the application site there would not have a significant loss of daylight to the bedroom. The 25 degree test has been applied and failed to the kitchen; the kitchen is served by secondary glazed doors in the north elevation. It is considered there would not be a significant loss of daylight to the kitchen. At first floor there are two windows serving bedrooms in the east elevation orientated towards the application site, the 25 degree test has been applied and passed. There would not be a significant loss of daylight to the bedrooms in the east elevation.
16. For the avoidance of doubt, no vehicular access is proposed via Salisbury Road and therefore no additional impact will occur in terms of vehicle movements.
17. Overall, the impact upon neighbouring amenity is considered to be acceptable in accordance with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)' and the core principles of the National Planning Policy Framework 2012 (NPPF).

Amenities of future occupiers

18. In terms of the proposed dwelling it is considered that a reasonable degree of outlook, daylight and sunlight would be achieved to the main habitable areas within the property. The proposed building and No.15-17 Claremont Avenue would share the area of private amenity space. The proposed private amenity space to serve the new dwellings and No.15-17 Claremont Avenue (approximately 175sq m) would exceed the footprint of the proposed dwellings and No.15-17 Claremont Avenue (approximately 131sq m) and as such is considered to be acceptable having regard to the size of the proposed dwelling and the prevailing grain and pattern of development within the surrounding area.
19. There is sufficient space on site for the storage of additional refuse/recycling bins, condition 13 is recommended to secure details.

Highways and parking implications

20. The Parking Standards Supplementary Planning Document (2006) does not have a parking standard for this type of use. The proposed units would be accessed from the existing vehicular access from Claremont Avenue. The proposal would create an additional 4 x 1 bedroom units. The information submitted with the application has advised that the additional units would not result in an increase in staff numbers and that services users do not have access to cars. The existing on site parking will not be affected by the proposal.
21. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS9 and CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' (2008) and the National Planning Policy Framework (2012).

Trees and Landscaping:

22. There are no significant trees on the site which would require protection during construction; however a landscaping scheme can be secured by condition (Condition 4).

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Contamination

23. 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 Policies DPD relates to environmental pollution and Policy DM8 relates to land contamination and seeks to remediate or minimise the risks from contamination.
24. The Council's Scientific Officer has been consulted on the application and has advised the application is site is located adjacent to a potentially contaminated site due to fuel oil loss and as such it is considered that a contamination condition is required to remediate the land if necessary (condition 9).

Thames Basin Heaths Special Protection Area (TBH SPA)

25. The Thames Basin Heaths Special Protection Area are internationally important and designated for their interest as habitats for ground nesting birds. Policy CS8 of the Woking Core Strategy requires all new residential development within the 400m-5km zone to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects. The SANG contribution is now encompassed within the Community Infrastructure Levy (CIL) but the SAMM element of the contribution is required to be secured outside of CIL.
26. The application is for 4No. 1 bed flats within C2 use and will be occupied by males with mental health issues. The demographics of the future occupiers means they are likely to recreate on the TBHSPA. The applicant has agreed to make a SAMM contribution of £1948.00 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the uplift of 4No. 1 bedroom dwelling that would arise from the proposal.
27. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Policy CS8 of the Woking Core Strategy 2012 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

Affordable Housing

28. Following the recent Court of Appeal judgement of R (West Berkshire District Council and Reading Borough Council) v. Secretary of State for Communities and Local Government [2016] EWCA Civ 441, the policies within the Written Ministerial Statement of 28 November 2014 as to the specific circumstances where contributions towards affordable housing and tariff-style planning obligations should not be sought from small scale and self build development is a material consideration. In line with this statement, as the proposed development involves the creation of four residential flats it is excluded from the affordable housing levy and as such no contribution is sought.

Sustainable construction

29. Planning policies relating to sustainability have been updated with the withdrawal of the Code for Sustainable Homes. Therefore in applying Policy CS22 of the Core Strategy, all new residential development shall be constructed to achieve a water consumption standard of using no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). A condition has been recommended to secure this (Condition 6).

LOCAL FINANCE CONSIDERATIONS

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30. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. The proposed building is for a Class C2 (residential institution) use and therefore the relevant CIL rate is nil.

CONCLUSION

31. Overall it is considered that the proposal would respect and make a positive contribution to the street scene and the character of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012, Policy DM10 of the DM Policies DPD, Supplementary Planning Guidance 'Plot Subdivision - Infilling and Backland Development; Supplementary Planning Document 'Woking Design' and the NPPF.
32. The proposal is also considered to result in an acceptable impact upon neighbouring amenity, to provide a good standard of amenity to future occupiers and to result in acceptable highways and car parking implications having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance. Thames Basin Heaths Special Protection Area (SPA) mitigation will be addressed by way of Legal Agreement.
33. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS8, CS10, CS11, CS12, CS13, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Policy DM10 of the DM Policies DPD (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)' and 'Parking Standards (2006)', Supplementary Planning Guidance 'Plot subdivision: Infilling and backland development (2000)' and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015', National Planning Practice Guidance and the National Planning Policy Framework 2012. It is therefore recommended that planning permission is granted subject to conditions as set out below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation response from County Highway Authority
3. Consultation response from Natural England
4. Consultation response from Scientific Officer

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£1948.00 SAMM (SPA) contribution.	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy.

RECOMMENDATION

Grant planning permission subject to the following conditions and SAMM (SPA) contribution secured by way of Legal Agreement:

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1. 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).

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

Unnumbered plan showing a location plan undated and received by the Local Planning Authority 22.02.2017

141116/1 Rev A dated November 2016 and received by the Local Planning Authority on 06.07.2017

141116/2 dated November 2016 and received by the Local Planning Authority on 27.02.2017

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

3. The development hereby permitted shall not commence until samples and a written specification of the materials to be used in the external elevations of the building hereby approved and hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason: To protect the visual amenities of the area in accordance with Policies CS20 and CS21 of the Woking Core Strategy 2012 and the policies of the NPPF.

4. 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, all existing trees and landscape features to be retained and the 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 completion of the development 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, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

5. The first floor window (serving landing) and rooflight (serving shower rooms and kitchenette) in the south elevation hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. ++ Prior to the commencement of any works to construct the building hereby permitted (including foundations) details shall be submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of not more than 105 litres per person per day maximum indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the building and maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable construction in accordance with Policy CS22 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Climate Change (2013)'.

7. Notwithstanding the provisions of Article 3, Schedule 2, Part 2 and Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no fences, gates or walls or other means of enclosure shall be erected forward of the front (north) building line of the building hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: To preserve the open plan appearance of the surrounding area and to avoid a proliferation of various means of enclosure in accordance with Policy CS21 of the Woking Core Strategy 2012.

8. Notwithstanding the provisions of Article 3 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 window, dormer window, rooflight, door or other additional openings shall be formed (at first floor level or above within either the east or west (side) elevation(s) of the resulting building (including the roof)) without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

9. 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 the 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 comply with the National Planning Policy Framework (NPPF) which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution (paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 12).

10. ++ The development hereby permitted (including any clearance works and demolition) shall not commence until a Construction Method Statement has been submitted to

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and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction
- v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Deliveries of construction materials, plant and machinery and any removal of spoil from the site shall only take place between the hours of 0730 and 1800 Monday to Friday and 0800 and 1300 on Saturdays. No deliveries shall take place on Sundays or public holidays.

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during (each associated phase of) the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

11. The development hereby approved shall be occupied only as residential accommodation ancillary to the use of the residential care facility currently known as Cherrytrees Care (15-17 Claremont Avenue) and shall not be used as independent residential units.

Reason:

To ensure that the care facility remains ancillary to the care facility and does not form a separate residential unit.

12. 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 Residential Care home for people with mental health issues and for no other purposes whatsoever either within or outside Class C2 (Residential Institution) without the prior written permission of the Local Planning Authority.

Reason: To restrict the use of the development in accordance with the nature of the facilities proposed.

13. ++ Prior to the commencement of the development hereby permitted details of the means of enclosure of refuse/recycling/food waste bin/cycle storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin stores and facilities shall be provided in accordance with the approved details prior to the first occupation of the development and permanently retained thereafter for use by future occupiers at all times.

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

Informatives

1. 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.
2. 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.
3. 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.
4. 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.