

5 September 2017 PLANNING COMMITTEE

6h 17/0582 Reg'd: 18.05.17 Expires: 14.07.17 Ward: C
Nei. 28.06.17 BVPI 20 Change of Number 16/8 On No
Con. Target use of Weeks of Target?
Exp: on Cttee'
Day:

LOCATION: Albion House, Chertsey Road, Woking, Surrey, GU21 6BE

PROPOSAL: Change of use and amalgamation of lower ground floor and ground floor of Unit 1 in use as a nightclub (sui generis) and part of unit 10-13 (A1/A2/A3) use to Drinking Establishments (A4) with associated external seating area; change of use of retail storage space (A1) to form 3x flats (1x one bed, 1x two bed and 1x three bed) (C3); change of use of ancillary nightclub space (sui generis) at first floor level associated with Unit 1 to office (B1); change of use of flat (1 x 3 bed) ancillary to nightclub space (sui generis) at first floor level associated with Unit 1 to form 1x 3 bed flat (C3); and associated external alterations.

TYPE: FULL

APPLICANT: PCDF III (Woking) LLP

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The application is for the creation of residential units 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

Change of use and amalgamation of lower ground floor and ground floor of Unit 1 in use as a nightclub (sui generis) and part of unit 10-13 (A1/A2/A3) use to Drinking Establishments (A4) with associated external seating area; change of use of retail storage space (A1) to form 3x flats (1x one bed, 1x two bed and 1x three bed) (C3); change of use of ancillary nightclub space (sui generis) at first floor level associated with Unit 1 to office (B1); change of use of flat (1 x 3 bed) ancillary to nightclub space (sui generis) at first floor level associated with Unit 1 to form 1x 3 bed flat (C3); and associated external alterations.

Site area: 0.26ha (2,600sqm)
Existing units: 3 (including the 1x3 bed flat ancillary to the nightclub)
Proposed units: 6
Existing density: 11.5 dph (dwelling per hectare)
Proposed density: 23.1 dph

PLANNING STATUS

- Airport Safety Zone – Fair Oaks
- Urban Area
- Adjacent to Woking Town Centre Conservation Area (abutting Church Path frontage)
- Opposite Locally Listed Building (opposite Church Path)
- Frontage to Commercial Way - Primary Shopping Frontage
- Units and Frontage to Church Path and High Street – Secondary Shopping Frontage

5 September 2017 PLANNING COMMITTEE

- Thames Basin Heaths SPA Zone B (400m-5km)
- Woking Town Centre
- Locally Listed buildings (40-42 Commercial Way opposite Church Path – Building of Townscape Merit)

RECOMMENDATION

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

SITE DESCRIPTION

Albion House is a 1960s building within the town centre opposite the train station. The building contains a mixture of uses comprising 13 retail units (4 units currently being converted to a restaurant) with ancillary storage space, an independent storage room, a nightclub, three residential flats and self contained office space on the first to eighth floors. The application site fronts on to Church Path, Commercial Way and High Street. The service yard is located to the rear and vehicular access is off Commercial Way.

PLANNING HISTORY

The most recent planning history for the site is as follows:

PLAN/2016/1322 - Change of use of Unit 4 from Class A1 (shops) to Class A3 (restaurant and cafes) and amalgamation of Unit 4, Unit 5, Unit 6 and Unit 7 at Lower Ground Floor to create 1no. restaurant, associated new shopfronts including awnings, outdoor seating, plant, extraction and ventilation equipment (including external flue and condensers). Permitted 25.01.2017

PLAN/2016/0791 - Change of use of land to outdoor seating area at the front of Albion House for restaurant/cafe use (A3). Permitted 02.09.2016

PLAN/2016/0388 - Removal of existing glazed canopy, public realm improvement works including resurfacing and reconfiguration of spaces, provision of outdoor seating area in front of Albion House, provision of cycle stands and other street furniture and highways works including realignment of the High Street, creation of a pedestrian shared surface with a non signalised crossing at Albion Square. Permitted 30.06.2016

PLAN/2015/0809 - Change of use of retail units at the front of the building from Class A1/A2 to create a combined unit or multiple units for Class A1/A2/A3; change of use of retail units at the rear of the building from Class A1/A2 to create a combined retail unit or multiple units for Class A1/A2/A3; extension of ground floor retail units; minor internal alterations; enclosure of a balcony on the first floor; erection of a substation; alterations to external appearance of building; insertion of new plant and machinery and an acoustic enclosure. Permitted 21.09.2015

PROPOSED DEVELOPMENT

Albion House is currently being refurbished and upgraded. This planning application forms part of the upgrading of the building.

The application seeks full planning permission for the following:

- Change of use and amalgamation of lower ground floor and ground floor of Unit 1 currently in use as a nightclub (sui generis) and part of unit 10-13 which is currently vacant with planning permission for flexible A1/A2/A3 use to Drinking Establishments

5 September 2017 PLANNING COMMITTEE

(A4) with associated external seating area which is currently used as a smoking area by the nightclub.

- Change of use of retail storage space (A1) above units 4-7 to form 3x flats (1x one bed, 1x two bed and 1x three bed) (C3). The ground floor of units 4-7 are currently being converted to a restaurant (A3) as part of the redevelopment of Albion House.
- Change of use of a 1x3 bed flat ancillary to nightclub space (sui generis) at first floor level associated with Unit 1 to form an independent 1x 3 bed flat (C3).
- Change of use of ancillary nightclub space (sui generis) at first floor level associated with Unit 1 currently used as a corridor linking the nightclub to the 1x3 bed flat ancillary to the nightclub to office (B1) adjoining an existing office space.
- Associated external alterations to fenestration to accommodate the change of use to residential accommodation.

CONSULTATIONS

The County Highway Authority: No objection.

Environmental Health: No objection subject to conditions.

Consultant Conservation Officer: No objection.

Waste Services: No objection.

REPRESENTATIONS

Two letters (from the same objector) raising the following points:

- The staff accommodation ancillary to the nightclub is the only accommodation in the building
- Creation of residential units within the development are inappropriate as the development has always been primarily office and shop/restaurant/nightclub use
- The proposed flat will be at risk in the event of fire as the only means of escape will be a staircase at the north end of the building which may be compromised.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012

Section 1 - Building a strong, competitive economy

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy 2012

CS1 - Spatial Strategy for Woking Borough

CS2 - Woking Town Centre

CS8 - Thames Basin Heaths SPA

CS10 - Housing Provision and Distribution

CS11 - Housing Mix

CS16 - Infrastructure Delivery

CS18 - Transport and Accessibility

CS20 - Heritage and Conservation

CS21 - Design

CS22 - Sustainable Construction

Development Management Policies DPD (2016)

DM9: Flats above Shops & Ancillary Accommodation

DM20: Heritage Assets and their Settings

Supplementary Planning Documents

Outlook, Amenity, Privacy and Daylight (2008)

Woking Design (2015)

Parking Standards (2006)

PLANNING ISSUES

1. The main issues to consider with this application are the principle of the development, the impact on the character and appearance of the area including the adjoining Conservation Area, the potential impact on the amenity of neighbouring properties, affordable housing and parking and highways considerations.

Principle of development

2. Policy CS2 of the Core Strategy (2012) recognises the town centre as the primary centre for economic development and that new development should deliver high quality and well designed public spaces and buildings which can be achieved through the refurbishment of outmoded sites.
3. Planning applications PLAN/2016/1322 and PLAN/2015/0809 have granted planning permission for the change of use of Unit 4 to A3 and Units 5-7 and 10-13 to a flexible use for Class A1/A2/A3 use. The change of use of these Units is currently being implemented. This planning application seeks to change the use of part of Unit 10-13 at ground floor which is currently vacant (consent for A1/A2/A3 use) and Unit 1 nightclub (sui generis) at lower ground floor and ground floor and amalgamate these units to create a Drinking Establishment (A4). Policy CS2 states that the Council will consider favourably change of use proposals to other A Class uses within the secondary frontages if it can be determined that they would not have a significant harmful effects on the frontage, crime and consider and vitality and viability of the town centre. Changing part of Unit 10-13 and Unit 1 to a Drinking Establishment (A4) would retain a town centre use and active frontage from High Street and Church Path. The use of Unit 1 as A4 (Drinking Establishment) would increase the vitality and surveillance of this part of the town centre in the day in comparison to the nightclub (sui generis) use which is shut during the day and only open during the evening.
4. The amalgamation of part of Unit 10-13 and Unit 1 and change of use to Drinking Establishment (A4) is considered to comply with Policy CS2 of the Woking Core Strategy (2012) and the policies in the NPPF which seek to promote the vitality of the main urban areas.
5. The proposal would result in the change of use of the first floor of Units 4-7 (consent for flexible A1/A2/A3 use) within the town centre to residential use (1x one bed, 1x two bed and 1x three bed). Policy CS2 of the Woking Core Strategy (2012) seeks to protect A1 uses in Primary Frontages and other 'A' uses in Secondary Frontages. The application site includes both designated primary and secondary frontages. A flexible A1/A2/A3 use and shopfronts would be retained at ground floor; the loss of an A use would only be at first floor. The application site is located within the town centre and there are a variety of A1, A2 and A3 units in the immediate area which are considered to adequately serve the day-to-day needs of the local community. The proposal is not considered to unduly harm the vitality and viability of the town centre.

5 September 2017 PLANNING COMMITTEE

6. Policy DM9 of the DM DPD (2016) states *'the change of use of vacant or underused accommodation above shops to residential purposes will be permitted in accordance with other policies in the Development Plan, and provided:*
 - (i) it meets relevant space standards;*
 - (ii) it would not undermine the economic vitality of the immediate area;*
 - (iii) the property can be satisfactorily occupied as a self-contained dwelling unit;*
 - (iv) there is suitable access to amenity space having regard to the general principles in the Outlook, Amenity, Privacy and Daylight SPD and the Design SPD; and*
 - (v) there is a safe access and egress route during flood events.'*
7. The proposed flats would comply with the minimum gross internal floor areas specified in the 'Technical housing standards – nationally described space standard' (2015) and would therefore meet the relevant space standards. An A use and shopfront would be maintained at ground floor and there are other A uses within the centre to adequately serve the day-to-day needs of the local community. It is considered the proposal would not undermine the economic vitality of the immediate area. The proposed units can be satisfactorily occupied as self contained units. No amenity space is proposed. However, given the position of the building within the Town Centre it is not considered that individual or communal private amenity space for the flats is capable of being provided on site. The site is located within walking distance of a number of public open spaces including Horsell Moor and Wheatsheaf Common. There would be a safe access and egress route during flood events. It is considered the proposal would comply with Policy DM9 of the DM DPD (2016).
8. The National Planning Policy Framework (NPPF) (2012) and policy CS25 of the Core Strategy (2012) promote a presumption in favour of sustainable development and the site is within the Town Centre and designated Urban Area. Policy CS10 of the Core Strategy (2012) seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of residential development is therefore considered acceptable subject to further material planning considerations discussed below.
9. It is proposed to change the use of ancillary nightclub space (sui generis) at first floor level associated with Unit 1 to office (B1). The area of ancillary nightclub space currently links the nightclub with the existing flat used ancillary to the nightclub and would adjoin an existing office space (B1). It is considered the proposed change of use would not have an impact on the vitality and viability of Woking Town Centre.

Design and impact on character and appearance

10. The Woking Town Centre Conservation Area abuts the Church Path frontage of the building. Policy CS21 of the Core Strategy states that new development should create buildings and places that are attractive with their own distinct identity; they should make a positive contribution to the street scene and the character of the area in which they are situated. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in respect of Conservation Areas, *'that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'* The Heritage of Woking SPG comments, in relation to the Woking Town Centre Conservation Area that *'there have been a number of modern infill redevelopments, such as Albion House terrace which have detracted from the coherent character of the area and contributed to the resulting decline in the quality of the visual environment.'*
11. The whole building is currently being refurbished and upgraded in association with PLAN/2015/0809 including full height curtain wall glazing and metal cladding. The only alterations are to replace three sets of high level windows with floor to ceiling windows

5 September 2017 PLANNING COMMITTEE

at first floor in the west elevation and alter the glazing proportions of the first floor in the north elevation. Condition 3 will require the proposed materials to be agreed prior to commencement.

12. It is considered these alterations would preserve the character and appearance of the host building and of the adjacent Conservation Area.
13. It is considered that the proposed development complies with policies CS20 and CS21 of the Woking Core Strategy (2012), Supplementary Planning Guidance Outlook, Amenity, Privacy and Daylight (2008) and 'Woking Design' (2015) and Section 7 'Requiring good design' of the National Planning Policy Framework (2012).

Amenities of future occupiers

14. The proposed residential units are considered to provide an acceptable level of daylight and outlook to future occupiers. The internal layout of the flats is considered to be appropriate.
15. The proposed flat would be sited in the Town Centre with a flexible A1/A2/A3 at ground floor and further restaurants sited to the north, east and west of the site. It is proposed to change the use of the existing nightclub to a drinking establishment. There is potential for noise disturbance from these uses. The applicant has submitted some acoustic information, which concludes that acceptable internal noise levels in the flats can be achieved subject to compliance with mitigation measures listed in the acoustic information submitted with the planning application. The Environmental Health Officer considers these measures to be acceptable and a condition has been recommended to secure these (Condition 6).
16. The introduction of a Class A4 use can give rise to increased disturbance and odours. Conditions 7 and 9 are recommended to secure and agree details of plant and equipment and details to mitigate odour prior to commencement of development.
17. No amenity space is proposed. Given the position of the building within the Town Centre it is not considered that an area of amenity private amenity space for the flats is incapable of being provided on site and that it would not be reasonable to refuse planning permission on this basis. The site is located within walking distance of a number of public open spaces including Horsell Moor and Wheatsheaf Common.
18. Overall the proposal is considered to provide an acceptable level of residential amenity to future occupiers.

Impact on neighbouring amenity

19. No.40-42 Commercial Way and No.s 3, 5, 7, 9 and 11 Church Path are sited to the west of the application site. Due to the approximate 10m separation distance and town centre location it is considered the proposed change of use and external alterations would not have a detrimental impact on the amenities of these properties.
20. Overall the proposal is considered to result in an acceptable impact upon neighbouring properties and to accord with policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008).

Impact on Parking and Highway Safety

21. Policy CS18 states *'the Council is committed to developing a well integrated community connected by a sustainable transport system'* this can be achieved by *'implementing maximum car parking standards for all types of non-residential development, including consideration of zero parking in Woking Town Centre, providing it does not create new*

5 September 2017 PLANNING COMMITTEE

or exacerbate existing on-street car parking problems. Minimum standards will be set for residential development. However in applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy...'. In addition Supplementary Planning Document Parking Standards (2006) sets maximum standards, with the objective of promoting sustainable non-car travel.

22. Supplementary Planning Document 'Parking Standards' (2006) states a maximum parking standard of 1 off street parking space to be provided for a one and two bedroom units and 1.5 off street parking spaces to be provided for three or more bedroom units within the High Accessibility Zone. To comply with maximum parking standards the proposal would be required to provide 3.5 off street parking spaces.
23. As is currently the situation, the proposal would have zero parking. However, the site is located within Woking Town Centre and within walking distance of a range of amenities and public transport connections, including bus routes and mainline railway station, providing a high frequency service to a range of destinations, including London Waterloo which would reduce reliance on the use of the private car. The surrounding roads are within the Controlled Parking Zone. In light of the above and the level of shortfall it is considered that the risk of overspill parking onto surrounding roads would be minimised.

Affordable Housing

24. 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 three residential flats it is excluded from the affordable housing levy and as such no contribution is sought.

Impact on the Thames Basin Heaths Special Protection Area

25. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres, of the SPA boundary to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
26. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £2,015.00 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 1x one bed, 1x two bed and 1x three bed units that would arise from the proposal. The applicant is preparing a S106 Legal Agreement to secure this financial contribution.
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 2010-2015'.

5 September 2017 PLANNING COMMITTEE

Local Finance Considerations

28. The proposal is liable for CIL, however as no increase in floorspace is proposed, no CIL contribution would be required.

CONCLUSION

29. Overall the principle of development is considered to be acceptable and the proposal is considered to enhance the appearance of the adjacent Conservation Area and make a positive contribution to the street scene, to result in an acceptable impact upon neighbouring amenity, to provide an acceptable level of amenity for future occupiers and to result in acceptable highways and parking implications having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance. The proposal would have no significant impact upon the Thames Basin Heaths SPA.

30. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS4, CS7, CS8, CS9, CS10, CS11, CS12, CS16, CS17, CS18, CS19, CS20, CS21 and CS22 of the Woking Core Strategy 2012, policy DM20 of Development Management Policies DPD, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)' and 'Affordable Housing Delivery (2015)', Supplementary Planning Guidance 'Heritage of Woking' 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 the legal obligations and conditions as set out below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation Responses

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	SAMM contribution of £2,015.00	TO accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

RECOMMENDATION

GRANT subject to conditions and completion of a legal agreement to secure SAMM

Conditions

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).

5 September 2017 PLANNING COMMITTEE

2. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

PLA-900 Rev 00 and received by the Local Planning Authority 18.05.2017
PLA-400 Rev 01 and received by the Local Planning Authority 18.05.2017
PLA-401 Rev 01 and received by the Local Planning Authority 18.05.2017
PLA-402 Rev 01 and received by the Local Planning Authority 18.05.2017
PLA-403 Rev 01 and received by the Local Planning Authority 18.05.2017
PLA-404 Rev 01 and received by the Local Planning Authority 18.05.2017

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

3. ++ Prior to the commencement of the development hereby approved samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. Prior to the first occupation of the development hereby permitted, the refuse and recycling facilities shown on the approved plans shall be made available and thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012

5. Prior to the occupation of the development hereby permitted, the cycle parking and any associated facilities shown on the approved plans shall be fully implemented and made available for use. The cycle parking and any associated facilities shall thereafter be retained for use by the occupants of and visitors to the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out in paragraph 17 of the National Planning Policy Framework 2012 and Policy CS18 of the Woking Core Strategy 2012.

6. Prior to the first occupation of the approved flats, the recommendations and specifications listed on pages 3 and 4 of the Technical Note by MLM Acoustics ref 001-Rev2 dated 15.05.2017 and received by the Local Planning Authority on 18.05.2017 shall be installed. Once installed the recommendations and specifications shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

7. ++ Prior to the commencement of the development hereby permitted, a scheme for the installation of equipment to control emissions from the premises 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

5 September 2017 PLANNING COMMITTEE

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 external structure of the building in such a way that any vibration or noise associated with mechanical ventilation / extraction is reduced to a level which doesn't 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.

8. ++ The development hereby permitted shall not commence until details of the measures to be undertaken to upgrade the acoustic performance of the party ceilings/floors and walls have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation 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.

9. ++ 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.

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

10. Prior to the installation of any external lighting including floodlighting, details (demonstrating 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) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed and maintained in accordance with the approved details thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

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.

5 September 2017 PLANNING COMMITTEE

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:-
08.0 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
5. This decision notice should be read in conjunction with the related legal agreement.