

26 SEPTEMBER 2017 PLANNING COMMITTEE

5c 17/0139 Reg'd: 13.02.17 Expires: 10.04.17 Ward: HV
Nei. 10.08.17 BVPI Minor Number >8 On No
Con. 10.08.17 Target dwellings -13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: The Old Brew House, 130-132 High Street, Old Woking, Woking, GU22 9JN

PROPOSAL: Change of use and subdivision of vacant hair and beauty salon (A1 use) to 6x one bedroom flats (C3 use), erection of a part two storey, part three storey rear extension, insertion of side and rear-facing rooflights, enlargement of rear dormer windows, removal of rear dormer window, reconfiguration of parking area and associated landscaping, bin and cycle storage (AMENDED PLANS)

TYPE: Full Planning Application

APPLICANT: C/O Agent - OSP Architecture

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the creation of new dwellings which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

- Urban Area
- Locally Listed Building
- Old Woking Conservation Area
- Old Woking Neighbourhood Centre
- Area of High Archaeological Potential
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement to secure a SAMM contribution.

SITE DESCRIPTION

The building in question is a two storey brick-built building with accommodation in the roof space. The building is understood to date from the early C18 and is a locally listed building. The building also forms part of the Conservation Area. The building would originally have been in residential use but has developed into commercial uses over time and has most recently been in use as a hair and beauty salon. The building suffered a fire in the 1980s and was subsequently restored and extended with a two storey side extension containing two flats. To the rear of the site is a parking forecourt. The proposal site is in a prominent position on High Street close and Riverside Gardens is a residential cul-de-sac which borders the site to the west.

PLANNING HISTORY

PLAN/2010/0358 - Change of use from offices (B1 use) to Class A1 (retail) for hair salon with ancillary beauty salon on ground, first and second floors – Permitted

86/0205 - Change of use of ground floor to offices – Refused

82/0762 - Restoration and erection of two storey extension forming 2x flats – Permitted

82/0761 - Restoration and erection of two storey extension forming 2x flats – Permitted

81/1176 - Two single storey side extensions – Refused

81/1175 - Two single storey side extensions – Refused

80/1230 - Change of use from dwelling to offices – Refused

79/1039 - Change of use from dwelling to offices – Refused

30947 – Use of existing building as a home for homeless young persons – Permitted

27934 – Use as offices – Refused

2530 – Conversion to two dwellings – Permitted

PROPOSED DEVELOPMENT

The proposal is for the change of use and subdivision of a building containing a vacant hair and beauty salon (A1 use) to 6x one bedroom flats (C3 use). This would be facilitated by the erection of a part two storey, part three storey rear extension, insertion of side and rear-facing rooflights, removal of a rear dormer window, reconfiguration of parking area and associated landscaping, bin and cycle storage. The host building features an existing two storey side extension which contains 2x self-contained flats which would be retained as part of the proposal.

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

Conservation Consultant: No objection.

County Archaeological Officer: No objection subject to condition.

Scientific Officer: No objection subject to condition.

Arboricultural Officer: No objection subject to condition requiring replacement landscaping.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

- Section 2 - Ensuring the vitality of town centres
- 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 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

- CS1 - A Spatial strategy for Woking Borough
- CS4 - Local and Neighbourhood Centres and Shopping Parades
- CS7 - Biodiversity and nature conservation
- CS8 - Thames Basin Heaths Special Protection Areas
- CS10 - Housing provision and distribution
- CS11 - Housing Mix
- CS12 - Affordable housing
- CS18 - Transport and accessibility
- CS20 - Heritage and Conservation
- CS21 - Design
- CS22 - Sustainable construction
- CS24 - Woking's landscape and townscape
- CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

- DM2 - Trees and Landscaping
- DM8 - Land Contamination and Hazards
- DM20 - Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

- Woking Design (2015)
- Affordable Housing Delivery (2014)
- Climate Change (2013)
- Outlook, Amenity, Privacy and Daylight (2008)
- Parking Standards (2006)

Supplementary Planning Guidance (SPG):

- Heritage of Woking (2000)

In addition to the above, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have 'special regard' to preserving or enhancing the character of conservation areas and states that: '*with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in sub section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

BACKGROUND

The original proposal included two rear extensions. Amended plans were received on 11/07/2017 which removed the second rear extension and altered the layout of the parking forecourt. Neighbours were re-consulted on the amended plans and the proposal has been assessed based on these plans.

PLANNING ISSUES

Principle of Development:

1. The building would originally have been in residential use but was converted to office (B1a) use and then subsequently changed use to a hair and beauty salon in 2010 under application ref: PLAN/2010/0358. The building has remained vacant since January 2016. A hair salon is classified as A1 (retail) use whereas a beauty salon is a 'sui generis' use. The proposal forms part of the Old Woking Neighbourhood Centre and therefore Core Strategy (2012) policy CS4 applies and this policy seeks to protect and retain local shops and other small scale economic uses because of the importance of such uses in serving the everyday needs of local people. The unit however is understood to have been vacant for over 18 months. It is also acknowledged that the nature of the building does not lend itself well to retail (A1) use; the host building does not benefit from a shop front and features conventional timber sash windows and a front entrance enclosed by railings. These all contribute towards the special character of the locally listed building and the Conservation Area and therefore cannot easily be removed or easily altered to form a conventional retail unit. The loss of the existing commercial use is not considered to unacceptably harm the vitality and viability of the Neighbourhood Centre in this instance and is considered an acceptable change of use as a range of commercial uses are retained in the vicinity.
2. The NPPF (2012) and Core Strategy policy CS25 (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. 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 residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character of Locally Listed Host Building and Conservation Area:

3. The host building is locally listed and is also within the Old Woking Conservation Area. Woking Core Strategy (2012) policy CS20 requires new development to make a positive contribution to the character, distinctiveness and significance of the historic environment. The NPPF (2012) attaches great weight to the conservation of Heritage Assets and states that the significance of Heritage Assets can be harmed or lost through alteration or destruction of the Heritage Asset itself or development within its setting. In addition to the above Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a requirement on Local Planning Authorities to have 'special regard' to preserving or enhancing the character of Conservation Areas.
4. The proposal includes a two storey rear extension with accommodation in the roof space incorporating a rear dormer window. The extension would extend 2.9m from the rear elevation and mirrors the scale and design of an existing rear projecting element on the rear elevation. The extension would be finished in matching brickwork and hipped roof with window proportions and soldier courses which are consistent with character of the host building. The proposal includes the removal of a small rear dormer window however this feature is not considered to contribute significantly to the character of the host building or surrounding area. The proposed rear extension would include a rear dormer window and the existing rear dormer window on the existing rear projection would be enlarged to match its appearance. These would feature

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hipped roofs to reflect the character of the host building and are considered proportionate and visually acceptable features. Side and rear facing rooflights are proposed however these are not considered unduly dominant or prominent on the building and are considered acceptable.

5. The proposed extensions and alterations would be located to the rear and so would not be prominent in views from High Street. Nevertheless the extensions would be clearly visible from the Conservation Area. However bearing in mind the above considerations, the proposed extensions and alterations are considered to respect the scale and character of the locally listed building and are considered to preserve the special character of the Conservation Area.
6. The proposal includes a rear infill extension between the two projecting elements. This would feature a flat roof and is finished more contemporary contrasting materials. The extension has been designed in such a way as to preserve the 'H-Plan' of the roof. The Council's Conservation Consultant has been consulted and raises no objection to the proposed extensions and alterations and considers that they would preserve the character of the host building and surrounding area. Full details of all external materials can be secured by condition (Condition 2).
7. There are existing small trees and soft landscaping on the site which would be removed and replaced as part of the proposal. The proposal identifies indicative landscaping on the corner of the site including tree planting and also within the site in order to soften the appearance of parking areas and provide a buffer between public areas and ground floor windows. The Council's Tree Officer has been consulted and raises no objection to the removal of the existing trees on the basis of replacement landscaping being secured by condition (Condition 3).
8. Overall the proposal is considered to result in proportionate and visually acceptable extensions and alterations which would respect the character of the locally listed host building and preserve the special character and setting of the Old Woking Conservation Area.

Impact on Neighbours:

9. The nearest neighbours potentially most affected by the proposal are the existing flats on the site at No.130, No.1 Riverside Gardens to the south and the flats within the recently converted London House to the east at No.133.
10. No.133 features flats at ground and first floor level and the proposed rear extension would be positioned 9.5m from the boundary with this neighbour and passes the '45° test' in plan and elevation form with this neighbour. Existing side-facing windows which face the blank flank elevation of No.133 would be utilised as bathroom windows. The proposal is therefore considered to have an acceptable impact on these neighbours in terms of loss of light, overlooking and overbearing impacts.
11. The host building has a rear-to-side relationship with No.1 Riverside Gardens which borders the site to the south. The existing building has a relatively close relationship already with this neighbour and is positioned around 10m from side garden boundary with this neighbour at its nearest point. This neighbour's garden is enclosed by a close-boarded fence and features mature conifer trees within the garden boundary and the flank elevation of this neighbour features only non-habitable windows. The proposed rear extension would project 2.9m from the rear elevation and would feature windows at first and second floor level facing south towards No.1 and would be positioned around 9m from the neighbouring dwelling. The side boundary of No.1 is

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staggered however the proposed windows would be positioned around 9m from the boundary with the main garden area of this neighbour. Due to the existing staggered rear building line of the host building this separation distance is similar to the existing relationship between the two properties. Although the separation distance does not accord with the recommended minimum distances set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008), it should be borne in mind that the existing relationship does not accord with this guidance. On balance, the proposal is considered to result in an acceptable relationship with No.1 Riverside Gardens and is not considered to result in an unacceptable overlooking or loss of privacy impact compared to the existing situation.

12. The two existing flats would be retained as part of the proposal and these feature windows on the front and rear; on the rear elevation each floor features three windows, two of which serve the living area and one of which serves a bedroom. The proposed rear extension would have a depth of 2.9m and would be in close proximity to the existing windows. The proposal would fail the '45° test' in plan and elevation form with two ground floor windows however these serve an open-plan kitchen/living area which is dual aspect and served by windows on the front elevation and the proposal would pass the 45° test in plan and elevation form with the bedroom window of this flat. The proposal would fail the 45° test in elevation form with one of the first floor windows however this serves the living area which is served by a second rear-facing window and windows on the front elevation. Overall the proposal is not considered to result in an unacceptable neighbour amenity impact on the existing flats in terms of loss of light and overlooking impacts.
13. Considering the points discussed above, the proposal is considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts. The proposal therefore accords with Core Strategy (2012) policy CS21 which seeks to avoid a 'significant harmful effect' on neighbouring properties.

Standard of Accommodation:

14. The proposal would deliver 6x one bedroom flats ranging from 43m² to 65m². The flats would all be dual aspect with habitable rooms facing to the front and rear. It is not possible for private or communal amenity space to be achieved on the site due to the constrained nature of the site and the limited space around the building. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) does however recognise that amenity space provision is not always possible in more dense urban areas and that private amenity space is not a requirement for one bedroom flats. Overall the proposal is considered to achieve an acceptable size and standard of accommodation for future residents.

Transportation Impact:

15. The rear parking forecourt is accessed from Riverside Gardens and the proposed plans show a reorganisation of the forecourt to provide a total of 6x parking spaces along with bin storage and soft landscaping. Secure cycle storage for 8x cycles is incorporated within the building. The existing maximum parking standard of the site is 12x spaces (2x for the existing flats and 10x for the commercial floor space). The parking standard for the proposed development would be 6x plus the demand generated by the existing two flats (2x spaces). The proposal would deliver 6x spaces which would equate to an overall parking ratio of 0.75 spaces per dwelling when including the existing flats. The proposal is considered to deliver an acceptable level of parking provision for the location and the County Highway Authority have reviewed

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the proposal and raise no objection subject to conditions. Overall the proposal is considered acceptable in transportation terms.

Housing Mix:

16. Core Strategy (2012) policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a need for family accommodation of two bedrooms or more. Policy CS11 does however state that lower proportions of family accommodation can be considered acceptable in more high density locations in the Borough. It is acknowledged that the 'H-Plan' layout of the building is restrictive in terms of internal layouts. It is also recognized that the proposal site is within a Neighborhood Centre and the immediate area is relatively high density in nature. On balance it is considered that the proposed housing mix is considered acceptable for the context of the proposal site, particularly given its heritage constraints.

Impact on the Thames Basin Heaths Special Protection Area (SPA):

17. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km 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).
18. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of **£2,922** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of 6x one bedroom dwellings which would arise from the proposal.
19. 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 Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Archaeology:

20. The proposal site forms part of an area of High Archaeological Potential. The County Archaeologist has been consulted and raises no objection subject to a condition securing a Written Scheme of Investigation or 'Watching Brief' to be implemented during construction (Condition 4). Subject to this condition the proposal is therefore considered to have an acceptable impact on archaeology.

Contamination:

21. Given the history of the proposal site and its use as brewery in the past, there is potential for contamination on the site. The Council's Scientific Officer has been consulted and raises no objection subject to a condition seeking the investigation and remediation of potential contamination (Condition 7).

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Affordable Housing:

22. Following the Court of Appeal's judgment of 11th May 2016, wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
23. Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again give legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10 units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm.
24. Whilst weight should still be afforded to Policy CS12 'Affordable housing' of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Flood Risk:

25. The proposal site is not within a designated Flood Zone or surface water flood risk area.

Community Infrastructure Levy:

26. In line with the Council's Charging Schedule the proposed development would be CIL liable. Whilst the change of use of the existing floor space would not be CIL liable, the proposed extensions would be liable. The required CIL payment for the proposed development would be **£8,169.23** on the basis of a net increase in floor area of 59sq.m.

CONCLUSION

27. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the locally listed host building and in transportation terms. The proposal is considered to preserve the special character of the Old Woking Conservation Area. The proposal therefore accords with Core Strategy (2012) policies CS1, CS4, CS8, CS10, CS11, CS18, CS20, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015), Woking DPD (2016) policies DM2 and DM20 and the NPPF (2012). The proposal is therefore recommended for approval subject to conditions and subject to Section 106 Agreement to secure the SAMM payment.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Conservation Area Site Notice

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £2,922	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions and S106 Agreement:

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. ++ Prior to the commencement of the development hereby permitted, a written specification of all external materials to be used in the construction of the development shall be 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 first agreed in writing by the Local Planning Authority.

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

3. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hard surfacing and details of boundary treatments, shall be 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 first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

4. ++ The commencement of the development hereby approved a programme of archaeological work in accordance with a Written Scheme of Investigation shall be submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work shall be implemented fully in accordance with the agreed scheme.

Reason: To ensure a programme of archaeological work is agreed and implemented before development commences in accordance with the National Planning Policy Framework (paragraphs 17 and 128) and Policy CS20 of the Woking Core Strategy 2012.

5. Prior to the first occupation of the development hereby approved, details of the proposed waste and recycling management arrangements for the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented and retained thereafter for the lifetime of the development hereby approved.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policy CS16 of the Woking Core Strategy 2012.

6. Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans listed in this notice for vehicles and bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

7. ++ The development hereby permitted shall not commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

- (i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

- (ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

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

8. ++ Prior to the commencement of the development hereby approved a Method of Construction Statement, to include details of points (a) to (c) below shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development hereby approved.
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

Measures shall 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 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.

9. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

S101 (Location Plan) received by the LPA on 07/02/2017
S102 (Existing Site Plan) received by the LPA on 07/02/2017
S103 A (Existing Floor Plans) received by the LPA on 10/02/2017
S104 (Existing Elevations) received by the LPA on 07/02/2017
P101 A (Proposed Site Plan) received by the LPA on 11/07/2017
P102 A (Proposed Floor Plans) received by the LPA on 11/07/2017
P103 A (Proposed Elevations) received by the LPA on 11/07/2017
P104 (Refuse & Recycling Store) received by the LPA on 07/02/2017

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

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 permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any

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expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

4. Your 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 COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. 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. The applicant is advised that this application is liable to make a CIL contribution of **£8,169.23**. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.