

**13<sup>th</sup> NOVEMBER 2018 PLANNING COMMITTEE**

<b>6e</b>	<b>18/0781</b>	<b>Reg'd:</b>	<b>19.07.18</b>	<b>Expires:</b>	<b>13.09.18</b>	<b>Ward:</b>	<b>SJS</b>
<b>Nei. Con. Exp:</b>	<b>17.08.18</b>	<b>BVPI Target</b>	<b>13 - Minor</b>	<b>Number of Weeks on Cttee' Day:</b>	<b>16/8</b>	<b>On Target?</b>	<b>No</b>

**LOCATION:** 100 Inkerman Road, Knaphill, Woking, Surrey, GU21 2AQ

**PROPOSAL:** Erection of a four-bedroom end of terrace dwelling following demolition of an existing attached garage.

**TYPE:** Full

**APPLICANT:** Mrs Faaria Sahi **OFFICER:** Tanveer  
Rahman

## REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of a single dwelling and is recommended for permission which falls outside of the scheme of delegated powers. Furthermore, the applicant is related to a local Councillor which means the application has to be determined at Planning Committee in any case.

## RECOMMENDATION

GRANT planning permission subject to conditions and legal agreement.

## PLANNING STATUS

- Urban Area
- Tree Preservation Order
- Contamination Suspected
- Thames Basin Heaths SPA Zone B (400m-5km)

## SITE DESCRIPTION

The application site relates to the curtilage of 100 Inkerman Road. It contains a two-storey, pitched roof, end of terrace dwelling with a flat roof garage attached to its side elevation. The house is set back and down from Inkerman Road by front garden areas and a driveway. Its main garden wraps around its rear elevation and side elevation and part of this main garden slopes up to the side (south) boundary. This main garden area is bounded by 98 Inkerman Road's garden to the north, a garage block/access road to the north, 62 Southwood Avenue to the west and a Wickes store to the south. There are a number of trees within the application site.

## PLANNING HISTORY

- PLAN/2018/0135: Erection of a three bed end of terrace dwelling - withdrawn 18.06.2018.

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- PLAN/2011/0179: Erection of a 2 storey 3 bedroom dwelling adjoining 100 Inkerman Road following demolition of existing garage, with associated alterations to parking layout for 100 Inkerman Road - permitted 01.06.2011.
- PLAN/2005/0202: Erection of 3 bedroom end of terrace dwelling with associated parking - withdrawn 11.04.2005.
- PLAN/2004/1311: Erection of a 3 bedroom end of terrace dwelling - withdrawn 16.12.2004.
- TREE/2004/8328: Fell one Beech (Works subject to TPO 626/028) - permitted 06.12.2004.
- 0031164: EXTENSION TO DWELLING - permitted 01.04.1973.

### **PROPOSED DEVELOPMENT**

*(Case Officer's note: the LPA raised the following concerns about the scheme as it was originally submitted:*

- *The design of the front elevation would be out of keeping with the character of the row of terraces onto which the proposed dwelling would be attached to.*
- *The location and depth of the proposed two-storey hipped roof rear element would appear unacceptably overbearing towards one of the proposed bedrooms.*

*In response to these comments the agent made the following amendments to the scheme:*

- *A rendered element was added to the proposed front elevation.*
- *The proposed two-storey hipped roof rear element was moved 0.35m away from the nearest proposed bedroom window and its depth was reduced by 0.4m.*

*It is this amended scheme which will be described below and assessed in the 'Planning Issues' section.)*

The application proposes to demolish 100 Inkerman Road's attached garage and erect a new four-bedroom dwelling on the end of its side elevation. The proposed dwelling would effectively be a two-storey pitched roof extrusion projecting off the side of no.100. The proposed dwelling would also have a part two-storey/part single-storey element attached to its rear. It would have an overall 5.7m width, 10.3m depth and 7.2m main ridge height. A door, a ground floor window and two first floor windows are proposed in its front elevation. Two ground floor windows and a first floor window are proposed in its side elevation. A set of double doors, a ground floor window and two first floor windows are proposed in its rear elevation. The proposed dwelling would have a rear garden. Parking is proposed to the front of the proposed house. Further parking is proposed to the rear of the proposed dwelling's rear garden in the western corner of the site.

### **SUMMARY INFORMATION**

Site area	0.032ha
Existing units	1 unit
Proposed units	2 units
Existing site density	31.25 dwellings/hectare

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Proposed site density	62.5	dwellings/hectare
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## CONSULTATIONS

**County Highway Authority (SCC):** No objection.

**LPA Senior Aboricultural Officer:** Requested aboricultural information to be submitted at application stage. This was submitted and the Officer deemed it acceptable subject to a condition requiring development to be carried out in accordance with the submitted information.

**LPA Contaminated Land Officer:** No objection subject to two recommended conditions.

## NEIGHBOUR REPRESENTATIONS

No representations were received.

## RELEVANT PLANNING POLICIES

National Planning Policy Framework (2018):

Section 5 - Delivering a sufficient supply of homes  
Section 9 - Promoting sustainable transport  
Section 11 - Making effective use of land  
Section 12 - Achieving well-designed places  
Section 15 - Conserving and enhancing the natural environment

**Working Core Strategy (2012):**

- CS1 - A Spatial Strategy for Woking
- CS7 - Biodiversity and nature conservation
- CS8 - Thames Basin Heaths Special Protection Area
- CS10 - Housing provision and distribution
- CS11 - Housing mix
- CS12 - Affordable housing
- CS18 - Transport and accessibility
- CS21 - Design
- CS22 - Sustainable Design and 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  
DM10 - Development on Garden Land

## Supplementary Planning Documents

*Working Design SPD (2015)*  
*Outlook, Amenity, Privacy and Daylight (2008)*  
*Parking Standards (2018)*  
*Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*  
*Climate Change (2013)*

*Affordable Housing Delivery (2014)*

## **PLANNING ISSUES**

The main issues to consider in determining this application are the principle of development, impact on character, impact on trees, impact on neighbours, quality of accommodation, impact on contamination, impact on car parking provision and highway safety, impact on sustainability and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

### **Principle of Development**

1. The NPPF and Policy CS25 of the Core Strategy promote a presumption in favour of sustainable development. The application site is located within an established residential area with good bus and road links. For these reasons the site location is considered to be suitably sustainable in the defined urban area of Woking. The principle of erecting one residential dwelling on the site is considered acceptable subject to further material considerations set out in this report.

### **Impact on character**

2. The proposed development would result in one additional dwelling on garden land within the curtilage of 100 Inkerman Road. Policy DM10 of the Development Management Policies DPD states that the principle of housing development on garden land is not unacceptable but only subject to four criteria:

*“(i) it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*

*(ii) 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;*

*(iii) 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*

*(iv) 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.”*

3. Criteria (i) and (ii) relate to character. It is noted that the proposed dwelling would have a width of 5.7m which would be 0.5m wider than the remaining width of 100 Inkerman Road and it would also be wider than other properties within the row of terraces onto which it would be attached to. It is noted however that the implemented planning permission PLAN/2015/1158 at nearby 50 Inkerman Road created an additional dwelling with a width of 6.3m which is also wider than the other properties within the row of terraces onto which it was attached. It is considered that the overall scale, form, fenestration and materiality of the main element of the proposed dwelling would relate to the character of the row of terraces onto which it would be attached to. It is considered that the proposed part two-storey/part single-storey rear element would have the appearance of an

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extension that would appear subservient and in keeping with the character of the main house.

4. It is also considered that the proposed dwelling would have and also leave 100 Inkerman Road with garden areas and layouts in keeping the character and urban grain of Inkerman Road.
5. It is therefore considered that the proposed development would comply with criteria (i) and (ii) of Policy DM10 of the DM DPD. Criteria (iii) will be addressed in the 'Impact on car parking provision and highway safety' section below and criteria (iv) will be addressed in the 'quality of accommodation' section below.
6. The proposed development is therefore considered to have an acceptable impact on the character of Inkerman Road and the wider areas subject to condition 3 which requires external materials details.

### Impact on trees

7. The submitted Arboricultural Report Ref:D2573.TS.AIA.AMS states that no trees are proposed to be removed as part of the proposed development and identifies two trees close to the site which will require tree protection measures during construction. The LPA's Senior Arboricultural Officer has raised no objection to the proposed protective measures contained in the report subject to condition 9 which requires the measures to be adhered to.
8. The proposal is therefore considered to have an acceptable impact on trees subject to condition.

### Impact on neighbours

9. The neighbours potentially most affected by the proposal are 100 Inkerman Road and properties on Southwood Avenue to the rear of the site.
10. The proposed first floor rear windows would be well over 30m from the rear (west) boundary of the application site. It is therefore considered that they would not create unacceptable overlooking issues towards the rear gardens or windows of properties on Southwood Avenue to the rear of the site. As the proposed first floor window in the side (south) elevation would face towards Wickes's carpark it is considered that it would not create unacceptable overlooking issues and that it would not therefore be necessary or reasonable to require that it be obscurely glazed and non-opening below a height of 1.7m from the floor level of the bathroom it is intended to serve.
11. The Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) contains '45° test' to determine whether a development would have an acceptable impact on the sunlight/daylight levels received by a neighbouring window. A development has to breach a neighbouring window in plan and then elevation to fail the test. The proposed part two-storey/part single-storey element would breach the southernmost ground floor window in the rear elevation of 100 Inkerman Road in plan but not in elevation. It is therefore considered that the proposal would not have an unacceptable impact on the sunlight/daylight levels received by no.100.
12. The proposed single-storey rear element would have a 3.0m depth, 2.65m height and would be 0.1m from the side boundary with no.100. The proposed two-storey rear element would have a 2.6m depth, 4.8m eaves height and would be

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2.15m from the side boundary with no.100. On balance, it is considered that the combination of these factors would not make the proposed dwelling appear unacceptably overbearing towards no.100.

### Quality of accommodation and private amenity space

13. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation.
14. The proposed two-storey hipped roof rear element would be 0.6m from the proposed dwelling's northernmost rear bedroom and would project 2.6m past it to the rear. On balance, it is considered that the combination of these factors would not make the proposal appear unacceptably overbearing towards it. It is therefore considered that the proposed dwelling would also have an acceptable quality of outlook to habitable rooms.
15. *Outlook, Amenity, Privacy and Daylight* (2008) recommends that houses should have private amenity space that is at least equal in area to the footprint of the house and also in scale with the house. The proposed dwelling would have a footprint of 58.9sqm and a rear garden area of 68sqm. It would therefore have a level of private amenity space in line with guidelines in the SPD. The existing dwelling (100 Inkerman Road) would be left with a footprint of 38.2sqm and a rear garden area of 70.7sqm. It would therefore also be left with a level of private amenity space in line with guidelines in the SPD.
16. The proposed development is therefore considered to be acceptable in terms of quality of accommodation and private amenity space subject to conditions 5, 10 and 11 which require boundary, hard landscaping and soft landscaping details.

### Impact on contamination

17. According to the Council's records the site may be contaminated. However the LPA's Contaminated Land Officer has raised no objection subject to conditions 7 and 8.
18. The proposal is therefore considered to have an acceptable impact on contamination subject to conditions.

### Impact on car parking provision & highway safety

19. *Parking Standards* (2018) recommends that a dwelling with four bedrooms should have parking provision for at least three cars. The proposed dwelling would have space to park two cars on its front driveway and space to park a further two cars at the rear of the site (which are accessed via an unadopted access road which stems off Inkerman Road). It would therefore exceed this minimum guideline.
20. The SPD recommends that a dwelling with three bedrooms should have parking provision for at least two cars. It also goes on to state that where a garage contributes to this provision it should be at least 6m x 3m. 100 Inkerman Road has three bedrooms but its garage falls below the minimum size recommended in the SPD. However it is considered that it still has space to park two cars on its front driveway. The proposed dwelling would result in the loss of no.100's parking provision which would lead to the displacement of two cars onto the highway. It is noted however that there is some unrestricted and undesignated

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parking on street parking on Inkerman Road. Furthermore, the County Highway Authority (SCC) has raised no objection and has not recommended any conditions.

21. For these reasons it is considered that the proposed development would have an acceptable impact on car parking provision and highway safety.

### Sustainability

22. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore in applying Policy CS22 of the Core Strategy, the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of 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). Condition 4 has been recommended to secure this.

### Affordable Housing

23. Policy CS12 of the *Woking Core Strategy* (2012) states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
24. However, Paragraph 63 of the NPPF (2018) sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
25. Whilst it is considered that weight should still be afforded to Policy CS12 of the *Woking Core Strategy* (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

### Local finance consideration

26. The proposal would lead to a gross internal area of 92sqm outside of the designated town centre. As the existing garage which is proposed to be demolished has a gross internal area of 18sqm a contribution to the Community Infrastructure Levy (CIL) will be liable on the 74qm net additional floorspace. It will therefore be liable to a contribution to the Community Infrastructure Levy (CIL) of **£11,420.19** according to the current financial year's price index.

### Impact on the Thames Basin Heaths Special Protection Area

27. 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 Core Strategy requires new residential development beyond a 400m threshold but within 5 kilometers 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).

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28. 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. A SAMM contribution of **£1,041** in line with the *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015* (April 2018 update) as a result of the uplift of one four-bedroom dwelling that would arise from the proposal would be required.
29. A signed Unilateral Undertaking will be used to secure this financial contribution.

### **CONCLUSION**

Overall the principle of development is considered to be acceptable and it is considered that it would have an acceptable impact on character, trees, neighbours, quality of accommodation and amenity space, contamination, car parking provision and highway safety, sustainability and the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan. The proposal therefore accords with sections 5, 9, 11, 12 and 15 of the *National Planning Policy Framework* (2018), policies CS1, CS6, CS7, CS8, CS10, CS11, CS12, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), policies DM2, DM8, DM10 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018), *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*, *Climate Change* (2013) and *Affordable Housing Delivery* (2014).

### **BACKGROUND PAPERS**

Site visit photographs (03.04.2018)

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
<b>1.</b>	Provision of <b>£1,041</b> contribution to provide SAMM.	To accord with the Habitat Regulations and associated Development Plan policies and the Council's Adopted Avoidance Strategy.

### **RECOMMENDATION**

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

1. The development hereby permitted shall be commenced not later than three years from 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 approved drawings listed below:



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- 1:1250 location plan and 1:200 proposed block plan Drwg no.2018/M/05B (received by the LPA on 19.09.2018)
- 1:50 proposed ground floor plan Drwg no.2018/MS/02 (received by the LPA on 18.07.2018)
- 1:50 proposed ground floor plan Drwg no.2018/MS/03A (received by the LPA on 19.09.2018)
- 1:100 proposed elevations Drwg no.2018/MS/04A (received by the LPA on 19.09.2018)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

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:

To protect the visual amenities of the area in accordance with the principles set out in the NPPF and Policy CS21 of the *Woking Core Strategy* (2012).

4. Above-ground works on the development hereby permitted shall not commence until details have been 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 development and maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies CS21 and CS22 of the *Woking Core Strategy* (2012).

5. ++ The development hereby permitted shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden and sub-station enclosures) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure will be implemented fully in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained to the height and position as approved unless otherwise agreed in writing by the Local Planning Authority. Any hedges and planting which die or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced during the next planting season with specimens of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

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To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

6. Notwithstanding the provisions of Article 3 of *The Town and Country Planning (General Permitted Development) Order 2015* (as amended) (or any order revoking and re-enacting that Order with or without modification) no building, structure, extension or other alteration permitted by Class A to E of Part 1 of Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason:

To protect the amenity and privacy of the occupants of neighbouring properties in accordance with policy CS21 of the *Woking Core Strategy* (2012).

7. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed. The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with. Should no ground contamination be readily identified during the development, confirmation of this should be provided in writing to the Local Planning Authority.

Reason:

To comply with the 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 and to ensure that adequate site investigation information, prepared by a competent person, is presented.

8. The development hereby approved shall not commence until a pre-demolition asbestos survey has been carried out and a report of the findings of the survey and any recommendations has been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

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) and the policies in the NPPF.

9. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by Dryad Ref: D2573.TS.AIA.AMS (received

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by the LPA on 01.10.2018) including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the *Woking Core Strategy* (2012).

10. ++ Prior to the commencement of the development hereby approved, details of a planting scheme along the south side boundary of the site shall be submitted to and approved in writing by the Local Planning Authority; such a scheme should include the planting of trees, hedges, shrubs and herbaceous plants. The landscaping shall be carried out in the first planting season (November - March) after completion of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period 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 to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the *Woking Core Strategy* (2012).

11. ++ The development hereby permitted shall not commence until full details and samples of the materials to be used for the 'hard' landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure, car parking layouts, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The works shall be carried out in accordance with the approved details and completed before the first occupation of the development.

Reason:

In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the *Woking Core Strategy* (2012).

### **Informatives**

01. 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.

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02. You are 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.
03. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
04. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of full permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: [http://www.planningportal.gov.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

Claims for relief must be made on the appropriate forms which are available on the Council's website at:  
<https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:  
<https://www.gov.uk/guidance/community-infrastructure-levy>  
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

05. In seeking to address and discharge the "contamination remediation" condition above, the applicant's attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.

Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note:

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this list is intended to be used as a guide to some common types of contamination and is not exhaustive).

In seeking to address the condition a photographic record of works should be incorporated within the validation report. Should no ground contamination be identified then a brief comment to this effect shall be required to be provided in writing to the Local Planning Authority.

The Local Planning Authority cannot confirm that the condition has been fully discharged until any validation report has been agreed.

06. 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:-

0800 - 1800 Monday to Friday

0800 - 1300 Saturday

and not at all on Sundays and Bank/Public Holidays.

07. It is noted that a different applicant submitted the application for the previously approved application PLAN/2011/0179 at the site and a SAMM payment was made to the LPA as part of that unimplemented permission. A refund may be sought by the person who made that payment.