

5th FEBRUARY 2019 PLANNING COMMITTEE

6d 17/0122 Reg'd: 13.02.17 Expires: 22.02.19 Ward: HO

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LOCATION: Land At Sythwood Reserved For Bypass, Sythwood, Woking, Surrey

PROPOSAL: Erection of 2no. detached three storey buildings comprising 10 units of managed residential accommodation (Class C2 Use), detached single storey bin and cycle store building and associated access, parking, landscaping and engineering works.

TYPE: Full planning application

APPLICANT: Rutland (Woking) Ltd

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The proposal is for development which falls outside of the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of 2no. detached three storey buildings comprising 10 units of managed residential accommodation (Class C2 Use), detached single storey bin and cycle store building and associated access, parking, landscaping and engineering works.

PLANNING STATUS

- Thames Basin Heaths Special Protection Area (SPA) Zone A (within 400m)
- Urban Area
- TPO 626/0132/1971 - revoked
- TPO/0028/2007
- Adjacent to Employment Area
- Flood Zone 1

RECOMMENDATION

As an Undertaking of the Chief Executive of Woking Borough Council has already been signed it is recommended that planning permission be **GRANTED** subject to conditions.

(Officer Note: As Woking Borough Council is the owner of the land the subject of this planning application, it cannot enter into a Section 106 legal agreement to secure any planning obligations which may be required to mitigate the effects of the proposed development. However the Council's Chief Executive is able to commit the Council to give effect to the specific measures in this case under delegated authority. Any such commitment by the Council's Chief Executive would provide certainty that such measures will be given effect to if planning permission is granted and implemented for the proposed development.)

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SITE DESCRIPTION

The application site extends to some 0.2 hectares and currently forms an area of hard standing, unused land and a bund located to the north-west of the Salvation Army Community Church. The site shares its vehicular access with the Salvation Army Community Church.

Allotments are located to the north-east of the application site with the Royal Mail Sorting Office located to the north-west. The north-eastern boundary of the site is formed by trees and understory vegetation. To the south of the application site on the opposite side of Sythwood are a number of residential properties.

PLANNING HISTORY

There is no planning history relating to this application site.

Adjacent site to the north-west

The site immediately adjacent to the north of this application site has been subject to the following most recent planning applications:

PLAN/2018/0967 - Variation of Conditions 22 (Hours of Operation), 25 (Details of Acoustic Insulation and Ventilation) and 30 (Details of Remedial Measures [Contamination]) of planning permission ref: PLAN/2017/0121 dated 24.04.2018 to allow the brewing process to be carried out outside of normal operating hours, to vary the acoustic insulation/ventilation details to be submitted prior to the occupation of the development rather than prior to commencement and to remove the requirement to submit details of proposed contamination remedial measures prior to the commencement of development to submit these details if contamination is found instead. Under consideration

PLAN/2017/0121 – Erection of 1no. detached industrial unit for Class B2 (General Industrial use) (327sqm GIFA) with ancillary shop and external storage and bottle wash areas and associated vehicular access, parking, refuse store and fencing. Permitted 24.04.18

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of 2no. detached three storey buildings comprising 10 units of managed residential accommodation (Class C2 Use), detached single storey bin and cycle store building and associated access, parking landscaping and engineering works.

2no. three storey buildings would be provided and both buildings would be irregular in shape. Block 1 would have a maximum width of around 20 metres and a maximum depth of around 19 metres, although all elevations would have a staggered plan form. The roof would comprise separate mono-pitched sections with a maximum height of 12 metres.

Block 2 would have a maximum width of around 18.3 metres and a maximum depth of around 13 metres. The roof would comprise a pitched roof with an 'off-set' ridge with a maximum height of 12 metres.

The buildings would be faced in facing brick, metal cladding to the entrance and stair cores, with a fibre cement slate roof covering.

Access into the site would be through the existing vehicular access serving the Salvation Army Community Church. A total of 16no. parking spaces would be provided of which 1no. space would be an accessible space. A detached building is also shown to provide cycle parking, a bin store and plant room. The detached building would measure 15.7 metres in

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width by 4.7 metres in depth. The building would have a mono-pitched roof with a maximum height of 3.1 metres. The cycle store would have space for parking 10 cycles.

In support of the application a Design and Access Statement, Arboricultural Information, Preliminary Ecological Appraisal, Sustainability information, Contamination information and Noise Impact Assessment have been submitted.

CONSULTATIONS

County Highway Authority: Having assessed the application on safety, capacity and policy grounds, recommends conditions for any permission granted (conditions 10, 19 and 20).

SCC Lead Local Flood Authority: Subject to your Flood Risk Engineer being satisfied with the proposal we have no further comments to make.

Natural England: An initial objection was raised to the application as the proposal is within 400 metres of the Thames Basin Heaths SPA. However this objection has been overcome given the mitigation measures as set out in the Undertaking of the Chief Executive of Woking Borough Council. As such no objection is raised to the application.

Surrey Wildlife Trust: Advice should be sought from Natural England in respect of the impact of the proposal on the Thames Basin Heaths SPA. The site is in close proximity to Horsell Common SSSI and Horsell Birch SNCI and a CEMP should be submitted to ensure no adverse impacts from construction. With regard to reptiles and Great Crested Newts should planning permission be granted then the development should proceed in a precautionary manner. Construction activities should have regard to the presence of badgers and a walkover should be undertaken prior to commencement. Any external lighting should be subject to a condition to ensure it accords with best practice in relation to bats. If the tree identified as having bat roost potential is to be felled then a survey will be required before any works commence. Vegetation should not be removed during the bird nesting season. A Landscape and Ecological Management Plan should be required to be submitted if planning permission is granted (conditions 7, 8, 15, 23 and 24).

Thames Water: There are public sewers crossing or close to the development. Information for the applicant is provided. With regard to surface water drainage it is the responsibility of the developer to make proper provision. No objection with regard to sewerage infrastructure capacity. A condition is also recommended relating to piling (condition 9 and Informative 2 and 3).

WBC Drainage and Flood Risk Engineer: The application drainage details are subject to scrutiny by the Council's Drainage and Flood Risk Engineer. Further information is required to be provided to ensure the proposal complies with policy. [*Officer note: It is expected that revised drainage information will be received prior to the Planning Committee meeting and a verbal update will be provided*].

WBC Contaminated Land Officer: No objection subject to condition (conditions 3, 4, 5, 6 and 18)

WBC Environmental Health Officer: A noise report is requested to consider the noise impact from sources at the Royal Mail site and the proposed uses on adjacent land. [*Officer note: A Noise Impact Assessment has been submitted*]. The conclusions of the acoustic report are accepted and conditions should be included in any permission granted to ensure suitable noise attenuation measures within the design of the proposed development (condition 12).

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WBC Arboricultural Officer: Revised Arboricultural Information is required to be submitted as tree T3 is to be retained. [*Officer note: Revised Arboricultural Information has been submitted*] (conditions 11 and 14).

WBC Planning Policy: Policies CS1 and CS13 of the Core Strategy support the delivery of housing including specialist accommodation via the redevelopment of previously developed land in the built up area of the Borough located close to public transport and other key local services. In these respects the site is considered to be in a suitable location with good access to community facilities and services in Goldsworth Park and Horsell. Consultation with Natural England should be undertaken with regard to the impact of the proposal on the Thames Basin Heaths SPA.

WBC Waste Services: Please confirm the number of units on site [*Officer note: the number of rooms/units on site was provided*]. No further comments received.

REPRESENTATIONS

5 letters of objection have been received to the application (including a letter on behalf of the adjacent Royal Mail depot site). A summary of the main comments made is given below:

- Comments are made with regard to the neighbouring application PLAN/2017/0121 which has been granted planning permission but was submitted around the same time as this application.
- Concerned about the potential use of the residential institution as there is a large primary school in close proximity which could reduce the safety and security of pupils and parents.
- Concerned about the provisions for parking as this section is on a blind corner due to parking and cars approaching from both directions.
- Royal Mail has a statutory duty to provide efficient mail sorting and delivery services within Woking and the Woking Rural Delivery Office and Vehicles Operations Centre is of strategic importance to Royal Mail.
- The protection of existing operations and amenity is crucial for Royal Mail particularly where there is potential for sanctions to be placed upon them when sensitive uses are introduced in close proximity to existing operational premises. Royal Mail operate in the early mornings and late at night and there are large volumes of vehicular traffic resulting in noise, light and other impacts not expected in a residential environment. The NPPF supports the protection of existing businesses and their operations and Royal Mail objects to the introduction of a residential use on this land. Whilst there are other residential properties close by these are separated by around 30m and there is an intervening bund. The residential use has the potential to be prejudicial to future operations and there should not be any further residential development close to the site.
- In the event that planning permission is granted stringent conditions should be imposed including design attenuation, re-positioning windows away from the Royal Mail site, sound proofing and triple glazing.
- It is crucial that Royal Mail continues to have unimpeded vehicular and pedestrian access to and from its site during construction and following completion. If planning permission is granted conditions should require the submission of a Construction Transport Management Plan and a Construction and Environmental Management Plan and these documents should explicitly refer to consideration and consultation with Royal Mail.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012

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Woking Core Strategy 2012:

- CS1 - A spatial strategy for Woking
- CS7 - Biodiversity and nature conservation
- CS8 - Thames Basin Heaths SPA
- CS9 - Flooding and water management
- CS13 – Older people and vulnerable groups
- CS18 - Transport and accessibility
- CS21 - Design
- CS24 - Woking's Landscape and townscape
- CS25 – Presumption in favour of sustainable development

Development Management Policies DPD 2016:

- DM2 - Trees and Landscaping
- DM5 - Environmental Pollution
- DM6 - Air and Water Quality
- DM7 - Noise and Light Pollution
- DM8 - Land contamination and hazards

Supplementary Planning Documents

Outlook, Amenity, Privacy and Daylight 2008

Parking Standards 2018

Design 2015

PLANNING ISSUES

1. The main planning issues to be considered in this case are whether the proposed development is acceptable in principle, impact on trees, impact on the character of the area, impact on existing and proposed amenity, noise, highway safety, ecology, contamination, sustainable construction, drainage and flood risk and local finance considerations. These matters will be considered having regard to national planning guidance, the Development Plan policies and any other material planning considerations.

Principle of the proposed development

2. The NPPF requires planning decisions to promote “*an effective use of land in meeting the need for homes and other uses*” (paragraph 117) and to “*support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing*” (paragraph 118). The existing site is located within the urban area and comprises ‘left-over’ land which is not in any active use. The land comprises hard surfacing and vegetation. The Council’s Planning Policy Officer has advised that this land was previously considered as part of a wider site for the route of a Horsell by-pass but this land is not allocated for any specific use today.
3. The application site falls within the urban area and the application proposes to construct 2no. three storey buildings to provide managed residential accommodation (Class C2 (residential institution) use). The development would provide two buildings providing residential units with either a shared kitchen/living room or a dedicated kitchen/living room. Block 2 would also include a large communal lounge, computer room, quiet room, an office and playroom. Policy CS13 of the Core Strategy relates to the provision of

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specialist accommodation for older people and vulnerable groups in suitable locations and supports the provision of this type of accommodation in suitable locations. The Planning Policy Officer considers that the principle of a Class C2 (residential institution) use on this site is acceptable, subject to detailed planning considerations.

4. Policy CS13 also states that new specialist accommodation should be of high quality design, include generous space standards and amenity space and these matters will be considered in the following paragraphs. The policy also advises that at least 50% of schemes should have two bedrooms. In this regard the plans show that the units would be arranged between three 'unit' types:
 - Individual single/double bedrooms with a shared kitchen/living area;
 - 2 bed units with dedicated kitchen/living area; and
 - 2 bed units with shared kitchen/living area.
5. The layout of the proposed development shows that it would be possible for some of the individual bedrooms to be used as a 'unit' with more than 1 bedroom although the kitchen/living area would be shared, in addition to the 'units' described as family units with more than 1 bedroom. The layout shown would give flexibility enabling the accommodation to be used as required. As the layout shown would provide both single and two-bed units it is considered that the proposal is acceptable in terms of Policy CS13 in this regard
6. As the site is located within the urban area, there is no objection in principle to development on this site of a Class C2 (residential institution) use in compliance with Policy CS13 of the Woking Core Strategy and the NPPF, subject to the detailed considerations assessed below.

Impact on trees

7. Policy DM2 of the DM Policies DPD reflects Policy CS21 and requires trees and vegetation to be considered holistically as part of any proposal, requires tree removal to be justified to the satisfaction of the Council and requires appropriate replacement planting to enhance the quality of any development.
8. The application is supported by amended Arboricultural Information. In order to accommodate the proposed development 24no. trees will be removed from the site, although 22no. of these trees are either category C (trees of low quality and value) or U (trees for removal) trees. Only 2no. trees to be removed are Category B (trees of moderate quality and value) trees. The removal of these trees is not considered to have a significant impact on the wider character of the area. Tree T3 (a Category B tree) which was previously shown to be removed is now to be retained and the trees to be retained will be protected during the construction works (condition 11). The Council's Arboricultural Officer has advised that the amended Arboricultural Information is considered acceptable and should be complied with in full.
9. The proposed development will be landscaped and the proposed site plan shows a number of new trees to be planted (around 26no. trees), mostly to the site boundaries and some within the site. Condition 14 is therefore recommended to secure a landscaping scheme for the proposal to replace the trees lost and to enhance the overall appearance of the site.
10. With regard to the impact of the proposal on the trees on the site from an arboricultural perspective, subject to the tree protection and landscaping condition (conditions 11 and 14) it is considered that the impact of the development is acceptable and complies with

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Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the policies in the NPPF.

Impact on the character of the area

11. Policy CS21 sets out design criteria that new development proposals should meet. Policy CS24 also supports that future development should be sensitive to its location whilst being able to accommodate change needed to contribute to environmental, social and economic objectives.
12. The proposed development would occupy a site which is partly developed (hard surfacing) and partly undeveloped, comprising areas of vegetation. A Design and Access Statement has been submitted in support of the application.
13. The site would be viewed in context of the neighbouring Salvation Army Community Church and the existing residential development at Sythwood. The Community Church is a pleasant simple building with a large pitched roof over, alluding to its function as a Church. The development opposite the site comprise 'H'-shaped blocks of residential accommodation surrounded by grassed amenity space. The closest residential development is two storey but taller buildings of four storeys are visible in the background behind the two storey buildings.
14. The proposed development would comprise 2no. three storey buildings which would be located close to the front of the site with the parking located to the rear of the buildings. The buildings would form a staggered frontage to account for the curve of the road but would also be sited to enable some landscaping to the front and sides of each building. Each building would have its pedestrian entrance close to the front of the site and the pedestrian footways would also link to the rear parking court. The layout of the proposed development on the site is considered to be acceptable and would reflect the layout of the adjacent Church which fronts the road, with its parking area to the rear of the building.
15. Whilst the proposed buildings would be three storey, four storey buildings are visible within the local area and the Community Church has a scale relevant to its functional use. Both buildings have been designed to have two distinct elements with a linking central core. The footprint of the buildings is varied and this would provide visual interest to the appearance of the buildings. For Block 1 each part of the building would have a mono-pitched roof with a flat roof glazed central core. Each part of Block 2 would have a dual-pitched roof although this would be off-set at ridge level with a flat roof glazed central core. Although Block 1 would have mono-pitched elements to its roof, given the limited extent of these roof elements it is considered that they would provide variation to the roofscape in the local area. The buildings would be faced with brick with fibre cement slates used for the roof covering.
16. Mindful of the above factors it is considered that the scale, massing and design of the proposed buildings is acceptable and would add variation to this part of Sythwood without resulting in any detriment to the character and appearance of the site and surrounding local area subject to conditions relating to external materials, boundary treatments, external lighting and landscaping (conditions 16, 22 17, 24 and 14). The proposed development would therefore comply with Policies CS21 and CS24 of the Core Strategy and the NPPF.

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Impact on existing and proposed amenity

17. There are no residential properties which immediately adjoin the application site. The eastern boundary of the site adjoins the allotments, part of the northern boundary of the site adjoins the land where planning permission has been granted for a Class B2 brewery use under PLAN/2017/0121 and the southern boundary adjoins the Community Church site. The remainder of the northern boundary adjoins the Royal Mail Depot site. Given the nature of these neighbouring land uses the proposed development would not result in any overbearing impact or any loss of daylight/sunlight to these neighbouring land uses.
18. With regard to the existing residential development opposite the site, the closest corner of Block 1 to the closest existing residential development would have a separation distance of around 14 metres. The separation distance between Block 2 and the closest existing residential development would be greater at around 18 metres. Given these separation distances, including the intervening road it is not considered that the proposal would result in any overbearing impact or loss of daylight/sunlight to the existing residential units opposite the application site.
19. Block 1 would be orientated on the site such that there would be no habitable room windows directly facing the existing residential development opposite. Any views would be oblique and across the intervening road. Block 2 would have windows facing one of the existing residential blocks opposite the application site but the separation distance between these windows would be greater at around 27-28 metres. As the existing and proposed development both face the road it is appropriate to apply the front-front elevation separation distances, notwithstanding that these elevations may contain bedrooms. In this scenario the SPD Outlook, Amenity, Privacy and Daylight requires a front to front separation distance of 15 metres for three storey buildings. Even if the back-to-back separation distance (30 metres) were applied the separation would only fall short by 2-3metres and in any event the existing residential units are open to views from the existing footway/carriageway. On this basis it is considered that the separation distances are acceptable such that the proposed development would not result in a significant loss of privacy to existing residential occupiers opposite the application site.

Future occupiers

20. As the proposal relates to a Class C2 (residential institution use) the housing technical standards for minimum unit sizes is not relevant to this proposal. In any event all bedrooms and living/communal rooms are considered to have an acceptable outlook facing either the front or rear of the site.
21. In terms of daylight to the proposed habitable rooms, due to the staggered nature of Block 1 there would be 3no. shared kitchen/living rooms (1no. to each floor) where part of the building would impinge on the 45° splayline drawn from these windows. These rooms are shown to be kitchen/living room space and it is also noted that Block 2 provides a communal lounge area for residents and also a communal playroom. It is not therefore considered that the conflict with the 45° splayline in this case would result in a significant adverse impact on the amenities of the proposed occupiers of these units of the development. Given the position of Block 2 in relation to Block 1, it is also noted that Block 2 would impinge on the 45° splayline drawn from 3no. bedrooms in Block 1 (1no. on each floor). As there is a separation distance of around 1.8 metres between these two blocks and as the conflict would occur around 5 metres along the 45° splayline it is not considered that this arrangement would result in a significant adverse impact to the amenity of these rooms in terms of daylight.

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22. Both buildings would be surrounded by landscaping with a small lawn area provided to the rear of Block 1. It is also noted that there is a large area of open space including a play area and skate park to the south-east of the neighbouring Community Church which would provide further access to open space for residents. It is therefore considered that the proposed development would result in an acceptable standard of amenity for future residents.
23. Having regard to the above information it is not considered that the proposal would adversely affect the amenities of any existing neighbouring land uses or residential amenities nor the amenities of future occupiers. The proposed development is therefore considered to comply with Policy CS21 of the Core Strategy, SPD Outlook, Amenity, Privacy and Daylight 2008 and the NPPF.

Noise - Impact of introducing noise sensitive development to this site given neighbouring land uses and the amenities of the future occupiers of the development

24. Paragraph 182 of the NPPF advises that planning decisions *“should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable expectations placed on them as a result of development permitted after they were established.”* Policy DM7 of the DM Policies DPD states that for proposals involving residential development that would be sited close to commercial/industrial noise sources the Council will assess the likelihood of complaints from future occupiers and thus the acceptability of the proposed development.
25. In this particular case an objection has been received on behalf of the neighbouring Royal Mail Sorting Office advising that the sorting office operates in the early mornings and late at night and there are large volumes of vehicular traffic resulting in noise, light and other impacts not expected in a residential environment. Royal Mail objects to the introduction of a residential use on this land and states that whilst there are other residential properties close by these are separated by around 30m and there is an intervening bund. It is stated that the residential use has the potential to be prejudicial to future operations and there should not be any further residential development close to the site. Their objection further advises that if planning permission is granted stringent conditions should be imposed including design attenuation, re-positioning windows away from the Royal Mail site, sound proofing and triple glazing.
26. A Noise Impact Assessment report has been submitted with the application. The submitted Noise Impact Assessment indicates that based on noise measurements taken at two positions (one close to Sythwood and one to the rear of the bund adjacent to the Royal Mail site), the noise levels are significantly higher from the front of the site (road side) than at the rear of the site (Royal Mail side). The report further advises that acceptable internal noise levels within the proposed residential accommodation are achievable based on the higher external noise levels on the road side. It is further noted that there are no habitable room windows directly facing the Royal Mail site, although there are bathroom and corridor windows. The Council's Environmental Health Officer has been consulted on the application and raises no objection subject to a condition requiring detail of a scheme for protecting residents from noise to be submitted and approved (condition 12).
27. It is also noted that a Class B2 brewery use was approved under PLAN/2017/0121 on the adjacent site to the north-west of the application site. Originally an external mobile bottling plant was included in that proposal but following discussions during that application the mobile bottling plant was omitted from that proposal. A condition imposed on that planning permission prevents the use of any external mobile bottling

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plant on the adjacent site. Condition 17 of that planning permission PLAN/2017/0121 also restricts the use of that building to use as a brewery and not for any other Class B2 use without the need for planning permission to safeguard the amenities of any neighbouring occupiers. On the neighbouring site only bottle washing is permitted to occur outside of the building in the designated area and due to the current hours of use restriction this would not be permitted to occur outside the hours of 08.00-18.00 Monday to Fridays and 08.00-17.00 on Saturdays. These timings would not result in any adverse impact the amenities of the future occupiers of this development.

28. The application site is located adjacent to the Salvation Army Community Church and it is noted that there are existing neighbouring residential occupiers in the vicinity of the Church. In any event the planning permission for the Church (PLAN/2006/0815) includes conditions regarding the containment of noise within the building, no sound reproduction equipment to be audible outside the premises and a condition preventing the use of music after 22.00 hours Monday – Saturday and 21.00 on Sundays and Bank Holidays. Given these restrictions on the neighbouring Community Church it is not considered that this neighbouring land use would adversely affect the amenities of the occupiers of the proposed development.
29. The proposed development would require the removal of part of the bund and the remodelling of its new edge to accommodate Block 1. Block 1 would be 3 storey and thus would be higher than the existing bund and the building itself would offer some attenuation previously provided by the bund. In any event the Noise Impact Assessment advises that the noise levels at the front of the site are greater than those from the Royal Mail side of the site. On this basis it is considered that the proposed replacement of the bund with the proposed building would not have a significant detrimental impact on the noise environment for the existing neighbouring occupiers.
30. It is not therefore considered that the proposal would be prejudicial to existing neighbouring land uses or the amenities of the future occupiers of the development subject to condition (condition 12). The proposed development is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM7 of the DM Policies DPD and the NPPF.

Impact on highway network and parking

31. The existing vehicular access to the Community Church would be utilised for the proposed development. The shared vehicular access would branch into a parking area to the rear of the application site. The car park area would also house a single storey building comprising the refuse store, plant room and cycle store.
32. The Parking Standards SPD for Class C2 (residential institution) uses are maximum parking standards and of the types of Class C2 uses specified in the Parking Standards SPD there is no use directly comparable to the proposed use. 16no. car parking spaces would be provided on the site, including 1no. accessible parking space. Based on the number of units proposed and that the parking standards are maximum standards it is considered that the proposed number of spaces is acceptable. Furthermore the County Highway Authority has not raised any objection to the application subject to conditions (conditions 10, 19 and 20).
33. In terms of cycle parking provision, the Parking Standards SPD requires individual assessment for most Class C2 uses. In this case the proposed cycle store would accommodate 10no. bicycles and this provision is also considered to be acceptable.

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34. In terms of the impact on the highway network and parking, subject to the imposition of conditions (10, 19 and 20) it is considered that the proposed development would comply with Policy CS18 of the Core Strategy and the policies in the NPPF.

Impact on ecology

35. The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. This approach is supported by Circular 06/05 – Biodiversity and Geological Conservation and is reflected in Policy CS7 of the Woking Core Strategy. Policy CS8 of the Core Strategy also relates to the Thames Basin Heaths SPA. The application is supported by a Preliminary Ecological Assessment and has been subject to consultation with Natural England and the Surrey Wildlife Trust.
36. The application site lies around 300 metres from Horsell Common SSSI which is also part of the Thames Basins Heaths Special Protection Area (TBHSPA). Horsell Birch is an SNCI and lies around 330 metres from the application site. Subject to a condition requiring the construction to be controlled by a Construction Ecological/Environment Management Plan (condition 7), it is not considered that any construction works would result in any adverse impact to these nearby designated sites. With regard to the operational stage of the development, although the application site lies within 400 metres of the Thames Basin Heaths SPA an Undertaking of the Chief Executive of Woking Borough Council has been signed which sets out a number of mitigation measures. The Undertaking requires that the Council will retain the freehold and will ensure any operator complies with the Undertaking, no cats or dogs will be kept at the property, there will be no staff in permanent residence, car parking will be as the application drawings, clients will generally have a maximum stay of 6 months, except in exceptional circumstances may be extended to 12 months and no residents will be registered to vote at the address. On the basis of the Undertaking and the mitigation measures contained therein, Natural England has raised no objection to the application. An Appropriate Assessment has been undertaken for the application which concludes that, subject to the mitigation measures set out in the Undertaking of the Chief Executive of Woking Borough Council the proposal would not adversely affect the integrity of the Thames Basin Heaths SPA. Condition 27 will also restrict the development to the number of bedrooms and provision of communal/ancillary spaces to that shown on the approved plans.
37. The application site predominantly comprises scrub and hardstanding with an area of broadleaved woodland and scattered trees. The broadleaved woodland area is deciduous woodland which is a Habitat of Principal Importance. The proposed development would result in a very small loss of part of this woodland habitat in order to provide the parking area for the development. The loss of this small area is not considered to result in significant harm to the biodiversity of the site and new tree planting would be provided as part of the landscaping scheme to be approved (condition 14). The applicant's Ecological Appraisal advises that this replacement planting should be of native species and/or wildlife attracting species. The Surrey Wildlife Trust has also advised that a Landscape and Ecological Management Plan should be submitted to positively manage the landscaped areas on the site (condition 8). Biodiversity enhancement features such as bird, bat and insect boxes and a stag beetle loggery will also be required to be provided (condition 15).
38. With regard to protected species, the Surrey Wildlife Trust has advised that precautionary methods of working for reptiles should be undertaken (this would be included as a requirement of the CEMP condition 7). With regard to badgers prior to the commencement of any works it is advised that a walkover survey should be undertaken

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to confirm the badger sett is disused and this would also be included as a requirement of the CEMP (condition 7). Conditions relating to lighting, vegetation clearance and biodiversity enhancements are also included (conditions 24, 23 and 15).

39. Having regard to the above considerations the impact of the development on ecology is considered to be acceptable subject to securing the mitigations by planning conditions (7, 8, 14, 23 and 24). The proposal is therefore considered to comply with Policy CS7 of the Core Strategy, the policies in the NPPF relating to ecology and biodiversity and the guidance in Circular 06/05.

Contamination

40. Paragraphs 120 and 121 of the NPPF relate to contamination and advise that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM5 of the DM Policies DPD relates to environmental pollution and Policy DM8 relates to land contamination and seeks to remediate or minimise the risks from contamination.
41. A Ground Investigation Report has been submitted with the application. The information identifies that there is contamination within made ground on the site. Whilst the Potential Hydrocarbon Risk and Discovery Strategy document suggests that building design measures will prevent the ingress of VOC/Gases and employing a discovery strategy is sufficient to deal with contamination issues the Ground Investigation Report is at odds with this as it demonstrates that remediation of soil is also required. The applicant will therefore need to assess information on contamination, determine where/whether further investigation may be required and ensure assessment leads to a Remediation Action Plan that can be approved, implemented and verified. The Council's Contaminated Land Officer has been consulted on the application and has raised no objection subject to conditions relating to contamination (conditions 3, 4, 5, 6 and 18). In this regard the proposed development would comply with Policies DM5 and DM8 of the DM Policies DPD and also the policies in the NPPF.

Sustainable Construction

42. Policy CS22 of the Core Strategy relates to sustainable construction and requires new non-residential (i.e. non-Class C3) development of 1,000sqm or more to comply with BREEAM very good standards. In this regard a condition is included to ensure compliance with the policy (condition 13). The applicant has advised that the plant room proposed would serve the accommodation as a small district network which would offer greater efficiencies and would reduce the amount for plant required as a whole. The outbuilding housing the proposed plant room would require flues and other ventilation and as no details of the plant is provided condition 25 will require details to be submitted prior to installation.

Drainage and Flood Risk

43. The site lies within flood zone 1 (low risk). As the proposal is for major development, surface water drainage is a material planning consideration. In respect of surface water drainage, the applicant has provided drainage information. However in response to the Council's Drainage and Flood Risk Engineer's comments on the application, revised information is awaited and this will be subject to further consultation with the Council's Drainage and Flood Risk Engineer. Any comments received will be verbally reported and it is expected that by the Planning Committee meeting the matter will have been resolved. On this basis the proposal is therefore considered to accord with Policies

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CS9 and CS16 of the Core Strategy and the NPPF, subject to any conditions as recommended by the Council's Drainage and Flood Risk Engineer.

LOCAL FINANCE CONSIDERATIONS

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

CONCLUSION

The proposed development would not result in any adverse impacts to visual amenity, trees, neighbouring amenity, noise, highway safety, ecology, contamination, sustainable construction and drainage and flood risk subject to the conditions as set out. The proposed development would bring into effective use an underused site within the urban area and would contribute to the provision of specialist accommodation in the Borough. The proposal therefore accords with Policies CS1, CS7, CS8, CS9, CS13, CS18, CS21, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM2, DM5, DM6, DM7 and DM8, of the DM Policies DPD and the policies in the NPPF. In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application and to any other material considerations including any letters of representation. It is therefore recommended that planning permission is granted as set out below.

BACKGROUND PAPERS

Planning file PLAN/2017/0122

RECOMMENDATION

As an Undertaking of the Chief Executive has already been signed it is recommended that planning permission be **GRANTED** subject to 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 following approved plans and documents:

Site Location Plan (12840.35[S] L001) rec 02.02.17
Site Plan as existing (12840.35[S] 001) rec 02.02.17
Site Sections as existing (12840.35[S] 002) rec 02.02.17
Site Plan as proposed (12840.35[PL] 001 Rev F) rec 14.01.19
Block 1 ground floor plan as proposed (12840.35 [PL] 100 Rev B) rec 24.04.18
Block 1 first floor plan as proposed (12840.35 [PL] 101 Rev B) rec 24.04.18
Block 1 second floor plan as proposed (12840.35 [PL] 102 Rev B) rec 24.04.18
Block 1 roof plan as proposed (12840.35 [PL] 103 Rev B) rec 24.04.18
Block 1 South-east and North-east elevations as proposed (12840.35 [PL] 104 Rev B) rec 24.04.18
Block 1 North-west and South-west elevations as proposed (12840.35 [PL] 105 Rev B) rec 24.04.18
Block 1 Section AA and BB as proposed (12840.35 [PL] 106 Rev B) rec 24.04.18

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Block 2 ground floor plan as proposed (12840.35 [PL] 200 Rev B) rec 24.04.18
Block 2 first floor plan as proposed (12840.35 [PL] 201 Rev B) rec 24.04.18
Block 2 second floor plan as proposed (12840.35 [PL] 202 Rev B) rec 24.04.18
Block 2 roof plan as proposed (12840.35 [PL] 203 Rev B) rec 24.04.18
Block 2 South-east and South-west elevations as proposed (12840.35 [PL] 204 Rev B) rec 24.04.18
Block 2 North-east and North-west elevations as proposed (12840.35 [PL] 205 Rev B) rec 24.04.18
Block 2 Sections AA and BB as proposed (12840.35 [PL] 206 Rev B) rec 24.04.18
Block 3 Bin store, Plant room, and cycle store (12840.35 [WD] 300 Rev T1) rec 18.07.18
Site sections as proposed (12840.35 [PL] 002 Rev A) rec 23.08.17

Reason: In the interests of visual amenity and to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

Prior to commencement conditions

3. Prior to the commencement of development a comprehensive, written environmental desktop study report shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The report to be submitted shall identify and evaluate possible on and off-site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations and shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

4. Prior to the commencement of development and any contaminated land site investigations on site and in follow-up to the environmental desktop study report a contaminated land site investigation proposal shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). This proposal shall provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model. Following approval, the Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of site investigation works on site. The site investigation works 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, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

5. Prior to the commencement of the development a contaminated land site investigation and risk assessment, undertaken in accordance with the approved site investigation

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proposal, that determines the extent and nature of contamination on site and reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

6. Prior to the commencement of the development a detailed remediation method statement shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The remediation method statement shall detail the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and shall detail the information to be included in a validation report. The remediation method statement shall also provide information on a suitable discovery strategy to be utilised on site should contamination manifest itself during site works that was not anticipated. The Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of the remediation works on site. 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, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

7. No development shall commence until a Construction Ecological/Environmental Management Plan (CEMP), which shall include details relating to precautionary methods of working for reptiles and great crested newts, details of a walkover survey to ascertain the presence/absence of badgers and details demonstrating how best practice will be used to minimise the potential impacts of the construction phase of the development on the existing ecology of the site and off-site receptors including nearby designated sites (SSSI and SNCI), has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include all provisions relating to the matters as specified in the Surrey Wildlife Trust's consultation response on the application dated 3rd May 2017 and shall include all recommendations/requirements as relevant. The development shall not then be undertaken other than in accordance with the approved details.

Reason: In order to ensure the proposed development has no adverse impact on the ecology of the site and the nearby designated sites and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

8. Prior to the commencement of development a Landscape and Ecological Management Plan based on the proposed impact avoidance, mitigation and enhancement measures specified in Section 7 – Recommendations of the applicant's Preliminary Ecological Appraisal and to include details as specified in the Surrey Wildlife Trust's consultation

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response on the application dated 3rd May 2017, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure the proposed development has no adverse impact on ecology and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

9. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

10. The development hereby approved shall be constructed in accordance with a Construction Transport Management Plan to be first submitted to and approved in writing by the local planning authority and to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials;
 - (d) provision of boundary hoarding on the Sythwood site frontage;
 - (e) measures to prevent the deposit on the highway of materials associated with the on-site construction activities
 - (f) turning for construction vehicles clear of Sythwood.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and to comply with Policy CS18 of the Woking Core Strategy and the NPPF.

11. Protective measures shall be carried out in strict accordance with the arboricultural information provided by APArboriculture received on 14.01.19 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. For the avoidance of doubt Tree T3 is to be retained. 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 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, Policy DM2 of the DM Policies DPD and the NPPF.

Intermediary trigger points

12. No above ground development associated with the development hereby permitted shall commence until a fully detailed scheme for protecting the proposed development (including where appropriate any garden) from traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise

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acoustic triple and/or double glazing with ventilation and any other means to protect the building from noise and shall be in broad accordance with the mitigation measures recommended in the submitted Noise Impact Assessment report by Hann Tucker Associates dated 28.4.2017. The approved scheme shall be carried out concurrently with the development of the site and shall then be implemented in full as agreed in writing by the Local Planning Authority prior to the first occupation of the development and shall be retained thereafter.

Reason: To protect the occupants of the new development from noise disturbance and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

13. No above ground development associated with the development hereby permitted shall commence until evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted to and agreed in writing by the Local Planning Authority indicating that the development can achieve at least a BREEAM "Very Good" rating.

Within 3 months of the first occupation of the development hereby approved a final Certificate certifying that at least BREEAM rating "Very Good" has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme) shall be submitted to and approved 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 Policy CS22 of the Woking Core Strategy 2012.

14. No above ground development associated with the development hereby permitted shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development 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.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

15. No above ground development associated with the development hereby permitted shall commence until details of the measures for the enhancement of biodiversity on the site, a timetable for their provision on the site and details of their long term management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be carried out and shall thereafter be retained on the site in accordance with the approved details.

Reason: In order to enhance the biodiversity on the site and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

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16. Prior to the application/installation of any external facing materials to any of the buildings hereby approved samples and a written specification of the materials to be used in the external elevations of the buildings hereby permitted 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 agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity and to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

17. The surface finish to all hard surfaced areas within the application site shall be installed prior to the first occupation of the development hereby permitted and in accordance with samples and a written specification of the proposed surface finishes which shall have been first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

Prior to first occupation conditions

18. Prior to the first occupation of the development hereby permitted, a remediation validation report for the site shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems shall have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

19. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for: (a) vehicles and cycles to be parked and (b) for vehicles to turn so that they may enter and leave the public highway in forward gear. Thereafter the vehicle turning area(s) shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and to comply with Policy CS18 of the Woking Core Strategy and the NPPF.

20. The development hereby approved shall not be first occupied unless and until the detached building providing the cycle and refuse stores has been provided and is available for use for its intended purposes. Thereafter the cycle parking facilities and refuse store facilities shall be retained and maintained for their designated purpose.

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Reason: To promote sustainable modes of transport and to ensure the provision of satisfactory facilities for refuse storage in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the NPPF.

21. Prior to first use of the building hereby permitted a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), will have been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the NPPF.

22. Prior to the first occupation of the development hereby approved any boundary fences and any other means of enclosure to be installed on the site shall be implemented in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be retained and maintained to the height and position as approved unless otherwise first approved in writing by the Local Planning Authority.

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

Other conditions

23. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (1st March to 30th August inclusive) unless the applicant has first carried out a survey of such vegetation (undertaken by an ecologist) which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

24. No external lighting including floodlighting shall be installed anywhere on the site until full details of any proposed external lighting (in accordance with guidance from Landscape and Urban Design for Bats and Biodiversity (Gunnell et al, 2012, Bat Conservation Trust and also ensuring 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) have been submitted to and approved in writing by the Local Planning Authority. Any lighting on the site shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect the ecology on/adjacent to the site and to protect the appearance of the surrounding area in accordance with Policies CS7 and CS21 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

25. 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. Any plant/equipment shall thereafter be installed and maintained in accordance with the approved details.

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

26. Notwithstanding the provisions of Article 3, Schedule 2, Part 3, Class T and Part 4, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development falling within these Classes of development shall occur on the site without the prior written permission of the Local Planning Authority of any application made for that purpose.

Reason: In order to control the development on the site in the interests of the visual amenity of the site and the surrounding area, neighbour impact and highway safety and to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the NPPF.

27. The development hereby approved shall not be implemented other than in accordance with the approved layout plans and no changes to the internal layout or the facilities included within the development shall be made, including the provision of additional bedrooms and/or the removal of any communal facilities, without the prior written permission of the Local Planning Authority.

Reason: In order to control the development on the site and to ensure the provision of supporting facilities within the development and to comply with Policies CS8 and CS21 of the Woking Core Strategy 2012 and the NPPF.

28. No staff shall use any part of the building as a residence.

Reason: In order to control the development on the site and to ensure no staff accommodation is provided on the site and to comply with Policies CS8 and CS21 of the Woking Core Strategy 2012 and the NPPF.

29. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) and the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) the buildings hereby approved shall only be used for managed residential accommodation (Class C2 residential institution use) and for no other purpose whatsoever including any other use within Class C2, including a hospital, residential school, college/training centre unless planning permission is first granted by the Local Planning Authority.

Reason: In order to control the development on the site given the proximity of the site to the Thames Basin Heaths SPA and to comply with Policies CS8 and CS21 of the Woking Core Strategy 2012 and the NPPF.

Informatives

1. This planning permission is subject to an Undertaking of the Chief Executive of Woking Borough Council (Executive Obligation).
2. **Thames Water informative** – There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be

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sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

3. **Thames Water informative** - Surface water drainage – With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway or verge to form a vehicle crossover to install dropped kerbs – www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
5. 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 expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. 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.
7. 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 the NPPF.
8. **Noise Control** The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites. If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Environmental Health Officer prior to commencement of works.