



APPLICATION NUMBER	SU/22/1285/FFU
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr Mark Myddelton

Location: Unit 9, Stanhope Road, Camberley, Surrey, GU15 2BW

Development: Demolition of existing two-storey building and construction of a three-storey building to facilitate a change of use from B1c (light industrial) to a car mechanic and body workshop, showroom and sales suite, office and car park (Sui Generis)

Contact Officer	Richard Peplow	Consultation Date	10 January 2023	Response Date	13 February 2023
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Conditions

- 1) 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 vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.
- 2) The development hereby approved shall not be occupied unless and until at least 20% of all available staff parking spaces (a minimum of six spaces) are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 20% are provided with cabling for the future provision of charging points. To be in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.
- 3) The development hereby approved shall not be first occupied unless and until the proposed development has been provided with parking for a minimum of six bicycles in a secure, under cover facility in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority

and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

- 4) The approved details of the submitted Construction Transport Management Plan shall be implemented during the construction of the development

Reason

Conditions 1 and 4 are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with policies CP11 and DM11 of the Surrey Heath Core Strategy (2012) and the National Planning Policy Framework 2021.

Conditions 2 and 3 are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to accord with policies CP11 and DM11 of the Surrey Heath Core Strategy (2012).

Policy

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2021.

Highway Informatives

- 1) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
- 2) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- 3) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Note to Case Officer

The County Highway Authority considers that the proposed development would not have a material impact on the local highway network.