

APPLICATION NUMBER	SU/23/0672/FFU
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr Ewan Vosloo

Location: Bullhousen Farm , Bisley Green, Bisley, Woking, Surrey, GU24 9EW

Development: Alterations to existing barn to include solar panels and windows, vehicular access with associated hardstanding and parking area, patio area and internal works to provide ancillary accommodation for workers in association with the farm. Installation of an underground sewage treatment plant.

Contact Officer	Bruno Schatten	Consultation Date	3 July 2023	Response Date	18 October 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:

Condition:

The development hereby approved shall not be first occupied unless and until the proposed development has been provided with cycle parking in a robust, secure enclosure 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. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket.

Reason:

The above conditions are required in order that the development promotes sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

Policy:

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

Informative:

The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

Note to Case Officer:

The County Highway Authority acknowledges the concerns raised regarding vehicular use of the access track / bridleway and the private access road from Shaftesbury Road.

Further to the confirmation provided that the site is currently used for Christmas tree / forestry use, which is the lawful use of the site, and the clarifications provided by the applicant, specifically that:

- all trees grown and harvested are taken off site to be sold
- there will be no sale of Christmas trees on site
- the vehicles currently used are of a size to allow easy access from Shaftesbury Road to the site
- there will be no increase to the size of vehicles used to serve the everyday function of the farm

the County Highway Authority has withdrawn its objection subject to the above conditions, which are recommended to support sustainable travel.