

5 April 2018

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
5 Page 53	17/0540 Tiffanys, Station Road, Chobham	GRANT subject to conditions

The Surrey Wildlife Trust has raised no objections to the proposal.

The Council's Arboricultural Officer has formally raised no objections.

The Council's Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [see *Condition 11 below*]
- Material increase in traffic on bridleway [see *Paragraph 7.5 of the officer report on the agenda*]
- Request moving the dung heap and menage [Officer comment: *The relationship if these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation have requested the following conditions/limitations:

- Safe access to the bridleway at all times [Officer comment: *This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [Officer comment: *This is a private matter and the bridleway is outside the application red line site*]
- No operation of megaphones or loudspeakers [Officer comment: *This application relates to a private equestrian use only and therefore it is not considered that this restriction is required*]
- No burning of material from the demolition process [Officer comment: *See proposed Condition 10 below*]
- Tree Preservation Order for the retained oak at the site entrance [Officer comment: *This is a matter for the Council's Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

AMENDED CONDITION

5. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital photographs have been provided by the retained Consultant and

forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

PROPOSED CONDITIONS

10. No development shall take place until a Method of Construction Statement, 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

11. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.