Annex B

SURREY
COUNTY COUNCIL

APPLICATION NUMBER	SU/19/2309

DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Cavalier

Location: Matthews Corner Garage, Matthews Corner, Church Road, Windlesham, Surrey GU20 6BH

Development: Erection of a terrace of 3 two storey dwellings and one detached building to accommodate 4 flats with associated bin store, parking and landscaping following demolition of existing buildings on site (Existing dwelling of Shanklin to be retained).

Contact Officer	Matthew Strong	Consultation Date	23 January 2020	Response Date	28 February 2020

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 visibility splays from the existing access onto Church Road should be kept permanently clear of any obstruction above 0.6m in height.

2. The development hereby approved shall not be first occupied unless and until any redundant areas of dropped kerbing along the frontage of the site onto Church Road have been raised and any footway fully reinstated.

3. 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, Drawing No. 18-J2523-200 B, for the parking of vehicles and cycles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/ turning areas shall be retained and maintained for their designated purposes.

4. The development hereby approved shall not be occupied unless and until each of the flats and each of the dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) 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.

5. No development shall commence until a Construction Transport Management Plan, 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) measures to prevent the deposit of materials on the highway
(e) provision of boundary hoarding behind any visibility zones

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

Reason
The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Policy
Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2019.

Informatives
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 or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

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. Please refer to: http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html for guidance and further information on charging modes and connector types.

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.

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 Planner
The proposed dwellings are not located in a sustainable location however the proposed residential use is likely to generate less car trips compared to the existing use of the site as a car sales showroom. Conditions 4 and 5 have been included above to encourage sustainable travel to/from the site. The Highway Authority considers that the proposal is unlikely to have a material impact on highway issues.