

APPLICATION NUMBER	SU/19/2041
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Location: Land To The North Of Bagshot Road, Bagshot Road, Chobham, Woking, Surrey

Development: Change of use from equestrian to dog day care facility for up to 130 dogs with associated fencing, hard standing and works to existing buildings.

Contact Officer	Matthew Strong	Consultation Date	11 February 2020	Response Date	10 March 2020
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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. Visibility zones shall be provided in accordance with the approved plans, Drawing No. 2019/4827/001 B, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1m high.
2. The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. 102 E, for vehicles and cycles to be parked and for vehicles 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 purposes.
3. The development hereby approved shall not be first opened for trading unless and until 3 fast charge sockets (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) are provided in accordance with the approved plans, Drawing No. Drawing No. 102 E, and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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

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.

Note to Planner

The proposal would see the change of use of the site from equestrian to dog day care facility for a maximum of 130 dogs. Dogs would be collected from their homes in the morning, between 7:30-8:30am, and then taken back home in the afternoon, at around 3pm. These collections/drop offs would be undertaken by staff vans and the proposal would operate 8 of these in total. The vans would be parked at staff member's houses overnight. The proposal includes 2 dedicated staff parking spaces on-site. Staff members who would not drive to work, would be encouraged to car share, use public transport or cycle to work. Cycle parking has been included and this, alongside condition 3 above, will provide sustainable modes of travel. The proposal would see up to 15 members of staff at the site at any one time. The proposal provides 10 car parking spaces. Vegetation should be regularly maintained to ensure maximum visibility splays are achievable at all times. The Highway Authority considers that the proposal would not lead to a significant increase of vehicular movements when compared to the existing and the proposal would not have a material impact on highway safety.