



<b>APPLICATION NUMBER</b>	<b>SU/19/2025</b>
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## **DEVELOPMENT AFFECTING ROADS**

### **TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Macdonald Hotels And Resorts

**Location:** Frimley Hall Hotel, Frimley Hall Drive, Camberley, Surrey GU15 2BG

**Development:** Erection of third floor extension with associated alterations to first and second floor.

<b>Contact Officer</b>	Matthew Strong	<b>Consultation Date</b>	3 January 2020	<b>Response Date</b>	25 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. 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) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (e) measures to prevent the deposit of materials on the highway

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.

2. The development hereby approved shall not be occupied unless and until at least 4 of the parking spaces 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.

3. The details within the approved Travel Plan, dated February 2020, shall be implemented during shall be implemented upon completion of the development and thereafter maintained and developed to the satisfaction of the Local Planning Authority.

4. The development hereby approved shall provide facilities for the secure, covered parking of bicycles within the development site, in accordance with the approved plans, and thereafter the said approved facilities shall be provided, 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**

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).

The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan.

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 proposed third floor extension will lead to an increased number of bedrooms at the site. There are currently 98 bedrooms at the hotel and the proposal would lead to a further 12 guest bedrooms and 4 staff bedrooms. Currently, there are 87 members of staff at the hotel and the proposal would see this increase by 5.

A car park accumulation study has been undertaken which shows there is adequate spare capacity within the site. The proposal does not include any changes to the vehicular access, which will remain as existing from Lime Avenue.

The proposal includes cycle parking and this, alongside condition 2 above, will encourage sustainable modes of travel to/from the site. The Highway Authority considers that the proposal is unlikely to have a material impact on highway safety issues.