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Date: 14 December 2018

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2018/1643

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 14 September 2018 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than 10/03/2020, expiry date of WA/2017/0232.

FIRST SCHEDULE

Application under Section 73 to vary Condition 1 of WA/2016/0232 (plan numbers) to allow a change of layout to agricultural buildings.
Rockwood, Haslemere Road, Witley.

SECOND SCHEDULE

1. Condition
The plan numbers to which this permission relates are 01 Rev B, 02 Rev B, 03 Rev B, 04 Rev B, 05 Rev B, 06 Rev B, 07 Rev B, 10 Rev B and 1756-1001 (as submitted per WA/2016/0232). The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition

The development hereby approved shall not be commenced unless and until the proposed vehicular site access to Haslemere Road and the first 20 metres of the new access road, have been constructed and provided with visibility splays in accordance with the approved plans. Thereafter the visibility splays shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policy ST1 of the Local Plan Part 1 2018 and guidance contained within the NPPF. This is a pre-commencement condition as it goes to the heart of the permission.

3. Condition

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 for vehicles 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.

Reason

In order that the development does not prejudice highway safety no cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

4. Condition

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) programme of works (including measures for traffic management)
- (e) vehicle routing
- (f) measures to prevent the deposit of materials on the highway
- (g) on-site turning for construction vehicles

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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policy ST1 of the

Waverley Borough Local Plan Part 1 2018. This is a pre-commencement condition which goes to the heart of the permission.

5. Condition

No operations involving the bulk movement of materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policy ST1 of the Waverley Borough Local Plan Part 1 2018. This is a pre-commencement condition which goes to the heart of the permission.

6. Condition

The development shall be carried out in accordance with the Drainage Design and Maintenance Plan dated 21/08/2017 as submitted pursuant to condition 7 of WA/2016/0232.

Reason

To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy CC4 of the Local Plan Part 1 2018

7. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason

To ensure the sustainable Drainage System is constructed as proposed in accordance with Policy CC4 of the Local Plan Part 1 2018.

8. Condition

The development shall be carried out in accordance with the Arboricultural Method Statement dated March 2018 Ref: DDa AMS 03 Mar 2018, as submitted pursuant to condition 9 of planning approval WA/2016/0232.

Reason

In order to ensure that no trees on site are detrimentally harmed and to accord with Policy NE2 of the Local Plan Part 1 2018.

9. Condition

Prior to the commencement of development an investigation and risk assessment, in addition to any assessment provided with the planning

application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;

- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with retained Policy D1 of the Waverley Borough Local Plan 2002.

10. Condition

Prior to the commencement of development a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it relates to the construction process.