

**PLANNING AND REGULATORY COMMITTEE
18 NOVEMBER 2014
UPDATE TO AGENDA ITEM 8**

**SURREY COUNTY COUNCIL REGULATION 3 APPLICATION SU14/0852:
LAND AT CONNAUGHT JUNIOR SCHOOL, MANOR WAY, BAGSHOT, SURREY
GU19 5JY**

ERECTION OF SINGLE STOREY EXTENSION COMPRISING TWO CLASSROOMS; INSTALLATION OF EXTERNAL STAIRCASE AND EXTERNAL DOOR REPALCING A WINDOW IN EXISTING BUILDING; INSTALLATION OF NEW AND WIDENED PATHWAYS; PROVISION OF FIRE APPLIANCE ACCESS AND ADDITIONAL BICYCLE PARKING SPACES.

COMMENTS OF SURREY HEATH BOROUGH COUNCIL

Paragraph 9 in the Officers' report notes that Surrey Heath Borough Council has indicated no objection in an email. The letter confirming these comments has been received from the Borough Council.

IMPACT ON TREES

The Officers' report considers the impact of the proposal on trees in paragraphs 42 to 46. Further to paragraphs 11 and 44 in the report, the County Arboricultural Manager endorses the view of the Arboricultural Consultant that the loss of trees to the proposed development would have no negative impact on local amenity. The Arboricultural Manager also advises that no tree planting is needed to replace the lost trees or to screen the extension from adjacent residential properties. He recommends conditions relating to adherence to the requirements of the Arboricultural Report and to the protection of retained trees.

Condition 8 in the Officers' report relates to the installation of tree protection fencing. Officers recommend the imposition of an additional condition (9) and reason pertaining to the Arboricultural Report.

AMENDED PLANS AND CONDITION 2

The following revised plans have been submitted:

1. Proposed Site Plan, Drawing number B1727800/A/050.003, Rev P4, dated 04/11/14
2. Proposed Block Plan, Drawing number B1727800/A/050.005, Rev P3, dated 03/11/14

These plans supersede those of the same titles under the heading of Amending Documents near the beginning of the Officers' report and in Condition 2 of the Recommendation.

CONDITION 7

The reference to Elizabeth Road in Condition 7 in the Officers report should read Elizabeth Avenue. Officers recommend that the condition be revised accordingly.

RECOMMENDATIONS

1. That Condition 2 in the Officers' report on planning application SU14/0852 be amended to read as follows:

2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

Site Location Plan, Drawing number B1727800/A/050.001, Rev P3, dated 10/09/14

Existing Site Plan, Drawing number B1727800/A/050.002, Rev P3, dated 04/07/14

Proposed Site Plan, Drawing number B1727800/A/050.003, Rev P4, dated 04/11/14

Proposed Block Plan, Drawing number B1727800/A/050.005, Rev P3, dated 03/11/14

Existing GA Floor Plans, Drawing number B1727800/A/100.001, Rev P3, dated 09/09/14

Proposed GA Floor Plans, Drawing number B1727800/A/100.002, Rev P4, dated 26/09/14

Proposed Contractor's Constraints Plan, Drawing number B1727800/A/100.002, Rev P3, dated 04/07/14

Existing Elevations, Drawing number B1727800/A/140.001, Rev P3, dated 09/09/14

Proposed Elevations, Drawing number B1727800/A/140.002, Rev P5, dated 26/09/14

Tree Protection Plan, Drawing Number TPP-01, Rev A, dated 11/08/14 (contained in the Arboricultural Implication Assessment & Method Statement dated February 2014 and received on 31/10/14).

The reason remains as in the report.

2. That Condition 7 contained in the recommendation in the Officers' report on planning application SU14/0852 be amended to read as follows:

7. During term time, there shall be no HGV movements to and from the site between the hours of 08.30 and 09.15 and between 15.00 and 15.45, nor shall there be any HGVs associated with the development hereby permitted laid up, waiting, in Green Lane, Broomsquires Road and Elizabeth Avenue during these times.

The reason remains as in the report.

3. That Condition 9 and reason, worded as follows, be added to the recommendation in the Officers' report:

9. The proposed development shall be carried out in strict accordance with the Arboricultural Impact Assessment & Method Statement dated February 2014, submitted with the application.

Reason:

To ensure the protection of trees on the site, in the interests of the visual amenities of the site and the locality, in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012