



**PLANNING APPLICATION EL/04/1551
WAITROSE LTD, 16-18 BETWEEN STREETS, COBHAM**

**SURREY COUNTY COUNCIL
LOCAL COMMITTEE (ELMBRIDGE)
18 JULY 2005**

KEY ISSUE & SUMMARY

To seek Committee endorsement to the decision made by the Local Transportation Director, following consultation with the Committee Chairman and the Divisional Member, with respect to the promotion of the necessary Traffic Regulation Order (Road Closure Order). The order proposes to ban vehicular movement on the section of carriageway fronting 2-6 Anyards Road, Cobham in order to provide improved facilities for pedestrians at the junction of High Street (A245) with Anyards Road and Hogshill Lane.

The decision was made on 20 May 2005 as a matter that required a degree of urgency to facilitate the planning agreement. The record of the decision is copied at Appendix 'A'.

The report is otherwise drafted as if the LTD had not made the urgent decision.

ELECTORAL DIVISION AND MEMBER: Cobham and Oxshott –Dorothy Mitchell

OFFICER RECOMMENDATION:

That the Committee endorse the decision of the Local Transportation Director to advertise the necessary Traffic Regulation Order to ban vehicular movement on the carriageway fronting 2-6 Anyards Road, Cobham and, if possible resolve any objections received, in consultation with the Divisional Member and Chairman.

LEAD/CONTACT OFFICER: Sally Swaine, Senior Development Control Engineer,
Transportation Development Control Division

TELEPHONE NUMBER: 020 8541 9724

BACKGROUND PAPERS: Planning Application EL/04/1551
22 September 2003 Committee Report

1 INTRODUCTION AND BACKGROUND

- 1.1 Elmbridge Borough Council has granted planning permission for extensions to the Waitrose Store in Cobham. The main extension will be constructed on the front car park. A decked parking area will be erected above the rear car park to provide a total of 168 spaces, the Store entrance will be relocated adjacent to Oakdene Parade, and the access/egress arrangements to/from the car park will be altered so that access is via Oakdene Road and egress to Anyards Road.
- 1.2 The resolution to permit the application was made by the Borough Council's Planning and Licensing Committee on 8 February this year and was subject to the negotiation and completion of an Agreement under Section 278 of the Highways Act 1980 in order to secure highway improvement works and a Travel Plan. This Agreement was completed on 24 March 2005.
- 1.3 Apart from the alternations to the Store's car park access and egress points, the proposed off site highway works secured by the Agreement comprise improvement schemes that have previously been identified by the County Council.
- 1.4 The Local Transportation Service has undertaken an Accessibility Audit that has identified improvements for pedestrian/disabled access along Between Streets, High Street, Oakdene Road, Oakdene Parade, and Anyards Road.
- 1.5 Members may be recall that the A245 Stoke Road Blundel Lane to Painshill Interchange Linear Route Feasibility Study was reported to this Committee in September 2003. The report identified that improved facilities for pedestrians were necessary at the junction of High Street (A245) with Anyards Road and Hogshill Lane.

2 PROPOSAL

- 2.1 The improvements identified in the Accessibility Audit involve the construction of additional/improved pram crossings, the provision of tactile paving at pram crossings and the raising of redundant dropped kerbs around the triangle of roads surrounding the Waitrose Site (Between Streets, High Street, Oakdene Road, Oakdene Parade and Anyards Road).
- 2.2 The proposed pedestrian improvement scheme at the junction of High Street with Anyards Road and Hogshill Lane is illustrated in Appendix 'B' to this report, it should be noted that a detailed design of the scheme has not yet be undertaken. The scheme includes the provision of a right turn lane on High Street, a pedestrian refuge island on High Street and Anyards Road, and the pedestrianisation of the carriageway fronting 2-6 Anyards Road. The closure of the carriageway requires a Road Closure Order. Appendix 'C' to this report illustrates the area to be closed.

3 CONSULTATIONS

- 3.1 The Planning Application has been reported to Elmbridge Borough Council's West Area Planning Sub-Committee (10 January 2005) and Planning and Licensing Committee (8 February 2005).
- 3.2 The public will be consulted as part of the legal process when the Order is advertised in the local press, on street and on the Council's website.

4 FINANCIAL IMPLICATIONS

- 4.1 The cost of all the improvements, the Traffic Regulation Order, and its associated works will be borne by Waitrose Ltd.

5 SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 5.1 The improvements gained in terms of road safety will contribute to the aspirations of the Surrey County Council Local Transport Plan.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1 None

7 EQUALITIES IMPLICATIONS

- 7.1 The proposed highway works will improve access for disabled persons.

Appendix A

**ACTION
LOCAL TRANSPORTATION DIRECTOR**

S.278 Waitrose Ltd 2/6 Anyards Road


I authorise the advertisement of the necessary Traffic Regulation Order to ban vehicular movement on the carriageway fronting 2-6 Anyards Road, Cobham.


It is necessary to move this forward in advance of our next Committee on 18 July, to facilitate the developer's planning (S.278 work).

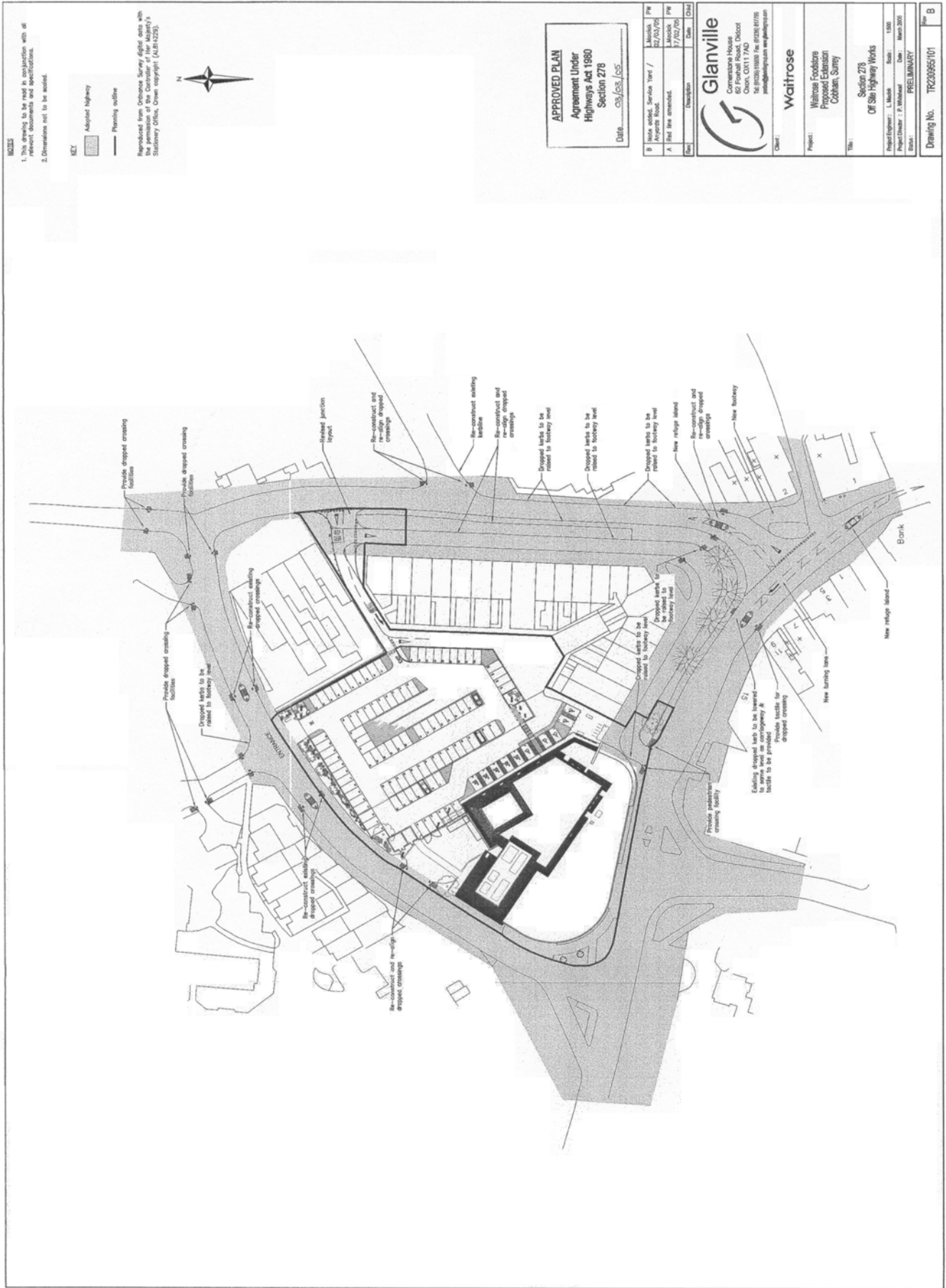

Chris Smith
Local Transportation Director

20 May 2005

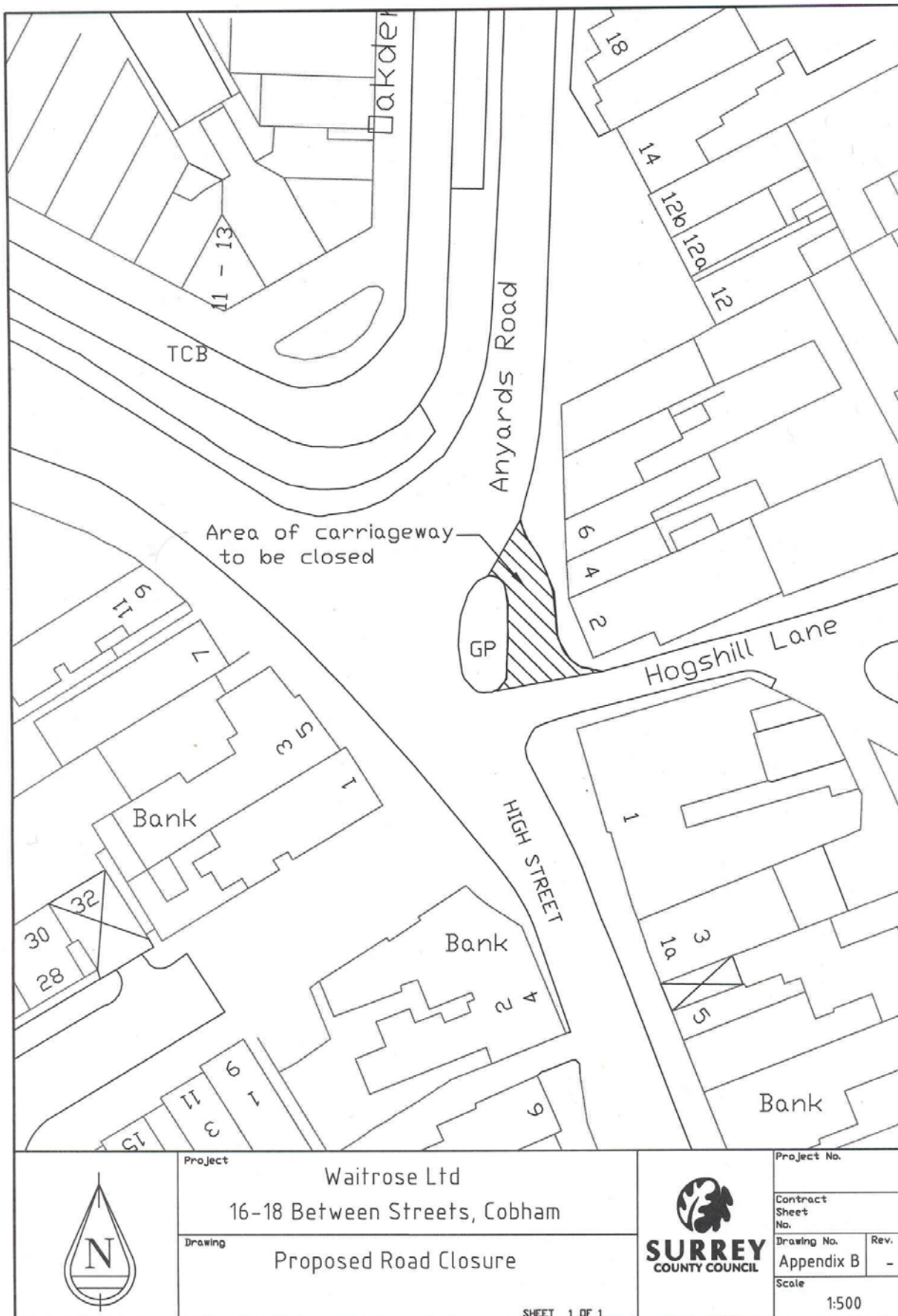
I support the decision proposed by Chris Smith in the above statement.


Mrs Dorothy Mitchell
(Divisional Member for the Cobham Area)


Mr Ian Lake
(Chairman of Surrey County Council's
Local Committee (Elmbridge Area))



Appendix B



	Project	Waitrose Ltd 16-18 Between Streets, Cobham	 SURREY COUNTY COUNCIL	Project No.	
	Drawing	Proposed Road Closure		Contract Sheet No.	Drawing No.
			Appendix B		-
			Scale		1:500
SHEET 1 OF 1					