

**Conditions Recommended to Inspector at Appeal**

Conditions:

1 - Before any other operations are commenced the proposed modified access to Lesbourne Road (B2034) shall be designed/constructed and provided with pedestrian visibility zones of 2.0m x 2.0m in accordance with the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

2 - (a) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

3- No development shall start until a Method of Construction Statement, 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) provision of boundary hoarding behind any visibility zones

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

4 – No development shall take place until the relocated zebra crossing has been constructed in accordance with drawing No. TSP/SIX/P1994/07.

Reason:

HR1 – The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Policy:

Reigate and Banstead Borough Local Plan Policy Mo5

Highway Informatives:

H(Inf)8 - Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

H(Inf)12 - The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from Surrey County Council's East Surrey Highway Services (0300 2001003).

## ITEM 5 – ANNEX 2

H(Inf)13 - The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from Surrey County Council's East Surrey Highway Services (0300 2001003) before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

H(Inf)16 – When access is required to be ‘completed’ before any other operations, the Highway Authority will normally agree that wearing course material and in some cases edge restraint may be deferred until construction of the development is virtually complete, provided all reasonable care is taken to protect public safety.

H(Inf)18 – A pedestrian inter-visibility splay of 2.0m by 2.0m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2.0m in height above ground level shall be erected within the area of such splays.