

Planning & Regulatory Committee 13 September 2017

Item No 7

UPDATE SHEET**SURREY COUNTY COUNCIL PROPOSAL WO/2017/0898****DISTRICT(S)** WOKING BOROUGH COUNCIL**Freemantles School, Smarts Heath Road, Woking, Surrey GU22 0AN**

- 1.) installation of new modular classroom unit comprising 4 classrooms and ancillary facilities**
 - 2.) provision of 23 additional parking spaces and new fire access route**
 - 3.) retention of existing demountable classroom unit permitted under application WO11/0011**
- all for a temporary period of 14 years.**

ILLUSTRATIVE MATERIAL

Photograph of proposed classroom unit (the unit was previously used temporarily at Danetree School and is currently in storage pending the decision on this application).

**CONSULTATIONS AND PUBLICITY*****Additional key issues raised by public***

One further letter has been received from a neighbouring dwelling which expresses support for the proposal but makes the following comments:

1. Can the existing car parking spaces opposite 8 and 9 School cottages still be used by visitors to those dwellings (officer comment: these car parking spaces are required for the operational use of the school but outside of school hours how the spaces are used is a private matter between the school and adjacent residential dwellings)

2. Whether additional lighting is required and where this would be located (the submitted plans do indicate three new lamp posts in this vicinity but the details of these and the luminaires which would be attached to them have not been provided. Two additional conditions are therefore suggested to cover these matters).

IMPACT ON RESIDENTIAL AMENITY

Woking Core Strategy October 2012

Policy CS21 – Design

Development Management Policies Development Plan Document 2016

Policy DM21 Educational facilities

Add the following additional sentences at end of paragraph 21 as follows:

Three additional lighting columns are proposed within the proposed new parking areas but no details have yet been submitted showing the details of these. Two additional conditions are recommended (conditions 11 and 12) requiring these details to be submitted prior to the installation of the lighting.

FLOODING AND SUSTAINABLE DRAINAGE

Woking Core Strategy October 2012

CS9 – Flooding and Water Management

Update on paragraph 33

As paragraph 33 suggests the applicants have been seeking to provide the technical information required by the Local Lead Flood Authority prior to this decision been made but they have not managed to complete this in time. Therefore the recommended pre-commencement conditions will still need to be attached to this permission as already set out in the report.

RECOMMENDATION

Add following additional conditions/reasons:

11. The new lamp posts to serve the extended parking areas (as indicated on drawing 282/082/12 dated June 2017) shall not be installed until details of the columns and luminaires have been submitted to and approved in writing by the County Planning Officer. Those details shall include an assessment of the level of luminance on the façade of the adjacent residential dwellings. The installation shall be carried out in all respects in accordance with the approved details.

Reason for condition 11: In the interest of the residential amenity of neighbouring residential dwellings in accordance with Policy CS21 of the Woking Core Strategy October 2012 and Policy DM21 of the Development Management Policies Document 2016

12. The use of the new lights to be installed on the extended parking areas as referred to in condition 11 above shall be limited to times when the school is in use for teaching and they shall be switched off outside of those hours.

Reason for condition 12: In the interest of the residential amenity of neighbouring residential dwellings in accordance with Policy CS21 of the Woking Core Strategy October 2012 and Policy DM21 of the Development Management Policies Document 2016