

Planning and Regulatory Committee 30 October 2024 Item No 7

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL GU24/CON/00010

DISTRICT(S) GUILDFORD

**Land at St Paul's C of E Infant School, The Cardinals, Tongham, Surrey GU10 1EF
Construction and use of double-height extension to rear of school hall, enlarged car park
and two new multi-use games areas; and reinstatement of grass playing field.**

SUMMARY REPORT

Amend final paragraph as follows, to remove reference to outline planning permission – **full permission** is being sought as follows

It is recommended that pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, the Committee grants planning permission for application ref: **GU24/CON/00010**, subject to the recommended planning conditions.

RECOMMENDATION

Amend recommendation as follows, to remove reference to outline planning permission – full permission is being sought:

It is recommended that pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, the Committee grants planning permission for application ref: **GU24/CON/00010**, subject to the recommended planning conditions.

AMENDING DOCUMENTS

Amend the list of amending documents as follows:

- **Remove** reference to Email from Agent dated 30 September 2024
- **Add** Drawing ref. 23-140-HW-0100 Rev E Proposed Mitigation Works Option 1 South Side dated 4 July 2024 as an amending document
- **Add** Drawing ref. 23-140-HW-0101 Rev E Proposed Mitigation Works Option 1 North Side dated 4 July 2024 as an amending document

CONDITIONS

Condition 1

Amend the list of approved drawings on decision notice to include:

- Drawing No. HBS-00-01-DR-A-1112 rev P03 Proposed Ground Floor Plan dated 26 January 2024.
- Drawing ref. 23-140-HW-0100 Rev E Proposed Mitigation Works Option 1 South Side dated 4 July 2024
- Drawing ref. 23-140-HW-0101 Rev E Proposed Mitigation Works Option 1 North Side dated 4 July 2024

Condition 14

Amend Condition 14 regarding lighting (reworded to reference the external lighting plan) as follows:

- 14 There shall be no external lighting installed as part of this development other than that shown on drawing HBS_00_SI_DR_E_6100 Rev P02 Electrical Services Proposed External Lighting Principles of Design, for planning Dated 26th January 2024 submitted with the application. The installation and operation of the lighting hereby permitted shall be carried out in accordance with section 7.11 of the Supporting Planning Statement dated February 2024, sections 7.11 and 7.19 of the Preliminary Ecological Appraisal dated February 2024, and section 4.7 of the Design and Access Statement Rev P02 dated January 2024, all submitted as part of the application.

Condition 17

Amend Condition 17 (reworded to include drawing numbers) as follows:

- 17 The extension to the school building hereby permitted shall not be first occupied unless and until the associated off-site highways works, as set out in sections 5.9.3 and 7.4.3 of the Transport Assessment Doc No. D002 Version 0.3 dated February 2024, and Drawing Nos 23-140-HW-0100 Rev E dated 19 January 2024 Proposed Mitigation Works Option 1 South Side and 23-140-HW-0101 Rev E dated 19 January 2024 Proposed Mitigation Works Option 1 North Side, submitted as part of the application, have been constructed in accordance with final details to be submitted to and approved by the County Planning Authority.

Condition 24

Amend condition 24 to read as follows:

- 24 The development hereby permitted shall be carried out in accordance with section 5 of the Badger Survey Report dated July 2024 submitted as part of the application. The badger walkover survey required therein should be undertaken by a suitably qualified ecologist and the results submitted to the County Planning Authority prior to the commencement of the development hereby permitted, including site clearance works.

New Condition 27

New heading to be inserted on decision notice at end entitled **Hours of Use** and the following condition added:

- 27 The use of the external playing field and hard/soft surfaced play areas at the site shall not extend beyond 1930hrs at any time

Reason: In the interest of the residential amenity of neighbouring dwellings in accordance with Guildford Borough Local Plan: Development Management Policies 2023 Policies D5 and D12

New Conditions 28 and 29

New heading to be inserted on decision notice entitled **Community Use** and the following additional conditions added:

- 28 Within six months of the commencement of the development hereby permitted details of the layout, equipment and fencing to be provided in respect of the relocated community use play area shall be submitted for approval in writing to the County Planning Officer. The community use play area shall be implemented in accordance with the

approved details prior to the use or occupation of the building hereby permitted and be retained for community use outside of school hours subject to the limitation in condition 27.

Reason: To ensure the continued provision of established play facilities at the site in accordance with Guildford Borough Local Plan: strategy and sites 2015-2034 Policies ID4 and ID5.

- 29 Within six months of the commencement of the development hereby permitted a Community Use Agreement for the playing pitch shall be submitted for approval in writing to the County Planning Officer. Upon completion of the playing pitch the community use shall be facilitated outside of school hours and retained in accordance with the approved details subject to the limitations in condition 27.

Reason: To enhance the recreation potential of the site having regard to the submitted application and in accordance with Guildford Borough Local Plan: strategy and sites 2015-2034 Policies ID4 and ID5.

INFORMATIVES

Informative 6

Amend to refer to condition **17** not 18

New informatives 13 and 14

- 13 The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Department for Children, Schools and Families Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 and Department of Education Building Bulletin 104 'Area guidelines for SEND and alternative provision' December 2015, or any prescribed document replacing these notes.
- 14 This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.

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