

**UPDATE SHEET****SURREY COUNTY COUNCIL PROPOSAL RE20/00808/CON****DISTRICT(S)** REIGATE & BANSTEAD BOROUGH COUNCIL**Westvale Park Primary School, off Webber Street, Westvale Park Development, Horley, Surrey****Installation of temporary buildings comprising two double classroom units and a staff administration unit, a temporary pedestrian access gate, a temporary vehicular access gate, temporary fencing and temporary reinforced gravel surface.****SUMMARY REPORT****REPLACE** paragraph commencing '*The recommendation....*' With the following:

'The recommendation is to permit subject to conditions for a temporary period until 31 August 2021'.

**Amending documents (received since the report was published)**

Drawing BSP/SK02 Rev 1 School Temp Accommodation Plan  
 Drawing 15-179/1100 Public Right of Way Upgrade Works Sketch Layout dated June 2020

**RECOMMENDATION****Amend** wording of condition 2 as follows:

- 2 No part of the development hereby permitted shall be first occupied unless and until a vehicular access for school staff and delivery/emergency services has been constructed in accordance with the approved plans between the site and Webber Street. Thereafter the access road shall be kept clear of any obstruction and construction operations **being undertaken under planning permission RE18/01921/CON dated 18 April 2019**, during school term time for the duration of the occupation of the temporary school buildings.

**Delete** condition 4 and replace with following wording:

- 4 No part of the development hereby permitted shall be first occupied unless and until a suitable pedestrian access has been constructed between the site and Webber Street to comprise the following:
- (a) a pedestrian only bridge over the existing water course in accordance with the details submitted with the application as shown on Drawing No. GA A99 Pedestrian Bridge dated 5 June 2020, and
- (b) improvements to Public Footpath 411 comprising a widening of its entire extent between Webber Street and (a) above, to provide at least a width of 2m and a re-profiling such that no part of the footpath has a gradient greater than 1:12 as shown on drawing No. 15-179/1100 Public Right of Way Upgrade Works Sketch Layout dated June 2020

The access route above shall be kept permanently clear of any obstruction and construction operations being undertaken under planning permission RE18/01921/CON

dated 18 April 2019, during school term time, for the duration of the occupation of the temporary school buildings

Amend wording of condition 5 as follows:

- 5 Within eight weeks of the removal of the temporary school buildings hereby permitted, both the temporary vehicular and pedestrian accesses to this site (required in accordance with conditions 2 and 4 above) shall be permanently closed and a landscaping scheme shall be submitted in writing to the County Planning Authority showing details of how the boundary planting will be reinstated to match that adjacent **and maintained**. The approved landscaping scheme shall be implemented within the first available planting season following approval of the landscaping details.

**Delete** condition 6 and replace with following wording:

- 6 No part of the development hereby permitted shall be first occupied unless and until facilities for the secure, covered parking of at least 5 bicycles have been provided within the site and thereafter retained whilst the temporary buildings are on site.

**Amend** condition 7 by replacing the first use of the word '*approved*' with '*permitted*'

**Add** new condition 9 as follows:

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

282.009.PL50 Proposed plans and elevations dated January 2020

282.009.PL52 Site location plan dated 22 August 2018

282.009.PL51 Rev C Temporary Classrooms Proposed Site Plan dated 3 June 2020

282.009.PL54 Site Access Arrangements dated 22 August 2018

A99 GA MS Westvale Pedestrian Bridge dated 5 June 2020

BSP/SK02 Revision 1 School Temp Accommodation Plan

15-179/1100 Public Right of Way Sketch Layout dated June 2020

**Add** new reason 9 as follows

9. For the avoidance of doubt and in the interests of proper planning.