

Planning & Regulatory Committee 25 March 2021

Item No 8

## **UPDATE SHEET VERSION 2**

**SURREY COUNTY COUNCIL PROPOSAL EL/2020/3112**

**DISTRICT(S) ELMBRIDGE BOROUGH COUNCIL**

**10 former Ashley Road, Walton on Thames, Surrey KT12 1HU**

**Development of a new Children's Home and No Wrong Door Facility with associated parking, access and landscaping.**

### ***Amending documents***

**Add '16/02/21 Bat Hibernation Survey Report dated February 2021 redacted'.**

*This was missed off in error and needs to be included.*

### ***Consultee responses***

**Update Southern Gas Networks Ltd consultee response to 'no objection subject to an informative.'**

*New response has been received and needs to be reflected into the officer report.*

## **REPORT PARAGRAPHS**

**Paragraph 76 second sentence** change certain to central.

*This was a typo that changes the meaning of the sentence.*

**Paragraph 90 first sentence, 91 first and second sentence and 92 first sentence** change EIARR to EIAR.

*The second R is a typo that make cause confusion and suggest a different document.*

**Paragraph 130 second sentence** change hear to gear.

*This was a typo that changes the meaning of the sentence.*

## **RECOMMENDATION**

**Add 'IMPORTANT - CONDITION NO(S) 4, 8, 12 AND 13 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.'**

*This addition is for clarity and to draw the applicant's attention to the relevant conditions that would need to be discharged prior to the commencement of development.*

**Condition 7 remove** reference to bats in second sentence.

*This is not required and the protection of bats is covered the CEMP condition 4.*

**Condition 9 remove** 'and retained during the construction phase of the development'.

*This was copied over from another condition in error and is not required here or relevant to this condition.*

**Amend wording of Condition 10** to remove final sentence 'In order to avoid any upward glare of light from the external lighting installed to minimise light spill outside the boundary of 10 Ashley Road, all external lights should be directed downwards.'

*This is part of a draft reason included in the condition wording by error and is not required here.*

**Change wording of condition 18 to:** 'Prior to occupation, a scheme for secure, covered bicycle parking facilities shall be submitted to and approved in writing by the County Planning Authority, and thereafter the facilities shall be provided in accordance with the approved scheme, and retained and maintained for their designated purposes.'

*This is for consistency in condition wording structure and to provide clarity on the requirements of the condition.*

**Add informative:** The applicant is advised that as this development falls within Use Class C2, no householder permitted development rights as conferred by Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) will exist. The location, general size and nature of the external storage, bin and plant enclosures shall be as described within the Design and Access Statement Rev P2 dated 17 February 2021, and any alternations to these structures may require further planning permission.

*This informative is for clarity on the development being permitted and the position with PD rights.*

**Add informative:** Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. The applicant is reminded that it is their responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant.

The applicant's attention is drawn to the comments and requirements of Southern Gas Networks email dated 24 March 2021 and attached plans, a copy of which has been provided to the applicant or may be attained from the County Planning Authority.