

Planning & Regulatory Committee 7 December 2022 Item No 8

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL TA/2021/1213

DISTRICT(S) TANDRIDGE DISTRICT COUNCIL

St Peter and St Paul CE Infant School, 93 Rook Lane, Chaldon, Caterham, Surrey CR3 5BN

The construction of a single storey extension to the existing school to accommodate the expansion of the school from a 1FE Infant School to a 1FE Primary School, including the construction of teaching classrooms with related support accommodation, WC facilities, library, enlargement of the existing hall, and associated off-site highway works.

Site Description (paragraphs 1 – 6)

1. Officers would like to clarify that St Peters and St Pauls Church of England Infant School lies west of Chaldon Village.

Consultations and publicity (paragraphs 18 – 38)

18. The Local Planning Authority is Tandridge District Council.
34. Officers would like to clarify that a highway safety audit is required for all works which are carried out on the public highway. The safety audit will be undertaken by the applicant and submitted to the County Highway Authority for approval. The County Highway Authority will thereafter undertake a stage 2 and 3 safety audit to ensure a consistent and safe approach for all public highway users.

RECOMMENDATION

Amendments to the planning conditions have been made:

Condition 2 – Plans

Amendments to the approved plans:-

253296-D02 Rev A Location Plan as proposed dated 29 May 2021
 253269-D10 Rev A Site Plan as proposed dated 31 May 2021
 253269-D11 Rev A Ground Floor Plan as proposed dated 31 May 2021
 253269-D12 Elevation as proposed dated 31 May 2021
 253269-D15 Rev A Block Plan as proposed dated 31 May 2021
 0434/22/B Rev 1A Landscape Planting Plan with Biodiversity enhancement dated September 2022

Condition 3: Off-Site Highway Works

Amendment to Pre-Com condition:-

Within 3 months from the date of the permission hereby permitted full details of the associated off-site highway works as detailed on plan drawings nos 4874-008a Rev P01, 4874-008b Rev P01, 4874-008c Rev P01 and 4874-009a Rev P05, 4874-009b Rev P05, 4874-009c Rev P03 shall be submitted to the County Planning Authority to demonstrate how these works will be delivered in phases to accord with the requirements of condition 4 and shall include results of full surveys and safety audits of the highway. Thereafter, the development shall commence in accordance with the approved phasing plan.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users and is in accordance with policy DP5 of the TDLPP2.

Condition 17 – External Lighting

Additional condition added:-

All external lighting, installed as part of the development hereby permitted, shall be directed downwards to avoid any upward glare and light spillage.

Reason: To safeguard and protect the nearby residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan Part 2.

Condition 18 – Details of Roofing

Additional condition added:-

Prior to the commencement of any above ground works, details of the green/blue roof including section drawings showing the depth and type of substrate and a planting scheme and maintenance plans shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be constructed and maintained in accordance with the approved details.

Reason: To ensure that the development provides biodiversity opportunities and meets the technical standards for SuDS and is in accordance with policies DP19 and DP21 of the Tandridge District Local Plan Part 2 and policy CSP18 of the Tandridge District Core Strategy.

The following additional informative is recommended:-

Informative 5 – pre-commencement meeting

The applicant shall arrange a pre-commencement meeting after the installation of the tree protection between the County Council arboriculturist and the applicant's project arboriculturist to allow inspection and verification of the protective tree measures.