

**To:** Planning & Regulatory Committee

**Date:** 20 December 2023

**By:** Planning Development Manager

**District(s)** Waverley

**Electoral Division(s):**

**Farnham Central**

**Mr MacLeod**

**Farnham South**

**Ms Martin**

**Case Officer:**

**Chris Turner**

**Purpose:** For Decision

**Grid Ref:** 484946 146202

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**Title: Surrey County Council Proposal WA/2023/01785**

## **Summary Report**

**The Abbey School, Menin Way, Farnham, Surrey, GU9 8DY**

**The remodelling of the school buildings, erection of extensions, construction of a hard play area and associated landscaping and parking followed by the demolition of the caretakers bungalow without compliance with Condition 1 (plan numbers) and condition 3 (parking layout) of planning permission ref: WA/2021/02235 dated 17 February 2022.**

The Abbey School is located to the south-west of Menin Way, north of Tilford Road and The Close. The site sits adjacent to South Farnham School which is located to the north of the site.

Residential properties are located to the north-west, south-west and south-east of the site.

The application site comprises the existing school building which is relatively contained within the centre of the site. Under planning permission WA/2021/02235 permission was granted for the remodelling of the school buildings, erection of extensions, construction of a hard play area and associated landscaping and parking followed by the demolition of the caretaker's bungalow. The works for this planning permission have already begun. The proposal was for the expansion of the existing school for children with learning difficulties and educational needs to accommodate an additional form entry to become a 3 form entry school amounting to 170 students, an additional 60 spaces.

This current application has been submitted under section 73 and 73A of the Town and Country Planning Act which allows for amendments to previously approved planning applications in part retrospectively.

The application seeks to amend the previous application with some minor design changes which comprise:

- Removal of the metal mesh to the single storey roof of the proposed Block F
- Inclusion of Air Source Heat Pumps and associated 2.5m high acoustic enclosure at ground level
- Erection of a 1.8m high metal fence in black to the rear of Block F and associated pedestrian gate for maintenance only.

As the design of the scheme is secured through planning conditions 1 and 3 of WA/2021/02235. The current application therefore seeks to amend these conditions where they refer to the amended plans.

**The recommendation is to GRANT planning permission ref: WA/2023/01785 subject to conditions.**

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**Application details**

**Applicant**

SCC Property & Weydon Multi Academy Trust

**Date application valid**

20 July 2023

**Period for Determination**

19 October 2023

**Amending Documents**

Plant Noise Assessment Addendum Report 277B.RP.3.0 // 30 October 2023

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**Summary of Planning Issues**

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

**Is this aspect of the proposal in accordance with the development plan?  
Discussed**

**Paragraphs in the report where this has been**

Principle of Development	Yes	21-26
Design and Visual Amenity	Yes	27-34
Impact on Residential Amenity	Yes	35-44

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**Illustrative material**

Site Plan

Proposed Site Plan (Extract) dated May 2021 PL-102 Rev C

Aerial Photographs

Aerial 1 : Abbey School, Farnham - surrounding area

Aerial 2 : Abbey School, Farnham - application site

## Site Photographs

Figure 1 - Looking north west

Figure 2 – ASHP

Figure 3 – Security fence

Figure 4 - Extent of fencing

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## Background

### Site Description

1. The Abbey School is located to the south-west of Menin Way, north of Tilford Road and The Close. The site sits adjacent to South Farnham School which is located to the north of the site.
2. Residential properties are located to the north-west, south-west and south-east of the site.
3. The application site comprises the existing school building which is relatively contained within the centre of the site. Works have begun on the site as per planning permission WA/2021/02235. This WA/2021/02235 application was granted planning permission subject to conditions.
4. Abbey School is a two-form entry school and caters for children aged 16-11 who have learning difficulties and additional needs. The school currently has approximately 110 pupils. The previous application WA/2021/02235 and current application before the committee are seeking to accommodate an additional 60 spaces, taking the total number of pupils at the site to 170.

### Planning History

5. The most relevant planning permission is Planning permission ref: WA/2021/02235 which granted permission for the remodelling of the school buildings, erection of extensions, construction of a hard play area and associated landscaping and parking followed by the demolition of the caretaker's bungalow.
6. The vast majority of this planning permission has been implemented. The caretaker's bungalow has been removed and the school extensions have been constructed. The plant subject to this planning application, security and acoustic fencing has also been constructed and therefore the proposal is in part retrospective.
7. The reason for this application is that the original application ref: WA/2021/02235 did not include a detailed design for the associated plant and a condition was not imposed on the permission requesting such details to be submitted. Plant was indicated to be located on the roof of the single storey element of the sports hall. The applicant has subsequently been in discussions with a neighbouring property and the applicant has relocated the plant to the rear of the sports hall and submitted detailed designs of the plant, an acoustic fence to enclose the plant, a security fence to prevent access to the roofs of the sports hall and also a small amendment to car parking layout to include disabled parking.

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### The proposal

8. The application is seeking permission for:

- Removal of the metal mesh to the single storey roof of Block F - This is no longer required as the air source heat pumps are no longer proposed in this location.
  - Inclusion of Air Source Heat Pumps and associated 2.5m high acoustic enclosure at ground level - The air source heat pumps are proposed to be located to the rear of the sports hall on the south eastern elevation.
  - Erection of a 1.8m high metal fence in black to the rear of Block F and associated pedestrian gate for maintenance of the heat pumps and to restrict access to the side of the sports hall. - This is to ensure that the single storey roof of the sports hall is not accessible which is located adjacent to the neighbour Ambulo.
  - Amendment to the car parking layout – comprising the inclusion of two disabled parking bays.
9. As per the previous decision WA/2021/02235, the applicant is also seeking extensions and alterations to the school including the demolition of an existing caretakers bungalow and provision of additional parking to accommodate an additional form entry to become a 3 form of entry school totalling to 170 students, an additional 60 spaces. These elements were approved as part of this previous permission and the demolition has been completed and most of the works materially implemented.
10. In order to achieve these changes, the applicant is seeking to vary condition 1 and condition 3 of WA/2021/02235. Condition 1 lists those approved drawings that the development shall be carried out in accordance with and condition 3 which refers to the parking layout so that it refers to the correct amended drawing number.

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## Consultations and publicity

### District Council

11. Waverley Borough Council – No comments received.

### Consultees (Statutory and Non-Statutory)

12. Borough Environmental Health Officer – Requested amended information

### Parish/Town Council and Amenity Groups

13. Farnham Town Council – No comments received.

### Summary of publicity undertaken and key issues raised by public

14. The application was publicised by the posting of two site notices and an advert was placed in the local newspaper. A total of 194 owner/occupiers of neighbouring properties were directly notified by letter.
15. 7 letters of objection were received. These were objections on the grounds of:
- No consideration has been given to the nearest residential dwellings.
  - The proposals are in breach of Government Regulations
  - The acoustic assessment is inadequate
  - The construction works related to the school have been very disruptive and the ASHPs will add to further disruption.
  - There is an existing low hum.

- No consideration was given to the siting of the ASHPs during the development of the school extensions
- No consideration has been given to potential vibration impacts from the proposal.
- Sound proofing should be added to the ASHPs.
- The ASHPs should be placed elsewhere on the site.

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## Planning considerations

### Introduction

16. The guidance on the determination of planning applications contained in the Preamble/Agenda front sheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
17. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Plan 2019-2033, Waverley Local Plan Part 1 2018, Waverley Local Plan Part 2 2023, Farnham Neighbourhood Plan 2012-2032 and Waverley Residential Extensions SPD.
18. Since the previously approved planning application, which this application is seeking to amend Waverley Borough Council has adopted its Local Plan Part 2 and is therefore a material consideration in the consideration of this planning application and is afforded full weight in the determination of the application.
19. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
20. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: Impact on the design and character of the area and impact on the residential amenity.

### Principle of Development

21. The principle of development was established by the granting of planning permission WA/2021/02235. Whilst the applicant is applying for a variation of Condition 1 of WA/2021/02235 under Section 73A of the Town and Country Planning Act 1990 (as amended), if granted the proposal will constitute a new planning permission and would become immediately implemented and would supersede the previously approved application. In considering the current applications, Officers have been mindful of any material changes in planning circumstances since the granting of the original permission.
22. The test is whether, having regard to the planning history and previous applications on site, the current proposal would result in any material harm over and above the approved schemes, and whether the application and its variations to the original permission are acceptable in their own right.
23. Section 73A of the Act, provides, for retrospective planning applications to be made in respect of development which has been carried out before the date of the application, and applies (inter alia) to development carried out without complying with some conditions subject to which planning permission was granted.
24. The local planning authority may consider conditions other than those the subject of the application and impose new conditions ( Lawson Builders Ltd v Secretary of State for Communities & Local Government [2015] PTSR 1324). Applications made under S73 should not modify the 'operative' part of an earlier decision.

25. The previous planning permission granted permission for extensions and alterations to the existing school buildings. The County Council is satisfied that the proposed application is not seeking to fundamentally change this operative part of the development and therefore, the application can be considered under Section S73.
26. Notwithstanding the changes in circumstances outlined above, Officers consider that the assessment made under WA/2021/02235 with regards to the following issues would not be affected by the variation of this condition, and the original assessments and conclusions on these issues remain:
- Principle of the proposed development/ educational need
  - Flood Risk and Drainage
  - Highways, Traffic and Access
  - Contaminated Land
  - Archaeology
  - Impact on Ecology

## **DESIGN AND VISUAL AMENITY**

### **Waverley Local Plan (Part 1) 2018**

Policy TD1 – Townscape and Design

### **Waverley Local Plan (Part 2) 2023**

Policy DM4 – Quality Places through Design

### **Farnham Neighbourhood Plan**

Policy FNP1 – Design of new development

Policy FNP16 – Building extensions within and outside the built-up area boundary

### **Farnham Design Statement**

27. TD1 of the Waverley Local Plan, DM4 of the Waverley Local Plan Part 2 and FNP1 and FNP16 of the Farnham Neighbourhood Plan relate to the design of new development and advise that proposals should be high quality design and respond to the local character of the area in which development is located.
28. The extensions and alterations to the existing school were considered under the planning application WA/2021/02235. These have not changed from this previous permission and therefore the assessment within the Officer's report of this application remains the same.
29. The proposed air source heat pumps would be located to the rear of the proposed sports hall. The visibility of the heat pumps and their enclosure would be limited to the south of the site and they would not be visible from the north.
30. The heat pumps and surrounds would measure 2.5m in height, 7m in width and 2.5m in depth. The scale and height of the proposed pumps and enclosure is considered to be modest relative to the rest of the school buildings and the proposal would not add an inappropriate bulk or mass to the existing building.
31. The fence proposed is considered to be appropriate for the school context. It is green in colour with high intervisibility and therefore, is not very visible from the surrounding area. It is considered this element would not result in a harmful impact on the appearance or character of the area, as it would not be out of keeping with the school context and would have limited visibility.
32. Due to the limited visibility of the heat pumps it is not considered that they would have a harmful impact on the street scene or the character of the surrounding area.

33. The amendments to the parking layout would not be visible from the wider streetscene and therefore would not have an impact on the appearance or character of the area.
34. The proposal is considered to accord with the policies DM4 of the Waverley Local Plan Part 2 2023, TD1 of the Farnham Local Plan Part 1 and Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan.

## **IMPACT ON RESIDENTIAL AMENITY**

### **Waverley Local Plan Part 2 (2023)**

DM5 – Safeguarding Amenity

### **Farnham Neighbourhood Plan**

FNP16 – Extensions within the Built-up Area Boundary

Waverley Residential Extensions SPD.

35. DM5 of the Waverley Local Plan Part 2 states that development should avoid harm to the amenity to existing occupants of nearby land, buildings and residences. FNP16 of the Farnham Neighbourhood Plan echoes this policy and states that the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
36. The extensions and alterations to the existing school were considered under the planning application WA/2021/02235. These have not changed from this previous permission and therefore the assessment within the Officer's report of this application remains the same.
37. The heat pumps would measure approximately 9.5m from the boundary to the west and would measure 33m from the boundary to the south. In terms of their scale and height the proposal they would not have a harmful impact on the amenity of the neighbours by way of loss of light, outlook or overbearing impact.
38. In support of the current application, the applicant submitted a Noise Assessment and Noise Assessment Addendum and has provided specification of the air source heat pumps and screening that has been erected around the air source heat pumps.
39. The District Environmental Health Officer (EHO) has been consulted on the proposal. They do not dispute the conclusions of the applicant's noise impact assessment which has determined that when the ASHPs are in use, noise levels from the units will be at background levels during the day and +9 decibels above the background noise at night, indicative of an adverse impact. However, the noise impact assessment contextualises this by determining absolute noise levels against the closest residential dwelling (Ambulo). They found that the predicted internal noise levels within the closest noise sensitive property were below the internal noise criteria within the World Health Organisation's Environmental Noise Guidelines and the British Standards.
40. The EHO notes that noise from the units will potentially be audible at neighbouring residential properties, particularly in external areas and while inaudibility is not a valid planning requirement, given the low frequency and tonal element of the noise along with the hours of use, there is potential for this noise to give rise to annoyance.
41. Therefore to further protect neighbours a condition would be imposed if permission was granted, that the existing screening is amended to be fitted with absorptive acoustic panelling internally which would reduce the noise projection. This has been agreed by the applicant. A further condition will require that the units are maintained and operated in accordance with the manufacturer's recommendations.
42. Neighbour representations have raised concern with the potential for noise impacts from the proposal and have criticised the noise impact assessment submitted with the application. There has also been suggestions that the ASHPs should be relocated. Officers have carefully considered those representations and secured the above

amendments to the scheme to address the concerns, and specifically a condition has been recommended to ensure that the current screening is amended to an absorptive type as opposed to reflective. Subject to the implementation of this condition, the County Council is satisfied that the proposal would not have an adverse noise impact on the residential amenity of the surrounding neighbours.

43. The proposed parking layout amendment would not alter the relationship of the proposal with surrounding neighbours from the previously approved layout therefore it is not considered harmful to the residential amenity of the surrounding neighbours.
44. The proposal is therefore considered to accord with Policy DM5 of the Waverley Local Plan (Part 2) 2023.

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## Human Rights Implications

45. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
46. Officers view is that the proposal, subject to compliance with the conditions which are imposed, would have no implications on human rights.

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## Conclusion

47. The amendments to the proposed development have been fully considered and officers consider that they are acceptable as an amendment to the original permission as they do not go beyond the operative part of the previous permission and, subject to planning conditions, they would not give rise to unacceptable impact on visual or residential amenity. The proposed heat pumps are of an appropriate scale and the noise impacts from the proposal have been assessed by the District Environmental Health Officer and they have raised no objection to the proposal.

## Recommendation

The recommendation is to GRANT planning permission ref: WA/2023/01785 subject to conditions.

## Conditions:

**IMPORTANT - CONDITION NO 19 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE DRAINAGE SYSTEM FOR PHASE 2**

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings of planning application WA/2021/02235:
  - PL-010 Existing Site Plan dated May 2021
  - PL-020 Block A - Existing Ground Floor Plan sheet 1 dated May 2021
  - PL-021 Block B - Existing Ground Floor Plan sheet 2 dated May 2021
  - PL-022 rev 00 - Bungalow - Existing Plan and Elevations dated May 2021
  - PL-026 rev 01 Block C - Existing Plan and Elevations dated May 2021
  - PL-028 Blocks A & B - Existing Roof Plan sheet 1 dated May 2021
  - PL-029 Blocks A & B - Existing Roof Plan sheet 2 dated May 2021

- PL-030 Block A - Existing Elevations sheet 1 dated May 2021
- PL-031 Block B - Existing Elevations sheet 2 dated May 2021
- PL-032 rev 01 Block AB Link - Existing Elevations dated May 2021
- PL-101 rev B Proposed Site Plan dated May 2021
- PL-200 rev 01 Block A and D - Proposed Block D Floor Plan sheet 1 dated May 2021
- PL-201 rev 01 Block B and E - Proposed Block E Floor Plan sheet 2 dated May 2021
- PL-202 rev 03 Block E and F - Proposed Block E Floor Plan sheet 3 dated May 2021
- PL-206 rev 01 Block C - Proposed plan and Elevations dated May 2021
- PL-207 rev 01 Block A & D (New) - Proposed Roof Plan sheet 1 dated May 2021
- PL-208 rev 01 Block E (New) - Proposed Roof Plan sheet 2 dated May 2021
- PL-209 rev 04 Block F (New) - Proposed Roof Plan sheet 3 dated May 2021
- PL-210 rev 04 Blocks D, E & F - Proposed School Building Plan sheet 3 dated August 2021
- PL-300 rev 02 Block A and D (New) - Proposed Elevations sheet 1 dated May 2021
- PL-301 rev 04 Block F (New) and Main School - Proposed Elevations sheet2 dated May 2021
- PL-302 rev 01 Proposed Elevations sheet 3 dated May 2021
- PL-303 rev 01 Proposed Inner Courtyard - Elevations sheet 4 dated May 2021
- PL-306 rev 04 Block F - Proposed Plan and Elevations dated May 2021
- PL-400 Rev 03 Proposed Site Section A-A dated 7 May 2021
- PL-011 Existing Site Location Plan dated 21 May 2021
- PL-102 Proposed Site Location Plan dated 21 May 2021
- Arbtech AIA 01 rev A Arboricultural Impact Assessment dated September 2021
- Arbtech TPP 01 rev A Tree Protection Plan dated September 2021.

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
3. The development hereby permitted shall not be first occupied for its purpose unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. PL-101 rev B Proposed Site Plan dated 16 June 2023) for vehicles to be parked, for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading and unloading and turning areas shall be retained and maintained for their designated purposes.
4. The development shall be implemented in accordance with the Construction Traffic Management Plan Version 0.3 dated November 2021.
5. Prior to first use of the development hereby permitted, the submitted Parking Management Plan, dated November 2021, shall be implemented in full

6. The development hereby permitted shall not be occupied or used unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the County Planning Authority for:
  - (a) The secure, covered parking of bicycles within the development site,  
The approved facilities will be retained for that purpose in connection with the use.
7. A minimum of two parking spaces serving this development shall be provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and retained as such.
8. The development hereby permitted shall take place in accordance with the submitted programme of archaeological work set out in the written Scheme of Investigation for a Trial Trench Evaluation dated August 2021 produced by the Surrey County Archaeology Unit submitted with the application WA/2021/02235 and hereby approved.
9. The development shall proceed only in accordance with the Construction Environmental Management Plan (CEMP) submitted to, and approved in writing by, the County Planning Authority under reference WA/2022/00990. The approved CEMP shall be adhered to throughout the construction period.
10. Within 6 months of the date of this decision a scheme of biodiversity mitigation and enhancement incorporating the recommendations in Table 5 in the Preliminary Ecological Assessment and Preliminary Roost Assessment Survey dated 24 March 2021 submitted as part of planning application WA/2021/02235, shall be submitted in writing for approval. The Scheme shall be implemented as approved within three months of the date of that approval.
11. Within 6 months of the date of this permission, details of a Hard and Soft Landscaping Scheme shall be submitted in writing to the County Planning Authority for written approval. The scheme shall include:
  - 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and other plants to be planted;
  - 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
    - a) permeable paving
    - b) tree pit design
    - c) underground modular systems
    - d) Sustainable urban drainage integration
    - e) use within tree Root Protection Areas (RPAs);
  - 3) specifications for operations associated with plant establishment and maintenance that are compliant with best practice;
  - 4) types, materials and dimensions of all boundary treatments;
  - 5) a planting schedule and specification, including sizes and numbers/densities of all proposed trees/other plants and section drawing(s) of tree pits where relevant;
  - 6) details of how the existing ground and soil conditions are to be made suitable for tree and other planting;
  - 7) a 5 year aftercare regime including provision for replacements for failed plantings and details of regular maintenance visits, including annual mulching and watering through

the summer months with industry standard watering bags being provided to all new trees. Where new trees are to be supplied with a distinct crown, the supply, planting and maintenance of such trees shall be in general accordance with British Standard BS 8545:2014.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area (RPA) of retained trees. The landscaping and planting shall be carried out in the next available planting season following the approval of the details/The site shall be landscaped and planted out strictly in accordance with the approved details in the first occupation of the development, whichever is the sooner

In the event of the failure of any soft landscape planting in the first five years of planting, such planting shall be replaced with an equivalent number of live specimens of the same species and size by not later than the end of the first available planting season following the failure, damage or removal of the planting.

The development shall be implemented and managed strictly in accordance with the approved scheme.

12. No external lighting shall be installed without the prior written permission of the County Planning Authority.
13. The approved sports hall known as "Block F" shall be used only for purposes in connection with the school and shall not be made available for community use.
14. The sports hall shall only be used 8am to 8pm Monday – Friday and 8am to 4pm on Saturdays and Sundays. It shall not be open on Bank Holidays.
15. Prior to the commencement of the relevant works which would impact made ground, the applicant shall conduct appropriate testing on these soils to identify asbestos contamination.
16. The details of any remedial ground gas protection shall be formally agreed with the County Planning Authority as part of a Remediation Strategy for the site prior to the installation of these gas protection measures.
17. The Arboricultural Method Statement dated 1 September 2021 and plan TPP1 submitted with the application WA/2021/02235 shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in appendix IV of the Arboricultural Method Statement report, by a suitably qualified tree specialist.
18. Prior to the installation of any drainage on site details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - b) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
19. The construction of the drainage system for phase 2 of the development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory

Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

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- c) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
  - d) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1 l/s.
  - e) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
  - f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - g) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
20. Prior to the first occupation of any phase of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
21. No construction related HGV movements to or from the site shall take place between the Abbey School and adjacent (South Farnham Junior School) school operating hours of 0715 to 0920 and 1445 to 1525. Furthermore, the contractor will not permit any goods vehicles associated with construction to be laid up and waiting on roads in the vicinity of the Abbey School. This includes Menin Way, Tilford Road, Longley Road and the B3001 Waverley Lane during these times.
22. In carrying out the development hereby permitted, no construction activities shall take place except between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays. There shall be no working on Sundays, Bank, National or Public Holidays.
23. No amplified sound or music shall be played within the sports hall building hereby permitted at any time before 09:00 hours or after 16.00 hours Monday to Friday, nor at any time on Saturdays and Sundays and Bank Holidays.
24. Within 8 weeks of the date of this permission, the detailed specification of the absorptive acoustic panelling for the inner side of the screening around the air source heat pumps hereby permitted, shall be submitted for approval in writing to the County Planning Authority. The panelling shall be installed within 4 weeks of the date of the approval of the details and in strict accordance with them and retained in perpetuity.
25. The air source heat pumps (ASHP) hereby approved shall be operated, serviced and maintained in accordance with the manufacturer's recommendations.

## Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
3. In order that the proposed development accords with Policy ST1 of the Local Plan (Part 1) 2018, retained Policy CF3 of the Waverley Borough Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan 2013-2032 and does not prejudice highway safety.
4. In order that the proposed development accords with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained Policy CF3 of the Waverley Borough Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
5. In order that the proposed development accords with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained Policy CF3 of the Waverley Borough Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
6. In order that the proposed development accords with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained Policy CF3 of the Waverley Borough Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
7. In order that the proposed development accords with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained Policy CF3 of the Waverley Borough Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
8. In order that the development accords with Policies HE14 and HE14 of the Waverley Borough Local Plan 2002.
9. To ensure that the nearby properties do not suffer a loss of amenity by reason of noise, dust and vibration from construction/demolition works. Also, to minimise any impact on staff and children at the school as the works are undertaken in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
10. In order that the proposal would not result in an unacceptable impact on the biodiversity on the site and accords with Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018.
11. In order that the proposal would not result in an unacceptable impact on the biodiversity on the site and accords with Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018 and Policy D6 and D7 of the Waverley Borough Local Plan 2002.
12. In order that the proposal would not result in an unacceptable impact on the residential amenity of the surrounding neighbours by way of light pollution, in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
13. In order that the use of the school building would not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
14. In order that the use of the school building would not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
15. In order that the proposal would not result in disturbance of contaminated soils which could result in unacceptable pollution of the site in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
16. In order to limit the potential pollution from the development in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

17. To ensure that trees in the vicinity of the development are adequately protected, in the interests of the character, appearance and visual amenity of the area in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018.
18. The surface water drainage scheme shall be installed in accordance with the details as approved by the County Planning Authority under reference 2022/0044.
19. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policies CC1 and CC4 of the Waverley Borough Local Plan (Part 1) 2018 and annex 3 of the NPPF 2021.
20. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policies CC1 and CC4 of the Waverley Borough Local Plan (Part 1) 2018 and annex 3 of the NPPF 2021.
21. In order that in carrying out the development construction related HGV traffic does not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy D1 and CF3 of the Waverley Borough Local Plan 2002 and does not prejudice highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained Policy CF3 of the Waverley Borough Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan 2013-2032.
22. In order that in carrying out the development the construction activity would not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy D1 and CF3 of the Waverley Borough Local Plan 2002.
23. In order that the use of the school building would not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy D1 of the Waverley Borough Local Plan 2002.
24. In order that the proposed development would not have an unacceptable impact on the residential amenity of surrounding neighbours by way of noise pollution in accordance with Policy DM1 of the Waverley Local Plan Part 2 2023.
25. In order that the proposed development would not have an unacceptable impact on the residential amenity of surrounding neighbours by way of noise pollution in accordance with Policy DM1 of the Waverley Local Plan Part 2 2023.

### **Informatives:**

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties and liaised with consultees and the applicant to resolve identified issues. Issues of concern have been raised with the applicant including impacts of and on noise and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.

2. 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.
3. 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.
4. With regard to SURFACE WATER drainage, Thames Water advise that if the developer follows the sequential approach to the disposal of surface water they would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should the developer require further information please refer to the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.
5. There are Thames Water public sewers crossing or close to the proposed development. When planning significant work near Thames Water sewers, it's important that developers minimize the risk of damage. Thames Water need to check that the development doesn't limit repair or maintenance activities, or inhibit the services they provide in any other way. The applicant is advised to read their guide working near or diverting their pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
6. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
7. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Waverley Borough Council Construction Code of Practice for Small Developments in Waverley.
8. The granting of any permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Waverley Borough Council Environmental Health Service on 01483 523393.

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**Contact Chris Turner**

**Tel. no. 07812 776002**

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### **Background papers**

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Waverley Borough Council planning register entry for this application can be found under application reference WA/2023/01785.

The following were also referred to in the preparation of this report:

**Government Guidance**

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

**The Development Plan**

[Surrey Waste Local Plan 2020](#)

Waverley Local Plan Part 1 2018

Waverley Local Plan Part 2 2023

~~Farnham Neighbourhood Plan 2013-2032~~

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