

Planning & Regulatory Committee 20 December 2023 Item 7

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL WA/2023/01785

DISTRICT(S) WAVERLEY

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 caretaker's bungalow without compliance with Condition 1 (plan numbers) and Condition 3 (parking layout) of planning permission ref: WA/2021/02235 dated 17 February 2022.

Additional Background Papers

Email dated 8th December 2023 from the agent confirming the changes to the parking layout
Email dated 6th December 2023 from Waverley EHO confirming agreement to condition

Amended Drawing Nos.

PL-101 rev B Proposed Site Plan dated 16 June 2023
PL-102 rev C Proposed Site Plan (Extract) dated May 2021
PL-109 rev A Proposed External Works Plan 2 dated 3 February 2023

Delete Condition

Delete Condition 2 and Reason 2.

Reason: This is a part retrospective application which has already been part implemented.

Amend Condition Numbering:

Following deletion of condition 2. Renumber conditions to 1-24

Amend Condition no. 3 to:

The development shall be implemented in accordance with the Construction Traffic Management Plan Version 0.3 dated November 2021 approved under planning permission ref. WA/2021/02235 dated 17 February 2021.

Amend Condition no. 4 to:

Prior to first use of the development hereby permitted, the submitted Parking Management Plan, dated November 2021, approved under planning permission ref. WA/2021/02235 dated 17 February 2021, shall be implemented in full.

Amend Condition no. 7 to:

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 approved under planning permission ref. WA/2021/02235 dated 17 February 2021 approved.

Amend condition no. 9 to:

Within 6 months of the date of this permission 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 approved under planning permission ref. WA/2021/02235 dated 17 February 2021, shall be submitted to the County Planning Authority for approval in writing. The Scheme shall be implemented as approved within three months of the date of that approval.

Amend condition no. 16 to:

The Arboricultural Method Statement dated 1 September 2021 and plan Arbtech TPP1 rev A dated September 2021 approved under planning permission ref. WA/2021/02235 dated 17 February 2021 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.

Reasons

Replace Reasons: 2,3,4,5,6 with:

In order that the proposed development accords with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, Policy DM26 of the Waverley Local Plan Part 2 2023 and FNP30 of the Farnham Neighbourhood Plan 2013-2032 adopted 2020 and does not prejudice highway safety.

Replace Reason 7 with:

In order that the development accords with Policies DM25 the Waverley Local Plan Part 2 2023.

Replace Reason 8 with:

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 DM1 of the Waverley Borough Local Plan Part 2 2023.

Replace Reason 10 with:

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 DM11 of the Waverley Borough Local Plan Part 2 2023.

Replace Reason 11 with:

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 DM1 of the Waverley Borough Local Plan Part 2 2023.

Replace Reason 12,13,14 with:

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 DM1 of the Waverley Local Plan Part 2 2023.

Replace Reason 15 with:

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 DM1 of the Waverley Local Plan Part 2 2023.

Replace reason 16 with:

In order to limit the potential pollution from the development in accordance with Policy DM1 of the Waverley Local Plan Part 2 2023.

Replace Reason 17, 18, 19 with:

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 2023.

Replace reason 20 with:

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 DM1 and DM26 of the Waverley Borough Local Plan Part 2 2023 and does not prejudice highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained FNP30 of the Farnham Neighbourhood Plan 2013-2032 adopted 2020.

Replace reason 21 with:

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 DM1 and DM26 of the Waverley Borough Local Plan Part 2 2023 and does not prejudice highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained FNP30 of the Farnham Neighbourhood Plan 2013-2032 adopted 2020.

Replace reason 22 with:

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 DM1 of the Waverley Borough Local Plan Part 2 2023.

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