

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Mr. Richard Brown
90 Mainyard Studios
90 Wallis Road
Hackneywick
E9 5LN

On behalf of David Walsh

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **GRANTS** planning permission for: -

Demolition of existing building. Erection of dwelling, outbuilding and associated landscaping.

At

Land to rear of Graylings, Camp Road, Woldingham CR3 7LH

in accordance with the application registered by the Council on the 01 December 2017 subject to the following conditions: -

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawing numbered GRA_001, GRA_002, GRA_101 GRA_102 and GRA_141 scanned on 27 November 2017, drawings numbered GRA_111 rev A, GRA_121 rev A, GRA_131 rev A, GRA_151 rev A and GRA_171 rev A scanned on 19 January 2018. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. No development shall start until samples or details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the District Planning Authority to exercise control over the type and colour of materials, so as to enhance the development and to ensure that the new works are appropriate to the rural landscape character of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

4. No development shall start until the buildings shown to be demolished as part of the development hereby approved have been removed and a programme of work for the restoration of that part of the site, including timescales, has been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To accord with the terms of the application in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP13 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

5. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the District Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. No further trees or hedges shall be pruned, felled or uprooted during site preparation and construction works except as detailed in the Arboricultural Report (Barry Holdsworth Ltd dated 15th August 2016) without the prior written consent of the District Planning Authority (but see also informative below). Any retained trees or hedges which are removed, or, in the opinion of the District Planning Authority, are dying, becoming diseased or damaged shall be replaced by plants of such size and species as may be agreed in writing with the District Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

7. No demolition or building operations shall start until the tree protection measures detailed within the approved Tree Protection Plan (Barry Holdsworth Ltd dated 15th August 2016) and Arboricultural Method Statement (Barry Holdsworth Ltd dated 15th August 2016) have been implemented. Thereafter these measures shall be retained and any specified staging of works strictly adhered to throughout the course of development, and shall not be varied without the written agreement of the District Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the District Planning Authority:

- (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
- (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.

(c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

8. No development shall start until details demonstrating how the development would satisfy the 10% reduction of carbon emissions through renewable resources have been submitted to and approved in writing by the District Planning Authority. The renewable energy provision shall thereafter be implemented and retained in accordance with the approved details.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with Policy CSP14 of the Tandridge District Core Strategy 2008.

9. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in section 5 'Recommendations and Mitigation' contained within the Bat Preliminary Roost Assessment dated 24 January 2018.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwelling hereby permitted shall be carried out without the express permission of the District Planning Authority.

Reason: To retain control over the habitable accommodation at this property and ensure that the dwelling is not enlarged contrary to the District Planning Authority's restrictive policy for the extension of dwellings in the Metropolitan Green Belt in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds, greenhouses or other ancillary domestic outbuildings shall be erected apart from those expressly authorised as part of this permission without the express permission of the District Planning Authority.

Reason: To preserve the openness of the Green Belt in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2.

Informatives

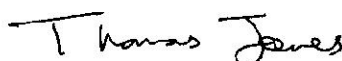
1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.

2. In the opinion of the Council's Tree Officer, the removal of trees T15, T16, T18 & T23 (protected as within Area A1 of Tree Preservation Order No. 206 (Tandridge) is not "considered necessary to implement a planning permission" within the meaning of paragraph (1)(a)(vii) of Regulation 14 of the Town & Country Planning (Tree Preservation) (England) Regulations 2012. Accordingly, separate consent is required to be obtained from the District Planning Authority by submitting an Application for Tree Works in the usual manner. In this respect, the applicants should note that permission for removal of these trees was provided on 20th March 2017 and is valid for a period of two years from the date of that decision notice; if the approved works are not carried out within that timeframe, a fresh application will be necessary.

3. The applicant's attention is drawn to the comments made by Surrey Wildlife Trust dated 29 January 2018 and in particular the need to obtain a European Protected Species Licence from Natural England prior to the commencement of works which may affect bats and a precautionary working method in relation to reptiles and breeding birds.

The development hereby approved has been assessed against Tandridge District Core Strategy Development Plan Document 2008 Policies CSP12, CSP14, CSP17, CSP18 and CSP21 Tandridge Local Plan Part 2: Detailed Policies 2014 – Policies DP5, DP7, DP10 and DP13 and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework.



Dated 08 February 2018

for P.W Mason
Strategic Director of Place

NB: <i>Please also see attached notes</i>
