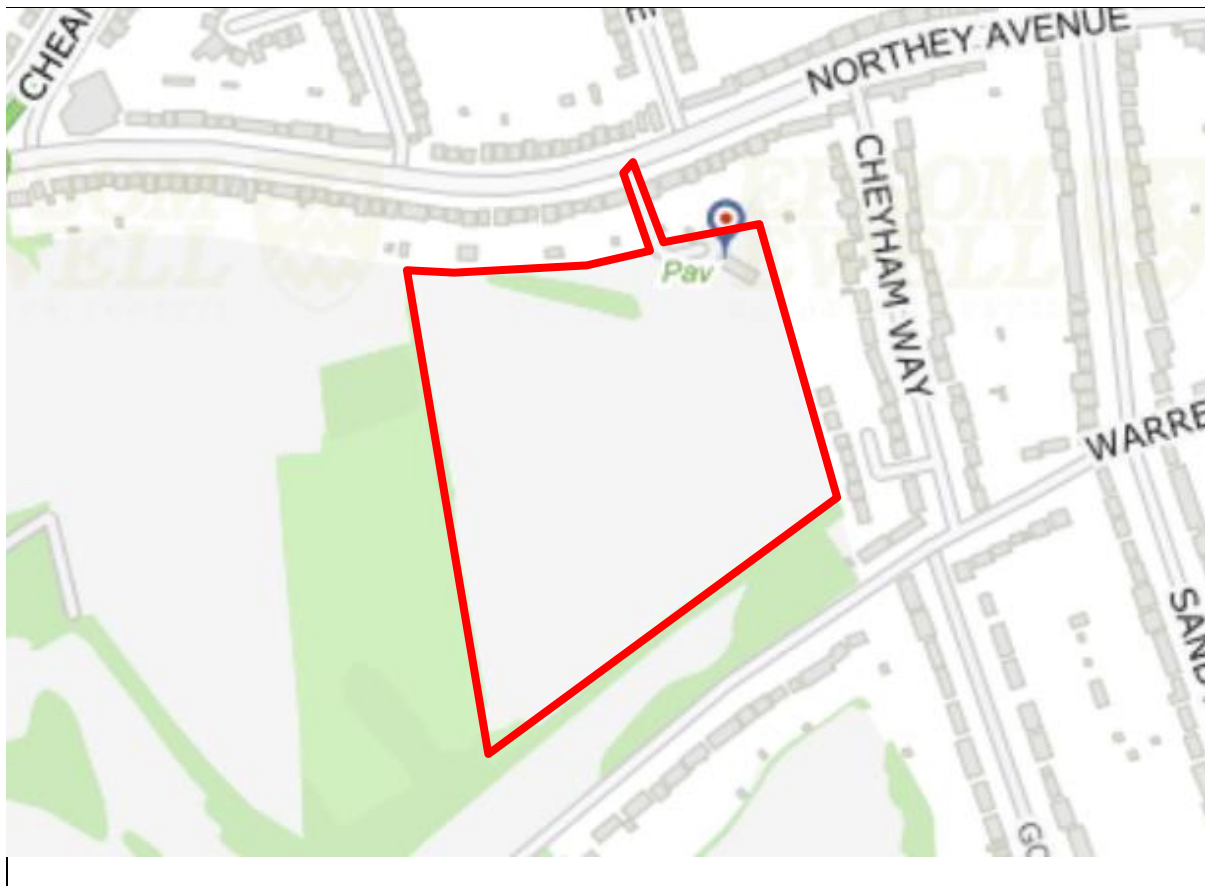


Planning Committee  
08 February 2024

Planning Application  
Number 23/00609/FUL

### Northey Avenue Sports Ground, Northey Avenue, Cheam SM2 7HN

<b>Application Number</b>	23/00609/FUL
<b>Application Type</b>	Full Planning Permission (Major)
<b>Address</b>	Northey Avenue Sports Ground, Northey Avenue, Cheam SM2 7HN
<b>Ward</b>	Nonsuch
<b>Proposal</b>	Extensions and internal alterations to existing Sports Ground Pavilion.
<b>Expiry Date</b>	09 February 2024
<b>Recommendation</b>	Approval, subject to conditions and informatives
<b>Number of Submissions</b>	2
<b>Reason for Committee</b>	Major development (site area of >1 ha)
<b>Case Officer</b>	George Smale, Planning Officer
<b>Contact Officer</b>	Simon Taylor, Interim Manager
<b>Plans, Documents and Submissions</b>	Viewed <a href="#">here</a>



## SUMMARY

### 1. Summary and Recommendation

- 1.1. This planning application is before the committee as it is a major planning application because the site area measures more than 1 hectare. It is recommended for approval.
- 1.2. This is a proposal for extensions and alterations to the existing Sutton Grammar School sports pavilion to accommodate increased amenities and capacity.
- 1.3. The site is accessed between the dwellings of No.84 and No.88 on the southern side of Northey Avenue. Hosting an area of approximately 9.4 hectares, the site contains a considerable number of playing fields for facilitating a wide range of sports activity associated with Sutton Grammar School and a wider diverse range of sports clubs.
- 1.4. While part of the site along the access road is sited within the built-up area, the majority of the site is located within the Metropolitan Green Belt including the sports pavilion, storage area, and car park.
- 1.5. There is limited planning history on the site apart from the erection of three temporary modular cabins for use as changing rooms for Sutton United Football Club to assist with providing additional facilities during the refurbishment phase of the sports pavilion (the current application). This was granted permission under 21/01879/FUL in April 2022 and is approved until 27 April 2025, at which point the temporary buildings must be removed.
- 1.6. Two neighbour objections letters have been received raising concerns to the impact of the development on traffic generation and increased congestion on surrounding roads, highways safety, parking implications, neighbour amenity, loss of privacy, and security concerns.
- 1.7. The proposed development by virtue of its increase in volume and size, scale, and form in relation to the existing dwelling, will not result in inappropriate development or material harm to the openness and permanence of the Metropolitan Green Belt.
- 1.8. The scheme will support and improve an existing outdoor sport and recreation asset, supporting social and community infrastructure.
- 1.9. The council are satisfied that the impact of the development on neighbouring amenity, highways safety, parking provision, biodiversity, ecology, flooding and drainage, and sustainability is acceptable.

- 1.10. As such, the recommendation before the committee is that the application should be approved, subject to conditions.

## PROPOSAL

### 2. Description of Proposal

- 2.1. The proposal involves extensions and alterations to the existing sports pavilion to accommodate additional amenities and capacity. There is no change to the sporting fields or car park.

### 3. Key Information

	Existing	Proposed
Site Area	9.4 hectares	
Footprint	311m <sup>2</sup>	568m <sup>2</sup>
Built Volume	1676m <sup>3</sup>	2181m <sup>3</sup> (30% increase)
Number of Storeys	2	2

## SITE

### 4. Description

- 4.1. The site is located on an expansive site of approximately 9.4 hectares in the Nonsuch ward to the east of the Borough. Most of the coverage of the site comprises of open playing fields used for a range of sporting and recreational activities.
- 4.2. The sports pavilion building, storage buildings, and parking provision is located to the north-east corner of the site and the site is accessed between the dwellings of No.84 and No.88 on Northey Avenue.
- 4.3. Residential development borders the site along the northern and western boundary. The closest dwelling (No.92 Northey Avenue) is approximately 58m from the nearest corner of the building.

### 5. Constraints

- Green Belt
- Site of Special Scientific Interest Risk Area
- Great Crested Newt Impact Zone (low habitat suitability)
- Source Protection Area

### 6. History

App No.	Description	Status
21/01879/FUL	Siting of 3no. single-storey temporary modular cabins	Permitted-26.04.2022
21/01879/FUL	Siting of 3no. single-storey temporary modular cabins	Permitted-26.04.2022

## CONSULTATIONS

Consultee	Comments
<b>Internal Consultees</b>	
Highway Authority	No highway requirements. Informatives are recommended.
Ecology	No objection subject to conditions.
<b>External Consultees</b>	
Sport England	No objection raised.
London Borough of Sutton (neighbouring authority)	No comment.
<b>Public Consultation</b>	
Neighbours	<p>The application was advertised by means of a site notice, press notice, and notification to 10 neighbouring properties, concluding on 27 January 2024. Two objections were received. They raised the following issues:</p> <ul style="list-style-type: none"> <li>• Traffic generation and increased congestion on the highway and access road.</li> <li>• Highways safety issues, impacting neighbouring properties including cars pulling out blind from driveways and restricted views.</li> <li>• Parking implications including cars parking on unallocated spaces and grass verges.</li> <li>• Comment relating to increase in the level of parking provision, widening the access road, and general road safety improvements if the scheme were to go ahead.</li> <li>• On-street parking implications on Northey Avenue</li> <li>• Increased noise disturbance relating to activities in the hall, licensing events, vehicles, and traffic generation.</li> <li>• Lighting issues affecting neighbouring amenity relating to security lighting, the lighting of the pavilion, and potential flood lighting in the future.</li> <li>• Security concerns</li> <li>• Loss of privacy</li> </ul>

Consultee	Comments
	<p><u>Officer comment:</u> Neighbour amenity, highways safety, access, and parking provision will be discussed in the body of the report.</p> <p>Licensing events are a separate process and not a material planning consideration and will not be assessed as part of this application. Flood lighting has not been applied for in this application.</p>
Ward Member	No comments were received.

## PLANNING LEGISLATION, POLICY, AND GUIDANCE

### 7. Legislation and Regulations

#### 7.1. Town and Country Planning Act 1990

#### 7.2. Environment Act 2021

#### 7.3. Community Infrastructure Levy Regulations 2010

### 8. Planning Policy

#### 8.1. National Planning Policy Framework 2023 (NPPF)

- Section 2: Achieving Sustainable Development
- Section 4: Decision-Making
- Section 8: Promoting Healthy and Safe Communities
- Section 9: Promoting Sustainable Transport
- Section 12: Achieving Well-Designed Places
- Section 13: Protecting Green Belt Land
- Section 15: Conserving and Enhancing the Natural Environment

#### 8.2. Epsom and Ewell Core Strategy 2007 (CS)

- Policy CS1: Sustainable Development
- Policy CS2: Green Belt
- Policy CS3: Biodiversity and Designated Nature Conservation Areas
- Policy CS4: Open Spaces and Green Infrastructure
- Policy CS5: The Built Environment
- Policy CS6: Sustainability in New Development
- Policy CS12: Developer Contributions to Community Infrastructure
- Policy CS13: Community, Cultural and Built Sports Facilities
- Policy CS16: Managing Transport and Travel

#### 8.3. Epsom and Ewell Development Management Policies Document 2015 (DMPD)

- Policy DM1: Extent of the Green Belt
- Policy DM3: Replacement and Extensions of Buildings in the Green Belt
- Policy DM4: Biodiversity and New Development
- Policy DM5: Trees and Landscape
- Policy DM6: Open Space Provision
- Policy DM34: New Social Infrastructure
- Policy DM35: Transport and New Development
- Policy DM36: Sustainable Transport for New Development
- Policy DM37: Parking Standards

#### **8.4. Supplementary Planning Documents and Guidance**

- Parking Standards for Residential Development Supplementary Planning Document 2015
- Surrey County Council Vehicular and Cycle Parking Guidance 2018
- Surrey Transport Plan 2022–2032
- Sustainable Design Supplementary Planning Document 2016

## **PLANNING ASSESSMENT**

### **9. Principle of Development**

#### **9.1. Development in the Green Belt**

9.2. The site is within Green Belt and Section 13 of the NPPF aims to prevent urban sprawl by keeping land permanently open with the purposes being to check unrestricted sprawl, prevent merging of towns, prevent encroachment within the countryside, preserve the setting of towns and encourage recycling of derelict sites.

9.3. Paragraph 152 of the NPPF, reinforced in Policy CS2 of the CS states that inappropriate development is, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 requires substantial weight to be applied to harm to the Green Belt.

9.4. The Green Belt considerations include the following:

*Whether the proposal would be inappropriate development for the purposes of Section 13 of the NPPF and development plan policy*

9.5. Paragraph 154 of the NPPF states that new buildings in the Green Belt are inappropriate, unless it involves:

- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the

Green Belt and do not conflict with the purposes of including land within it;

- extensions to buildings which do not result in disproportionate additions over and above the size of the original building, and;
- replacement buildings, or the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

9.6. The assessment of inappropriate development can be made for either one of these limbs but the one which most appropriately relates to the proposal is development is assessing it as an extension to the existing building.

*The effect of the proposal on the openness of the Green Belt and Countryside*

9.7. The NPPF highlights that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence.

9.8. Policy DM3 of the DMPD which allows replacement and extensions of buildings in the Green Belt where they are not materially larger than the existing building it replaces (taking into account floorspace, bulk and height) and in the same use. Quantitatively, the volume should be no more than 30% larger than the original building, which is as it existed on 1 July 1948 or as it was built originally. The proposal must also not have a detrimental impact on rural character through its siting and design.

	<b>Footprint</b>	<b>Volume</b>	<b>Height</b>	<b>Width</b>	<b>Depth</b>
Original	311m <sup>2</sup>	1676m <sup>3</sup>	8.9m	31.8m	12.6m
Existing	311m <sup>2</sup>	1676m <sup>3</sup>	8.9m	31.8m	12.6m
Proposed	568m <sup>2</sup>	505m <sup>2</sup>	8.9m	31.8m	16.5m
% change	81%	30%	No increase	No increase	30.9%

9.9. The scale and volume of existing extensions and alterations over and above the original building has been calculated by the planning agent and has been agreed by the officer. The proposed development will result in additional 505m<sup>3</sup> of building volume, which is a 30% uplift from the original building.

9.10. The percentage increase is therefore acceptable with the quantitative volume requirement of 30% as set out in Policy DMPD. As such, the proposal will not result in a disproportionate addition to the host building, thus not resulting in inappropriate development.

9.11. While the footprint of the building will increase significantly by 81%, a considerable proportion of this will form as an infill part single, part two storey extension. As the extension is concentrated mostly around the centre of the building and the depth will only increase by 3.9m, the

development will not excessively impinge on the openness of the Green Belt. The building is also sited on a raised hill, with a greater height than the levelled playing fields. No subterranean extensions or extensions on the downslope are proposed, and the building would retain its degree of permanence in relation to the surrounding playing fields. Therefore, in qualitative terms, the level of harm to the openness is not unreasonable.

- 9.12. The proposed extensions to the existing pavilion would preserve the openness and permanence of the Metropolitan Green Belt and would be acceptable in principle, complying with section 13 of the NPPF, Policy CP2 of the Core Strategy 2007 and Policy DM3 of the DMPD 2015.
- 9.13. It is also noted that the same conclusions would have been reached if the inappropriate development assessment had been made under the first limb of paragraph 154 for outdoor sport and outdoor recreation facilities. The proposed development would provide appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation whilst preserving the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 9.14. Community, Social and Sports Facilities**
- 9.15. Policy CS13 of the CS and Policy DM 34 of the DMPD resist the loss of community, cultural and built sports facilities, unless it is demonstrated that the need no longer exists, or it is provided elsewhere. New facilities that address a deficiency and meet identified needs are encouraged.
- 9.16. Policy DM34 of the DMPD allows new or extended social infrastructure to address identified need, where it is practical and flexible, accessibly located, of high-quality design with inclusive access, absent of neighbour amenity impacts and satisfies highways requirements.
- 9.17. Policy DM34 of the DMPD allows for social infrastructure development where there is identified need, it is provided in a multi-use, well designed and flexible building with inclusive access to the building, good access to public transport, adequate parking provision and no adverse impact on residential character and amenity.
- 9.18. The submitted Design and Access Statement explains that the existing sports pavilion is currently not fit-for-purpose in terms of the level of capacity it can host, the number of amenities it can provide, and the general condition of the building. Sutton Grammar School is at capacity with the numbers of students which has increased demand for appropriate outdoor sport and recreation provision on the site. A decision has been taken by the school that the most desirable, effective, and viable way to address the identified need is a full refurbishment and modern extension to the pavilion building.



- 9.19. The Design and Access Statement states that the school enables wider community use of the facilities on the site out of school hours where appropriate safeguarding and security is in place. A wider community use is not recognised by Sport England or the Football Foundation, but the applicant has demonstrated that various wider groups use the site on a regular basis.
- 9.20. Sport England have raised no objection, noting with the development is for an improvement of ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. The Football Foundation (FA) does not know of any community use facilities for football on the site, but this does not render the proposal unacceptable nor is an objection raised. There is a lack of community access to the site, but given this is the existing entrance, no issues are raised.
- 9.21. The proposed extension will only marginally increase the depth of the existing building which is isolated at least 60 - 70 metres from the residential properties to the north and the east.
- 9.22. While the entrance of the sports ground appears fairly inconspicuous from Northey Avenue and the entrance is inaccessible for pedestrians, the site is located in a sustainable location - a 23-minute walk from Ewell East Station.
- 9.23. In summary, the proposal will support and improve an existing outdoor sport and recreation asset, complying with Policy CS13 of the Core Strategy and Policy DM34 of the Development Management Policy Document 2015.

## **10. Design and Character**

- 10.1. Paragraphs 129, 135 and 139 of the NPPF refer to the need for functional and visually attractive development that is sympathetic to local character and history. Policy CS5 of the CS requires high quality design that is attractive, relates to local distinctiveness and complements the attractive characteristics of the area. Policy DM9 of the DMPD requires a positive contribution to and compatibility with the local character and the historic and natural environment and Policy DM10 requires good design that respects, maintains or enhances the prevailing house types and sizes, density, scale, layout, height, form and massing, plot width and building separation, building lines and key features.
- 10.2. The proposed part two storey, part single storey extension will integrate well into the existing building, projecting an additional 3.9m to the rear. The single storey hipped roof form will create an area for additional changing rooms. A new two balcony and viewing platform will be created looking to the rear and a first-floor gable feature will form a new entrance with stairs leading to ground floor level. The size, scale, and form of

development will not detrimentally harm the rural character of the surrounding area.

- 10.3. The external materials proposed will consist of brickwork to match existing, single membrane flat roof, bi-fold doors, and aluminium glazed canopy and side screen. Materials proposed will result in an attractive and consistent appearance across the building which is deemed acceptable.

## **11. Neighbour Amenity**

- 11.1. Policy CS5 of the CS and Policy DM10 of the DMPD seeks to protect occupant and neighbour amenity, including in terms of privacy, outlook, sunlight/daylight, and noise whilst Paragraph 191 of the NPPF and Policy CS6 of the CS seek to mitigate and reduce noise impacts.
- 11.2. Two objections raised to the proposal have raised potential impacts on the amenities of neighbouring occupiers. The residential properties that will be affected by the development are the houses to the east of the pavilion along Cheyham Way. There will be no changes to the existing access and parking provision to warrant an assessment in terms of neighbouring amenity.
- 11.3. The proposed new viewing platform will face the rear of the building overlooking the expansive playing field. There will be very oblique views of the neighbouring properties to the east from the viewing platform approximately 30m from the nearest residential rear boundary and at least 75m from the nearest residential rear wall. Furthermore, due to the building south-western orientation, the view to the east/north-east would be especially limited and only available if someone is standing right at the very edge of the viewing platform.
- 11.4. As such, the overlooking impact concerned will not result in detrimental harm to the amenities of neighbouring occupiers.
- 11.5. The proposal does not involve any increase in the capacity of the existing sporting fields/facilities. As part of the existing operations, including school and community use, there will be no change to the overall numbers of people using the sports pitches (whether by playing participants or spectators). Therefore, there is unlikely to be any adverse noise issues for surrounding residents.
- 11.6. The extensions and alterations proposed will be located towards the rear of the building and therefore any increase in noise will be emitted towards the playing fields rather than towards any residential properties.
- 11.7. Although the viewing platform could be used at any particular time of day, it is a small space (1.3m in depth by 11.7m in width), that's only primary function will be to use to spectate sports matches. Therefore, there is no

need to restrict hours or impose any restrictive conditions, as there will be no adverse impacts in terms of noise.

- 11.8. Issues such as licensing of events are not material planning considerations and vehicle parking provision and movement will remain unchanged. External lighting has not been included as part of this application.

## **12. Parking and Access**

- 12.1. Objections have been raised in reference to the impact of the proposed development on parking, access, and vehicle movement which will be discussed below. Changes and alterations to the existing access are not proposed and lie outside of the scope of this application.
- 12.2. Policy CS16 of the CS encourages an improved and integrated transport network and facilitates a shift of emphasis to non-car modes as a means of access to services and facilities. Development proposals should provide safe, convenient, and attractive accesses for all, be appropriate for the highways network, provide appropriate and effective parking provision, both on and off-site and ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, nor materially increase other traffic problems.
- 12.3. The Surrey County Council Highway authority has undertaken an assessment in terms of the likely net additional traffic generation and access arrangements and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements but recommends several informatives.
- 12.4. The current position of traffic generation and highways safety would not change as a result of this development, and therefore it is not reasonable to recommend any highways conditions as part of this application. The objection letters have raised concern with existing highways issues on site such as coach parking or encroachment onto the highway which have not been raised as a concern in comments from SCC Highways. Given there is no change to the capacity of the sports fields, there is no expectation that coach movements would increase. Any concerns with existing operations would need to be raised with SCC Highways.
- 12.5. A pre-commencement condition has been discussed and agreed with the applicant to ensure a suitable Construction Management Plan is adopted to ensure highways safety during the construction phase which will be submitted prior to the commencement of development works.
- 12.6. In terms of parking generation, SCC policy dictates one car space for two playing participants (or individual justification). Whilst there is an increase in pavilion floorspace, there are no changes to playing field capacity or

students numbers within the school and hence no increased parking demand. The intent is to improve existing facilities rather than to increase capacity, and therefore no impact on the level of parking provision on the site.

### **13. Ecology and Biodiversity**

- 13.1. Paragraphs 180 and 186 of the NPPF, Policy CS3 of the CS and Policy DM4 of the DMPD require the conservation and enhancement of on-site biodiversity, with minimisation of impacts and the provision of mitigation measures. The duty of care extends to Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 to protect species identified under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
- 13.2. The site is within a SSSI Impact Risk Zone Area. However, the impacts of a modest-sized extension integrated to the existing building does not pose any foreseeable harm on protected species other than potential impact on bats, discussed below.
- 13.3. The Council's Ecology Officer had requested that a Preliminary Bat Survey be submitted prior to the determination of the application. This was received to the council on 29/09/2023 (undertaken by arbtch consultants) to rule out or mitigate potential harm to all protected species.
- 13.4. The preliminary survey concluded that the building has negligible value for roosting bats due to a lack of potential roost features. There was also no evidence of nesting birds recorded internally within the building or externally or harm to protected species. Nevertheless, biodiversity enhancement opportunities have been recommended.
- 13.5. The Council's Ecology Officer has reviewed the document and is satisfied with the conclusions and recommendations subject to compliance with the biodiversity enhancement opportunities stated in section 4 of the report. As such, the council are satisfied that bats can be protected and biodiversity enhancement opportunities can be carried out, subject to a condition and informative, thus raising no objection.

### **14. Flooding and Drainage**

- 14.1. Paragraphs 165 and 173 of the NPPF, Policy CS6 of the CS and Policy DM19 of the DMPD state that development at medium or high risk from flooding must ensure that there is no increase in flood risk, whether on or off site, and implementation of flood resilience and mitigation to reduce it to acceptable levels.
- 14.2. The site is within Flood Zone 1 and there would be no objection to the proposal in terms of fluvial flood risk.

- 14.3. Given the modest increase in the building's depth and isolation in comparison to neighbouring sites and as it is surrounded by grass sporting fields, it is satisfied that the impact of the development on surface water drainage will not result in adverse flood risk.

## **15. Environmental Sustainability**

- 15.1. On 23 July 2019, the Council committed to tackling Climate Change and addressing Epsom and Ewell Borough Council carbon emissions.
- 15.2. Policy CS6 of the CS stipulates that development should incorporate sustainable development and reduce, or have a neutral impact upon, pollution and climate change. This includes incorporation of renewable energy, use of sustainable construction methods and sustainable building design, flood management, reduction in water use and improvement of water quality and minimisation of noise, water, and light pollution.
- 15.3. The Design and Access Statement states that the internal and external changes proposed to the building will help to improve the sustainability. The presumed benefits of the scheme will include improving internal heat efficiency and modernise the building in line with up-to-date building standards.
- 15.4. No sustainability information has been submitted but in terms of policy requirements. However, a pre-occupation condition is included to ensure sustainability measures are proposed as part of the overall redevelopment, demonstrating how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies.
- 15.5. It is the responsibility of the applicant to provide their own sustainability measures tailored to the applicants' priorities and use of the building. This will be submitted separately and agreed in writing by the local planning authority.

## **16. Accessibility and Equality**

- 16.1. Policy CS16 of the CS and Policy DM12 of the DMPD requires safe, convenient, and attractive access to be incorporated within the design of the development. Lift access and accessible changing facilities and toilets are included within the scheme, thus ensuring full accessibility.
- 16.2. The Council is required to have regard to its obligations under the Equality Act 2010, including protected characteristics of age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There would be no adverse impacts because of the development.

## CONCLUSION

### 17. Planning Balance

- 17.1. Section 2 of the NPPF has an underlying presumption in favour of sustainable development which is carried through to the Development Plan. Policy CS1 of the CS expects development to contribute positively to the social, economic, and environmental improvements in achieving sustainable development whilst protecting and enhancing the natural and built environment.
- 17.2. The proposed development by virtue of its increase in volume and size, scale, and form in relation to the existing dwelling, will not result in inappropriate development or material harm to the openness and permanence of the Metropolitan Green Belt.
- 17.3. The scheme will support and improve an existing outdoor sport and recreation asset, supporting social and community infrastructure.
- 17.4. Officers are satisfied that the impact of the development on neighbouring amenity, biodiversity, ecology, flooding and drainage, and sustainability is acceptable.

## RECOMMENDATION

**To grant planning permission subject to the following conditions and informatives:**

### Conditions

#### 1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

#### 2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered 1186-PA-05, received by the local planning authority on 22 May 2023.

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy 2007.

### **3) Sustainability Measures**

Prior to the occupation of the development, details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy (2007).

### **4) Materials**

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall accord with those indicated within the application form associated with the application, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015.

### **5) Compliance with Ecology Survey**

The mitigation biodiversity enhancement opportunity measures detailed in Section 4 of the approved Ecology Survey (arbtech- Preliminary Bat Roost Assessment submitted on 29 September) shall be carried out in full prior to occupation of the development hereby permitted and thereafter maintained for the lifetime of the development.

Reason: In the interests of minimising flood risk in accordance with Policy CS6 of the Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

## **Informatives**

### **1) Positive and Proactive Discussion**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## **2) Building Control**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

## **3) Working Hours**

When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

## **4) Materials**

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning, or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

## **5) Damage to Highway**

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

## **6) Highway Users**

The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or



entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

**7) Protected Species**

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

**8) Changes to the Approved Plans**

Should there be any change from the approved drawings during the build of the development, this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.