

To: MEMBER OF THE PLANNING COMMITTEE
Councillors Blackwell (Chair), C.White (Vice-Chair),
Connolly, Duck, Farr, Gray, Lockwood, Mansfield, Moore,
Morrow, Prew, Ridge and Shiner

for any enquiries, please contact:
customerservices@tandridge.gov.uk
01883 722000

Substitute Councillors: Allen, Bloore, Botten and Mills

C.C. All Other Members of the Council

1 December 2021

Dear Sir/Madam

PLANNING COMMITTEE
THURSDAY, 9TH DECEMBER, 2021 AT 7.30 PM

The agenda for this meeting of the Committee to be held in the Council Chamber, Council Offices, Station Road East, Oxted is set out below. If a member of the Committee is unable to attend the meeting, please notify officers accordingly.

Should members require clarification about any item of business, they are urged to contact officers before the meeting. In this respect, reports contain authors' names and contact details.

If a Member of the Council, not being a member of the Committee, proposes to attend the meeting, please let the officers know by no later than noon on the day of the meeting.

Yours faithfully,

David Ford
Chief Executive

AGENDA

- 1. Apologies for absence (if any)**
- 2. Declarations of interest**

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

- (i) any Disclosable Pecuniary Interests (DPIs) and / or
- (ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or his staff prior to the meeting.

- 3. Minutes from the meeting held on 7 October 2021 (Pages 3 - 8)**
- 4. To deal with questions submitted under Standing Order 30**
- 5. Applications for consideration by committee (Pages 9 - 18)**

5.1 2021/1251 - Allingham Farm, Copthorne Bank, Copthorne, RH10 3JD (Pages 19 - 40)

5.2 2021/1539 - Uplands, Eden Way, Warlingham, CR6 9DP (Pages 41 - 54)

6. Recent appeal decisions received (if any)

To receive a verbal update from officers relating to appeal decisions by the Planning Inspectorate resulting from previous committee decisions.

7. Any other business which the Chairman is of the opinion should be considered at the meeting as a matter of urgency

THE DISTRICT COUNCIL OF TANDRIDGE

PLANNING COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 7 October 2021 at 7.00pm.

PRESENT: Councillors Blackwell (Chair), C.White (Vice-Chair), Connolly, Duck, Farr, Gray, Lockwood, Mansfield, Moore, Morrow, Prew, Ridge and Mills (Substitute) (In place of Shiner)

ALSO PRESENT: Councillors Allen, Cooper, Dennis, Gillman, Groves and Jones

APOLOGIES FOR ABSENCE: Councillor Shiner

150. DECLARATIONS OF INTEREST

Councillor Connolly, as the chairman of the Soper Hall charity, declared an interest in agenda item 5.2 as the applicant was a tenant of the Soper Hall. Councillor Connolly had sought advice from the Monitoring Officer in advance of the meeting and would therefore take part in the debate.

Councillor Copper, in his capacity as a director at the Soper Hall, declared an interest in agenda item 5.2, although he noted that he was not a member of the Committee.

Councillor Morrow, as a member of the Warlingham Parish Council, declared an interest in agenda item 5.6. Warlingham Parish Council had expressed an opinion in respect of the application. Councillor Morrow confirmed he took no part in the forming of the opinion and would view the application independently.

Councillor Prew, as a member of the Warlingham Parish Council, declared an interest in agenda item 5.6. Councillor Prew confirmed he would listen to the debate and vote on the matter accordingly.

Councillor Mansfield, as a member of Caterham on the Hill Parish Council, declared an interest in respect of agenda item 5.1. Caterham on the Hill Parish Council had voiced an opinion in respect of the application. Councillor Mansfield confirmed that she was not a member of the Parish Planning Committee and took no part in forming the opinion.

151. MINUTES FROM THE MEETING HELD ON 20 SEPTEMBER 2021

The minutes of the meeting were confirmed and signed by the Chair.

Committee Decisions (Under Powers delegated to the Committee)

152. 2020/2041 - DE STAFFORD SCHOOL, BURNTWOOD LANE, CATERHAM

The Committee considered an application for the demolition of an existing bungalow and the subsequent erection of 7 dwellings, located on land South-West of de Stafford School, to

facilitate a new external artificial grass pitch, associated car parking fencing and lighting for the school and local community.

The Officer recommendation was to refuse.

Councillor Jeremy Webster of Caterham on the Hill Parish Council and Chair of the Neighbourhood Plan Steering Group, spoke against the application.

Mr Jeremy Garner, the Executive Headteacher at de Stafford school, spoke in favour of the application.

A motion was proposed by Councillor Morrow, which was seconded by Councillor Lockwood, that further reasons for refusal be added in respect of the proposed hours of use of floodlights and the loss of important trees or groups of trees.

After a short recess the wording of the additional reasons for refusal was confirmed as:

1. *The proposed hours of use of the flood lighting associated with the artificial grass pitch would result in significant harm to the residential amenities of nearby properties by virtue of light pollution and general noise and disturbance contrary to Policy CSP 18 of the Tandridge District Core Strategy (2008) and Policies DP7 and DP22 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014) and the National Planning Policy Framework 2021.*
2. *The proposed development would result in the loss of important trees or groups of trees of which such loss has not been justified, in addition, insufficient mitigation details have been provided to justify any such loss contrary to Policy CSP 18 of the Tandridge District Core Strategy (2008) and Policies DP7 and DP22 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014) and the National Planning Policy Framework 2021.*

Upon being put the vote, the motion was carried.

RESOLVED – that planning permission be refused.

153. 2021/522 - LAND TO THE SOUTH OF THE CRESCENT, BRADENHURST CLOSE, CATERHAM, CR3 6FG

The Committee considered an application for the erection of a part 3-storey, part 4-storey building comprising of 5 apartments on the site of plots 18/19 Bradenhurst Close (as previously consented under TA/2017/2351) with associated access, parking, cycle storage and amenity space.

The Officer recommendation was to permit subject to conditions.

A recording of the representations of Ms Caroline Hollins, an objector, was replayed to the Committee.

Councillor Jeremy Webster of Caterham Valley Parish Council spoke against the application.

Mr Nigel Greenhalgh, the applicant, spoke in favour of the application.

Councillor Duck proposed the following motion for refusal:

The proposed development by reason of scale, bulk, cramped form and unacceptable design would result in overdevelopment failing to respect the character of the surrounding area. This would be contrary to CSP18 and CSP19 of the Core Strategy of 2008, DP7 of the Detailed Policies 2014 and of Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021. Also contrary to the Harestone Valley Character Assessment Area D and as set out in the CCWNP Design Guide Area 7.

Councillor Ridge seconded the motion. Upon being put to the vote, the motion was lost.

Councillor Grey proposed the following second motion for refusal:

The proposal would result in substandard living accommodation for future occupants by virtue of the layout of the accommodation and the relationship with external amenity space, contrary to Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

Councillor Mansfield seconded the motion. Upon being put to the vote, the motion was carried.

RESOLVED – that planning permission be refused.

154. 2021/886 - ARDEN LODGE, PASTENS ROAD, LIMPSFIELD, RH8 ORE

The Committee considered an application for the demolition of an existing porch and single storey side extension and the subsequent erection of a single storey rear extension, two storey side extension, new porch and associated alterations.

The Officer recommendation was to permit, subject to conditions.

Mr Robert O'Donovan, an objector, spoke against the application.

Councillor Mark Wilson of the Limpsfield Parish Council spoke against the application.

Ms Katie Walker, the applicant's agent, spoke in favour of the application.

Councillor Lockwood put forward the following motion for refusal:

The design of the proposed extensions and alterations would result in a form of development that would appear incongruous and out of character with the existing dwelling causing harm to the character of the existing dwelling and surrounding area and special landscape character contrary to Policy CSP18 and CSP20 of the Tandridge District Core Strategy 2008 and Policy LNP3 and LNP5 of the Limpsfield Neighbourhood Plan.

Councillor Duck seconded the motion. Upon being put to the vote, the motion was carried.

RESOLVED – that planning permission be refused.

155. 2021/1162 - 66 HIGH STREET, CATERHAM, CR3 5UB

The Committee considered an application for the demolition of the existing ground floor rear extension and partial demolition of an existing rear outrigger and the subsequent erection of a

new ground floor, first floor and loft extensions. The application included a change of use of part of the front ground floor and rear from A1 to sui generis (large house in multiple occupation) and a change of use of first floor from C3 to sui generis (large house in multiple occupation).

The Officer recommendation was to permit, subject to conditions.

Mr Bharat Shah, the applicant, spoke in favour of the application.

RESOLVED – that planning permission be granted, subject to conditions.

156. 2020/2074 - SAWMILLS, GREEN LANE, OUTWOOD, RH1 5QP

As a result of recent communications between the Council and the Applicant relating to a condition on vehicle movements from and to the site, the Interim Chief Planning Officer had reason to change his recommendation to the Committee and to recommend that the application be deferred to the next Planning Committee.

Upon being put to the vote, the amended Officer recommendation was agreed.

RESOLVED – that the application be deferred.

157. 2021/428 - 268 HILLBURY ROAD, WARLINGHAM, CR6 9TP

The Committee considered an application for outline planning permission for the demolition of the existing dwelling and the erection of 10 flats with associated access, parking and landscaping.

The Officer recommendation was to permit, subject to conditions.

A recording of the representations of Mr Laurence Smith, an objector, was replayed to the Committee.

Mr Martyn Avery, the applicant's agent, spoke in favour of the application.

Councillor Prew proposed the following motion for refusal:

The proposal by reason of the number of units, site layout, design and mass of the proposed building and the location of the car park across the frontage would result in overdevelopment and increased intensification of the site which would cause harm to the character of the area and fail to reflect the prevailing character and setting of the area. The height of the building at 9.8m would be higher than both adjacent buildings and significantly higher than the property at 270 Hillbury Road, to the south of the proposed development. As such, it would be dominant in the area and out of keeping with the existing street scene contrary to Policy CSP18 of the Tandridge District Core Strategy (2008), Policy DP7 of the Tandridge District Local Plan; Part 2-Detailed Policies (2014).

Councillor Morrow seconded the motion. Upon being put to the vote the motion was carried.

Councillor Morrow proposed the following second motion for refusal:

The proposal has insufficient amenity space for the number of dwellings proposed, thus failing to provide a satisfactory living environment for future occupiers, contrary to policy DP7 of the detailed Policies 2014.

Councillor Duck seconded the motion. Upon being put to the vote the motion was carried.

RESOLVED – that planning permission be refused.

158. 2021/1259 - 1 CAREWELL COTTAGES, ST PIERS LANE, LINGFIELD, RH7 6PN

The Committee considered an application for the erection of a two storey side and single storey rear extension.

The Officer recommendation was to refuse.

Councillor Steeds proposed the following motion for approval:

The proposed extensions and alterations would not be considered a progressive or disproportionate addition to the original building as it stood in 1968 and it would therefore not constitute inappropriate development in the green belt. The nature of the proposal would not result in significant harm to the character and appearance of the area nor would it have any undue impact on the residential amenities of the existing occupiers. It is considered that the development would accord with the appropriate policies and it is therefore recommended that planning permission is granted subject to conditions.

Councillor Ridge seconded the motion. Upon being put to the vote, the motion was lost.

RESOLVED – that planning permission be refused.

159. 2021/1286 - 69 HARESTONE LANE, CATERHAM, CR3 6AL

The Committee considered an application for the erection of a single storey side extension and rear single storey extension to create separate annexe for relative and erection of further two storey side extension to provide utility study and bedroom space to the main house.

The Officer recommendation was to permit, subject to conditions.

Mr Andrew Ramsden, an objector, spoke against the application.

Councillor Duck proposed the following reasons for refusal:

1. *The proposed development, by reason of its scale, bulk and proximity to the boundary, would be a dominant and cramped form of development that would result in an overdevelopment of the site and fail to respect the spacious character of the existing dwelling and site. This would result in significant harm to the character and appearance of the site contrary to Policy CSP18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014, Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 and the Harestone Valley Character Assessment 2011.*
2. *The proposed development, by virtue of its elevated position and the topography of the site and surrounding area, would result in a visually intrusive, overbearing development and perceived loss of privacy for neighbouring properties contrary to Policy CSP18 of*

the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

The motion was seconded by Councillor Ridge. Upon being put to the vote, the motion was lost.

RESOLVED – that planning permission be granted, subject to conditions.

160. PLANNING APPLICATIONS SUBMITTED BY THE COUNCIL

The Committee considered a short report which set out a recommended amendment to the Planning Committee's scheme of delegation which would remove the requirement for planning applications submitted by the Council to be ratified by Full Council.

Upon being put to the vote the recommendation was approved.

RECOMMENDED – that the recommendation be approved, subject to ratification by Full Council.

In accordance with Standing Order 25(3) Councillor Lockwood wished it recorded that she voted against the recommendation to amend the Planning Committee scheme of delegation.

161. RECENT APPEAL DECISIONS RECEIVED

The Principal Planning Officer advised that the following application had been allowed by the Planning Inspectorate:

TA/2020/690 - Land off Oxted Road (A25), Oxted. This application had not been heard by the Planning Committee and had been referred to public inquiry.

Rising 0.13 am

REPORT TO THE PLANNING COMMITTEE ON 9 DECEMBER 2021

AGENDA ITEM 5 APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

To consider the application detailed in item 5.1 and 5.2

Notes:

- (i) All letters received commenting on applications adversely or otherwise will be available in the Council Chamber for inspection by Members prior to the meeting. Summaries of the public responses to applications are included in the reports although Members should note that non-planning comments are not included.
- (ii) Arrangements for public participation in respect of the applications will be dealt with immediately prior to the commencement of the meeting.

Contacts:

Cliff Thurlow, Temporary Chief Planning Officer – 01883 732906
Email: cthurlow@tandridge.gov.uk

Paige Barlow, Senior Planning Officer – 01883 732861
Email: pbarlow@tandridge.gov.uk

Caroline Daniels, Legal Specialist – 01883 732757
Email: cdaniels@tandridge.gov.uk

Background papers: Surrey Waste Plan 2008; Surrey Minerals Plan Core Strategy 2011; The Tandridge Core Strategy Development Plan Document 2008; The Tandridge Local Plan: Part 2 – Detailed Policies 2014; Woldingham Neighbourhood Plan 2016; The Harestone Valley and Woldingham Design Guidance Supplementary Planning Documents 2011; Village Design Statement for Lingfield – Supplementary Planning Guidance; Woldingham Village Design Statement – Supplementary Planning Guidance; Conservation Area Appraisal of the Bletchingley Conservation Area Supplementary Planning Guidance; Limpsfield Neighbourhood Plan 2019

Government Advice: National Planning Policy Framework
Planning Practice Guidance (PPG)

PLANNING COMMITTEE – 9 DECEMBER 2021 – RECOMMENDATIONS

ITEM NO.	APPLICATION NO.	SITE ADDRESS	APPLICATION DETAILS	RECOMMENDATION
5.1	2021/1251	Allingham Farm, Cophthorne Bank, Cophthorne, Crawley, Surrey, RH10 3JD	Partial demolition of outbuildings and conversion of the remaining outbuildings into four single storey dwellinghouses with associated alterations, garden areas and parking.	REFUSE
5.2	2021/1539	Uplands, Eden Way, Warlingham, Surrey, CR6 9DP	Variation of Condition 2 (Plans) of planning permission ref: 2018/649 (Demolition of existing sheltered accommodation, comprising of 2 storeys with 23 dwellings. Erection of replacement accommodation comprising of a terrace of 4 houses, 4 semi-detached houses, and a 2-storey building with 13 bed flats and ancillary open space, car parking and landscaping) to allow for 5 additional car parking spaces (amended description and plan)	PERMIT subject to conditions

SUMMARY OF RELEVANT POLICIES & NATIONAL ADVICE FOR PLANNING APPLICATIONS IN APPENDIX A.

Core Strategy

Policy CSP1 sets several strategic aims in terms of the location of development. It seeks to promote sustainable patterns of travel, make the best use of land within the existing built-up areas.

Policy CSP2 sets out the Council's approach to housing supply.

Policy CSP3 seeks to manage the delivery of housing when the Council exceeds its rolling 5-year supply by more than 20%. When such an oversupply exists, the Council will refuse development of unidentified residential garden land sites of 5 units and above or site larger than 0.2ha where the number of dwellings is unknown. Account must be taken of smaller sites forming parts of larger sites and infrastructure provision as well as significant social or community benefits.

Policy CSP4 is an interim holding policy pending the adoption of a substitute policy in an Affordable Housing DPD. It sets a threshold within built up areas of 15 units or more or sites in excess of 0.5ha and within rural areas of 10 units or more. The policy requires that up to 34% of units would be affordable in these cases with the actual provision negotiated on a site by site basis. There is a requirement that up to 75% of the affordable housing will be provided in the form of social rented or intermediate or a mix of both.

Policy CSP5 refers to rural exception sites and states that exceptionally, land adjoining or closely related to the defined rural settlements which would otherwise be considered inappropriate for development may be developed in order to provide affordable housing subject to certain criteria.

Policy CSP7 requires sites providing 5 units or more to contain an appropriate mix of dwelling sizes in accordance with identified needs.

Policy CSP8 sets out the Council's approach to the provision of Extra Care Housing, including its targets for such provision.

Policy CSP9 sets out the criteria for assessing suitable Gypsy and Traveller sites to meet unexpected and proven need.

Policy CSP11 sets out the Council's approach to infrastructure and service provision.

Policy CSP12 seeks to manage travel demand by requiring preference to walking, cycling and public transport; infrastructure improvements where required and use of adopted highway design standards and parking standards.

Policy CSP13 seeks to retain existing cultural, community, recreational, sport and open space facilities and encourage new or improved facilities.

Policy CSP14 seeks to encourage all new build or residential conversions meet Code level 3 as set out in the Code for Sustainable Homes and that commercial development with a floor area over 500sq m will be required to meet BREEAM "Very Good" standard. On site renewables are also required.

Policy CSP15 seeks to ensure that the design and layout of development is safe and secure, that new buildings are adaptable for the disabled and elderly, that information technology can be included, that all development is accessible to all groups and that grey water recycling and/or segregated surface and foul water disposal is used.

Policy CSP16 sets out the Council's position on aviation development in the District with specific reference to its position on development at Redhill Aerodrome.

Policy CSP17 requires that biodiversity is taken into account.

Policy CSP18 seeks to ensure that developments have a high standard of design respecting local character, setting and context. Amenities of existing occupiers must be respected. Wooded hillsides will be respected and green space within built up areas protected. Development on the edge of the Green Belt must not harm the Green Belt.

Policy CSP19 sets a range of densities for new development.

Policy CSP20 sets out the Council's principles for the conservation and enhancement of the AONBs and AGLVs.

Policy CSP21 states that the character and distinctiveness of the District's landscapes and countryside will be protected, and new development will be required to conserve and enhance landscape character.

Policy CSP22 sets out how the Council will seek to develop a sustainable economy.

Policy CSP23 set out specific aims for the town centres of Caterham Valley and Oxted.

Tandridge Local Plan: Part 2 – Detailed Policies – 2014

Policy DP1 sets out the general presumption in favour of sustainable development.

Policy DP2 sets out the policies for development in the town centres, including within the primary and secondary shopping frontages

Policy DP3 sets out the policies for development in local centres, other centres and villages

Policy DP4 sets out the circumstances under which proposals for the alternative use of commercial and industrial sites will be permitted.

Policy DP5 sets out criteria for assessing whether proposals are acceptable in relation to highway safety and design.

Policy DP6 sets out criteria for assessing proposals for telecommunications infrastructure.

Policy DP7 is a general policy for all new development. It outlines that development should be appropriate to the character of the area, provide sufficient parking, safeguard amenity and safeguard assets, resources and the environment, including trees.

Policy DP8 sets out a number of criteria for assessing whether the redevelopment of residential garden land will be acceptable.

Policy DP9 sets out the circumstances in which the erection of gates, walls and other means of enclosure will be permitted.

Policy DP10 confirms the general presumption against inappropriate development in the Green Belt and states that inappropriate development will only be permitted where very special circumstances exist which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm.

Policy DP11 sets out the circumstances in which development in the Larger Rural Settlements will be permitted.

Policy DP12 sets out the circumstances in which development in the Defined Villages in the Green Belt will be permitted.

Policy DP13 sets out the exceptions to the Green Belt presumption against inappropriate development in the Green Belt and the circumstances in which new buildings and facilities, extensions and alterations, replacement of buildings, infill, partial or complete redevelopment and the re-use of buildings will be permitted.

Policy DP14 sets out a number of criteria for assessing proposals for garages and other ancillary domestic buildings in the Green Belt.

Policy DP15 sets out criteria for assessing proposals for agricultural workers' dwellings in the Green Belt.

Policy DP16 states that the removal of agricultural occupancy conditions will be permitted where the Council is satisfied that there is no longer a need for such accommodation in the locality.

Policy DP17 sets out criteria for assessing proposals for equestrian facilities.

Policy DP18 sets out the circumstances in which development involving the loss of premises or land used as a community facility will be permitted.

Policy DP19 deals with biodiversity, geological conservation and green infrastructure.

Policy DP20 sets out the general presumption in favour of development proposals which protect, preserve or enhance the interest and significance of heritage assets and the historic environment.

Policy DP21 deals with sustainable water management, and sets out criteria for assessing development in relation to water quality, ecology and hydromorphology, and flood risk.

Policy DP22 sets out criteria for assessing and mitigating against contamination, hazards and pollution including noise.

Woldingham Neighbourhood Plan 2016

Policy L1 is a general design policy for new development

Policy L2 sets out criteria for assessing new development proposals in relation to the Woldingham Character Areas

Policy L3 relates to landscape character

Policy L4 relates to proposals for new community facilities

Policy L5 relates to development proposals for The Crescent and its regeneration

Policy L6 seeks to support improvements to the accessibility of Woldingham Station

Policy L7 relates to the development of broadband and mobile communications infrastructure

Policy L8 seeks to safeguard a number of Local Green Spaces as designated by the Plan

Policy C1 seeks to promote residents' safety

Policy C2 seeks to support proposals and projects which improve local transport services

Policy C3 supports the improvement of pedestrian and cycle routes

Policy C4 supports proposals which promote networking and residents' involvement on local societies and organisations

Limpsfield Neighbourhood Plan 2019

Policy LN1 sets out a spatial strategy for the Parish.

Policy LN2 requires that all new development provides an appropriate mix of housing types and size, including smaller units (3 bedrooms or fewer) for sites over a certain size.

Policy LN3 seeks a high quality of design, reflecting the distinctive character of particular areas of the Parish.

Policy LN4 relates to new development in the Limpsfield Conservation Area.

Policy LN5 relates to landscape character.

Policy LN6 identifies a number of Local Green Spaces, and seeks to protect their use.

Policy LN8 seeks to promote biodiversity.

Policy LN9 relates to business and employment, including in relation to Oxted town centre.

Policy LN10 relates to the rural economy.

Policy LN11 seeks to protect community services in Oxted town centre.

Policy LN12 seeks to protect community services in Limpsfield Village and other parts of the Parish.

Policy LN13 supports sustainable forms of transport.

Policy LN14 supports the provision of super-fast broadband.

Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021

Policy CCW1 – gives support to proposals identified for their Housing Site Availability during the period 2015-2026

Policy CCW2 – supports proposals for sub-division of larger residential properties into one, two, three-bedroom dwellings

Policy CCW3 – supports proposals for housing which optimise housing delivery in accordance with guidance contained in the Urban Capacity Study and outlines density range of 30-55 dwellings per hectare for land not covered in the Urban Capacity Report.

Policy CCW4 – sets out that development is expected to preserve and enhance the character of the area in which it is located.

Policy CCW5 – sets out that development proposals which integrate well with their surroundings, meet the needs of residents and minimise impact on the local environment will be supported where they demonstrate high quality of design and accord with the criteria of this policy.

Policy CCW6 – support proposals which incorporate measures to deliver environmentally sustainable design to reduce energy consumption and mitigate effects of climate change in line with building design measures contained in the policy.

Policy CCW7 – supports proposals which provide incubator/start-up business space and/or establishes enterprise/business park developments.

Policy CCW8 – resists the loss of local and neighbourhood convenience shops unless justification is present on viability grounds. Proposals to improve the quality and appearance of shop fronts and signage will be supported which have regards to CCW6.

Policy CCW9 – proposals for recreational and tourism development including a Visitor Centre will be supported where the criteria of this policy are met. Proposals for the improvement of signage for local facilities will be supported provided they integrate with their surroundings.

Policy CCW10 – supports development proposals which do not have a significantly detrimental impact on locally significant views as listed/mapped in the Neighbourhood Plan (Figures 7.1, 7.2-7.5, with detailed descriptions in Appendix A).

Policy CCW11 – sets out that there are 22 areas designated as Local Green Spaces on the policies map for the Neighbourhood Plan. Proposals which demonstrably accord with development appropriate in the Green Belt will be supported.

Policy CCW12 – proposals for provision of allotments and/or community growing spaces will be supported where accessible and within/adjacent to defined settlement areas. The loss of such space will not be supported unless alternative and equivalent provision is provided.

Policy CCW14 – encourages proposals for new/improved community facilities where criteria in the policy are met. The loss of such facilities will only be supported if alternative and equivalent facilities are provided.

Policy CCW15 – proposals for the expansion of existing public houses to develop appropriate community-based activities will be supported subject to compliance with other relevant policies and provide the design is in keeping with local character/distinctiveness. Proposals for the change of use of public houses will only be supported if the use is demonstrably unviable.

Policy CCW16 – supports proposals for provision of both traditional consecrated and green/woodland burial sites provided the criteria of this policy are met.

Policy CCW17 – supports proposals which facilitate or enhance the delivery of health services on a pre-set list of sites (contained within the policy), except for those within the Green Belt. Proposals for relocation/expansion of health services will be supported where they satisfy the criteria of this policy.

Policy CCW18 – except on Green Belt land, proposals which facilitate and enhance existing schools and associated playing fields will be supported subject to compliance with the criteria in this policy (sub-paragraph A). Proposals for new schools will be supported where they satisfy the criteria of this policy (sub-paragraph B).

Policy CCW19 – supports new residential, commercial and community development proposals being served by superfast broadband (fibre-optic). Where this is not possible, practical or viable, the development should incorporate ducting for potential future installation.

Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)

SPG (Lingfield Village Design Statement), adopted in January 2002, seeks to ensure that the village retains its individuality and character through future development both large and small. It provides general guidelines for new development and requires amongst other things that the design of new buildings should be sympathetic to the style of buildings in the locality both in size and materials.

SPG (Woldingham Village Design Statement) adopted in September 2005 provides guidance for development within Woldingham. Residential extensions should respect the size and proportions of the original house and plot. Boundary treatments should maintain the rural street scene, imposing entrances are out of keeping, and front boundaries should be screened with plantings or have low open wooded fences.

SPD (Woldingham Design Guidance) adopted March 2011 and seeks to; promote good design, protect and enhance the high quality character of the area, and to apply design principles on a sub-area basis to maintain and reinforce character.

SPD (Harestone Valley Design Guidance) adopted March 2011 and seeks to; promote good design, protect and enhance the high quality character of the area, and to apply design principles on a sub-area basis to maintain and reinforce character.

SPD (Tandridge Parking Standards) adopted September 2012 sets out standards for residential and non-residential vehicular parking and standards for bicycle parking.

SPD (Tandridge Trees and Soft Landscaping) adopted November 2017 sets out the Council's approach to the integration of new and existing trees and soft landscaping into new development, and seeks to ensure that trees are adequately considered throughout the development process.

National Advice

The National Planning Policy Framework (NPPF) constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. It sets out the Government's planning policies for England and how these are expected to be applied. It states that there are three dimensions to sustainable development: economic, social and environmental, and confirms the presumption in favour of sustainable forms of development which it states should be seen as a golden thread running through both plan-making and decision-taking.

The Government has also published national Planning Practice Guidance (PPG) which is available online and covers a number of policy areas and topics.

This page is intentionally left blank

ITEM: 5.1

Application: 2021/1251

Location: Allingham Farm, Copthorne Bank, Copthorne, Crawley, Surrey, RH10 3JD

Proposal: Partial demolition of outbuildings and conversion of the remaining outbuildings into four single storey dwellinghouses with associated alterations, garden areas and parking.

Ward: Burstow, Horne & Outwood

Decision: Planning Committee

Constraints - GB, LB, B of C, ASAC, C Road, Art 4

RECOMMENDATION:

REFUSE

This application has been referred to Committee by Cllr Lockwood.

Summary

1. The proposal is for the demolition of a number of outbuildings on the site and the conversion of those remaining into four single storey dwellinghouses with associated garden areas and parking. The application follows on from two previously refused applications for the conversion of the existing outbuildings to nine residential units in July 2018 and for the partial demolition of some of the outbuildings and the conversion of the remainder into four dwellinghouses in July 2020.
2. The site is located within the Green Belt; though, the proposal would not constitute inappropriate development in the Green Belt. However, the proposal has failed to demonstrate that the site is unsuitably located, or the commercial use is no longer viable. Whilst the proposal is acceptable in other regards complying with other Development Plan policies and would contribute to local housing supply, albeit of a small scale, this does not outweigh the other harm identified. As such it is recommended that planning permission be refused.

Site Description

3. The buildings forming the subject of the application are a series of conjoined single storey outbuildings (with a roughly 'H' shaped floorplate) plus three closely located freestanding outbuildings which are also single storey. These would originally have formed part of the farmstead of Allingham Farm the (former) farmhouse of which is next to the outbuildings, only separated from them by the vehicular access/driveway which services both this residential building and the outbuildings. The conjoined buildings are older than the other three and have pitched roofs, a mix of tile and slate. The walls are mainly tarred weatherboarding but include rendered and brick elements. The three free-standing buildings are probably mid- 20th century and are of close-boarded timber construction.
4. The farmhouse, a listed Grade II C17 building with later additions, has been edged in blue on the submitted site location plan. The easternmost part of the outbuildings is approximately 2m from the verge to Copthorne Bank. Those parts of the site not covered by buildings have a flooring of bound gravel with the exception of the west end of the site which has a small grassed paddock taking up about a fifth of the site.

5. The listing for Allingham Farm reads:

'House. C17 with early C20 cross wing to right. Timber framed to front left, whitewashed brick cladding below, plain tiled above. Plain tiled roofs with offset end stack to left further stacks to right. 1 storey and attic to left under two gabled casement corner windows, 2 storeys in wing to right with one casement window on each floor. Ribbed C20 door to right of centre under gabled porch hood on braced wooden supports. Pent roofed conservatory to left end. Pent roofed C20 garage attached to right.'

Relevant History

6. A prior approval application was refused in August 2015 for a change of use of one of the freestanding outbuildings from Class B1(a) to Class C3 under application reference 2015/1266/NC. The Council determined that the proposal did not benefit from the allowances under Class O of the General Permitted Development Order because the building lay within the curtilage of a listed building to which the allowances under this Class of the Order did not apply in this case.
7. Planning permission was refused in July 2018 for the conversion of existing outbuilding to 9 residential units under application reference 2018/373.
8. Most recently, planning permission was refused in July 2020 for the demolition of some of the outbuildings and the conversion of the remainder of the outbuilding into four single storey dwellinghouses with associated garden areas and parking at Planning Committee under application reference 2020/508 for the following reasons:
 1. *The applicant has failed to demonstrate that the existing use of the site is unsuitably located or that the current site is no longer viable in its current form or in an alternative commercial use. As such, the proposal is contrary to Policy DP4 of the Tandridge District Local Plan: Part 2 – Detailed Policies (2014).*
 2. *The proposal, by reason of the small floor area of the plots and height of the buildings, would result in a cramped living environment and unacceptable form of residential accommodation. In addition, the proposal fails to provide appropriate external amenity space serving plot 2 and would result in a poor outlook. The proposal would fail to provide a satisfactory living environment for future occupiers of the proposed development contrary to Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies (2014).*
 3. *The applicant has failed to demonstrate that the proposed development would not have an adverse impact on wildlife, habitats or protected species contrary to Policy CSP17 of the Tandridge District Core Strategy (2008), Policy DP19 of the Tandridge District Local Plan Part 2: Detailed Policies (2014) and the provisions of the NPPF 2019.*

Key Issues

9. The site lies within the Green Belt, and forms part of the curtilage to a listed building. The key issues are whether the proposal would be inappropriate development in the Green Belt and, if so, whether there are any 'very special

circumstances' sufficient to overcome the presumption against such development, and whether the setting of the listed building (a designated heritage asset) will be adequately preserved. Other key issues are housing supply, the impact on character and appearance, loss of commercial use, sustainability, residential amenity ecology, trees and landscaping, highway safety, parking provision and renewable energy provision.

Proposal

10. Planning permission is sought for the partial demolition of the outbuildings and the conversion of the remaining outbuildings into four single storey dwellinghouses with associated alterations, garden areas and parking. One of the dwellings would be detached, plot 1, and the other three dwellings, plots 2 – 4, would be attached.

11. The gross internal floor areas of the residential units, with the 'plot' number assigned to each of the units within the submission, is as follows:

Plot 1 58m²
Plot 2 47.2m²
Plot 3 40.7m²
Plot 4 50.4m²

12. Each of the units would have one bedroom, although plots 1 and 4 have separate utility rooms which could be used as second smaller bedrooms. Each plot would have its own garden area. The proposal shows 7 car parking spaces to serve the development and an increased area of hard standing to the west to provide an enlarged drive and turning area.

13. In relation to the differences between application 2020/508 and this revised proposal, the communal landscaped area element of the proposal to the north of the site has been omitted and instead each of the four proposed dwellinghouses would be served by larger private garden areas. In relation to parking layout, this would be more contained, with three spaces proposed to the west of the site, compared with the previous application which resulted in a larger area of hard surfacing for additional three spaces to the west of the site and a wider turning area. In addition, the internal layout of the four dwellinghouses has been amended, and within the submission it states that internal head height within the converted buildings would be improved as they would now feature vaulted roofs.

Development Plan Policy

14. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP12, CSP14, CSP15, CSP18, CSP21, CSP22

15. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP4, DP5, DP7, DP10, DP13, DP19, DP20

16. Woldingham Neighbourhood Plan 2016 – Not applicable

17. Limpsfield Neighbourhood Plan 2019 – Not applicable

18. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Not applicable

19. Emerging Tandridge Local Plan 2033 - Policies TLP01, TLP02, TLP03, TLP08, TLP10, TLP11, TLP18, TLP19, TLP32, TLP35, TLP37, TLP43, TLP44, TLP45

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

20. Tandridge Parking Standards SPD (2012)
21. Tandridge Trees and Soft Landscaping SPD (2017)
22. Surrey Design Guide (2002)

National Advice

23. National Planning Policy Framework (NPPF) (2021)
24. Planning Practice Guidance (PPG)
25. National Design Guide (2019)

Statutory Consultation Responses

26. County Highway Authority – The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who has assessed the application on safety, capacity and policy grounds and recommends the proposal be refused on the grounds that:
27. The NPPF 2021, states that local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport, and that developments should be located where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The NPPF does, however, recognise that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Policy CSP1 of the Tandridge District Core Strategy (2008) states that in order to promote sustainable patterns of travel, and in order to make the best use of previously developed land, development will take place within the existing built up areas of the District and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised.
28. The County Highway Authority (CHA) considers that the application site is not an ideal location in sustainable transport terms for new residential use, as it is not easily accessible by modes of transport other than the private car. It is not located within a reasonable walking distance from key services and facilities such as jobs, shops, schools, health and leisure facilities. The closest bus stop is approximately 200m away, but offers only hourly service; there is no rail station within the vicinity (the closest is Gatwick Station, approximately 4 miles away). There are no footways or streetlights along this section of the road, and very few places for pedestrians to seek refuge from traffic. Residents of the proposed residential use would therefore be heavily dependent on the private car for access to normal day to day services and facilities, hence the development would be contrary to the sustainable transport objectives of the NPPF and policy CS1 of the Core Strategy.
29. Notwithstanding this advice, however, the CHA acknowledges that there are three dimensions to sustainable development - economic, social and

environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. It also acknowledges that planning policy does permit the conversion and re-use of buildings in the Green Belt and hence some developments will not be able to meet the requirements of locational and transport policies. Therefore, it is for the Local Planning Authority to weigh up the CHA's sustainable transport advice against the other policies in the NPPF and the Core Strategy, particularly those relating to rural areas, in order to determine whether or not the proposed development would be sustainable in its wider sense.

30. Therefore, the CHA recommends that the above application is refused based upon the following grounds:
31. The site is located in an area that suffers from a lack of quality pedestrian and/or cycle links and a shortfall in public transport provision and is unsustainable in transportation terms. Residents would be heavily dependent on the private car for access to normal day to day services and facilities, and the proposed development would be contrary to the sustainable transport objectives of the NPPF, policy CS1 of the Tandridge District Core Strategy and objectives within the Surrey Local Transport Plan (LTP3).
32. Note to LPA –The applicant has proposed a reduction in the number of dwellings on the site when compared to the previous application (TA/18/373), so that 4 units are now proposed rather than 9. The applicant demonstrated on the previous application that there would be a reduction in the number of trips associated with the development which would make the site more sustainable in transport terms than existing. However, this does not address the main issue of the lack of infrastructure available for alternative transport modes and that any future residents would still be highly dependent upon the private vehicle for daily activities. The CHA notes that sustainability is considered on three dimensions: economic, social and environmental and that it is for the LPA to weigh up this advice against other policies in the NPPF and Core Strategy, particularly those relating to rural areas. As such, the CHA considers that this reason for recommending refusal is still valid.
33. However, if the CHA is minded to grant permission on the above application the CHA would request the following conditions are included within any planning permission granted...” (recommended conditions and informatives within full consultation response scanned 20/09/2021).
34. Burstow Parish Council – No comments received

Non-statutory Advice Received

35. Surrey County Council Historic Buildings Advisor – “The header shows that the historic environment considerations are the character of the listed building as one of special architectural or historic interest. Special regard has to be had to preserving the building or its setting in the determination of the application in accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
36. Barn North of Allingham Farm is on Tandridge District Council’s Buildings of Character List (2013) and as such is considered a non-designated heritage asset. Under paragraph 203 of the National Planning Policy Framework (NPPF) In weighing applications that directly or indirectly affect non-designated

heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

37. **Please note:** The document portal says a Heritage Statement has been provided, but the bat survey appears to have been uploaded twice instead. I suspect this is an error which will need correcting. To save time, I have assumed the heritage statement submitted is the one from 2020/508, but if a different one has been submitted please let me know. Alternatively, if a heritage statement has not been submitted you may wish to decide the application is contrary to policy 194 of the NPPF and there are grounds for refusal.
38. The heritage statement makes clear that this is a good set of relatively small farmstead buildings just to the north the main farmhouse. They are quite rightly recorded on the Tandridge Buildings of Character list (locally listed). They also make a positive contribution to the historic farmstead setting of Allingham Farm.
39. My predecessor noted the following regarding the buildings:

I fully agree with the suggestion in the heritage statement that the buildings to the north are of no merit and removing them would be beneficial to the overall setting of the listed building. With regard to the remaining buildings the conversion into dwellings is incrementally less desirable the greater the number of dwellings created. I note that on the current plans two of the dwellings could each accommodate a second bedroom which might affect the parking requirement. To be specific, my own view is that three dwellings could probably be accommodated with two in the main block and potentially third in the detached buildings. I am concerned that four would create more disturbance than is desirable to the principal listed building (the farmhouse).

With regard to the most recently refused application TA/2018/373 I commented on 30 April 2018

“The proposed scheme seems uncharacteristically dense with all sorts of problems of overlooking and provision of parking and private amenity space. I could not find any details of parking provision for the existing farmhouse which must not be forgotten in the development of this type because front garden parking would be wholly undesirable.”

I will leave it for others to determine whether these non-heritage issues have been adequately addressed. If they have been addressed I would say the heritage concerns are balanced against the conversion to 4 units but fully understand other considerations may weigh in favour of the proposal.

40. I agree with this assessment. In essence this proposal will cause a low degree of less than substantial harm to the setting of Allingham Farm through the creation of a more (but not entirely) residential appearance to the site as opposed to a former farmstead. This low level of harm is balanced by the conversion of these former farmstead buildings, but only just.
41. This assessment is subject to the below conditions being applied which are recommended to prevent incremental harm through the conversion of these dwellings and any permitted development rights they will gain. Should you have other additional concerns with this application please ensure you do not double count the benefits of preserving the Buildings of Character.

42. I advise the following conditions are applied... [recommended conditions within full consultation response scanned 12/082021].
43. I have assessed the proposal in accordance with policies 195 and 199 of the NPPF and find that providing my comments above are addressed there will be no material impact on the special interest of the listed building or the significance of the un-designated heritage assets.
44. Surrey Wildlife Trust (SWT) – First consultation response dated 16/08/2021. “The Local Authority has a duty to conserve biodiversity in line with the planning and legislative context, detailed in Appendix 1. We have reviewed the relevant application documents submitted on the planning portal, and other relevant publicly available information, and assessed these against published best practice guidance to determine whether submitted information was sufficient in order for the Local Authority to assess the planning application. Following this, we assessed the proposals against relevant legislation and planning policy and recommended appropriate course of action to ensure the Local Authority is fulfilling its duty to conserve biodiversity.
45. As part of the application the applicant has submitted an Ecological Impact Assessment (Lizard, 29/6/21).
46. Bats – The EIA notes that a bat survey conducted by KB Ecology on 8/6/20 recorded common pipistrelle bats emerging from B01. The Bat Conservation Trust Good Practice Guidelines state that when bat presence is established this should trigger roost characterisation surveys unless sufficient information has already been conducted. At present it appears that a single bat emergence survey has been conducted. Justification should be sought from the ecologist regarding the information underpinning their assessment of how the building is being used by bats.
47. Sensitive Lighting – The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at primary bat foraging and commuting routes across the development site, in order to comply with above referenced legislation and the recommendations in BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby”. We advise that compliance with this best practice guidance is secured through a Sensitive Lighting Management Plan submitted to the Local Planning Authority for approval in writing prior to commencement of development.
48. Breeding Birds – The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.
49. Enhancements – Paragraph 175 of the NPPF requires that “opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity”. This development offers opportunities to restore or enhance biodiversity and such measures will assist the Local Planning Authority in meeting the above obligation and also help offset any localised harm to

biodiversity caused by the development process. Should the Local Planning Authority be minded to grant permission for the proposed development, the development should proceed only in strict accordance with the impact avoidance and mitigation measures specified in the EIA.”

50. During the determination of the application the agent provided further clarification on 12/10/2021 from the applicant’s ecologist, as requested by SWT, regarding the information underpinning their assessment of how the building is being used by bats as follows:

51. *“The bat surveys and initial PEA were undertaken by KBA. Their bat survey from July 2020 should still be valid until May next year for planning purposes. I note that, on the LPA website, the report listed as “bat survey” is in fact just the KBA PEA rather than their bat survey. I attach the bat survey report as I think it would be beneficial to submit this.*

KBA originally assessed the building and found it to be of ‘low’ potential due to presence of suitable roost features but a lack of any evidence of bats such as droppings. KBA subsequently undertook a single emergence survey in accordance with BCT guidelines.

The survey found two common pipistrelle bats existing the building. Low numbers of bats such as this indicate a day roost which is how KBA have characterised the roost, and I would agree with their assessment. The survey was conducted in early July during the middle of the bat activity season; as such, evidence of a larger roost such as a maternity colony would have been very evident.

The activity on site was dominated by common pipistrelles in relatively low numbers, with rare passes by myotis bats. The activity supports the findings of the survey and does not leave suspicion that any bats were missed. As such undertaking further surveys were likely not deemed necessary for planning purposes and again I would agree. Further survey in 2022 will likely be required for a Natural England licence but this would not materially alter the planning application, and the mitigation proposed is appropriate.

My update visit in June 2021 found the building to be in largely the same condition as the photos from 2020 would suggest, and I did not find any further evidence of bats to suggest further bat surveys would produce a different result.”

52. SWT were re-consulted with this additional justification which included the submission of the Bat Survey Report.

53. Second consultation response dated 16/08/2021 – “The reasoning by the ecologist appears appropriate. The developer should be aware that, in line with the ecologist’s comments, further survey is likely to be required as part of the Protected Species Licence application”.

TDC advice

54. Strategy Team (Planning Policy) – Response fully detailed within paragraph 74.

Other Representations

55. Third Party Comments – None received

Assessment

Green Belt

56. Paragraph 147 of the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances with paragraph 148 adding that such circumstances will not exist unless the potential harm to the Green Belt, and any other harm, is clearly outweighed by other considerations.
57. Paragraph 149 of the NPPF advises that the construction of new buildings in the Green Belt constitutes inappropriate development but goes on to list exceptions to this rule, none of which include buildings required for the uses set out in this application. Paragraph 150 of the NPPF lists other certain forms of development which are also not inappropriate in the Green Belt *‘provided they preserve its openness and do not conflict with the purposes of including land within it*. Two forms of development listed under paragraph 150 of the NPPF are:
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- (e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)’.*
58. Local Plan Policy DP10 advises that within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused and will only be permitted where ‘very special circumstances’ exist that clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.
59. Policy DP13 of the Local Plan lists exceptions to new buildings in the Green Belt being regarded as inappropriate development and one is the re-use of buildings for industrial, commercial, community or residential purposes where the proposal (1) preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, (2) the buildings are of permanent and substantial construction and are capable of re-use without major works, (3) the proposed use can be wholly contained within the building identified for re-use and (4) the proposal would not be likely to result in the need to construct additional agricultural buildings unless it can be demonstrated the building is no longer suitable for that purpose.
60. In this case, an Engineer’s Structural Report, dated 8th January 2020, has been submitted with the application. This concluded that *“Structurally the buildings can be converted with some local repair and without substantial alteration and addition”*. On the basis of this conclusion it is considered that the proposal would utilise the existing buildings and not be tantamount to rebuilding based on the information provided and repair works required. The existing structures to be retained are of sound structural condition and would be substantially able to facilitate conversion.
61. It is not considered that the proposal would result in the need to construct additional agricultural buildings. The existing buildings were not used for agricultural purposes. The submitted application form states that the buildings

are currently redundant and that their last use was as a for furniture manufacturing and sales, as workshops.

62. The proposal would involve the demolition of some of the existing, more modern additions on site. The submitted Planning Statement states that this would result in a 52% reduction in the overall built form. Based on the Council's calculations, using submitted drawing number 1351 P2002A, it is considered that the existing area of built form on the site totals approximately 386m² and that 226m² would be retained as part of the proposal resulting in a 40% reduction. Paragraph 4.8 of the Planning Statement states that removing buildings on the site "amounts to over 150 sqm equating to approximately 40-50% of the built form on the site". It is acknowledged that the proposal would result in a reduction of built form on the site and the proposed accommodation could be wholly contained within the existing buildings.
63. However, the proposal would result in the formation of four separate residential curtilages, along with the associated domestic paraphernalia, and a more intensive use than at present. Although, the extent of hard surfacing to serve the dwellinghouses, for parking provision and turning space, would be reduced in comparison with the previous application 2020/508 and would be more contained within the site.
64. It is acknowledged that the Green Belt grounds were not a refusal reason upheld by the Planning Committee during the determination of application 2020/508. This application has been assessed on its own merits; however, it is considered that this revised scheme has an enhanced site layout with the provision of four larger private garden areas to serve the dwellinghouses, improved parking arrangements and reduced areas of hard surfacing. As such, on balance, the proposal would preserve the openness of the Green Belt and as such would not constitute inappropriate development in accordance with the NPPF and Local Plan Policies DP10 and DP13.

Commercial Use and Employment

65. Policy CSP22 of the Core Strategy considers the development of a sustainable economy seeking to make the best use of existing commercial and industrial sites. Both local and national policies seek to encourage and retain sustainably located commercial sites. There is however no specific consideration in this policy of the loss of existing employment uses in the Green Belt other than consideration at criterion C of the loss of such uses in Larger Rural Settlements and Green Belt Settlements.....*Allowing redundant or unsuitably located commercial and industrial sites within the built up areas, Larger Rural Settlements and Green Belt Settlements to be redeveloped for housing or other appropriate alternative uses.* This approach accords with consideration of a site's location and its sustainability. The application premises do not lie within a settlement, rather they lie in a rural location outside any settlement and Policy CSP22 is not therefore applicable. Reference should be made to Policies in the Tandridge District Local Plan and the NPPF.
66. Policy DP4 of the Local Plan refers to the alternative use of existing commercial and industrial sites being permitted only where it can be demonstrated that the site is unsuitably located, for example because of inadequate access, potential neighbour amenity harm and that such issues cannot be mitigated, or, that the current business is no longer viable to be demonstrated via a 12-month marketing exercise (minimum 6 months for sites not falling within Category 1 and 2 settlements). This policy expands upon Core Strategy Policy CSP22

criterion C and details the circumstances under which alternative uses of commercial sites would be appropriate. As noted above CSP22 (c) does not apply however to rural sites that lie outside a settlement.

67. Paragraph 84 of the NPPF advises that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

68. The site operated as a furniture business (the application form describes the last use of the site as “formerly furniture manufacturing and sales”). The submitted Planning Statement states that the “buildings offer spaces that are commercially occupied”. The submission states that the site is unsustainably located and no longer viable for commercial use, as per their justification within paragraphs 4.5-4.7 of their Planning Statement. The submission states:

“The Council should be advised that the existing commercial uses can attract high volumes of traffic with the majority requiring some use of a HGV or a long wheel base vehicle (van)... The access and parking arrangement are simply not satisfactory for the business units... the supporting Commercial Market Appraisal further supports that the location is unsuitable for the commercial units and that they are unviable... it is clear that a residential use will attract less traffic”

69. Furthermore, the application also includes the submission of a ‘Commercial Market Appraisal’. It is noted that this was written by White and Sons, Dorking, and that the agent of the application is from White and Sons, Horley. The Appraisal document states that “the buildings have been in use for pine stripping and display of pine stripped furniture and kitchen units for many years”. Despite the negative comments within the Appraisal, it does state that it “may be possible to find occupiers for smaller areas”, although this would be management intensive and require significant alterations and investment.

70. During the determination of the application, the Council’s Strategy (Planning Policy) Team were consulted on the proposal who stated:

Local Plan: Part 2 – Detailed Policy DP4 seeks to strike a healthy balance between retaining existing stock of employment land to help maintain the District’s viability and vitality and allowing the release of land where it is proven to be the most suitable option. More recently the Tandridge Strategic Economic Assessment 2018 identifies a trend in loss of employment sites in the District and advises that the Council should resist the redevelopment of employment sites for alternative uses unless its release can be justified.

My opinion is that they haven’t done sufficient to demonstrate that it is either unsuitably located or that it is no longer viable.

It is noted that access to the site and manoeuvring by HGV may be difficult, if not impossible, however it also has to be recognised that this site has been in an commercial use for a number of years and access to this site has presumably been achieved to enable the business to continue. Furthermore, not all commercial uses are reliant upon HGVs. The site may be appropriate for a use which is not reliant on HGVs and which is not intrinsically noisy and which does not cause undue disturbance, either from the commercial use itself or the associated traffic. Even if such issues were to arise any submission would need to demonstrate why they could not be mitigated to an acceptable

level. As it currently stands, the submission fails to provide a compelling argument in this respect.

Furthermore, clearly they have undertaken no marketing of the site for either its current use or an alternative. I appreciate it may not be in the best of condition and that it may fall short of the standards required such that it couldn't be legally let, but they would need to demonstrate this. Furthermore, they would need to demonstrate how much it would cost to bring it up to a reasonable standard, potentially exploring what is required for its current use or an alternative use(s). It may be that doing so would be prohibitively expensive and would be unviable given how much they could let it for but we would need more evidence that demonstrates this.

If they do market the property for sale or let on the open market they would need to demonstrate the following:

- It was marketed over the relevant time period.*
- It has been actively marketed. They would need to demonstrate how they've promoted the site and that it has been promoted as a commercial use, including the various potential uses it could be used for.*
- It was marketed at a realistic price. This can be demonstrated by providing details of properties of a similar type, size and location.*
- That no reasonable offers have been refused. So we'd need details of offers made, by whom, what its proposed use would be and the price offered and why they turned it down.*

71. In relation to employment the application form sets out that there are no existing employees on the site. From the Commercial Market Appraisal dated 14/10/2020 it states that the "accommodation has been used by the son of the occupier of the adjacent house". It is noted that within the submitted application form it states that the buildings are redundant and as such that the commercial use of the site is no longer operating. Whilst the proposal would not result in employment loss, it would result in the loss of the commercial use of the site.

72. The proposal would result in the loss of an employment site which local plan evidence suggests is a reoccurring trend in the District. The Council would require that other alternatives are explored before the loss of employment land is considered.

73. The site has been used for commercial purposes for a number of years. Whilst the comments are noted in relation to the unsuitability of HGVs along Copthorne Bank, it should be acknowledged that not all commercial uses are reliant on HGVs. Inaccessibility of a site by HGVs does not render it unsuitable for any form of commercial use, as is evidenced by the long-standing furniture business that did operate from the site. There is a lack of detailed consideration in this regard within the submission and in relation to the exploration of alternative commercial uses. The submission states that the proposed residential use, of four dwellinghouses, would attract less traffic than the commercial use, but no evidence or other supporting information has been submitted in this regard. Furthermore, if the commercial use of the site would result in undue disturbance or noise, then the application would need to demonstrate why any potential issues could not be sufficiently mitigated to an acceptable level.

74. Furthermore, no marketing of the site has taken place. The application has not demonstrated the cost that would be required to bring the site up to a

reasonable standard and detail of what would be required for the existing use or an alternative use to allow for an assessment of the viability of the site to be carried out.

75. The application has not demonstrated that the site is unsuitably located for commercial purposes, that it would result in neighbour amenity harm and it has not adequately demonstrated that the commercial use is no longer viable, even for an alternative commercial use, or as part of a redevelopment or mixed-used development scheme through a minimum 6 month active marketing exercise where the site (whether vacant or occupied during that time) has been offered for sale or letting on the open market at a realistic price and that no reasonable offers have been refused.
76. In conclusion, the application has not sufficiently demonstrated that the site is either unsuitably located or no longer viable for commercial purposes. Therefore, the proposal does not comply with Local Plan Policy DP4.

Heritage Assets

77. Local Plan Policy DP20 advises that there will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment.
78. The outbuildings are identified as 'Buildings of Character' and as confirmed by the Council's historic buildings adviser are curtilage buildings to the listed building, Allingham Farm (on the basis that they pre date 1948). As such they form part of the listed building (a designated heritage asset) and would continue to do so if they were converted. The NPPF (2021) states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification (paras 199-200).
79. No objection is raised in relation to the demolition of the more modern elements of the outbuildings to the north. With regard to the remaining buildings the conversion into dwellings it is considered to be incrementally less desirable the greater the number of dwellings created. The Country Historic Buildings Advisor concluded that:
- "In essence this proposal will cause a low degree of less than substantial harm to the setting of Allingham Farm through the creation of a more (but not entirely) residential appearance to the site as opposed to a former farmstead. This low level of harm is balanced by the conversion of these former farmstead buildings, but only just.*
- This assessment is subject to the below conditions being applied which are recommended to prevent incremental harm through the conversion of these dwellings and any permitted development rights they will gain. Should you have other additional concerns with this application please ensure you do not double count the benefits of preserving the Building of Character."*
80. The Historic Buildings Advisor stated there would be no material impact on the special interest of the listed building or the significance of the un-designated heritage assets in accordance with policies 195 and 199 of the NPPF. In this

case, it is considered that there would be no clear net-benefit on heritage grounds of converting the buildings to residential use. The conversion of the former farmstead building weighs slightly in favour of the proposal, yet it would result in a low degree of less than substantial harm to the setting of Allingham Farm through the formation of a more residential appearance of the site which weighs against the proposal.

81. It is acknowledged that the heritage objection was not a refusal reason upheld by the Planning Committee during the determination of application 2020/508 given that the County Historic Buildings Advisor's conclusion was an "on-balance" approach. In this case, no objections are raised in relation to Local Plan Policy DP20 and the relevant heritage policies within the NPPF (found in Chapter 16, from policy 189).

Character and Appearance

82. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
83. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
84. Given the proposed change of use, the proposal would impact the character and appearance of the site and surrounding area. The proposed development would result in the demolition of some of the outbuilding additions on site and the formation of four separate residential curtilages. However, it is considered that the changes could be accommodated without significant harm to the character of the appearance of the area. It is noted in reaching this conclusion that no objection on character and appearance grounds was raised under the previous planning applications 2018/373, which was for a more intensive form of development, and 2020/508.

Residential Amenities

85. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect. Policy DP7 of the Local Plan: Part 2 has the same objectives of protecting neighbouring amenity embodied in criteria 6-9. The policy contains minimum distance relating to new development and existing properties of 14m between principal windows of existing dwellings and the walls of new buildings without windows and 22m where habitable rooms of properties would be in direct alignment.
86. Plot 1, the detached unit, would be sited on the northern boundary. However, it would be separated over 16m away from the built form of the neighbouring property, Firs Lodge, to the north. As such, given the separation distance and the single storey nature of the buildings subject of the application, the proposal would not adversely impact upon the amenities of this neighbouring property

by reason of adverse overlooking, undue noise or disturbance or an overbearing nature.

87. Allingham Farm is located within the blue edging of the application site and would be located within close proximity of the buildings to be converted to residential use. However, given the existing shared access arrangements and single storey nature of the buildings, it is not considered that the proposal would result in a significant loss of privacy upon Allingham Farm and would not adversely impact upon its amenity.

88. Sub-paragraph B(8) of Policy DP7 of the Local Plan requires that proposals provide a satisfactory environment for the occupiers of both the existing and new development. The Government Publication – ‘Technical housing standards – nationally described space standard’ March 2015, sets out the recommended minimum gross internal floor areas for dwellings as set out below within Table 1. Whilst it is acknowledged that these Standards do not form part of the Development Plan; it does provide helpful guidance in relation to minimum space standards for dwellinghouses. In the case of this application, the buildings to be converted are single storey and the internal footprint for each of the dwellinghouses proposed is as follows;

- Plot 1 58m²
- Plot 2 47.2m²
- Plot 3 40.7m²
- Plot 4 50.4m²

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

89. One of the refusal reasons from the previous scheme, 2020/508, was that the proposal would fail to provide a satisfactory living environment for future occupiers given the small floor area of the plots, height of the buildings and lack of appropriate external amenity space serving plot 2 and its poor outlook. This revised application has sought to overcome the previous refusal reason with the omission of the communal landscaped area to the north of the site resulting in larger private garden areas and internal alterations.

90. Whilst the internal footprint of the four dwellinghouses is largely similar to that previously sought, this revised scheme has revised the internal layout of the dwellinghouses. Each of the units would have one bedroom, although plots 1

and 4 have separate utility rooms which could theoretically be used as second smaller bedrooms; however, this could not be controlled as part of a planning permission. Furthermore, whilst the submission states that units 3 and 4 are “1-person units”, this also could not be controlled as part of a planning permission. However, it is noted that the main bedroom within unit 4 would be suitable for 2 persons. The submission acknowledges that the footprint of plot 2 is “marginally” below the recommended standards for 2-persons, but states that this is compensated by the larger garden area. On balance, it is considered that the proposed dwellinghouses provide a satisfactory living environment for future occupants in relation to their internal footprint and that the application would not be warranted for refusal on this ground.

91. In relation to the internal head height of the buildings to be converted, the submission states that this would be improved in comparison with the previous scheme “as they would now feature vaulted roofs”. As set out within the Government’s ‘Technical housing standards – nationally described space standard’ March 2015, “the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area”. The various eaves heights of the buildings range from 2m – 2.49m which the majority of the buildings measuring between 2.13m – 2.26m. However, as a result of the intended vaulted roofs, the submission states that a minimum head height of 2.5m would be achieved within most instances. As such, the internal head height of the buildings to be converted would result in a satisfactory living environment for future occupiers.
92. Each plot would have its own garden area and would provide an ample level of external amenity space to plots 1, 3 and 4 and a satisfactory level of external amenity space to plot 2. In addition, a satisfactory outlook for each of the dwellinghouses would be provided. The proposal shows 7 car parking spaces to serve the development and an increased area of hard standing to the west to provide the enlarged driveway and turning area to serve the four dwellinghouses. The proposal would not result in a cramped living environment or unacceptable form of residential accommodation to warrant a refusal reason. On balance, it is considered that the proposal would provide a satisfactory living environment for future occupiers of the residential units which would comply with Local Plan Policy DP7.

Trees and Landscaping

93. Policy CSP18 of the Core Strategy requires that development must have regard to the topography of the site, important trees and groups of trees and other important features that need to be retained. Criterion 13 of Local Plan Policy DP7 requires that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape.
94. The Tandridge Trees and Soft Landscaping SPD (2017) outlines the importance of landscaping which applies to urban and rural areas and advises that it is ‘*essential that the design of the spaces around buildings is given the same level of consideration from the outset as the design of the buildings themselves*’. Trees are not only a landscape and environmental benefit but, as the SPD outlines, a health benefit for people which enhances their environment.
95. The Council’s Senior Tree Officer was consulted on the application and advised that; “The submitted arboricultural report has not been updated to correspond

with the revised scheme, however from an arboricultural perspective the impact is very similar and my comments remain largely the same as for the previously refused proposal 2020/508. This application requires the construction of a new dwelling in very close proximity to a large mature oak tree that is growing on the neighbouring property. The tree is given an 'A' category within the submitted Arboricultural Impact Assessment, and I consider it to be important in a policy context. There is an existing building within the same footprint as the proposed, but it is highly likely that the foundation depth required for the new building will need to be of a much greater depth. If constructed using conventional concrete trench and fill foundations then it is highly likely that significant roots would need to be cut, which may well render the tree unstable and/or cause significant physiological harm to the tree. Whilst I do not consider that this tree has sufficient local and wider amenity value to be made the subject of a TPO, with many far more prominent trees in the vicinity, I do believe it is proportionate to ensure its protection from harm by the imposition of conditions.

96. Being located offsite and not protected by TPO, it would not be reasonable to refuse the application on the basis of overhanging branches and roots that the applicant would have common law rights to prune, but as I have said, I do consider it reasonable to make provision for the protection of the tree by means of conditions requiring tree protection measures to be employed. There are other mature trees on site to be retained, and these can be protected as indicated within the submitted details, but as the report makes clear, it will be necessary for further details to be supplied. I therefore raise no objections to the proposal, subject to the following conditions". No objection raised, subject to the imposition of conditions (arboricultural method statement, method of construction statement (foundations and hard standing) and hard/soft landscaping details to be submitted, and restriction on further tree works.

Biodiversity

97. Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.
98. Policy DP19 of the Local Plan Part 2: Detailed Policies advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.
99. A Preliminary Ecological Appraisal from KB Ecology dated 12th October 2017, an Ecological Impact Assessment by Lizard Landscape Design and Ecology dated 29th June 2021, the Planning, Design and Access Statement from White and Sons dated July 2021 was submitted with the application, and during the determination of the application a Bat Survey and Mitigation Strategy dated 13th July 2020 was submitted following clarification sought from Surrey Wildlife Trust (SWT).
100. SWT were consulted on the proposal (full comments above) to assess the impact of the proposal upon biodiversity and they stated that justification should be from the ecologist regarding the information underpinning their assessment of how the building is being used by bats and also provided other comments in relation to sensitive lighting, breeding birds and enhancements.

101. During the determination of the application the agent provided further clarification from the applicant's ecologist to the satisfaction of SWT. However, SWT did state that a further survey is likely to be required as part of the Protected Species Licence application from Natural England in line with the applicant's ecologist's comments.
102. The application has demonstrated that protected species would not be harmed as a result of this development, subject to conditions, in accordance with Core Strategy Policy CSP17 and Local Plan Policy DP19. Had the application been acceptable conditions would have been imposed to ensure the development only progressed in strict accordance with the mitigation measures and biodiversity enhancements set out within the Ecological Impact Assessment and Bat Survey and Mitigation Strategy, a condition requiring the submission of a sensitive lighting management plan prior to commencement of development as recommended by SWT and for submission of full details of the European Protected Species (EPS) licence from Natural England prior to commencement as confirmed to be required by the applicant's ecologist.

Renewable Energy

103. Policy CSP14 of the Core Strategy requires new development of 1-9 residential units to achieve a minimum 10% saving in CO₂ emissions through the provision of renewable energy technologies.
104. A Renewable Energy Statement has been submitted with the application. This Statement concluded that the most appropriate renewable technology for the site would be the installation of air source heat pumps. The Statement does not specifically demonstrate how the proposal would achieve a minimum 10% saving in CO₂ emissions through the provision of renewable energy technologies.
105. No objection on renewable energy grounds was raised under the previous planning applications 2018/373 and 2020/508 which are material considerations in the determination of this application. In this case, had the proposal been acceptable, renewable energy provision could have been controlled by means of a pre-commencement planning condition to demonstrate that the minimum 10% saving in CO₂ emissions would be met. As such, no objections are raised in relation to Core Strategy Policy CSP14.

Sustainability, Highways and Parking Provision

106. The updated NPPF identifies three overarching objectives to achieving sustainable development – economic, social and environmental. The NPPF 2021 states that local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport, and that developments should be located where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The NPPF does, however, recognise that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
107. Policy CSP1 of the Tandridge District Core Strategy (2008) states that in order to promote sustainable patterns of travel, and in order to make the best use of previously developed land, development will take place within the existing built up areas of the District and be located where there is a choice of mode of

transport available and where the distance to travel to services is minimised. Policy DP1 of the Tandridge District Local Plan Part 2: Detailed Policies (2014) supports sustainable development and advises that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise.

108. Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards and Policy DP5 seeks to ensure that development does not impact highway safety.

109. The County Highway Authority (CHA) raised objection to the proposal and recommended that the application be refused on the grounds that;

“The site is located in an area that suffers from a lack of quality pedestrian and/or cycle links and a shortfall in public transport provision and is unsustainable in transportation terms. Residents would be heavily dependent on the private car for access to normal day to day services and facilities, and the proposed development would be contrary to the sustainable transport objectives of the NPPF, policy CS1 of the Tandridge District Core Strategy and objectives within the Surrey Local Transport Plan (LTP3).”

110. However, the CHA acknowledged the three dimensions to sustainable development and confirmed that the sustainability of the site should not be assessed solely in terms of transport mode and distance. The response acknowledged that planning policy does permit the conversion and re-use of buildings in the Green Belt and hence some developments will not be able to meet the requirements of locational and transport policies and therefore it is for the Local Planning Authority to weigh up this consideration with all other relevant planning policies within the NPPF and Development Plan.

111. It is acknowledged that future occupants of the proposed development would be reliant on the private car, with no safe pedestrian/cycle route to a nearby village or centre, to meet their day to day needs. It is noted that previous application 2018/373 included a reason for refusal on sustainability grounds; however, since the determination of this application recent appeal decisions (including APP/M3645/W/19/3224519) have found that the benefits of providing a dwelling through the conversion of a rural building have outweighed the harm that would arise from the use of car travel; and this is also considered to be applicable in the case of this proposal, which is for a smaller number of units than previously proposed. The NPPF does recognise that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. It is not considered that the proposal would cause unacceptable harm due to its location. It is noted that previous application 2020/508 raised no objection on sustainability grounds. As such, it complies with Policy CSP1 of the Core Strategy and to the Framework.

112. The CHA raised no objection to the proposal on highway safety grounds, and the proposal would utilise the existing access to Allingham Farm. The CHA recommended a number of planning conditions which would have been imposed had the proposal been viewed favourably.

113. In relation to parking provision, the proposal would provide 7 car parking spaces. The Tandridge Parking Standards SPD 2012 requires 1-bedroom houses to have 1.5 spaces unallocated or 1 space allocated plus 1 space

unallocated per 2 dwellings as a 'legible space'. The submission sets out that the dwellings would each have 1 bedroom and if this was the case, then the proposed parking provision would meet the requirements of the SPD. The same standard also applies to 2-bed flats and therefore 7 spaces on site is satisfactory as it is noted that plots 1 and 4 both include utility rooms which given their size could be capable of being single bedrooms and as such as considered as 'bonus' rooms under the Tandridge Parking Standards and as such are counted as bedrooms.

114. The submission does not include provision of cycle parking spaces; however, it is considered that the curtilages would be able accommodate cycle storage that could be addressed by condition. The proposal would comply with the provisions of the NPPF, Core Strategy Policy CSP12 and Local Plan Policy DP5.

Housing Supply

115. It is acknowledged that the proposal would contribute to housing supply within the District at a time when the Local Planning Authority cannot demonstrate a 5-year housing land supply. However, in this instance applying the titled balance and paragraph 11 of the NPPF; the harm is greater in this case, as fully detailed above, than the benefit of four additional units.

Conclusion

116. The proposal would not constitute inappropriate development in the Green Belt. However, the proposal has failed to demonstrate that the site is unsuitably located or that commercial use of the site is no longer viable. Whilst the proposal would be acceptable in relation to other matters and would contribute to local housing supply, albeit of a small scale, this does not outweigh the harm identified above and therefore it is recommended that planning permission be refused.

117. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

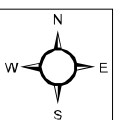
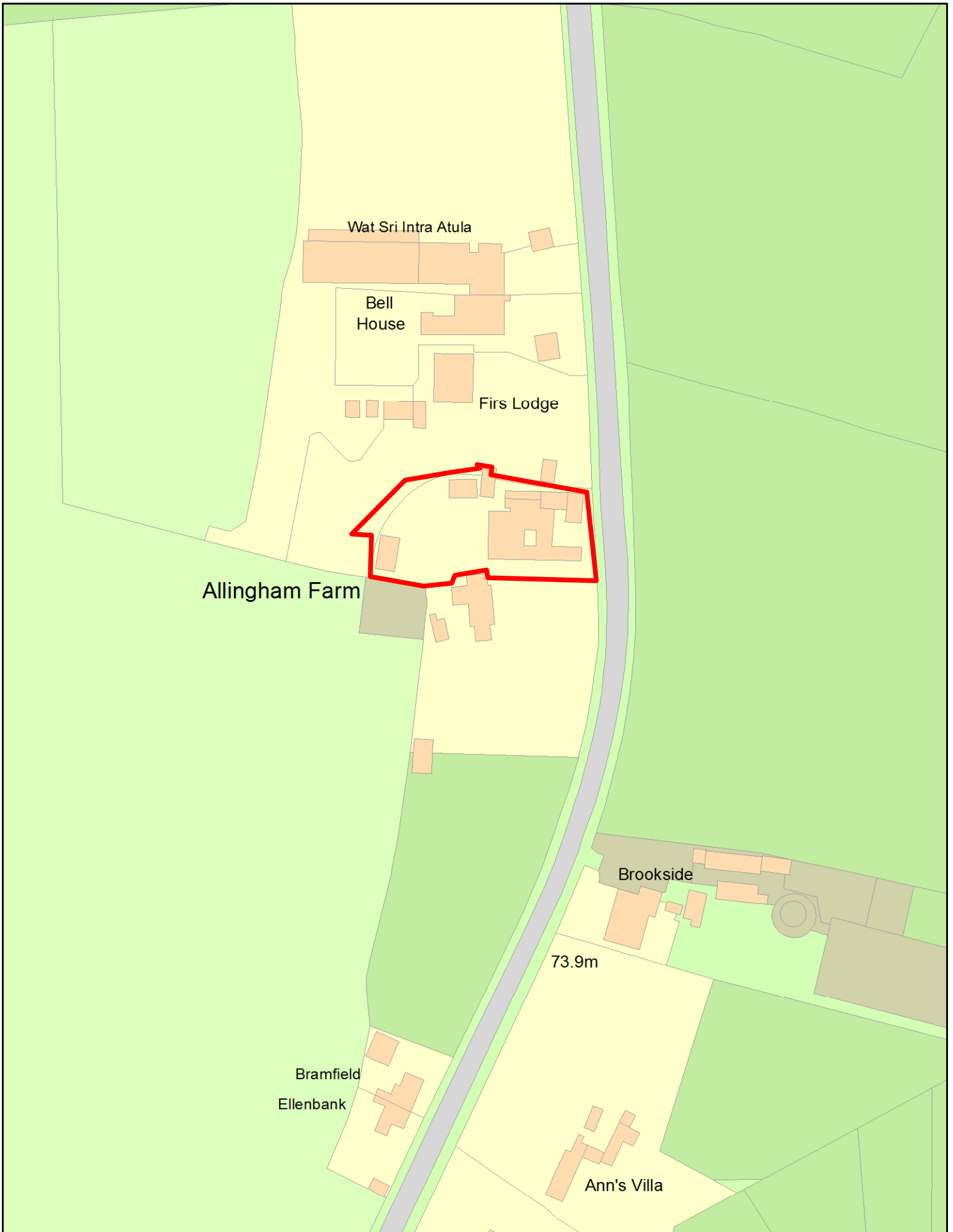
118. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION:

REFUSE

1. The applicant has failed to demonstrate that the existing use of the site is unsuitably located or that the current site is no longer viable in its current form or in an alternative commercial use. As such, the proposal is contrary to Policy DP4 of the Tandridge District Local Plan: Part 2 – Detailed Policies (2014).

This decision relates to drawings numbered 1351 P2001A (including the red-edged site location plan), 1351 P2002A, 1351 P2004A, 1351 P2005A, 1351 P2006A scanned 29 July 2021 and 1351 P2003C scanned 28 October 2021.



This page is intentionally left blank

ITEM: 5.2

Application: 2021/1539

Location: Uplands, Eden Way, Warlingham, Surrey, CR6 9DP

Proposal: Variation of Condition 2 (Plans) of planning permission ref: 2018/649 (Demolition of existing sheltered accommodation, comprising of 2 storeys with 23 dwellings. Erection of replacement accommodation comprising of a terrace of 4 houses, 4 semi detached houses, and a 2- storey building with 13 bed flats and ancillary open space, car parking and landscaping) to allow for 5 additional car parking spaces (amended description and plan)

Ward: Warlingham East and Chelsham and Farleigh

Decision: Planning Committee

Constraints - ASAC, AWOOD, Biggin Hill Safeguarding, Commons, Source Protection Zones, Urban

RECOMMENDATION: **PERMIT subject to conditions**

This application is reported to Committee as the applicant is Tandridge District Council. In line with recent changes to determination procedures, this is a recommendation to grant full planning permission and not a resolution as referral to Full Council is no longer required.

Summary

1. Planning permission was granted on 29th October 2018 for the demolition of existing sheltered accommodation, comprising of 2 storeys with 23 dwellings. Erection of replacement accommodation comprising of a terrace of 4 houses, 4 semi detached houses, and a 2- storey building with 13 bed flats and ancillary open space, car parking and landscaping.
2. The principle of the development has been established under the previous and extant permission referenced above. The proposed development differs from the scheme above in terms of the number of car parking spaces to increase the number by 5. The parking changes are considered acceptable.

Site Description

3. The site comprises a broadly rectangular plot currently being developed under the 2018 permission. It forms part of a larger Council housing site which fronts onto Limpsfield Road, opposite the Sainsbury store in Warlingham.
4. The site is generally flat and the wider site accommodates 4 x two- storey blocks of flats set within communal gardens. Vehicular access is from Eden Way leading to a central parking area which lies to the rear of numbers 1 and 2 Eden Way sited between the blocks proposed for demolition.
5. The site is bounded along the eastern and southern boundaries by mature tree planting with several significant specimen trees fronting Limpsfield Road (these lie within the wider Council site, but outside the application site). It abuts the Green Belt along the eastern and southern boundaries. To the west lie the bungalows of Eden Way whilst to the north lie the two storey blocks of flats forming the remainder of this housing site. To the east lies a building in use as

a care home set within a large plot whilst to the south lies a set of stables with a detached house within the site grounds.

6. The character of the site and wider surrounding area is one of mixed use (retail food store on the opposite side of Limpsfield Road) and a mixed size of residential accommodation. The area accommodates a range of houses, bungalows and flats of a variety of ages and consequently a variety of styles, although the general character is one informed by a generally traditional design. The existing blocks are of a plain, but traditional design. The bungalows to the south, arranged in pairs around Eden Way, are of a traditional design with off street parking at the front and generally with relatively modest rear gardens. Some have been extended with rear conservatories or detached garaging facing onto the site. The rear gardens are bounded by 1.8m timber fencing.

Relevant History

7. 2018/1549: Demolition of existing sheltered accommodation, comprising of 2 storeys with 23 dwellings. Erection of replacement accommodation comprising of a terrace of 4 houses, 4 semi detached houses, and a 2- storey building with 13 bed flats and ancillary open space, car parking and landscaping. Permission was granted on 29th October 2018 and is currently being implemented. There have also been approval of conditions and non-material amendment applications further to the original grant of permission.

Key Issues

8. The principle of the development was agreed on this site by the 2018 planning permission and the issues therefore relate to consideration of the variations proposed. Key issues are whether the revised proposal would be appropriate with regards to the parking areas.

Proposal

9. The applicant seeks planning permission for the variation of Condition 2 (Plans) of planning permission ref: 2018/649 (Demolition of existing sheltered accommodation, comprising of 2 storeys with 23 dwellings. Erection of replacement accommodation comprising of a terrace of 4 houses, 4 semi-detached houses, and a 2- storey building with 13 bed flats and ancillary open space, car parking and landscaping) to allow for 5 additional car parking spaces (amended description and plan)
10. The proposed development is similar to the 2018 application but differs in the following areas:

Parking provision

11. This an additional 5 car parking spaces from the 2018 planning permission. Due to the siting of these spaces, the garden area for plot A.01 would reduce overall, landscaping is slightly reduced across the development and bollards are proposed at the end of the road between the two rows of houses.

Development Plan Policy

12. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP4, CSP7, CSP12, CSP14, CSP17, CSP18, CSP19.
13. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP2, DP4, DP5, DP7, DP19, DP21, DP22
14. Woldingham Neighbourhood Plan 2016 – Not applicable
15. Limpsfield Neighbourhood Plan 2019 – Not applicable
16. Caterham, Chaldon and Whyteleafe Neighbourhood Plan — Post Referendum June 2021 – Not applicable
17. Emerging Tandridge Local Plan 2033 – Policies TLP01, TLP02, TLP05, TLP06, TLP10, TLP12, TLP14, TLP17, TLP18, TLP19, TP35, TLP37, TLP44, TLP45, TLP46, TLP47, TLP48, TLP49, TLP50

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

18. Tandridge Trees and Soft Landscaping SPD (2017)
19. Tandridge Parking Standards SPD (2012)
20. Surrey Design Guide (2002)

National Advice

21. National Planning Policy Framework (NPPF) (2021)
22. Planning Practice Guidance (PPG)
23. National Design Guide (2019)

Statutory Consultation Responses

24. County Highway Authority – The proposed development has been considered by the County Highway Authority who have assessed the application on safety, capacity and policy ground. There is no objection subject to conditions.
25. Warlingham, Parish Council – No comment.
26. Lead Local Flood Authority- No further comments.
27. Environment Agency- No comment received.

Non-statutory Advice Received

28. None received.

TDC advice

29. Senior Tree Officer: No objections.

Other Representations

30. Third Party Comments:

- Parking impact on amenity
- Parking in wrong location leading to anti-social behaviour

Assessment

Principle of development

31. The original 2018 scheme was granted planning permission and this considered the wide range of planning policies and material considerations, including the principle of development, design and impact upon the surrounding streetscene, density, housing, impact upon neighbours amenities, impact upon highways/parking provision, drainage, impact upon trees/ecology, sustainability.
32. In view of the extant permission, these issues will not be re-examined in this report unless directly relevant to the changes of this scheme as the policies remain as those considered at that time aside from an update to the NPPF. The site has a development of a similar nature that can be completed lawfully and this is a material planning consideration to which significant weight must be attached. The issue of highways and parking, character and appearance and amenity are considered of key relevance to the changes proposed.

Location of development

33. The principle of the development has already been established through the 2018 application. Core Strategy Policy CSP1 identifies Warlingham as an urban area and a Category 1 Settlement where development will take place in order to promote sustainable patterns of travel and in order to make the best use of previously developed land and where there is a choice of mode of transport available and where the distance to travel to services is minimised. As such, the principle of development is accepted in line with Core Strategy Policy CSP1.

Character and Appearance

34. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
35. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
36. The only changes to the 2018 application is changes to the layout of the parking areas, including bollards and stores. This is acceptable and does not impact on

the design quality of the scheme overall. The landscaping scheme is discussed in the paragraphs below.

Residential amenity

37. Policy CSP18 of the Core Strategy requires that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 (inclusive) of Policy DP7 of the Local Plan Part 2: Detailed Policies seeks to safeguard amenities of neighbouring properties, including minimum distances that will be sought between existing and proposed buildings.
38. A full assessment of the scheme and the impact on surrounding residential amenity and future occupiers was undertaken in the previous application and concluded the scheme was acceptable in this regard. Having reviewed this proposal afresh, it is not considered that any significant greater impact on neighbouring properties resulting from the additional parking and amendments would arise. This is due to the fact that the additional space would be located in areas of located in parking areas which are part of the 2018 extant consent. It is noted that the parking spaces are now closer to plot A.01, however, there would be boundary fencing (details of which would be subject to condition). There would no significant harm raised in this regard.
39. The proposal would result in the reduction of the garden associated with plot A.01 to a depth of 6 metres. However, as an end plot there is a greater than usual width to the garden which would ensure a proportionate amount of external space is provided for future occupants of this unit.
40. It is noted that the issue of antisocial behaviour has been raised, it is considered that the additional parking and amendments proposed would be located in parking areas which are part of the 2018 extant consent.
41. For the above reasons, it is concluded that the proposal would not result in harm to neighbouring amenities and would provide satisfactory living conditions for the future occupiers.

Highways safety and parking

42. Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Policy DP5 of the Local Plan contains Highway Safety & Design criteria for new development and Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards.
43. The current application proposes an addition 5 spaces, which is welcomed. The CHA have not objected to the scheme. The bollards proposed would not hinder use of the highway and would provide security to adjacent property. The proposal is acceptable in this regard.

Trees and landscaping

44. Local Plan Part 2 Policy DP7 criterion 13 sets out that where trees are present on a proposed development site, a landscaping scheme should be submitted

alongside the planning application which makes provision for the retention of existing trees that are important by their significance within the local landscape. Their significance may be because of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to their landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.

45. Whilst there are the additional five car parking spaces and there is slightly reductions of landscaping, the overall, tree and landscaping strategy remains largely unchanged. The Tandridge Tree Officer has stated:

These proposals do reduce the available space for soft landscaping of communal areas, but I do not think this is to such a detriment to the scheme that I would recommend refusal on that basis alone. The agreed tree protection is not affected by the proposals.

There is no effect either directly or indirectly on ancient woodland, as per the previously approved scheme.

46. As such, the proposal accords with Local Plan Policy DP7.

Planning balance

47. The redevelopment of this site has been established by the previous granting of planning permission for a similar form of development which remains extant. The Council is currently unable to demonstrate a 5-year housing supply and as such, paragraph 11d of the NPPF becomes relevant. It sets out that planning permission in such circumstances should be granted unless the harm of doing so with significantly outweigh the benefits when looking at the policy context broadly set out in the NPPF.
48. The proposal would contribute to the local housing supply.
49. In the context of the original permission, the proposed changes to the development are minor. The proposal would represent sustainable development as set out in the NPPF and permission should be granted without delay.

Conclusion

50. The design and layout changes would be acceptable in this location; levels of parking are acceptable. The proposal would not harm the living conditions of neighbouring residents or future occupants. For these reasons, the proposal would comply with the Development Plan policies and permission should be granted without delay.
51. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in

accordance with paragraph 213 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

52. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION: **Grant planning permission subject to conditions**

1. This decision refers to drawings numbered 170213 P(1)01 Rev A, P(1)02 RevB, P(1)03 Rev B, P(1) 05 Rev C, P (1)06 Rev D, P(1)07 Rev B, P(1)08 Rev C,P(1)10RevC,P(1)11 Rev D, P(1)12 Rev C,P(1)13 Rev C,P(1)14 Rev CP(1)15 Rev C,P(1)20Rev F,P(1)21RevB,P(1)22 Rev B and red-edged site plan. 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.

2. The development hereby approved must be constructed in accordance with Construction Transport Management Plan approved under application 2018/648/Cond1. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and/or are required in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018. These conditions are required to meet the objectives of the NPPF (2018), and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policy DP5 of the TLP Part 2: Detailed Policies (2014).

3. Within 2 months from the date of this permission full details of hard and soft landscape works must be submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved. These details shall include:

- means of enclosure
- hard surfacing materials
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.)
- bollards

Details of soft landscape works shall include details of 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. Details shall be submitted of tree protection measures.

Details of tree works and tree protection shall be carried out in accordance with the details included in the document Arboricultural Implications Assessment, Tree Protection Plan and Method Statement by David Archer Associates dated June 2018.

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.

4. The development shall be carried out in accordance with the details of finished ground floor slab level of the buildings approved under application 2018/649/Cond1.

Reason: The application contains insufficient information for the prior consideration of these details and to ensure a satisfactory form of 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

5. The development shall be carried out in accordance with the details of the materials to be used in the construction of the external surfaces of the buildings approved under application 2018/649/Cond1.

Reason: To ensure a satisfactory appearance upon completion 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 and the National Planning Policy Framework

6. The solar panels proposed on the roof of the building hereby approved shall not project above the height of the top of the adjacent parapet wall.

Reason: To ensure a satisfactory appearance upon completion 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 and the National Planning Policy Framework.

7. No demolition or building operations shall start until the tree protection measures approved pursuant to condition 3 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 and the National Planning Policy Framework.

8. Ecology Mitigation Measures and Enhancement Measures shall be carried out in accordance with the details provided in Section 5 of the submitted Ecology report dated 2017 by Greenlink Ecology Ltd.

Reason: To ensure compliance with the provisions of Policy DP19 of the Tandridge Local Plan Part 2: Detailed Policies and Policy CSP17 of the Tandridge Core Strategy (2008) and the National Planning Policy Framework.

9. Before the development hereby approved is occupied, the solar panels indicated on the approved drawings shall be installed and this system shall thereafter be 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 and the National Planning Policy Framework.

10. The development hereby approved shall not be first occupied until the proposed vehicular/pedestrian access to Eden Way has been constructed and provided with visibility splays in accordance with the approved plans and thereafter the visibility splays shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason: In order that the development shall not prejudice highway safety nor cause inconvenience to other highways users in recognition of Section 4 of the National Planning Policy Framework and to comply with policy CSP12 of the Tandridge Core Strategy 2008 and policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

11. The development shall not be first occupied unless and until existing access for the site to Eden Way has been permanently closed and any kerbs, verge and footway fully reinstated

Reason: In order that the development shall not prejudice highway safety nor cause inconvenience to other highways users in recognition of Section 4 of the National Planning Policy Framework and to comply with policy CSP12 of the Tandridge Core Strategy 2008 and policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014

12. The development shall not be occupied until facilities have been provided in accordance with the approved plans for the secure parking of bicycles within the site. Thereafter such facilities shall be permanently retained.

Reason: In order that the development shall not prejudice highway safety nor cause inconvenience to other highways users in recognition of Section 4 of the National Planning Policy Framework and to comply with policy CSP12 of the

Tandridge Core Strategy 2008 and policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

13. The development shall be carried out in accordance with the details of the surface water drainage scheme approved under application 2018/649/Cond1.

Reason: 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.

14. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

15. The scheme shall only provide affordable housing in accordance with the definition of affordable housing in Annex 2 of the National Planning Policy Framework (as printed on 19th September 2018) or any future guidance that replaces it.

Reason: To ensure that the scheme for the affordable housing provision is secured before the start of the development in accordance with the provisions of Policy CSP4 of the Tandridge District Core Strategy 2008 and the provisions of the National Planning Policy Framework.

16. The stair window in the flank wall of unit B04 shall be obscure glazed and fixed shut prior to first occupation and shall be permanently retained as such thereafter.

Reason: To protect the amenities of the neighbouring residents in accordance with the provisions of Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies and the National Planning Policy Framework.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows/dormer windows shall be inserted into the roof of the dwellings hereby permitted apart from those expressly authorised as part of this permission.

Reason: To protect the amenities and privacy of occupiers of adjoining properties 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

18. 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 windows shall be inserted in the first floor flank elevations of the houses, other than those expressly authorised by this permission

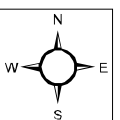
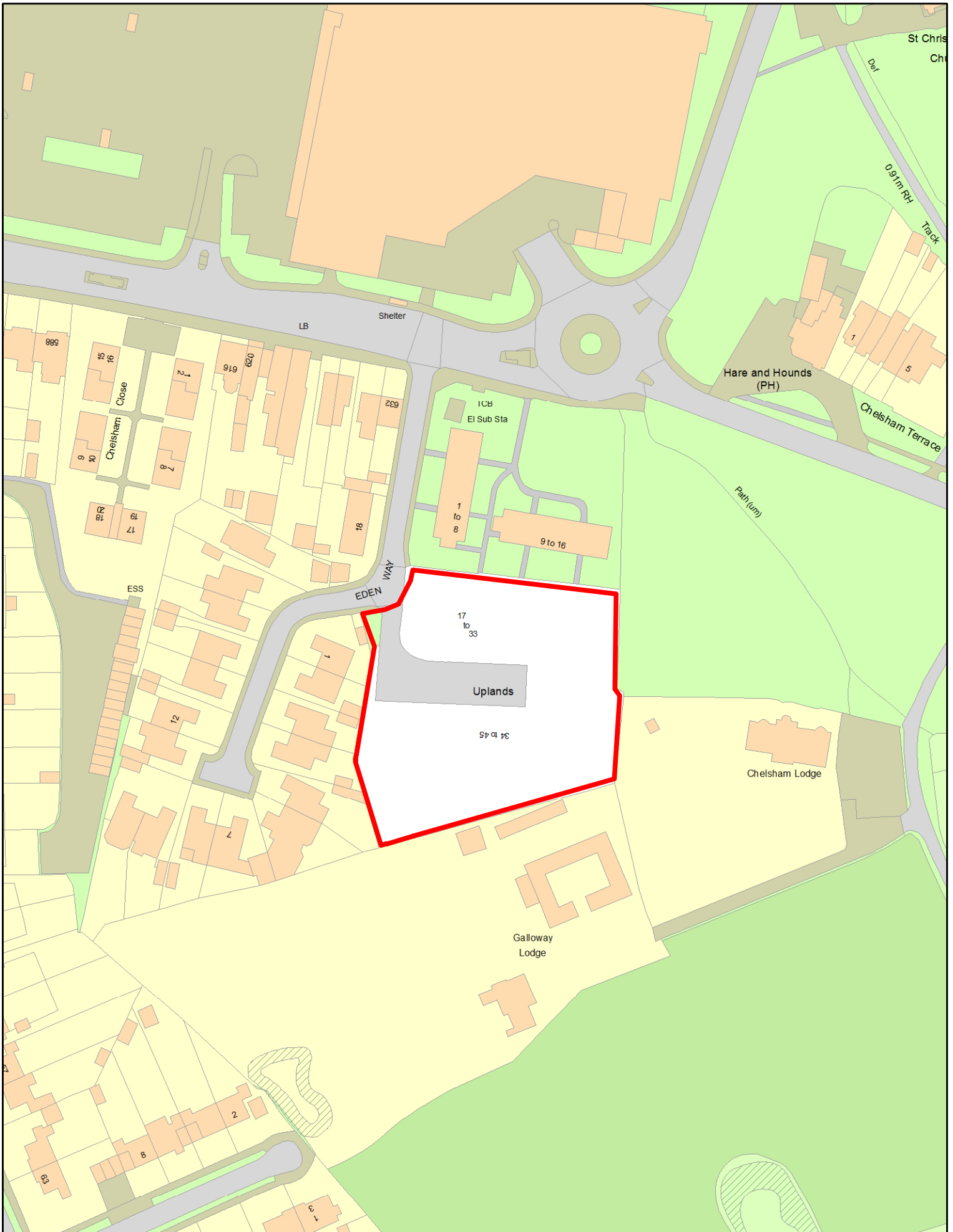
Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core

Informatives

1. Condition 1 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. The permission shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and potentially a section 278 agreement must be obtained from the Highways authority before any works are carried out to the footway, footpath, carriageway, verge or other land forming part of the Highway. All works on the Highway will require a permit and an application will need to be submitted to the County Councils Street Works Team upto 3 months in advance of the intended start date, depending on the scale of works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licenses/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under S23 of the Land Drainage Act 1991.
3. The developer is advised that as part of the detailed design of the highways works required by the above conditions, that the County Highways Authority may require necessary accommodation works to street lights, road signs, road markings, highways drainage, surface covers, street trees, highway verges, highways surfaces, surface edge restraints and any other street furniture/equipment.
4. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP19, DP21, 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

This page is intentionally left blank



This page is intentionally left blank