

Mr J Haines
Savills
33 Margaret Street
London
W1G 0JD

Chris Berry
**Interim Head of Planning and Economic
Development**

When calling please ask for: Planning Enquiry Team
Telephone: 01483 523583

Date: 08/08/2019

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2019/0067

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 3 January 2019 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Erection of 2 buildings comprising over 4,000 sq. m of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces.

Land South Of Daviesites, Charterhouse, Queens Drive Godalming.

SECOND SCHEDULE

1. Condition

The plan numbers to which this permission relates are -

2018003-A-00-300 P1;
2018003-A-02-000 P1;
2018003-A-02-001 P1;
2018003-A-02-003 P2;
2018003-A-03-100 P2;
2018003-A-03-101 P2;
2018003-A-03-102 P2;
2018003-A-03-103 P2;
2018003-A-03-104 P2;
2018003-A-03-105 P2;
2018003-A-04-010 P1;
2018003-A-04-130 P2;
2018003-A-04-131 P2;
2018003-A-05-170 P2;
2018003-A-05-171 P2;
2018003-A-05-180 P2;
10359-LD-PLN-005 B;
10359-LD-PLN-010 B;
10359-LD-PLN-160 D.

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition

The buildings hereby approved shall be used for purposes ancillary to the school only and shall at no point be let in whole or part other than to pupils and staff of the school or for other educational purposes, and should not be used for permanent accommodation except for those parts shown as staff accommodation in the approved drawings.

Reason

To accord with the very special circumstances laid out for development within Green Belt in accordance with Policy RE2 of the Local Plan (Part 1) 2018 and to preserve

the integrity of the Wealden Heaths I SPA in accordance with retained Policy D5 of the Local Plan 2002.

3. Condition

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 10359 LD-PLN-305 issue G) for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason

To provide an acceptable level of parking to serve the development and ensure safe access and egress to the Highway in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

4. Condition

The development hereby approved shall not be first occupied unless and until the facilities for secure parking of bicycles within the development site (in covered shelters) have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

To provide an acceptable standard of development in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

5. Condition

The development hereby permitted shall not be first occupied unless and until a School Travel Plan has been submitted for the written approval of the Local Planning Authority. The submitted details shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Travel Plan and its further development. The development shall thereafter be carried in all respects in accordance with the approved details.

Reason

To encourage the use of sustainable transport in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility splays
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing: HGVs to be routed to and from the A3 via C23 Hurtmore Road
 - (h) measures to prevent the deposit of materials on the highway
 - (i) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.00 am and 3.15 and 4.00 pm during school term time, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting in Charterhouse Road or Hurtmore Road, during these times.
 - (j) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

To prevent adverse impact on the safety and efficiency of the Highway in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. Condition

No works shall take place on site accept within the following hours:

Monday to Friday: 08:00am - 18:00pm

Saturday: 08:00am - 13:00pm

Reason,

To prevent adverse impact on adjoining occupiers and the Highway in accordance with Retained Policy D1 of the Local Plan 2002.

8. Condition

The water use within the boarding houses shall not exceed 110l per head per day

Reason

To provide an environmentally acceptable form of development in accordance with Policy SP1 of the Local Plan (Part 1) 2018.

9. Condition

No development shall commence, including further groundworks preparation until a finalised detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion barriers, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP.

The AMS shall also include a pre commencement meeting with the LPA Tree officer, supervisory regime for their implementation and monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

10. Condition

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that no anticipated adverse impact on trees occurs in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

11. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. Any amendments shall be agreed with the Local Planning Authority in writing.

Reason

To prevent adverse impact on trees in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018 and Retained Policies C7, D6 and D7 of the Local Plan 2002.

12. Condition

Prior to the first occupation of the development (or in accordance with a scheme previously agreed in writing by the Local Planning Authority), a landscaping and tree replacement scheme shall be provided on site in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting shall be maintained thereafter for a period of 5 years and any planting which dies, is removed, or becomes severely diseased or damaged shall be replaced in accordance with the details originally approved.