

GRANT OF PERMISSION (Full Planning)

TA/2004/903

**TANDRIDGE DISTRICT COUNCIL**

Town &amp; Country Planning Act 1990

*This decision does not convey any consent or approval that may be required for a Listed Building or under the Building Regulations*

CROYDON & DISTRICT EDUCATION TRUST  
 C/O 7 GAINSBOROUGH DRIVE  
 SOUTH CROYDON  
 SURREY  
 CR2 9AX

On behalf of CROYDON & DISTRICT EDUCATION TRUST

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

CHANGE OF USE TO PROVIDE DAY SCHOOL, INCORPORATING USE OF PARADE GROUND AS PLAY AREA AND UPGRADING OF FIELD TO USE AS PLAYING FIELD.

at

FORMER NAAFI BUILDING, CATERHAM CLOSE, CATERHAM

in accordance with the application registered by the Council on the 03 Jun 2004 subject to the following conditions (if any): -

1. The development hereby permitted shall be begun not later than the expiration of 5 years from the date of this permission.
2. No boundary fences, screen walls, gates or other means of enclosure shall be erected until details have been submitted to and approved in writing by the District Planning Authority.
3. Within 3 months of the date of this decision the area of chalk deposited on the field to the south of the parade ground shall be graded level and dressing in top soil and seeded in a manner that shall first be agreed in writing by the district Planning Authority and thereafter carried out as agreed. Thereafter the field shall not be used for any purpose ancillary to the development hereby permitted unless prior written approval has first been sought and granted by the District Planning Authority.
4. (a) No demolition, site clearance or building operations shall commence until chestnut pale or other approved protective fencing of a height of not less than 1.25m has been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5m, or as otherwise may be agreed in writing with the District Planning Authority and shall be retained during the course of the development.  
 (b) No bonfires shall take place within 6m of the furthest extent of the canopy of any tree, group or hedgerow.  
 (c) No trenches, pipe runs for services and drains shall be sited within 4.5m of the trunk of any trees retained on the site unless otherwise agreed in writing with the District Planning Authority.
5. No trees shall be lopped, topped or felled during site preparation and construction works without the prior written consent of the District Planning Authority. Any trees dying, being removed or becoming diseased shall be replaced by trees of such size and species as may

be agreed in writing with the District Planning Authority.

6. No goods, materials or waste matter shall be stored nor shall any machinery or plant be installed on the open parts of the site except as may be agreed in writing with the District Planning Authority.
7. Details of any external [security] lighting shall be submitted to and approved by the District Planning Authority in writing prior to any such provision on the site.
8. The school hereby permitted shall not have more than 100 pupils on its role, unless otherwise first agreed in writing with the District Planning Authority.
9. The development hereby permitted shall not be occupied until space has been provided within the site to accommodate
  - (a) parking, including the setting down and picking up of pupils
  - (b) loading
  - (c) unloading and
  - (d) turning

of vehicles clear of the highway and properly laid out and paved as may be agreed with the District Planning Authority after consultation with the County Highway Authority and such space shall be used and retained thereafter free of any impediment to such use.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the District Planning Authority. These works shall be carried out as approved in the first planting and seeding season following the completion or occupation of any part of the development or otherwise in accordance with a programme to be agreed; any trees or plants which within a period of 5 years from the completion of the development die, are removed or 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 reason(s) for the imposition of the above condition(s) are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To protect the amenities of the area in light of its location within the Metropolitan Green Belt.
3. To maintain and enhance the visual amenities of the development in accordance with Policies BE1 and BE4 of the Tandridge District Local Plan 2001 and to allow the District Planning Authority to consider such ancillary use in the light of the experience of the development.
- 4&5. To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policies BE1 and BE4 of the Tandridge District Local Plan 2001.
- 6-7. To ensure that the development does not detract from the visual amenities of the area, in accordance with Policy BE1 of the Tandridge District Local Plan 2001.
8. To ensure the development does not have a detrimental impact on the amenities of local residents pursuant to Policy BE1 of the Tandridge District Local Plan.
9. To comply with Policy MT2 of the Surrey Structure Plan 1994 and Policy DN2 of the Deposit Draft Structure Plan 2002 in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users.

10. To maintain and enhance the visual amenities of the development in accordance with Policies BE1 and BE4 of the Tandridge District Local Plan 2001.

**INFORMATIVE**

1. The landscaping required by condition 10 should include substantial planting to the southern boundary of the former parade ground area and the boundary of the site to Salmons Lane/Salmons Lane West.

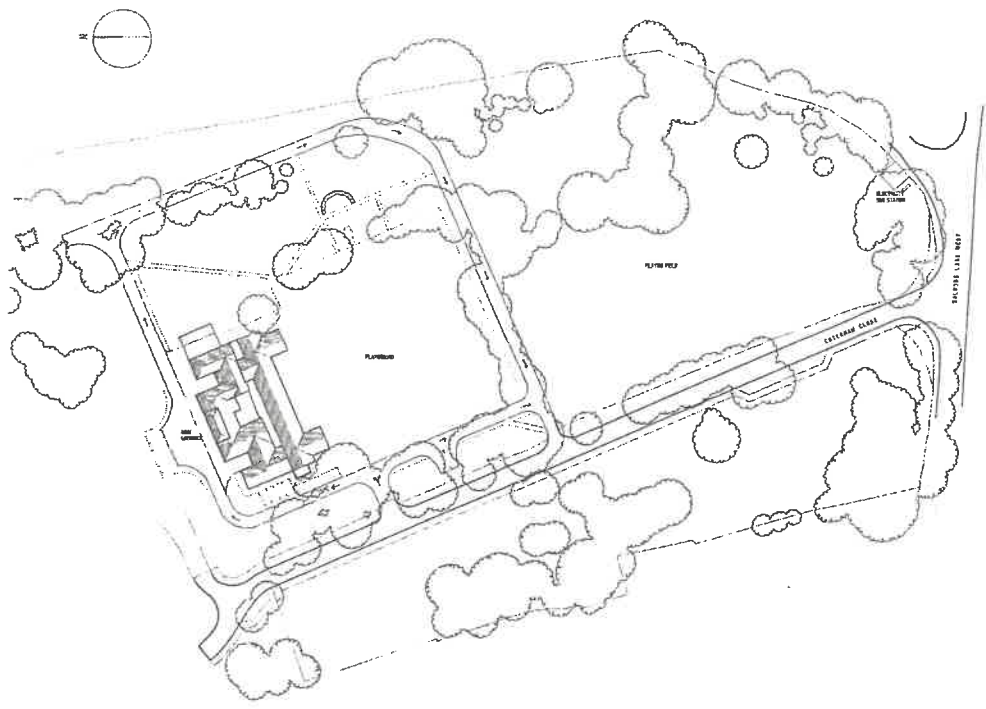
The development hereby granted has been assessed against Surrey Structure Plan Policies PE2 and RU3, Surrey Structure Plan Deposit Draft (as amended) Policies LO4, SE5 and DN2 and Tandridge District Local Plan Policies BE1, RE2, RE6 and HE1 and material considerations, including third party representations. 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.

Dated 19 October 2004

  
for **R.W Evans**  
**Director of Environmental Protection**

*NB: No variations from the deposited plans and particulars will be permitted unless previously authorised by the Council in writing. Please also see attached notes*





NOTES  
 1. All dimensions are in meters unless otherwise stated.  
 2. All dimensions are to the center of the road unless otherwise stated.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

Client: CADET  
 Site: SURREY HILLS SCHOOL  
 CATERHAM CLOSE  
 KENLEY

Drawing Title: PROPOSED SITE LAYOUT  
 2006/04/20

Scale: 1:500  
 Date: APRIL 2004

Drawn by: SCK/21

