

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Mr John Shephard
J & J Design
1 King Edward Road
Bedford
MK41 9SF

On behalf of Mr Iain Cooper

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

Change of use to provide day school, incorporating use of parade ground as play area and upgrading of field to use as playing field - application to extend time limit for implementation of permission 2004/903.

at

Former Naafi Building, Caterham Close, Caterham

in accordance with the application registered by the Council on the 14 October 2009 subject to the following conditions: -

1. The development hereby permitted shall be begun not later than the expiration of 3 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 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.
4.
 - (a) No demolition, site clearance or building operations shall commence until protective fencing consisting of scaffold framework, well braced to resist impacts, with weldmesh panels securely fixed with scaffold clamps or wire and of a height of not less than 2.3m 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 a role of more than 100 pupils unless otherwise 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
 - d) turning
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.
11. This decision refers to drawings numbered 162.001, SCK/01, SCK/03 and red-edged site plan received on 3 June 2004. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

The reasons for the imposition of the above conditions are

1. To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To protect the amenities of the area in light of its location within the Metropolitan Green Belt in accordance with Policy RE2 of the Tandridge District Local Plan 2001.
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 and Policy CSP18 of the Core Strategy DPD 2008.
- 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 and Policy CSP18 of the Core Strategy 2008.
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 2001.
9. To ensure that the development does not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD 2008.

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

INFORMATIVES

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.
2. Condition 11 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 the condition 11 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.

The development hereby granted has been assessed against the South East Plan Policies LF9 and BE6, Tandridge District Core Strategy Development Plan Document 2008 Policies CSP12, CSP18 and CSP21, Tandridge District Local Plan Policies RE2, RE6, BE1 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 09 December 2009


for R.W Evans
Director of Planning

NB: Please also see attached notes

Building Regulations: Please note that this decision does not give or imply any approval under the Building Regulations. To find out whether Building Regulations approval is required please email buildingcontrol@tandridge.gov.uk or call 01883 732871.

