

1:1,250

16/00430/FUL
Land adj to Manor Farm, 126 Charlton Road, Shepperton

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.



Planning Committee

08 March 2017



Application Nos.	16/00430/FUL		
Site Address	Land adjacent to Manor Farm, 126 Charlton Road, Shepperton		
Proposal	Demolition of all existing buildings and the erection of 8 no. commercial units (Use Class B1/B8) together with associated car parking, hardstanding and landscaping.		
Applicant	Mr Wayne Michaels (The Stunt Company Ltd)		
Ward	Laleham and Shepperton Green		
Call in details	Whilst Councillor Smith-Ainsley has requested this application be reported to the Planning Committee for consideration because of public concern about potential uses of the site and the effect on the [locally] listed buildings on it, an application of this size would automatically be reported to Committee if recommended for approval.		
Application Dates	Valid: 14.09.2016	Expiry: 09.11.2016	Target: Agreed extension of time
Executive Summary	<p>This application involves the demolition of all of the existing buildings on the site and the erection of 8 no. new commercial buildings together with associated car parking, hardstanding and landscaping. The proposed buildings are very similar in scale to the existing buildings and are considered to have no greater impact on the Green Belt. The new buildings will be low profile in nature and be built in traditional materials appropriate to the semi-rural setting.</p> <p>Whilst some of the existing buildings appear to be unoccupied, the lawful use of them is a mix of Use Class B1 (Business) and B8 (Storage and Distribution). The proposed replacement buildings will also be used for a mix of B1 and B8 purposes. The proposed floorspace would be similar to that of the existing buildings and consequently the level of commercial activity will be similar, and it is considered that no objection could be raised on noise and disturbance grounds. The County Highway Authority has raised no objection on highway safety or parking grounds.</p>		
Recommended Decision	This application is recommended for approval		

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- LO1 (Flooding)
- EM2 (Employment Development on Other Land)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC3 (Parking Provision)

Saved Local Plan Policy GB1 (Green Belts)

2. Relevant Planning History

SP/90/358	Construction of estate road and erection of sixteen three and four bedroom houses with garages and parking, resiting of existing grain store	Refused 22/08/1990
01/00299	Change of use of workshops from vehicle repair, panel beating and spraying and storage of motor vehicles to mixed use of classes B1 & B8 together with assembly of film equipment	Approved 11/12/2001
08/00226/FUL	Continued use of site for stationing of one Portacabin for use as an office, use of part of The site as car storage with landscape Perimeter, retention of 13m x 16.5m concrete Base and retention of west boundary fence Until January 2011	Refused 25/07/2008
06/00077/ENF	Two Enforcement Notices.	
-/USE	(i) Change in the use of land from use as open storage to use for:- (a) the storage and/or parking of motor Vehicles (b) the positioning of two jacked cabins (c) the position of metal containers	Issued 01/11/2007
-/DEV	(ii) construction of hardstanding and erection	Issued

	of metal fencing.	31/10/2007
08/00546/FUL	Demolition of all existing buildings; with 2 locally listed buildings to be rebuilt, & 7 buildings to be erected, together incorporating 14 flats & 1230 sqm of Class B1 floorspace, with access alterations, parking, landscaping & ancillary works	Refused 04/12/2008
11/00522/CPD	Certificate of Lawfulness for the alterations and extensions to existing B1/B8 Use Class units and the erection of a new B1/B8 Use Class building	Refused 07/11/2011
13/00292/FUL	Demolition of all existing buildings and structures and redevelopment of the site to provide 24 dwellings (2 no. 1-bedroom and 22 no. 2-bedroom) including the rebuilding of 2 locally listed buildings. Provision of associated parking, amenity space, allotment area, landscaping and other associated works	Refused 10/06/2013 Appeal Dismissed 22/04/2014

- 2.1 With regard to planning application 08/00546/FUL, this was refused on the grounds that the proposal constituted inappropriate development in the Green Belt and that no very special circumstances existed to justify such development. In particular, it was considered that the height of the proposed buildings in the southern part of the site, and overall spread of buildings, would significantly harm the appearance and openness of the Green Belt. The application was also refused because inadequate information had been submitted regarding groundwater, archaeology and refuse/recycling facilities.
- 2.2 With regard to the Certificate of Lawfulness application 11/00522/CPD, this was refused because the proposal did not comply with the criteria set out in the General Permitted Development Order.
- 2.3 With regard to planning application 13/00292/FUL, this was refused for 4 reasons. Firstly, the proposal constituted inappropriate development in the Green Belt. Secondly, the scheme was considered to represent an overdevelopment of the site. Thirdly, insufficient ecological surveys had been submitted and it was not therefore possible to ascertain the presence or otherwise of protected species on the site. Fourthly, the proposal comprised more than 15 dwellings and no affordable housing was provided in the scheme. Whilst the Inspector who dealt with the subsequent appeal did not consider the scheme to be inappropriate in the Green Belt, he did find the incongruous design and character of parts of the scheme and the unsuitability of the parking provision to be harmful. He also considered that the potential impact on protected species had not been adequately addressed. He left the issue of affordable housing undecided.

3. Description of Current Proposal

- 3.1 The application relates to a site of 0.74 hectares located at the southern end of Charlton Village. It comprises a number of former agricultural buildings which related to Manor Farm. The original farmhouse is located to the north, was converted into 5 flats back in the mid-1990's, and is not included within the application site. The use of the buildings for agricultural purposes ceased many years ago and they subsequently became used for commercial/industrial purposes. Planning permission was granted in 2001 for a mixed use of Classes B1 and B8 (office/research and development/light industry/storage or distribution), together with assembly of film equipment. At the time of my site visit it was noted that some of the existing buildings appeared to be unoccupied, whilst some of the other buildings located towards the southern end of the site were occupied as stables. Most of the buildings are single storey in scale. However, there are two relatively large barn structure located towards the northern part of the site, plus a modest two-storey brick built building in the north-eastern corner. The southern part of the site is more open in character and comprises only small single storey structures. Access is via an adopted roadway to the east of the site which is off Charlton Road. Much of the surrounding land including Manor Farm House is within the control of the applicant (i.e. it is outlined in blue ink on the site location plan).
- 3.2 The application site includes the pond adjacent to Charlton Road and access roadway to the west of Manor Farm House. It also includes a strip of land to the east, which has previously been subject to Enforcement Notices (see the planning history section in this report). Whilst I understand that the applicant originally complied with these enforcement notices by clearing the land of the hardstanding and structures (and reducing the metal fencing in height to 2m – the Permitted Development limit), my site visit revealed that this area of land was being used for the parking/storage of lorries. I will raise this issue with the applicant and consider enforcement action if necessary.
- 3.3 The site is located within the Green Belt. Two of the former agricultural buildings are locally listed. These are the single storey building located immediately to the south of the pond, and the brick built building in the north-eastern corner of the site.
- 3.4 The proposal involves the demolition of all of the existing buildings and the creation of a new development comprising 8 no. commercial units together with associated car parking, hardstanding and landscaping. The units located towards the northern part of the site (Units 1a, 1b, 2, 3 and 4) are to be used for either B1 (Business) or B8 (Storage or Distribution). The units at the southern end of the site (Units 5, 6, and 7) will be used for B8 purposes. The 2 no. locally listed buildings will be demolished and rebuilt in a similar traditional design to provide Units 1a/1b and 2. The overall scheme has been designed so that the proposed buildings are similar in scale and are on similar footprints to the existing buildings to be demolished. A total of 33 no. car parking spaces and 2 no. lorry parking spaces are to be provided. Areas of land in the southern and eastern parts of the site will be used as soft landscaping. This includes the strip of land subject to the enforcement notices.

3.5 Copies of the proposed site layout and elevations are provided as an Appendix.

4. **Consultations**

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection subject to a condition.
Environmental Health (Noise)	No objection subject to a condition.
Environmental Health (Pollution)	No objection subject to conditions relating to contaminated land and the demolition and construction phase.
Sustainability Officer	No objection
Charlton Village Residents Association	Objects to the demolition of the buildings and that the owner has left the land and buildings to deteriorate. Concerns about flooding and drainage, increase in noise and traffic. Comments that the buildings are home to bats and owls and that it is believed that the reeds/pond is home to newts.
Conservation Officer	No objection to the demolition of the 2 no. locally listed buildings and the proposed scheme.
County Archaeologist	No objection subject to a condition
Crime Prevention Officer	Made various security related comments which have been forwarded to the applicant. Request that a condition is imposed requiring the development to achieve the full Secured by Design award.
Environment Agency	No response. Did not object to the previous residential scheme (13/00292/FUL)
Surrey County Council Local Lead Flood Authority	No objection subject to conditions
Thames Water	No objection in terms of water and sewerage infrastructure. Advises that there are public sewers crossing or close to the development, and that the applicant will have to gain approval from Thames Water where new buildings are situated close to them. Makes comments regarding surface water drainage and advises that where a developer proposes to discharge groundwater into a public sewer, prior approval from Thames Water will be

	required. Also recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Recommends an informative in relation to water pressure.
Surrey Wildlife Trust	Satisfied with the submitted ecological survey and confirms that bats do not appear to present a constraint to the proposed development. Recommends that bat roosting opportunities are incorporated into the new scheme. Makes comments regarding demolition works, external lighting and breeding birds.

5. **Public Consultation**

5.1 24 properties were notified of the planning application, including the Charlton Village Residents Association. A site notice was displayed and notice was provided in the local press. 5 letters of objection have been received.

Reasons for objecting include: -

- Objection to the demolition of the existing buildings, including the 2 no. locally listed buildings.
- The land and buildings have been left to deteriorate by the owner. The former granary on the site was demolished.
- Concern about flooding and drainage.
- The buildings are home to bats and owls, whilst it is believed that the reeds/pond is home to newts.
- Green Belt
- Concern about highway safety.
- Concern about sewerage and the impact on the existing sewerage pipeline running from Imberpark, Nutty Lane, which passes the entrance to the new development.
- Loss of existing stables on the site.
- The industrial nature of the proposed development is on Green Belt land and is out of character with the area.
- Increase in lorry movements and the impact on pollution

6. **Planning Issues**

- Green Belt
- Design and appearance
- Demolition of locally listed buildings
- Impact on neighbouring residential properties
- Parking
- Biodiversity

7. **Planning Considerations**

Green Belt

7.1 The site lies within the Green Belt. Section 9 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to

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

- 7.2 The proposal involves the demolition of all of the existing commercial buildings and the erection of 8 no. replacement commercial buildings together with associated hardstanding and parking. The NPPF states that a local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. The NPPF does provide a limited list of exceptions to this, one of which is:

“the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”

- 7.3 The lawful use of the existing buildings is a mix of B1 (Business) and B8 (Storage and Distribution) uses together with assembly of film equipment, following the grant of planning permission in 2001 (01/0299). It is recognised that some of the buildings appear to be unoccupied, whilst some of the other buildings are currently occupied as stables. However, in view of the lawful use of the buildings, and that the proposed replacement buildings will continue to be used for B1/B8 purposes, and be very similar in size and location, it is considered that the proposal fits into the above exception specified in the NPPF. Furthermore, the extent of the proposed hardstanding/parking is not greater than the existing hardstanding. Consequently, the proposal does not constitute inappropriate development in the Green Belt and is therefore acceptable, despite the objections raised.

- 7.4 It is relevant to note that the Inspector who dealt with the previous appeal scheme (13/00292/FUL) did not consider that particular proposal to constitute inappropriate development in the Green Belt. He considered that the site to be properly regarded as *‘previously development land’* (i.e. brownfield land) and that the new development would not have a greater impact on the openness of the Green Belt.

Design and Appearance

- 7.5 Policy EN1 of the Core Strategy and Policies DPD (CS & P DPD) states that the Council will require a high standard in the design and layout of new development. Proposals should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

- 7.5 The site is located to the south of Charlton Village and is within the Green Belt. It comprises a number of low profile former farm buildings and the site and the surrounding area still has a rural character. The proposed buildings will be similar in design and appearance to the existing buildings and the scheme is considered to comply with Policy EN1. They will continue to be low profile in nature and will be built with traditional materials comprising a mix of brickwork, timber cladding, roof tiles and other materials currently used on the existing buildings. It is considered that the proposed design and appearance

will continue to maintain the existing semi-rural character of the area. A condition will be imposed requiring the final details of the materials to be submitted for approval.

Loss of the Locally Listed Buildings

- 7.6 Policy EN5 of the CS & P DPD states that the Council will encourage the retention of buildings of local architectural or historic interest and seeking to ensure that their character and setting is preserved in development proposals.
- 7.7 The proposal involves the demolition of both locally listed buildings on the site. With regard to the single storey locally listed building adjacent the dried-up pond, this will be replaced with a very similar building in terms of design and appearance, and it will be located in the same location. With regard to the other locally listed building in the north-eastern corner, this will be replaced with a new building of a slightly different design and position, but will nevertheless continue to retain the agricultural character and appearance of the original structure. The Council's Conservation Officer was consulted and has raised no objection to the scheme and the demolition of the buildings. He has made the following comments:

"This scheme differs [from the previous appeal scheme] in that most of the structures are to be re-created in roughly their existing footprints including height and bulk- Green Belt issues will therefore not be a factor this time. The applicant clearly sees a market in providing a variety of small industrial/workshop type units here which is similar to the current use of some of the buildings. The two locally listed structures no longer have any significant merit or interest so, as before, their removal is not opposed.

The spaces around the various buildings on this scheme can accommodate vehicle circulation and parking, this is made possible due to the need for amenity space in association with residential units not being required.

I consider that on balance the gain of a variety of serviced small employment units outweighs the loss of two low significance locally listed buildings. In coming to this view I have had special regard to the need to recognise these buildings and afford them the weight appropriate to their significance, which as stated I believe to be minimal."

- 7.8 It is also relevant to note that the Council did not previously object to demolition and rebuilding of the same locally listed buildings in planning applications 08/00546/FUL and 13/00292/FUL (although those applications were refused for a number of other reasons). Furthermore, the Inspector in the previous appeal did not object to the demolition of the locally listed buildings. Consequently, I do not consider a refusal could be justified on this particular issue, despite the objections raised by third parties in this regard.

Impact on Neighbouring Properties

- 7.9 The site is mainly surrounded by open land and the only residential property adjoining the proposal is the existing Manor Farm House. This particular property is owned by the applicant and is converted into 5 flats. It has a

communal garden to the rear and a former farm outbuilding located on the site boundary and now used for car parking.

- 7.10 The proposed 2-storey replacement locally listed building in the north-eastern corner of the site will be situated only 3m – 4.5m away from the site boundary and the adjacent outbuilding used for car parking. Normally, a new 2-storey residential building should be positioned at least 10.5m away from the rear boundary in accordance with the Council's Supplementary Planning Document (SPD) on the residential development so to avoid unacceptable amenity impacts on neighbouring properties. However, as the new building faces onto the adjacent car parking building and the vehicle forecourt beyond, I do not consider there would be an unacceptable loss of amenity to the neighbouring development.
- 7.11 It is not considered that an objection could be raised on noise and disturbance grounds, particularly as the lawful use of the site is for a mix of Class B1 (Business) and B8 (Storage and Distribution), and the new buildings will be very similar in size. The nearest new commercial building (Building 2) and its car parking area will face away from the flats in Manor House, which in any case are owned by the applicant. The commercial vehicles will continue to access the site from the old Charlton Road carriageway cul-de-sac, which is situated away from any existing residential properties. The Council's Environmental Health Officer has raised no objection to the proposal on noise grounds subject to the imposition of conditions.

Parking

- 7.12 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.13 The applicant is seeking the flexibility of using the buildings for either Use Class B1 (Business) or B8 (Storage and Distribution), which have different maximum parking standards. According to the Council's Parking Standards, Use Class B1 would stipulate a maximum parking standard of 55 spaces for a scheme of this size. If all of the buildings were to be occupied as Use Class B8, the maximum parking provision would be 20 spaces. It is however, likely that the new buildings will be used for a mix of B1 and B8 uses. All of the individual buildings are relatively small for commercial purposes and the proposed provision of 33 spaces and 2 lorry spaces is considered acceptable. The County Highway Authority has raised no objection on parking and highway grounds. Indeed they state that the proposal will lead to a [slight] decrease in commercial floor space on the site and therefore a decrease in potential trips generated. On the basis of the highway consultation response, it is not considered that the objections raised by third parties on highway safety and increased lorry movements could be sustained.

Biodiversity

- 7.14 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the

landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. It is also important to note the guidance regarding protected species in Circular 06/2005. This states that *"it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*

- 7.15 The site includes a number of old farm buildings and a pond, which potentially could be capable of being used as a habitat for protected species (i.e. bats, great crested newts and reptiles). The applicant has therefore submitted an Ecological Assessment in support of the application, which includes the results of surveys carried out on the site. The Assessment concludes that the site does not host roosting bats nor does it host reptiles and that the proposals are unlikely to affect other protected species, despite the representations received in this regard. The existing 'pond' on the site is dried up and it is considered unlikely that Great Crested Newts inhabit the site. The Assessment therefore concludes that there are no requirements for further surveys to be carried out. It does however, recommend that care is taken when removing the roof tiles (by hand) of Building 10 to avoid harming bats in the unlikely event that they have begun to roost in the building.
- 7.16 The Surrey Wildlife Trust was consulted on the application and has raised no objection, but recommends a precautionary approach to the works and that the removal of the existing roof and tiles is carried out by hand. It is recommended that this advice is provided on the decision notice in the form of an informative. The Trust also recommend that bat roosting opportunities should be incorporated into the new development, which can be secured by a condition. Accordingly, the impact on ecology is considered acceptable.

Other Matters

- 7.17 The site is located within Flood Zone 1 (greater than 1 in 1000 year chance of flooding) and notwithstanding the representations on flooding grounds, there is no objection to redeveloping the site on flood risk grounds. However, given the scale of the development proposed it is necessary for the applicant to submit details of a Sustainable Drainage Scheme (SuDS) and for the Surrey County Council Local Lead Flood Authority (SFFA) to be consulted. The SFFA originally raised an objection and they stated that the proposed surface water strategy did not comply with the requirements laid out under the Government's Technical Standards. The applicant has since submitted further details and the SFFA have removed their objection subject to the imposition of a number of drainage related conditions.
- 7.18 The Sustainable Drainage Scheme includes using the existing dried-up pond as an '*attenuation pond*'. This will enable surface water run-off to be stored on the site and prevent rainwater from being discharged straight into the sewer network, thereby minimising flood risk elsewhere. With regard to sewerage, the developer would need to address any issues with Thames Water before any scheme were to be implemented, to ensure that the development does not adversely effect the existing sewers and allow access to them to be maintained. It is relevant to note that the proposed buildings will be erected

entirely within the site and will not encroach onto the adjacent highway verge. A copy of the Thames Water response was forwarded onto the applicant.

- 7.19 The County Highway Authority has raised no objection on highway safety grounds.
- 7.20 The Council's Sustainability Officer is satisfied that the proposed renewable energy facility (photovoltaic panels) can achieve the minimum 10% renewable energy requirement stipulated in Policy CC1 of the CS & P DPD. A condition is to be imposed require the final details to be submitted for approval.
- 7.21 The Council's Noise Officer (Environmental Health) has raised no objection to the proposal on noise grounds, subject to a condition requiring a Construction Environmental Management Plan to be submitted for approval.
- 7.22 The County Archaeologist has raised no objection to the proposal provided a condition is imposed requiring the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted for approval.
- 7.23 With regard to the Crime Prevention Officer's comments, I do not consider it is appropriate to impose a condition, as requested, relating to "Secured by Design". Many of the requirements are very detailed (e.g. standards of windows, doors and locks), elements which are not normally covered and enforced under the planning regulations. Conditions are to be imposed requiring an external lighting scheme to be implemented and full details of boundary treatment, partly for security purposes. However, a copy of the officer's response has been forwarded to the applicant and it is proposed to add a relevant informative to the decision notice.
- 7.24 Accordingly, the application recommended for approval.

8. Recommendation

8.1 GRANT subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

010; 011; 030; 031; 100; 200; 201; 202; 203; 204; 205; 206 received 17 March 2016.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building and the surface material for the parking spaces be submitted to and approved by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. No development shall take place until:-

- (a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

- (b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

- (c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-

- (a) To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

6. No development shall commence until a report has been submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason:- To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. No development shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees, shrubs and other associated proposals shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased,

with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

9. Before the first occupation of any part of the development, a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

10. Demolition works and construction of the development hereby approved must only be carried out on site between 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and none at all on Sunday, Public Holidays or Bank Holidays.

Reason:- In the interest of amenity

11. Before any construction commences, details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting on the site shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties, in the interest of security, and in the interest of wildlife.

12. Prior to the commencement of construction, a scheme to provide bird and bat boxes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

13. The proposed site clearance and demolition works shall be carried out strictly in accordance with the recommended mitigation measures in Sections 4 and 5 of the GS Ecology Ecological Assessment ECO1700 dated 06 October 2015.

Reason:- In the interest of safeguarding wildlife on the site.

14. No demolition shall take place, including any works of demolition or site clearance, until a Demolition Method Statement (DMS) detailing the proposed methodology for demolishing the existing structures and the mitigation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include submission of a Pre-Demolition Asbestos Survey. The agreed

methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To safeguard the amenity of neighbouring properties.

15. No development shall take place, including any works of demolition or site clearance, until a Construction Environmental Management Plan (CEMP) for the site has been submitted and approved by the Local Planning Authority. All of the demolition and construction work shall then be undertaken in strict accordance with this approved plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties.

16. 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 for vehicles to be parked and vehicles 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 purposes.

Reason:- The above condition is required in order that the development should not prejudice highway safety no cause inconvenience to other highway users.

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting that Order), the commercial premises shall be used only for purposes within Use Class B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason:-.To safeguard the amenity of neighbouring properties.

18. Prior to construction of the development hereby approved the following drawings need to be supplied where appropriate:

- A drainage layout detailing the location of SuDS elements and all associated works such as pond, swales /manholes/ chambers/ pipes, points of connections to existing sewer (If applicable) etc.
- an pervious/ impervious area plan showing whole area
- long or cross sections of each SuDS elements,
- details of storage volumes for each Sustainable Drainage system feature (pond, swales) must be submitted to and approved by the local planning authority

Reason: To ensure the drainage design meets the technical standards

19. Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on-site and off-site, must be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposal has fully considered flood events exceeding design capacity and system failure.

20. Before the commencement of the construction of the buildings hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

21. Before the commencement of the construction of the building hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

22. Prior to occupation, 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 Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built to the approved drawings.

23. Prior to the occupation of the buildings hereby permitted the rebuilt locally listed Buildings 1a/1b and 2 shall be fully implemented in accordance with the approved plans.

Reason: To ensure that the proposed buildings to replace the existing locally listed buildings are implemented on the site.

Informatives

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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

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

3. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.

The Town and Country Planning (Development Management Procedure) (England) Order 2015
Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

NOTES



01	APR 15	ISSUED FOR PLANNING	DL
00	MAR 15	ISSUED FOR PLANNING	DL

REV	DATE	DESCRIPTION	DRAWN
-----	------	-------------	-------

CLIENT
MR W MICHAELS

PROJECT
MANOR FARM
CHARLTON ROAD, TW17 0RJ

DRAWING TITLE
EXISTING SITE PLAN

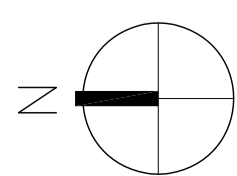
STATUS
FOR PLANNING

PROJECT No	DWG TYPE	DWG No	REV
2268	PL	011	01

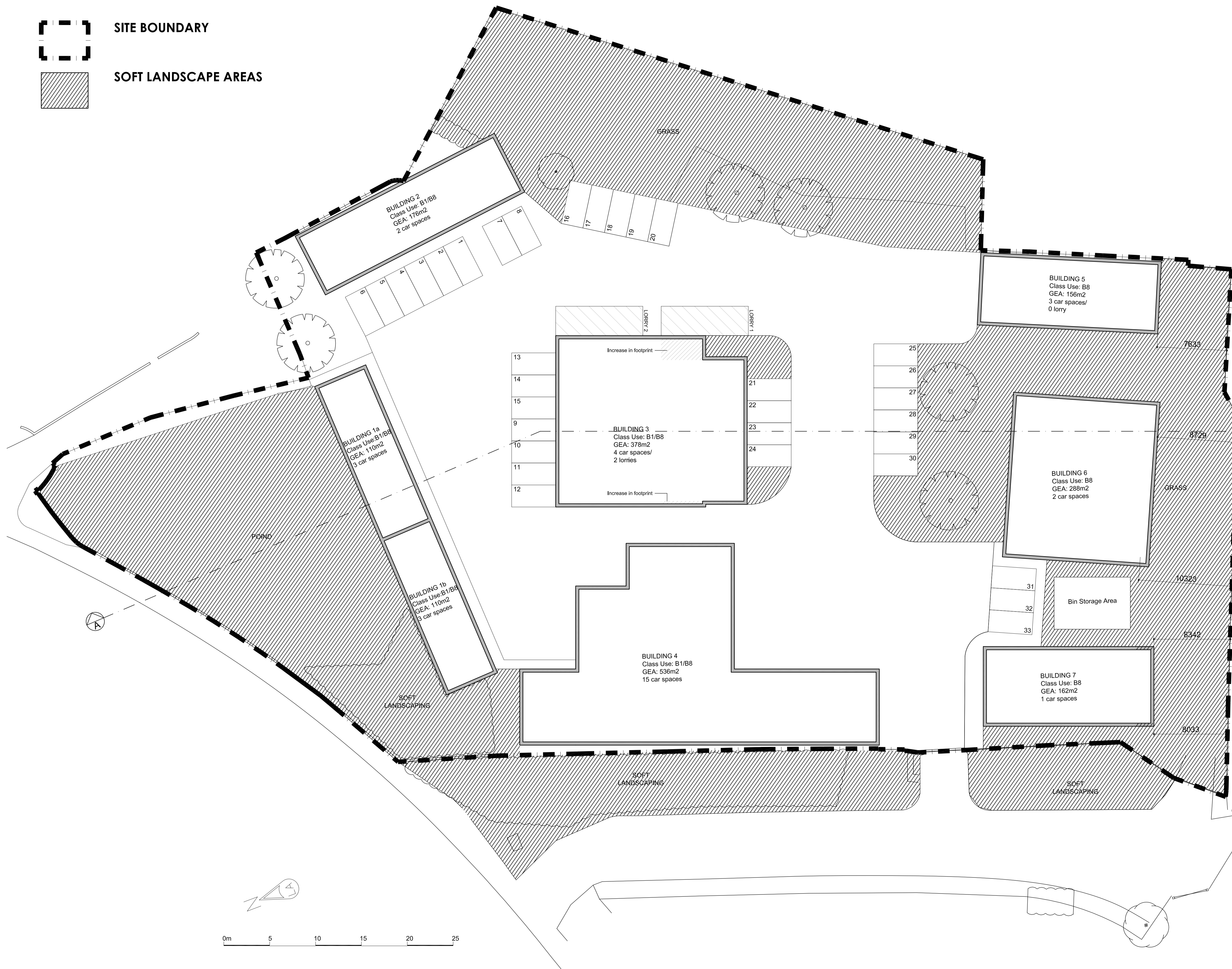
SCALE	DATE	DRAWN	CHECKED
1:200@A1	DEC'15	AC	DL

CONTRACTOR TO CHECK SITE DIMENSIONS AND REPORT ANY VARIATIONS OR OMISSIONS TO LEWANDOWSKI ARCHITECTS. THIS DRAWING IS COPYRIGHT OF LEWANDOWSKI ARCHITECTS AND MUST NOT BE REPRODUCED OR USED WITHOUT PERMISSION. DO NOT SCALE FROM THE DRAWING.

1st FLOOR, RAFTS COURT, BROCAS ST, ETON, SL4 6RF.
T. 01753 620700 F. 01753 620621
www.lewandowskiarchitects.com



 **SITE BOUNDARY**
 **SOFT LANDSCAPE AREAS**



NOTES

REV	DATE	DESCRIPTION	DRAWN
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

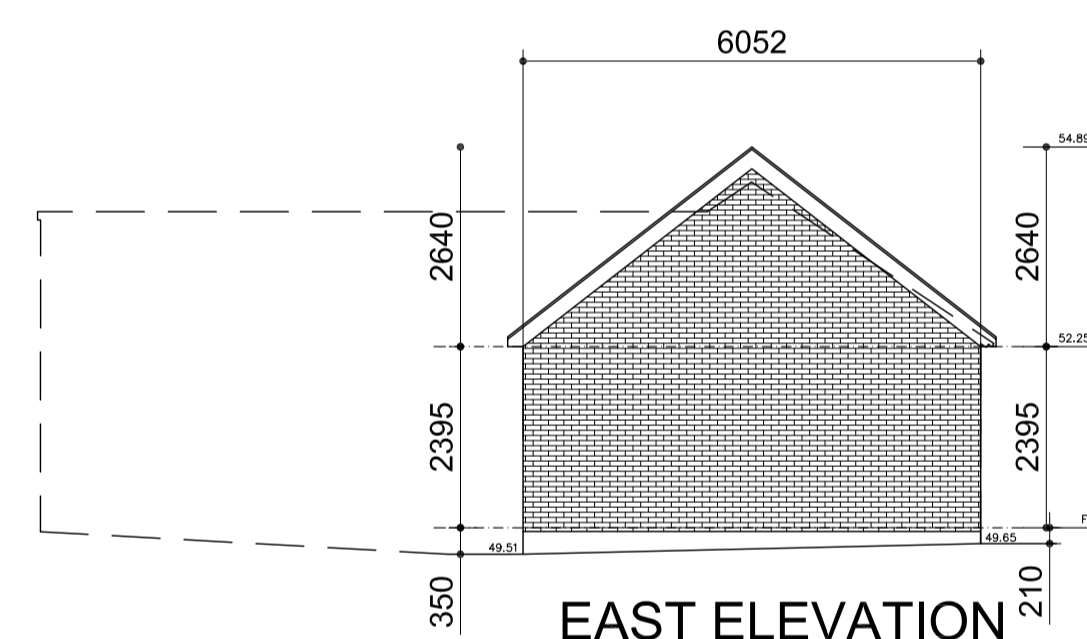
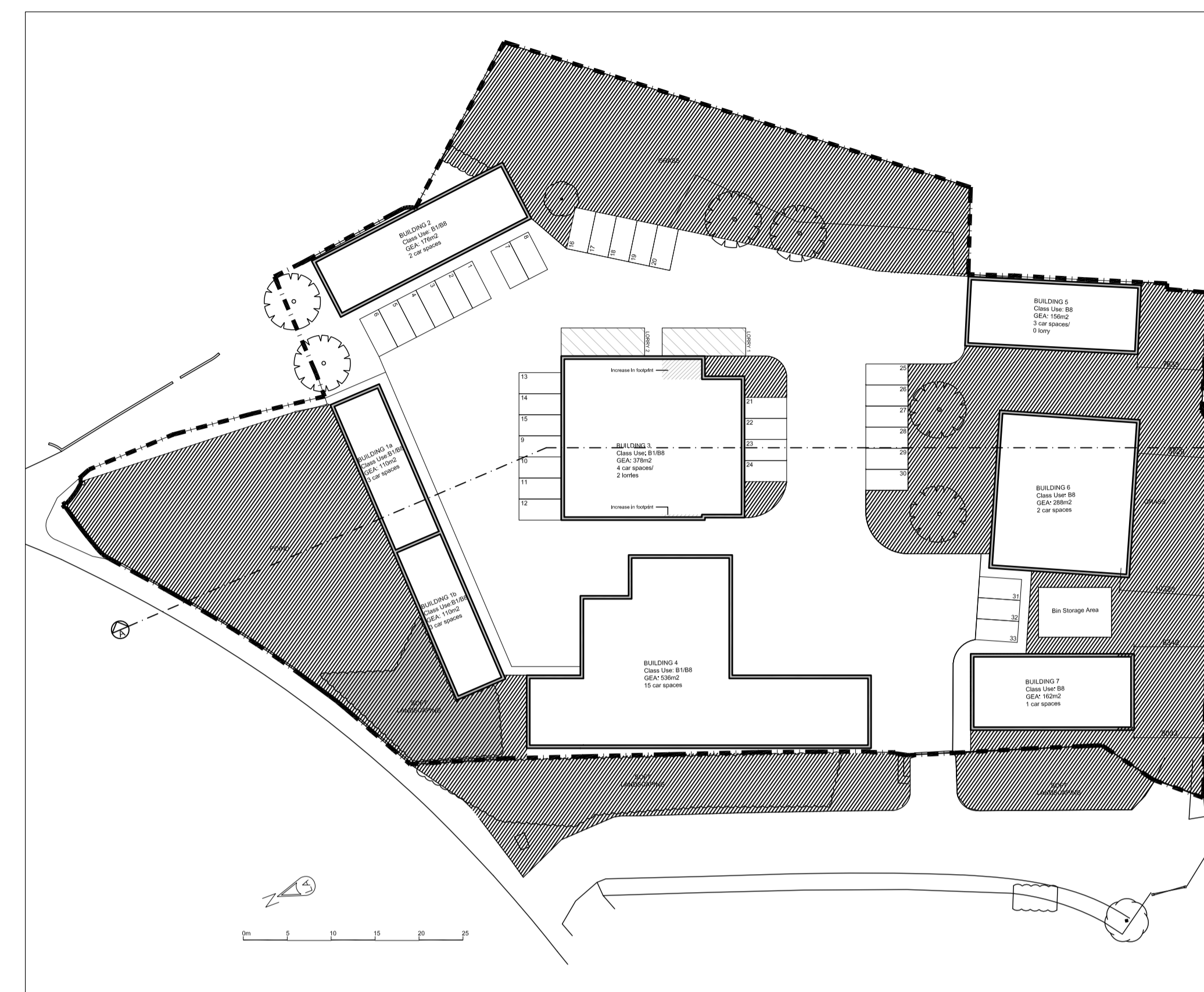
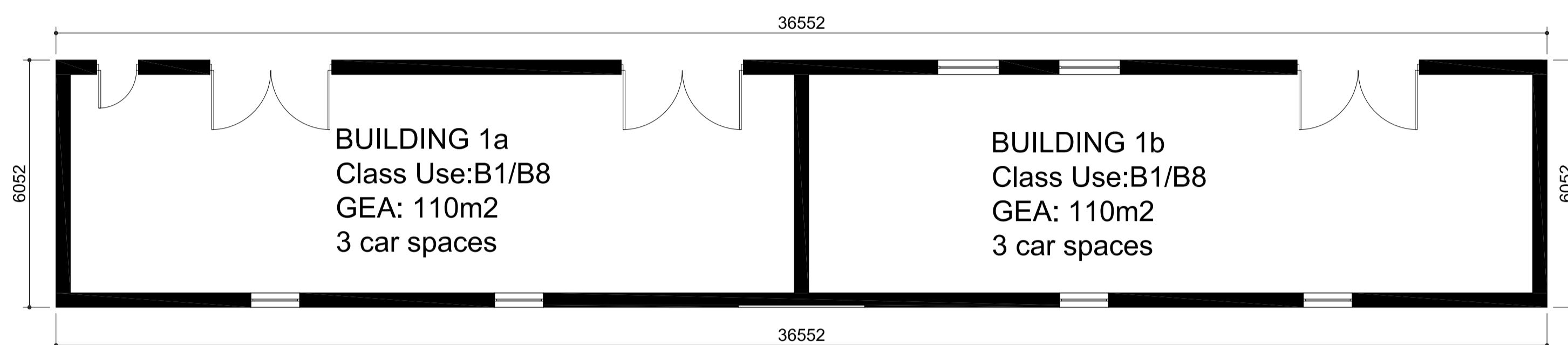
CLIENT
 MR W MICHAELS
PROJECT
 MANOR FARM
 CHARLTON ROAD, TW17 0RJ
DRAWING TITLE
 PROPOSED SITE PLAN

STATUS
 FOR PLANNING
PROJECT No 2268 **DWG TYPE** PL **DWG No** 100 **REV** 01
SCALE 1:200@A1 FEB'16 **DRAWN** AC **CHECKED** DL

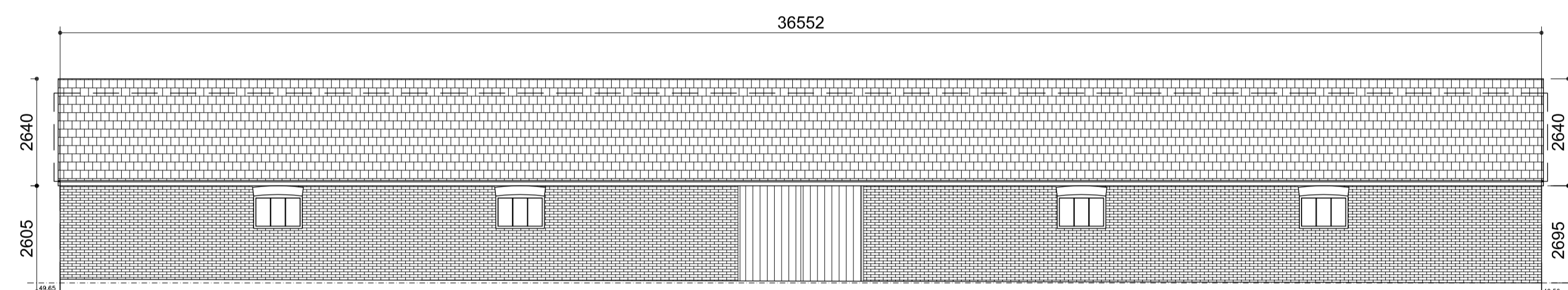
BUILDING 1a and 1b (Formerly building 6)
 Class Use: B1/B8
 GEA: 220m²
 Volume: 912m³
 6 car spaces
 Building Raised to prevent flooding



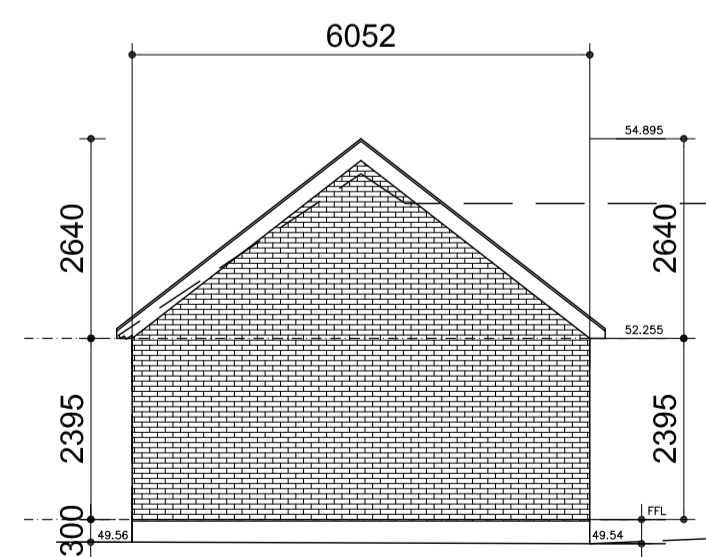
Outline of existing building being demolished.



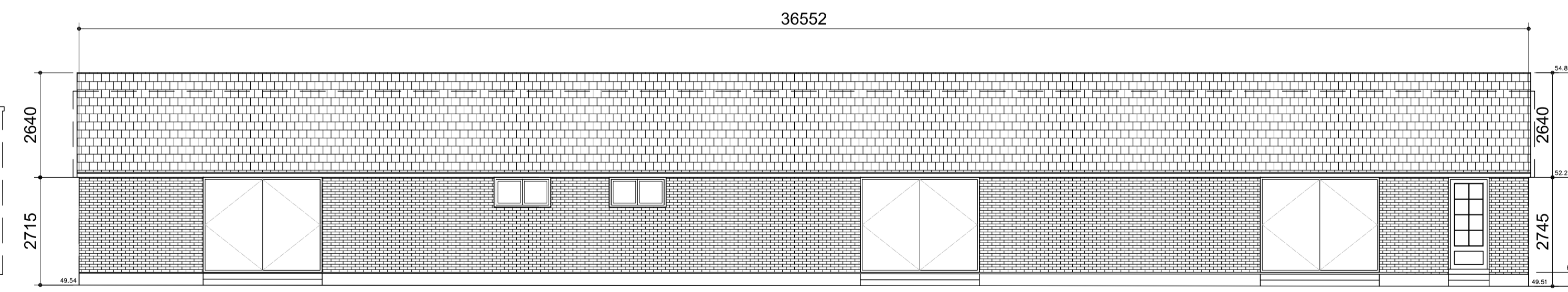
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOTES

02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

REV	DATE	DESCRIPTION	DRAWN
-----	------	-------------	-------

CLIENT
 MR W MICHAELS
PROJECT
 MANOR FARM
 CHARLTON ROAD, TW17 0RJ
DRAWING TITLE
 BUILDING 1a&1b PROPOSED DRWGS

STATUS FOR PLANNING			
PROJECT No 2268	DWG TYPE PL	DWG No 200	REV 02
SCALE 1:100@A1	DATE DEC'15	DRAWN AC	CHECKED DL

CONTRACTOR TO CHECK SITE DIMENSIONS AND REPORT ANY VARIATIONS OR OMISSIONS TO LEWANDOWSKI ARCHITECTS. THIS DRAWING IS COPYRIGHT OF LEWANDOWSKI ARCHITECTS AND MUST NOT BE REPRODUCED OR USED WITHOUT PERMISSION. DO NOT SCALE FROM THE DRAWING.
 1st FLOOR, RAFTS COURT, BROGAS ST, ETON, SL4 6RF.
 T. 01753 620700 F. 01753 620621
 www.lewandowskiarchitects.com

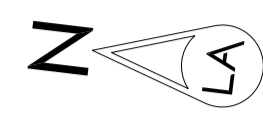
BUILDING 2 (Formerly buildings 7, 8 & 9)

Class Use: B1/B8

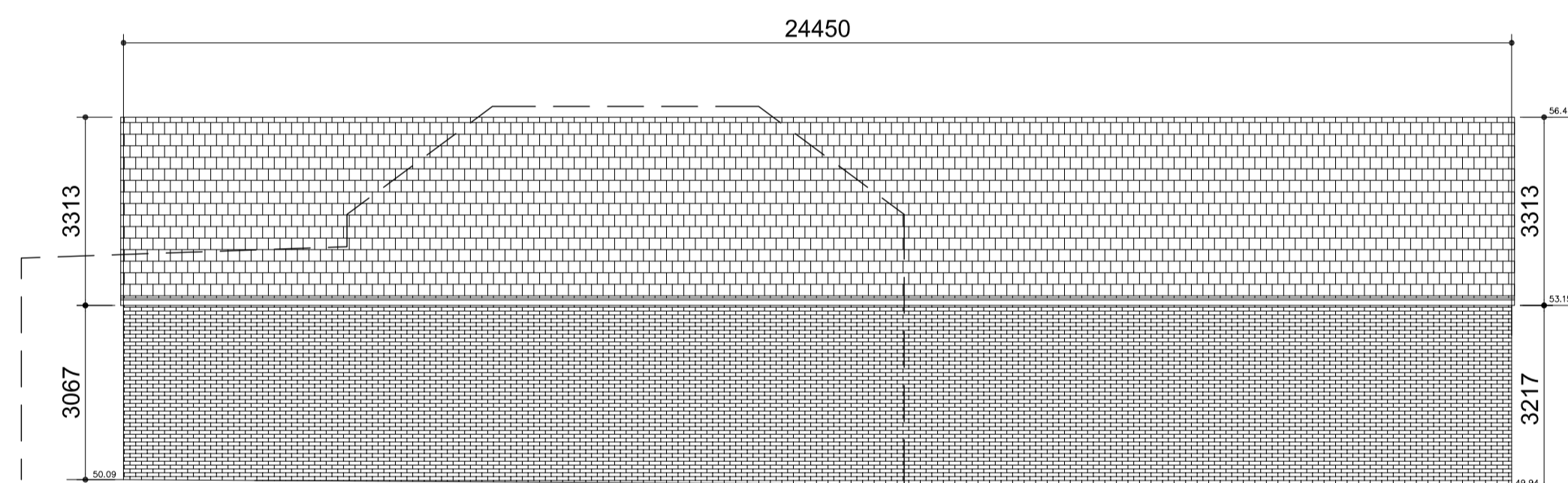
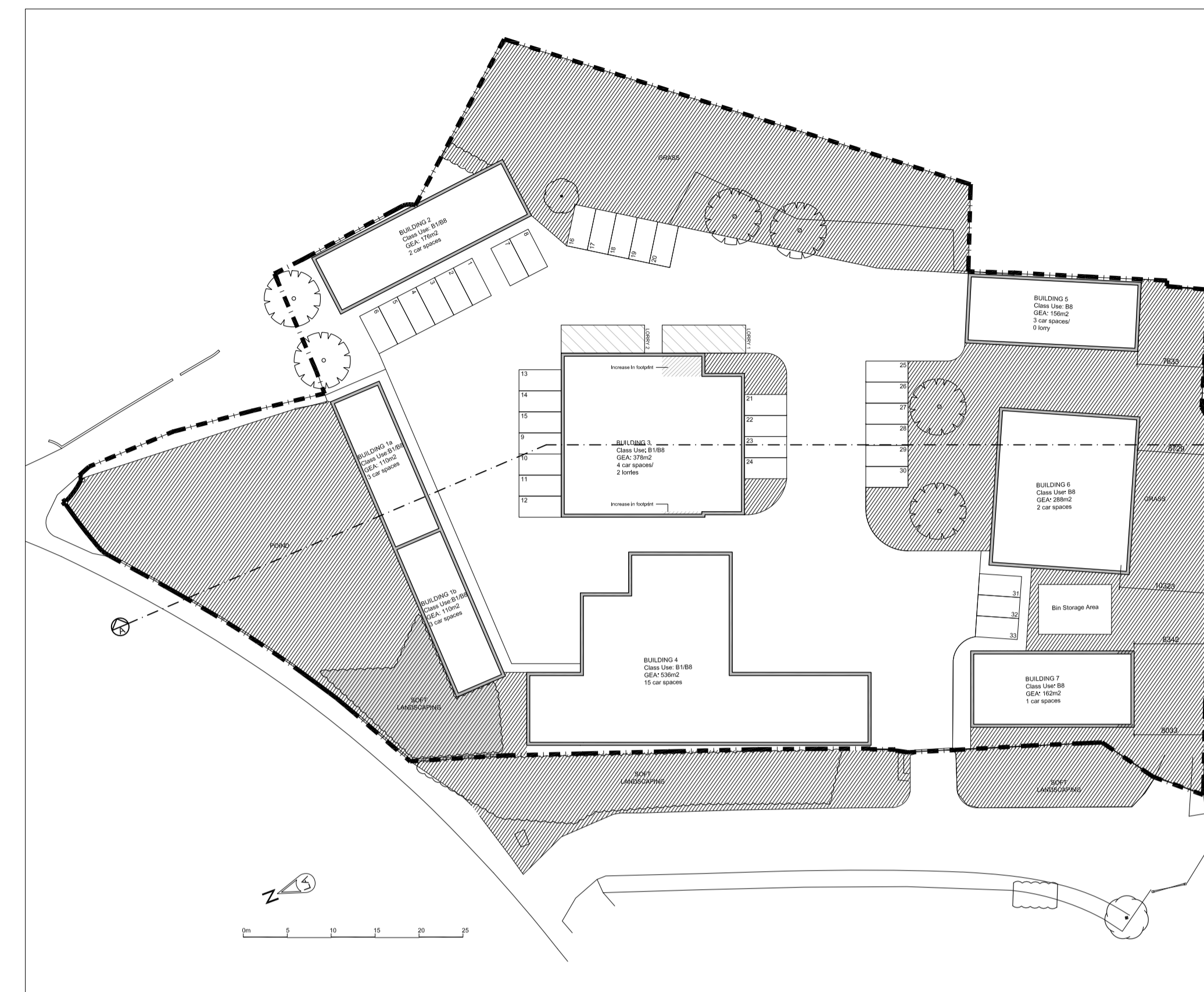
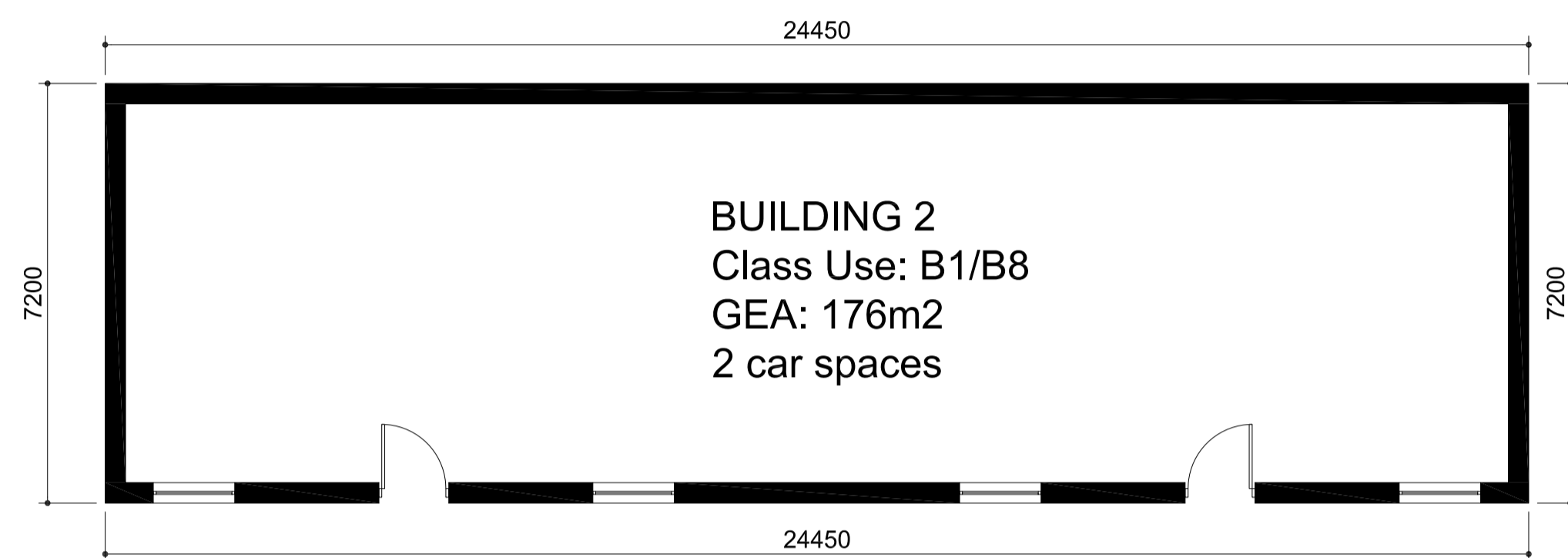
GEA: 176m²

Volume: 880m³

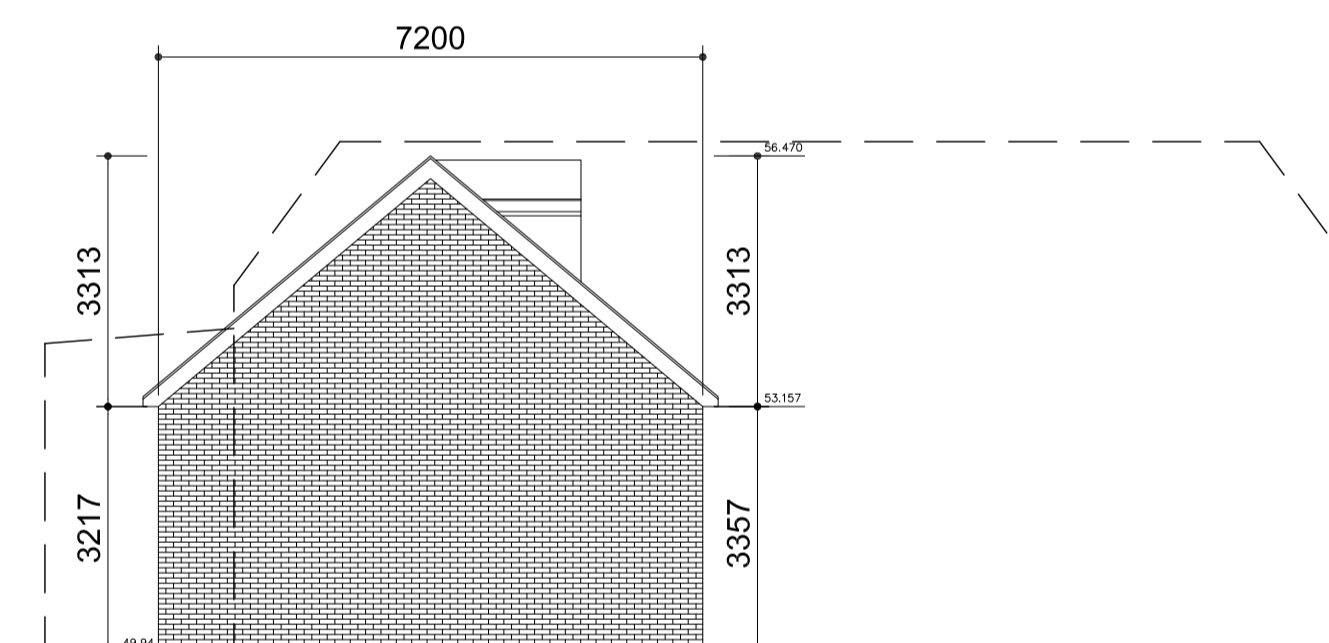
2 car spaces



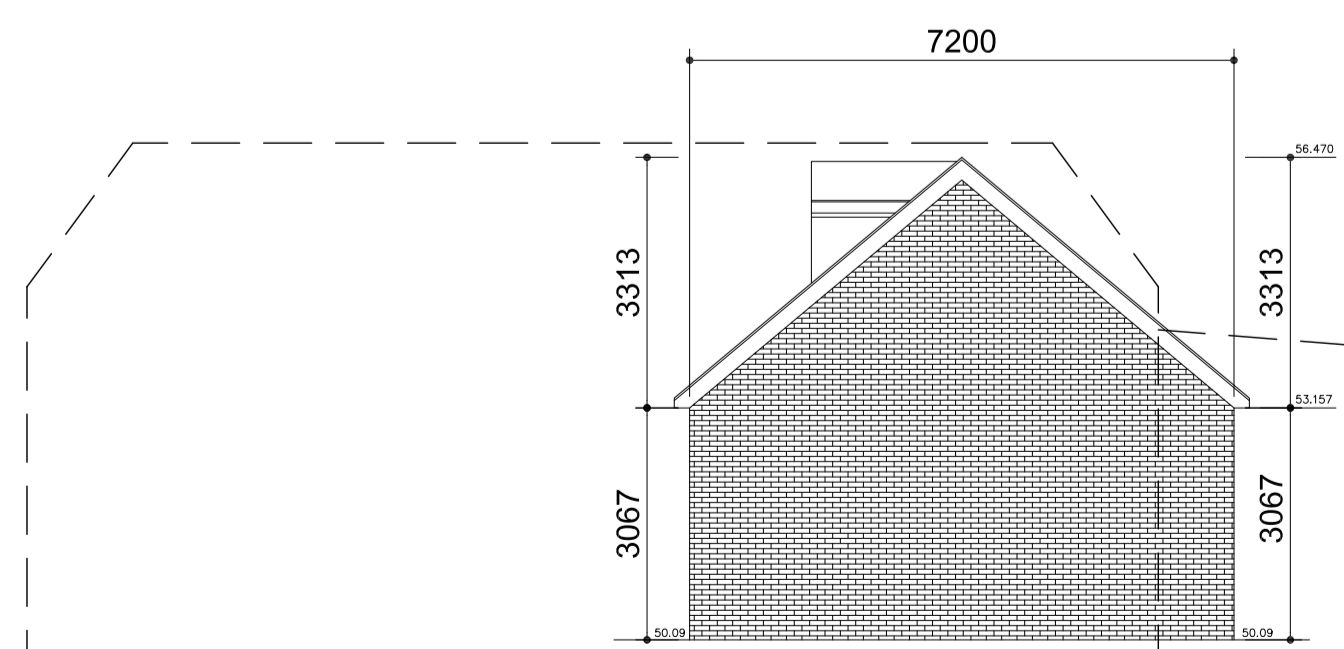
Outline of existing building being demolished.



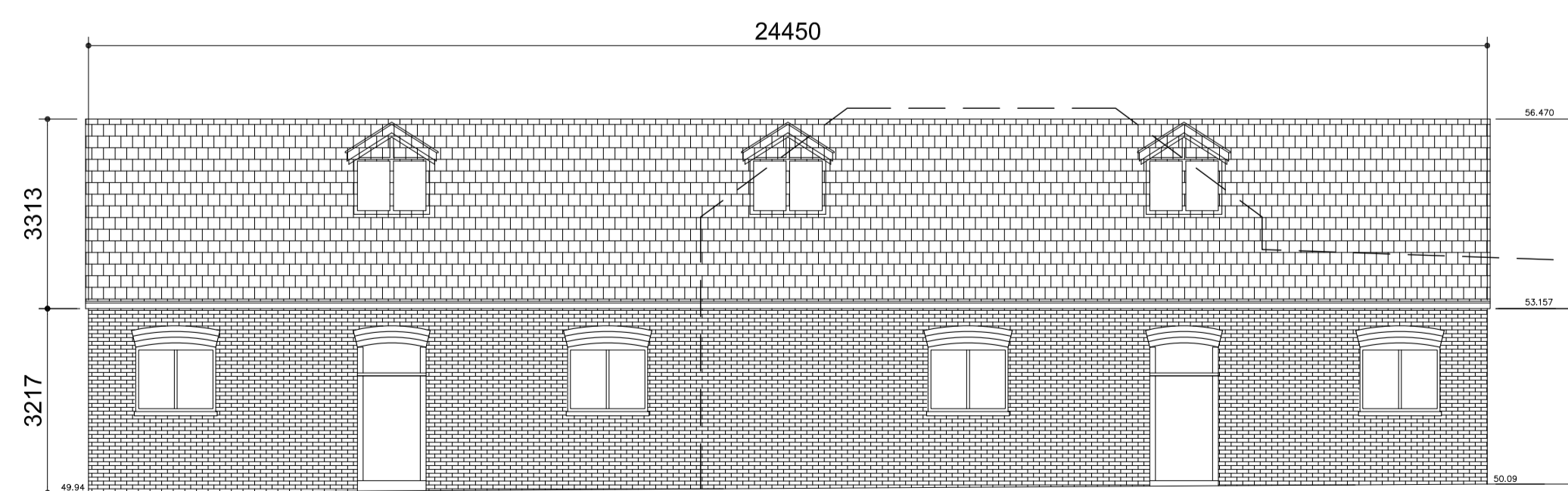
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTES

02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

REV	DATE	DESCRIPTION	DRAWN
-----	------	-------------	-------

CLIENT
MR W MICHAELS
PROJECT
MANOR FARM
CHARLTON ROAD, TW17 0RJ
DRAWING TITLE
BUILDING 2 PROPOSED DRWGS

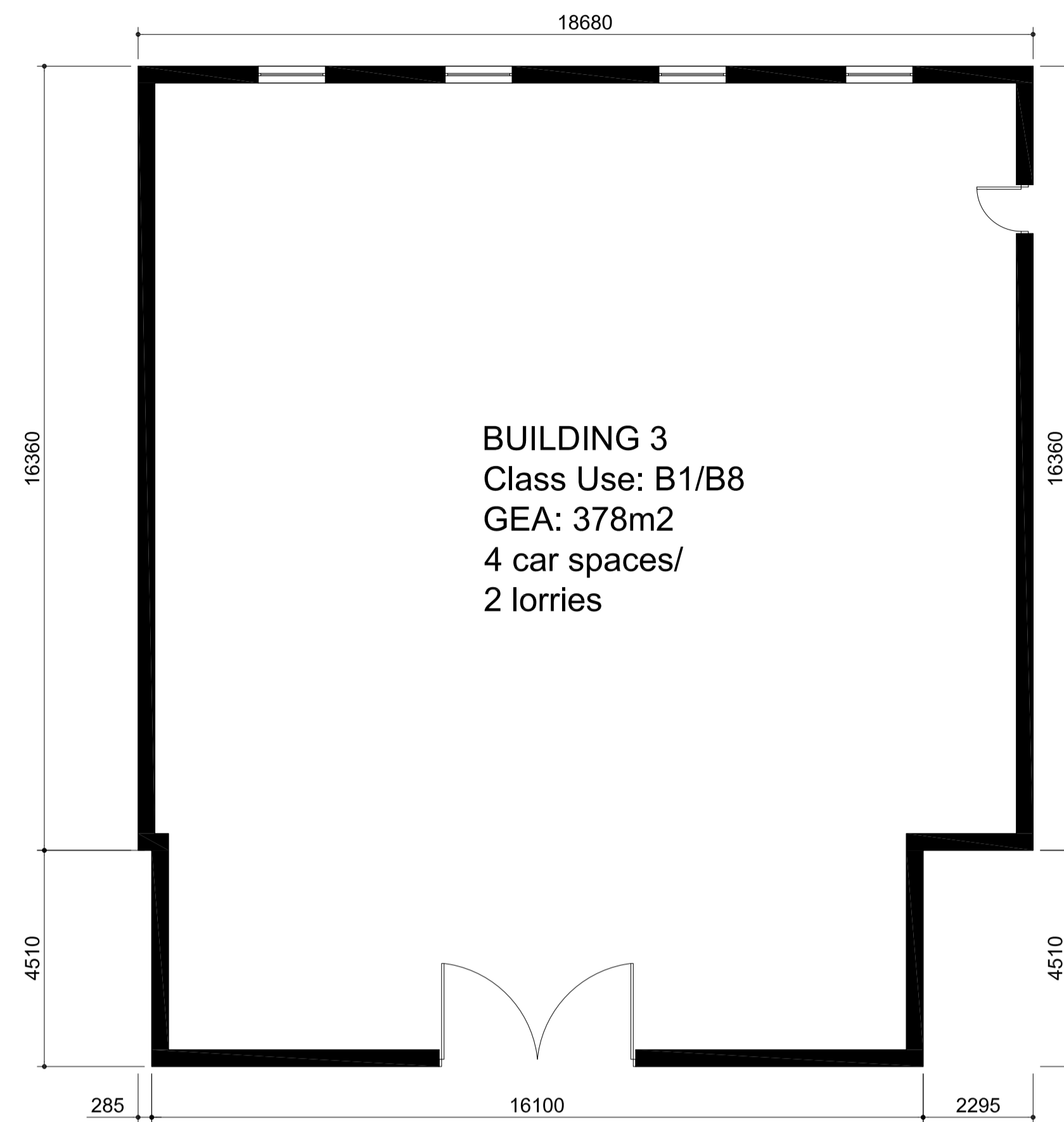
STATUS
FOR PLANNING

PROJECT No	DWG TYPE	DWG No	REV
2268	PL	201	02

SCALE	DATE	DRAWN	CHECKED
1:100@A1	DEC'15	AC	DL

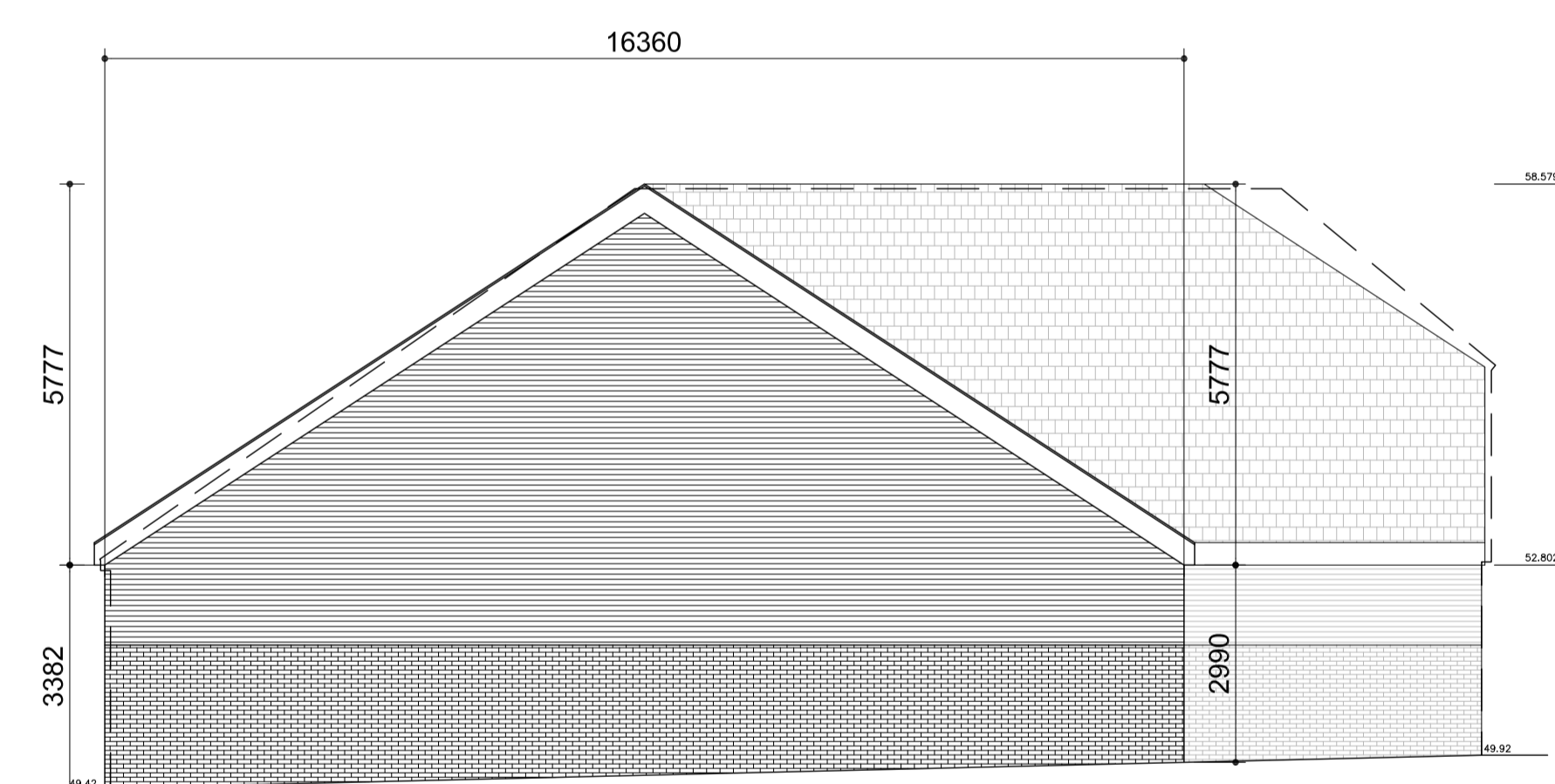
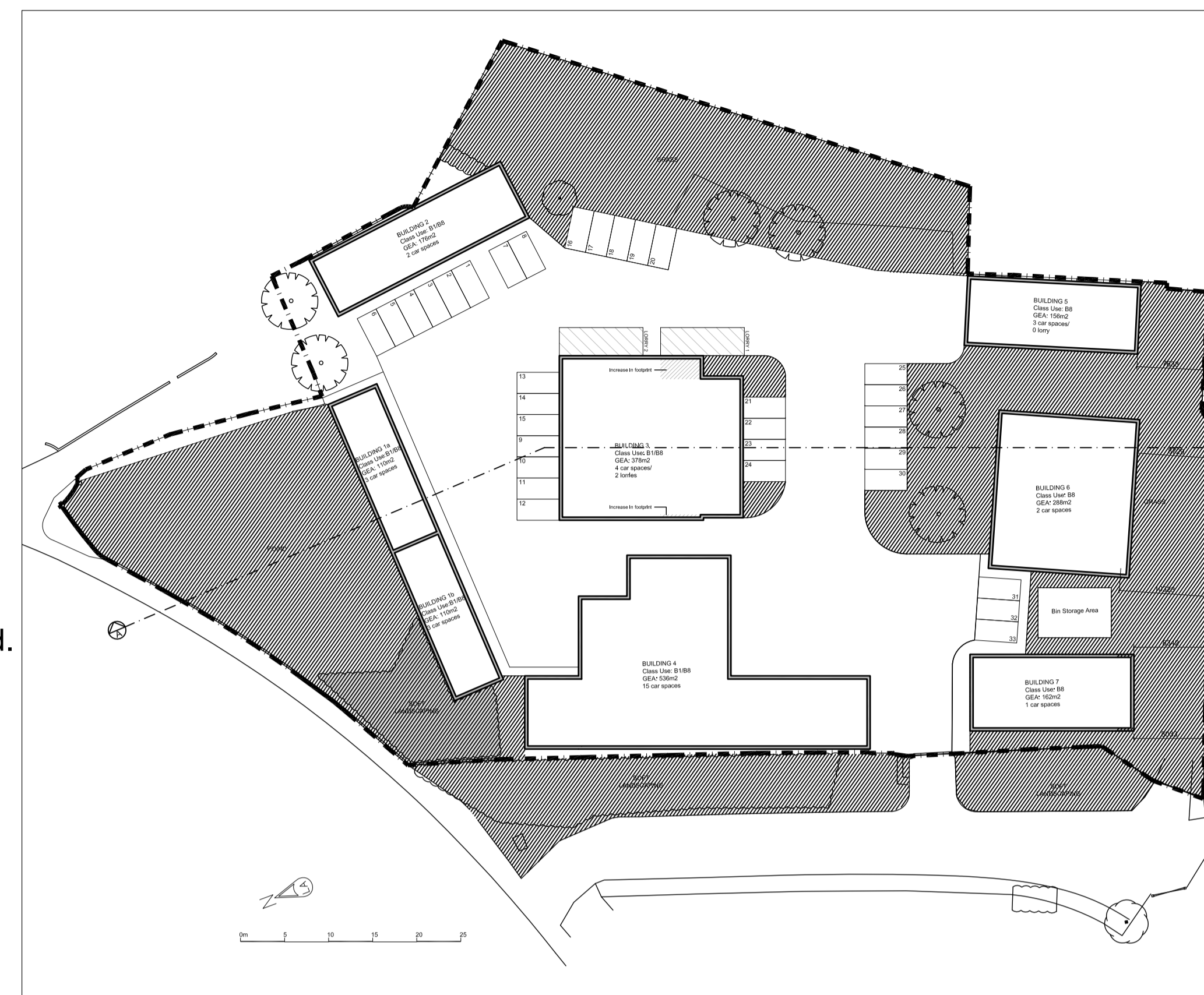
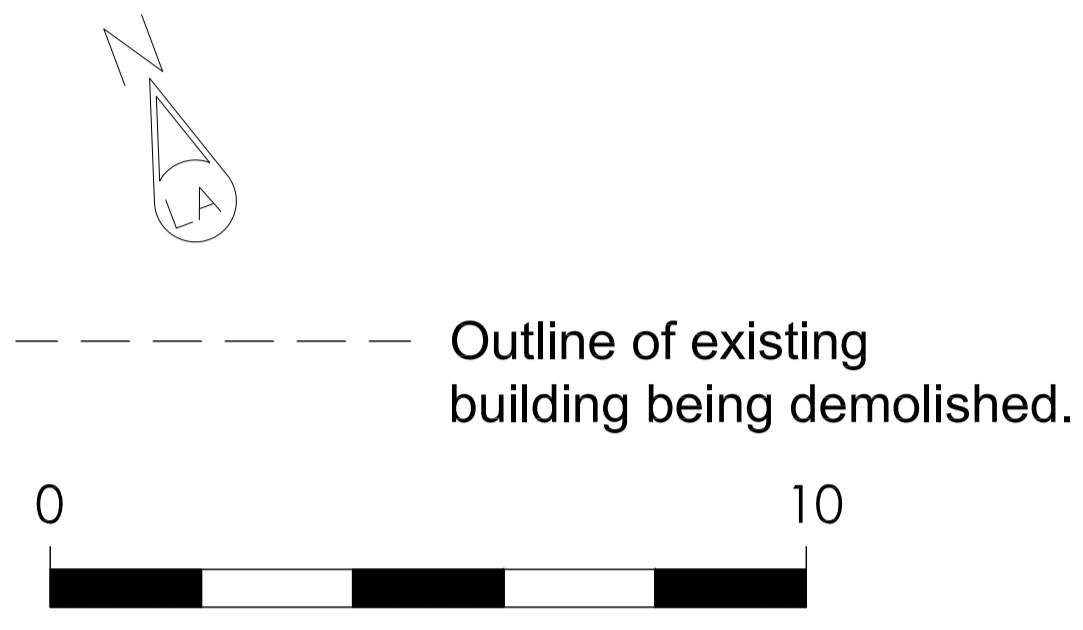
CONTRACTOR TO CHECK SITE DIMENSIONS AND REPORT ANY VARIATIONS OR OMISSIONS TO LEWANDOWSKI ARCHITECTS. THIS DRAWING IS COPYRIGHT OF LEWANDOWSKI ARCHITECTS AND MUST NOT BE REPRODUCED OR USED WITHOUT PERMISSION. DO NOT SCALE FROM THE DRAWING.



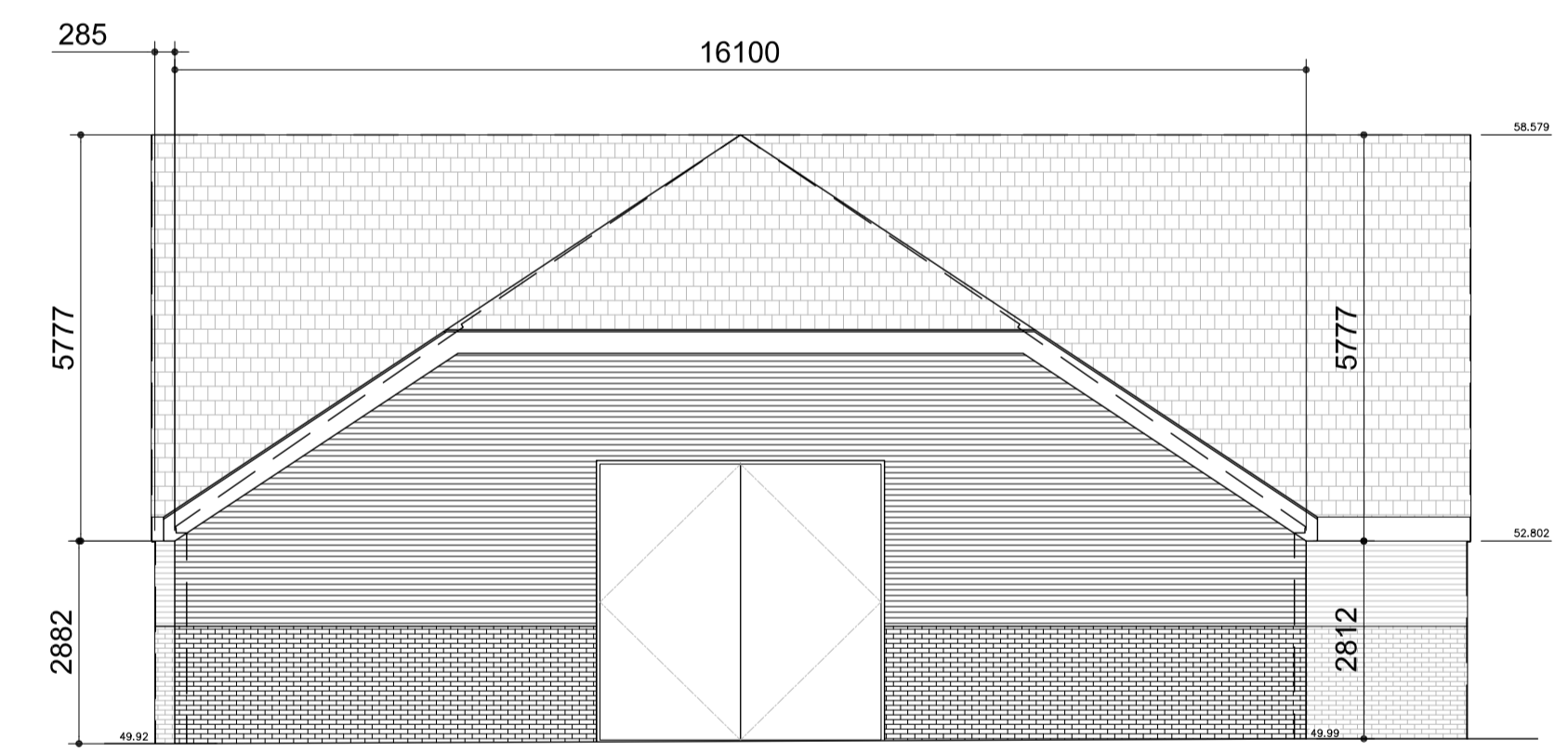


BUILDING 3
 Class Use: B1/B8
 GEA: 378m²
 4 car spaces/
 2 lorries

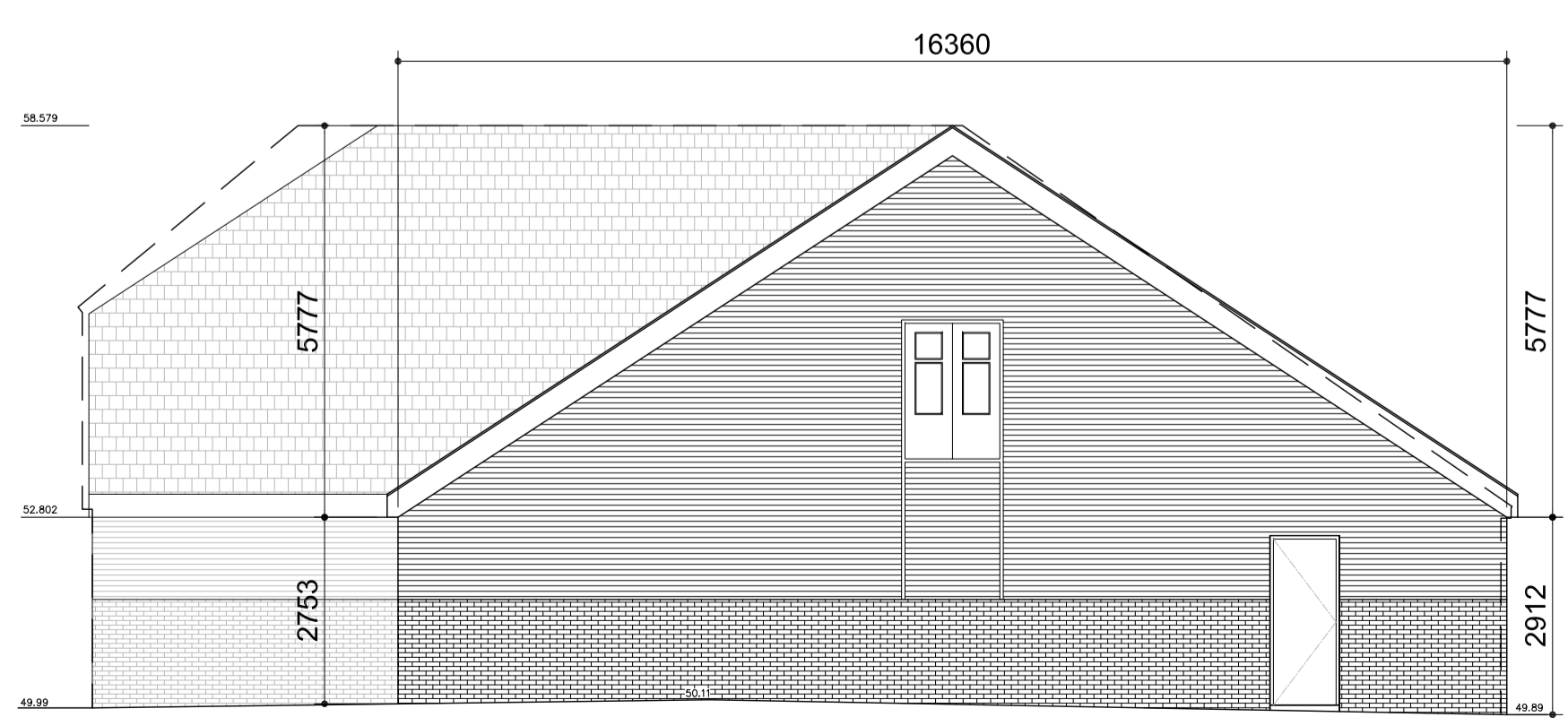
BUILDING 3 (Formerly buildings 10&11)
 Class Use: B1/B8
 GEA: 378m²
 Volume: 2345m³
 4 car spaces/
 2 lorries



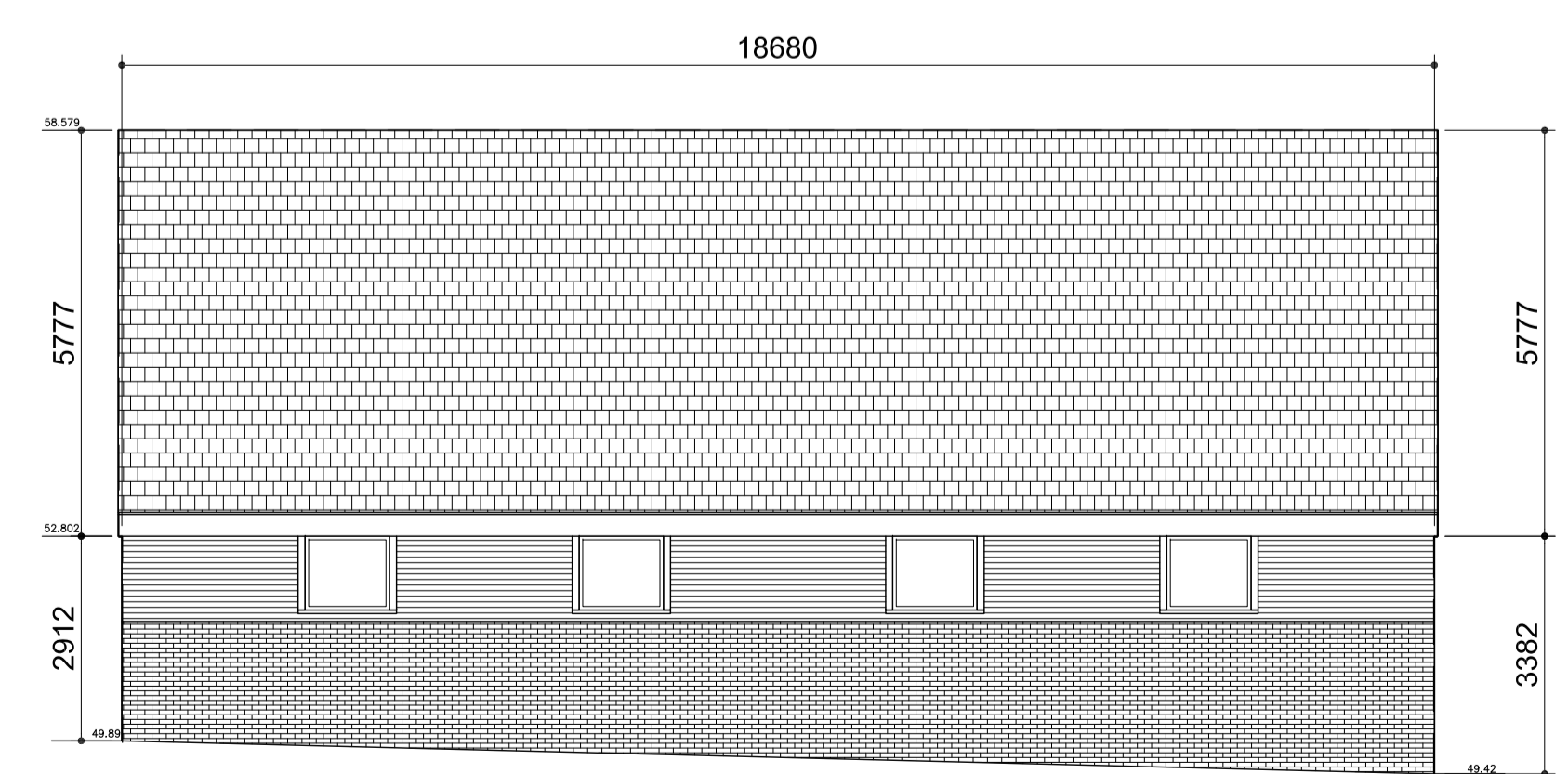
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

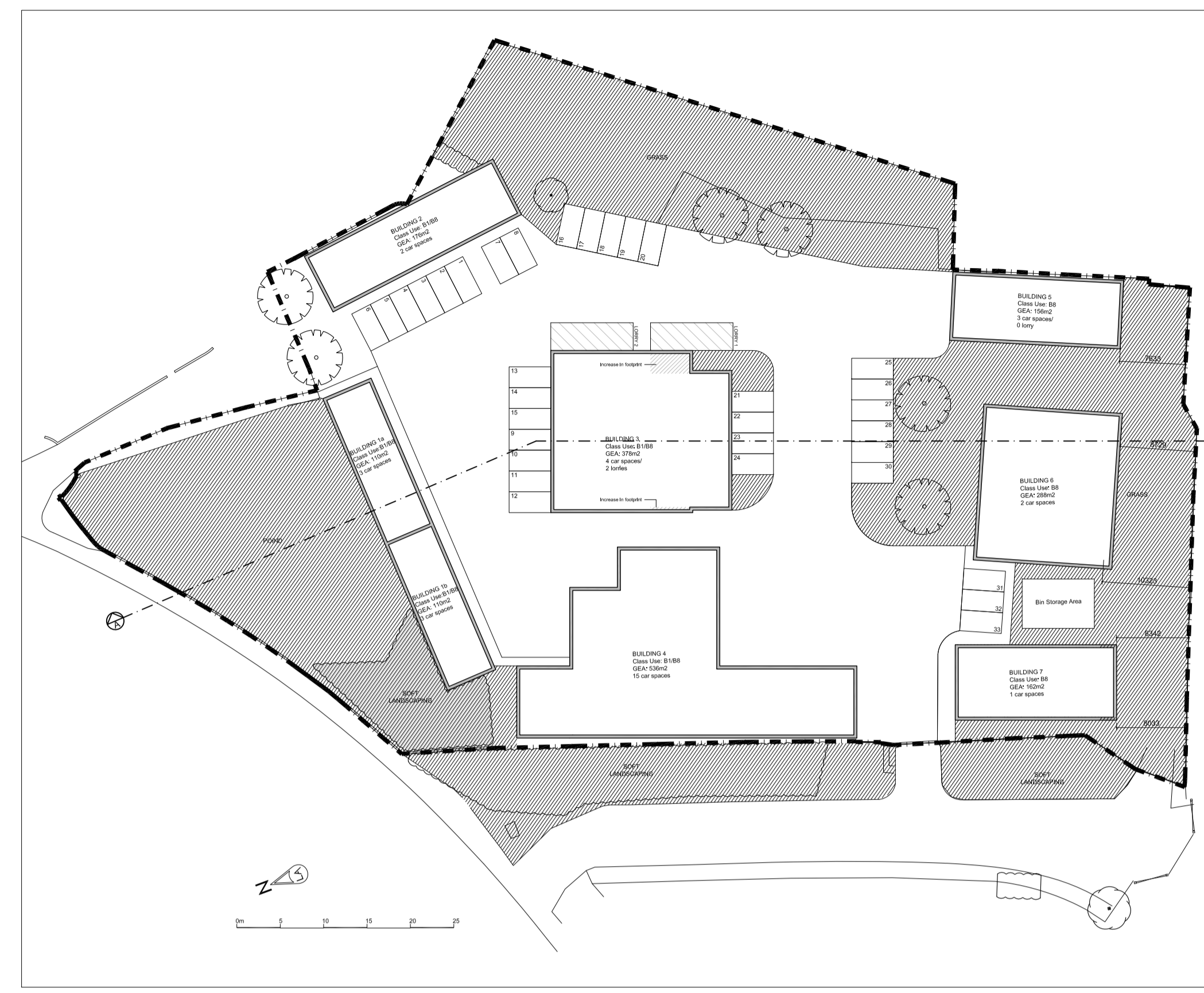
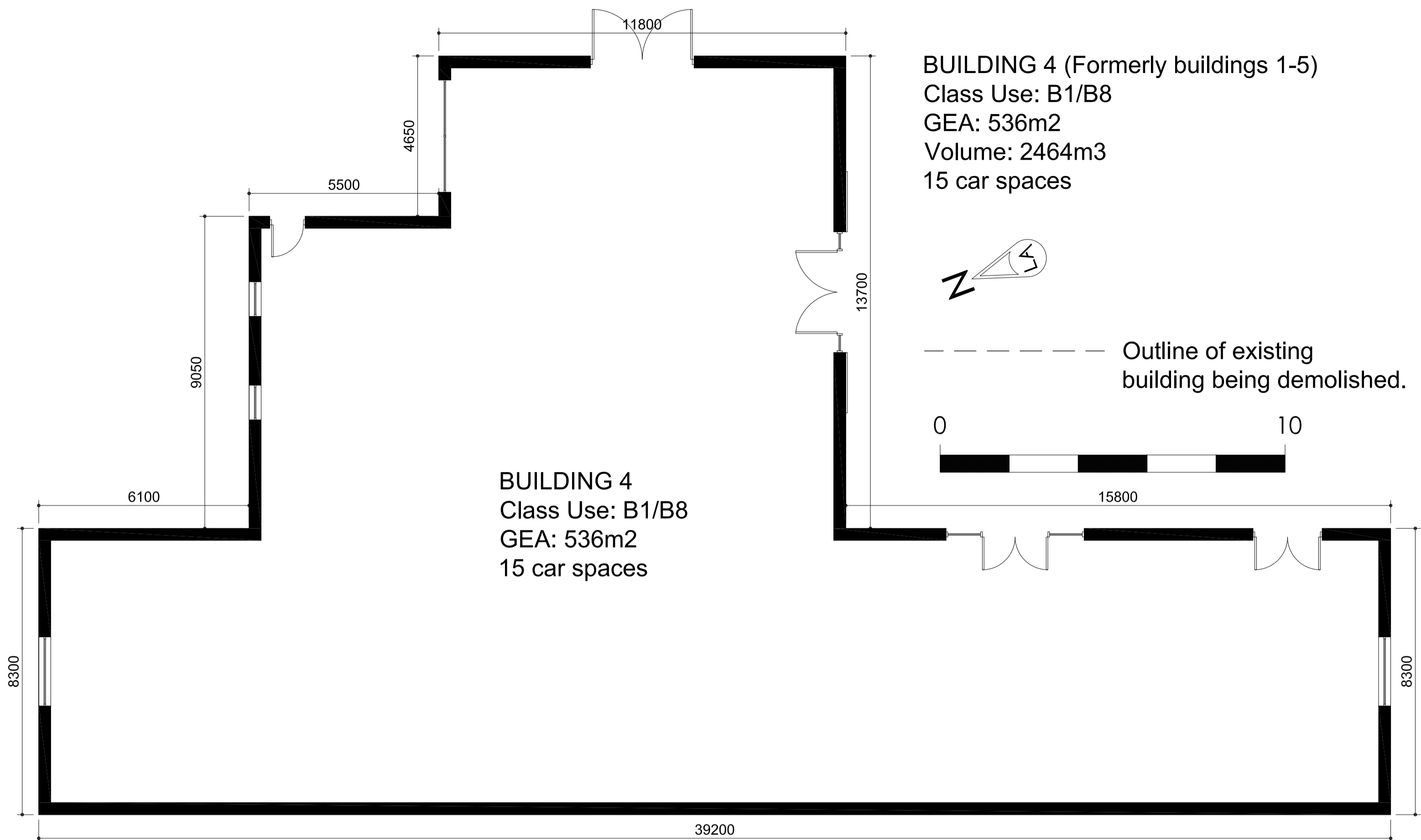


NORTH ELEVATION

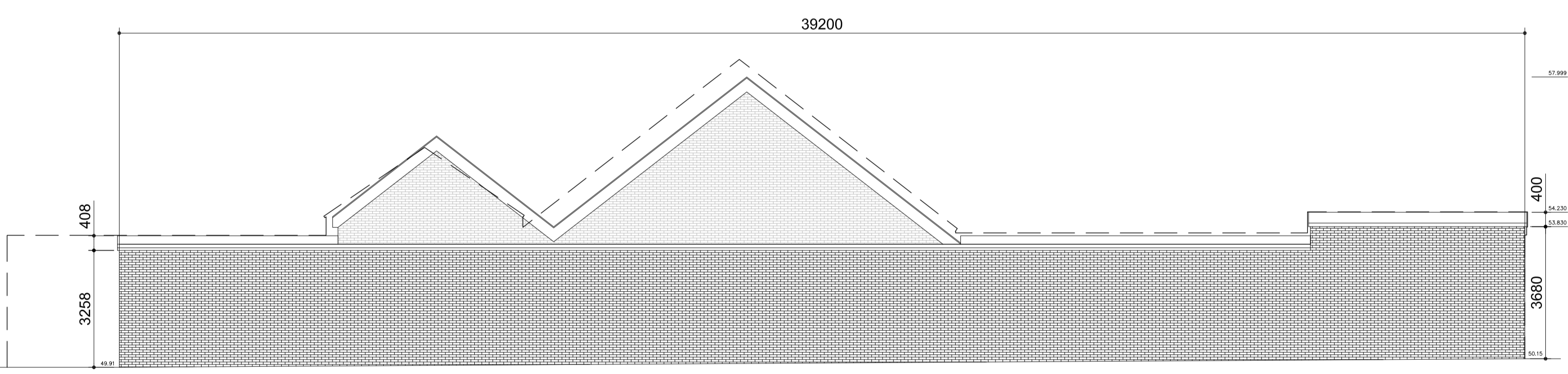
NOTES

02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

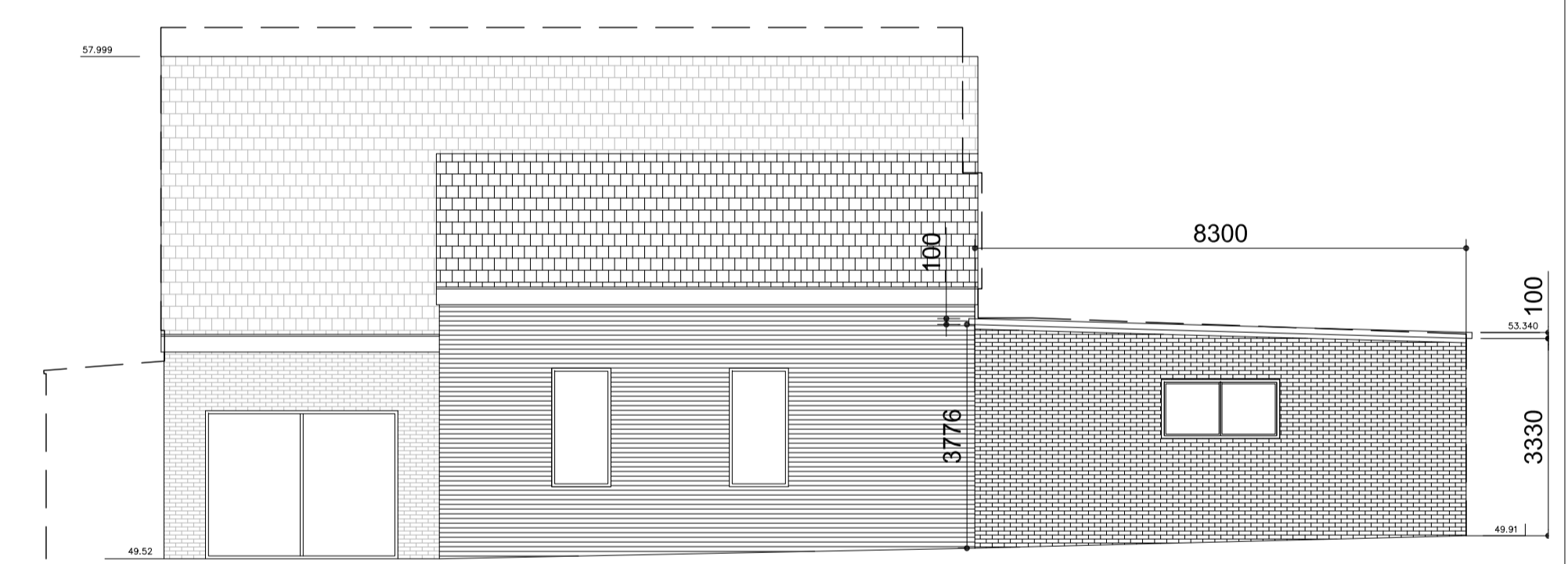
REV	DATE	DESCRIPTION	DRAWN
CLIENT			
MR W MICHAELS			
PROJECT			
MANOR FARM			
CHARLTON ROAD, TW17 0RJ			
DRAWING TITLE			
BUILDING 3 PROPOSED DRWGS			
STATUS			
FOR PLANNING			
PROJECT No	DWG TYPE	DWG No	REV
2268	PL	202	02
SCALE	DATE	DRAWN	CHECKED
1:100@A1	DEC'15	AC	DL



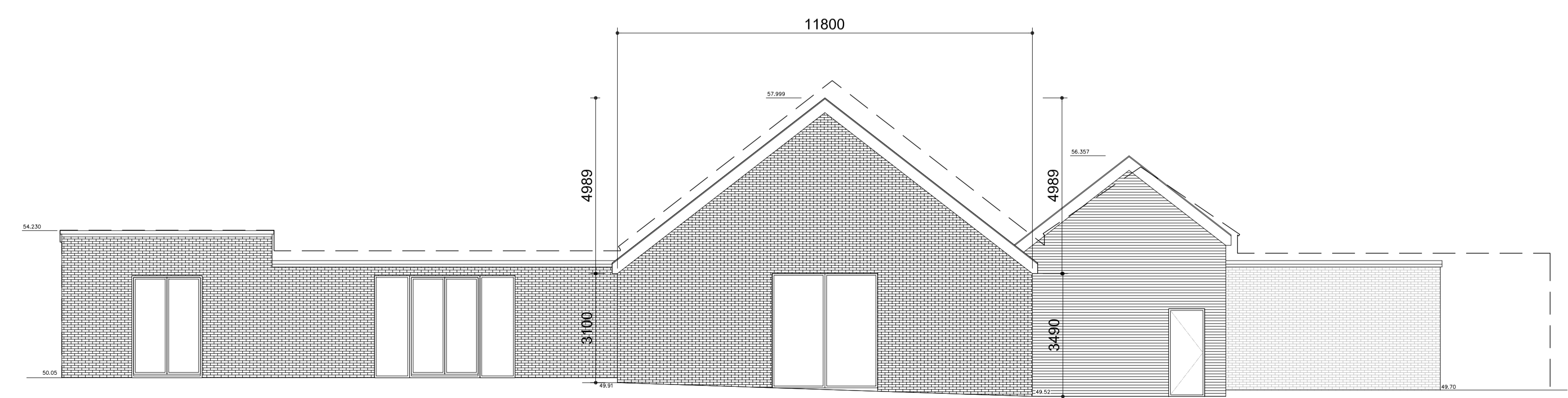
NOTES



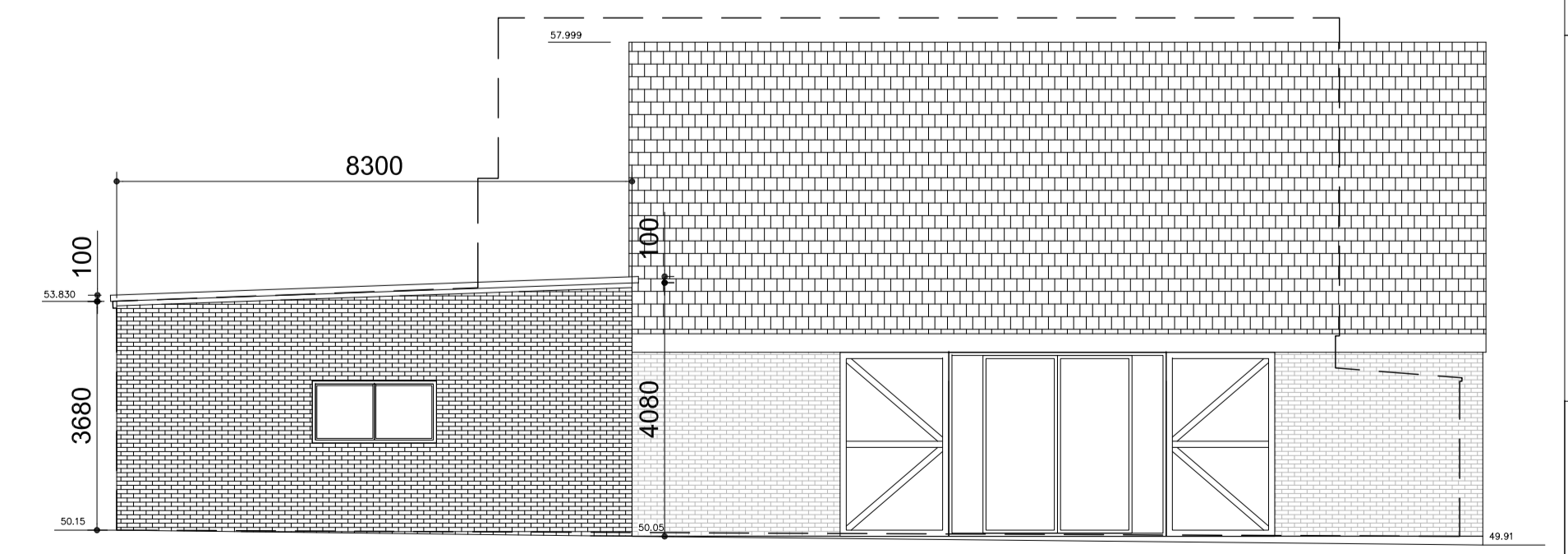
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

REV	DATE	DESCRIPTION	DRAWN
-----	------	-------------	-------

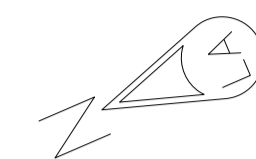
CLIENT
 MR W MICHAELS

PROJECT
 MANOR FARM
 CHARLTON ROAD, TW17 0RJ

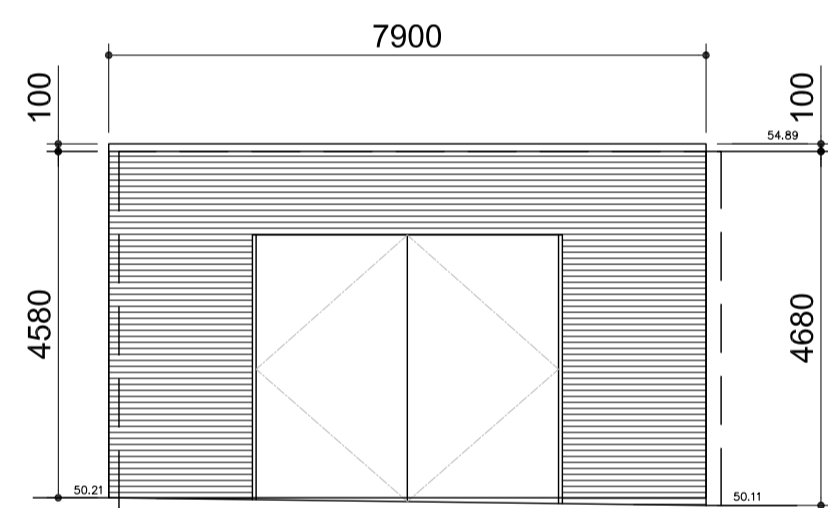
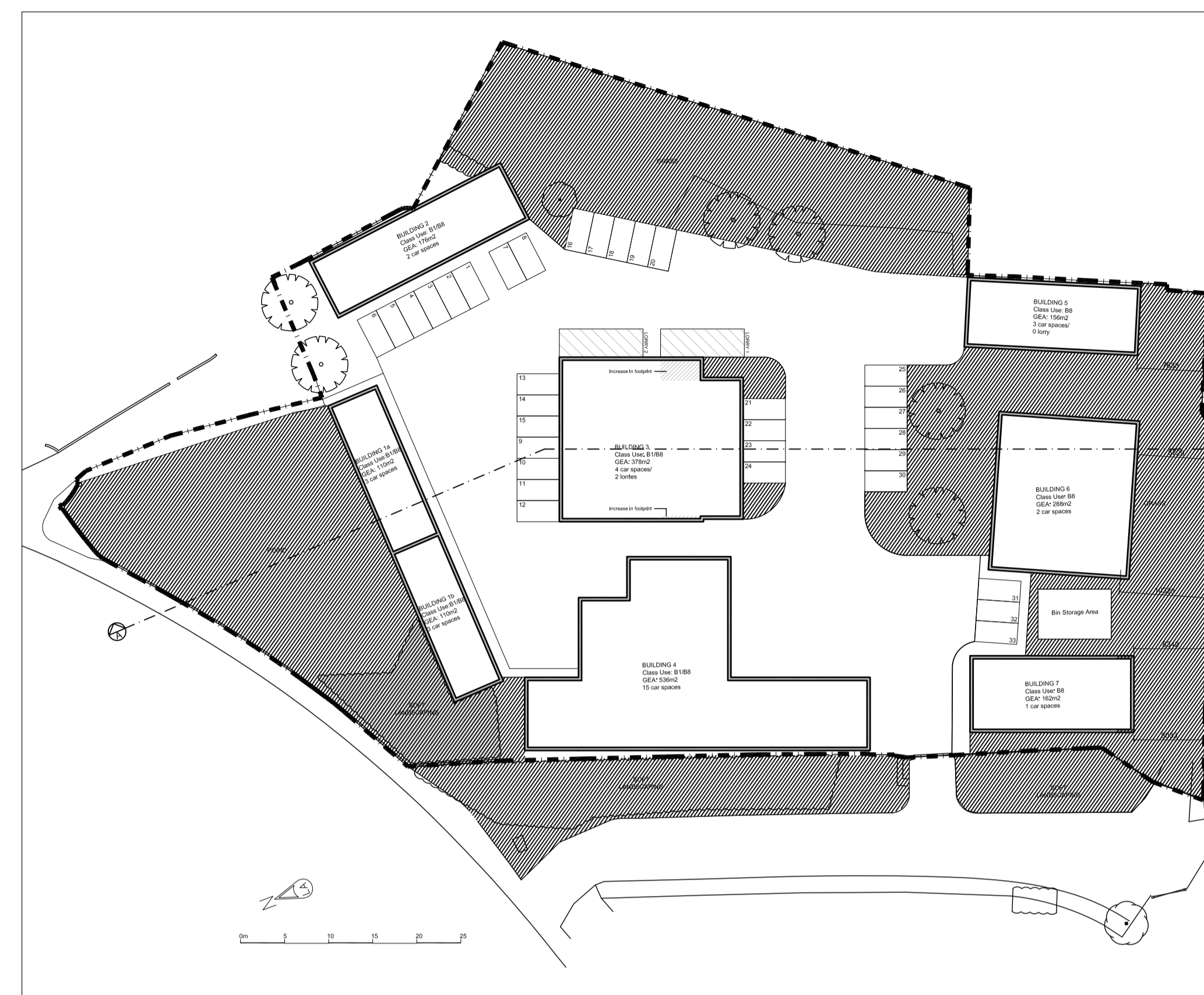
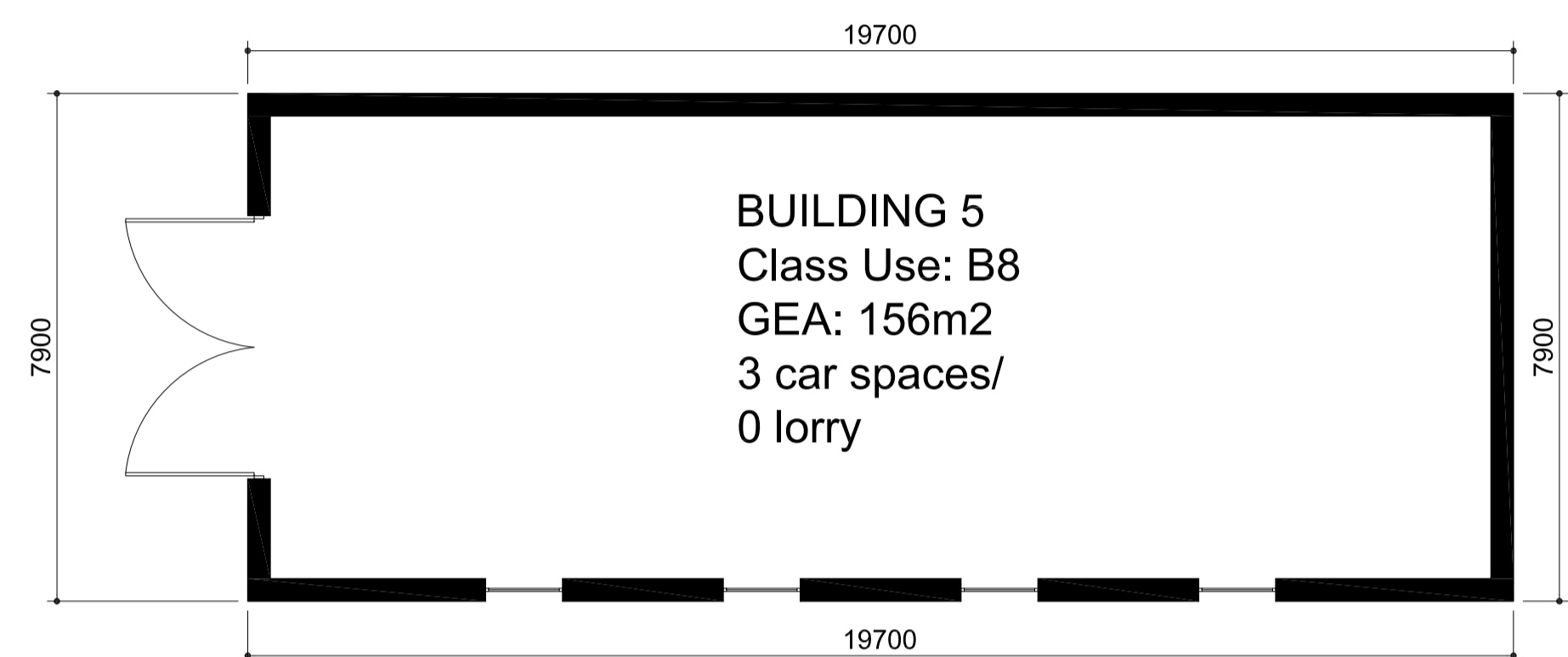
DRAWING TITLE
 BUILDING 4 PROPOSED DRAWINGS

STATUS			
FOR PLANNING			
PROJECT No	DWG TYPE	DWG No	REV
2268	PL	203	02
SCALE	DATE	DRAWN	CHECKED
1:100@A1	DEC'15	AC	DL

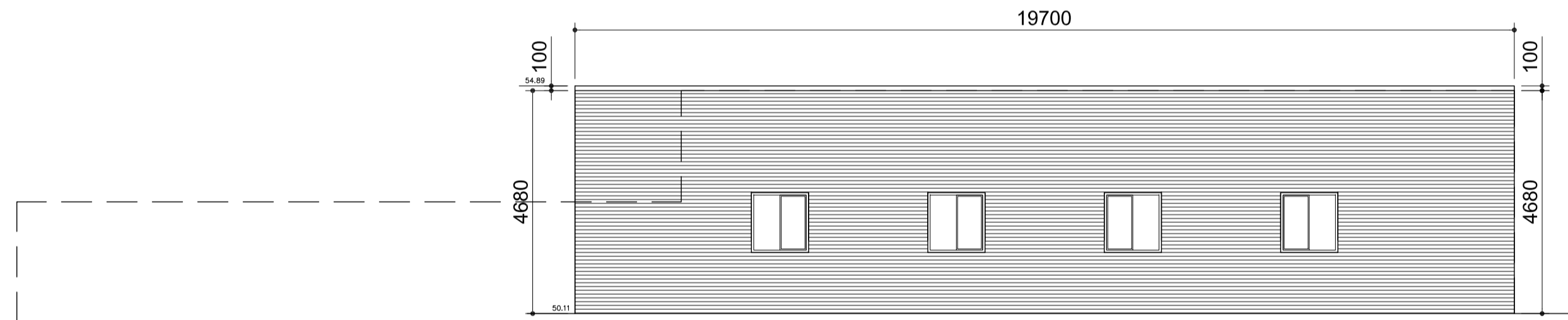
BUILDING 5 (Formerly buildings 15&16)
 Class Use: B8
 GEA: 156m²
 Volume: 735m³
 3 car spaces/
 0 lorry



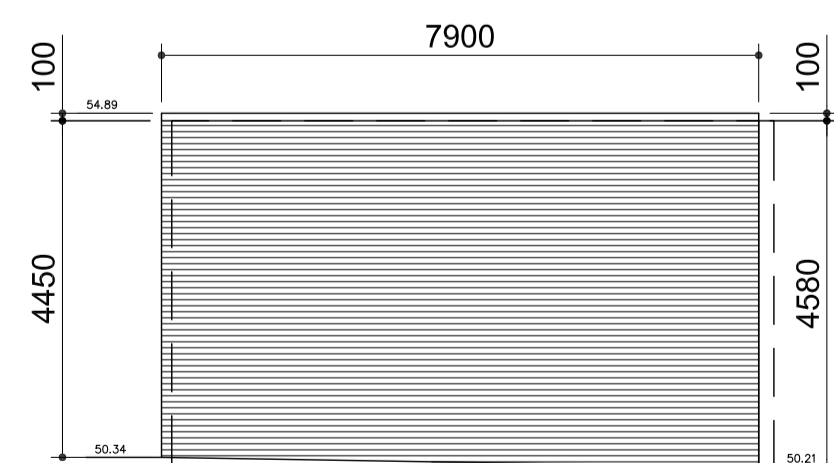
Outline of existing building being demolished.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOTES

02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

REV	DATE	DESCRIPTION	DRAWN
-----	------	-------------	-------

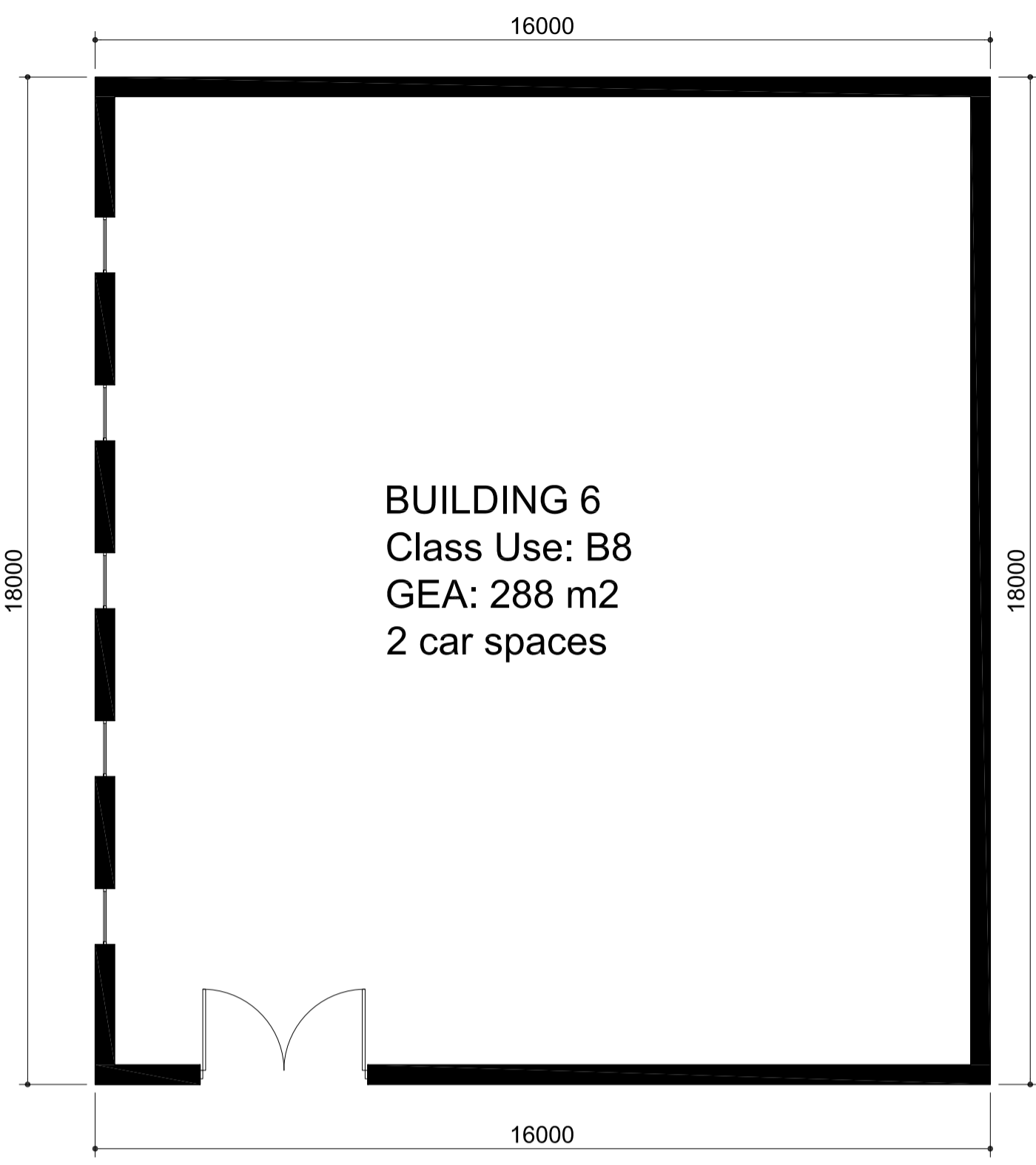
CLIENT
 MR W MICHAELS
PROJECT
 MANOR FARM
 CHARLTON ROAD, TW17 0RJ
DRAWING TITLE
 BUILDING 5 PROPOSED DRAWINGS

STATUS
 FOR PLANNING

PROJECT No	DWG TYPE	DWG No	REV
2268	PL	204	02

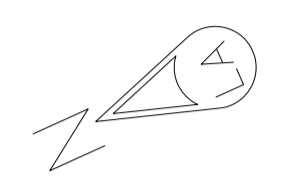
SCALE	DATE	DRAWN	CHECKED
1:100@A1	DEC'15	AC	DL

CONTRACTOR TO CHECK SITE DIMENSIONS AND REPORT ANY VARIATIONS OR OMISSIONS TO LEWANDOWSKI ARCHITECTS. THIS DRAWING IS COPYRIGHT OF LEWANDOWSKI ARCHITECTS AND MUST NOT BE REPRODUCED OR USED WITHOUT PERMISSION. DO NOT SCALE FROM THE DRAWING.

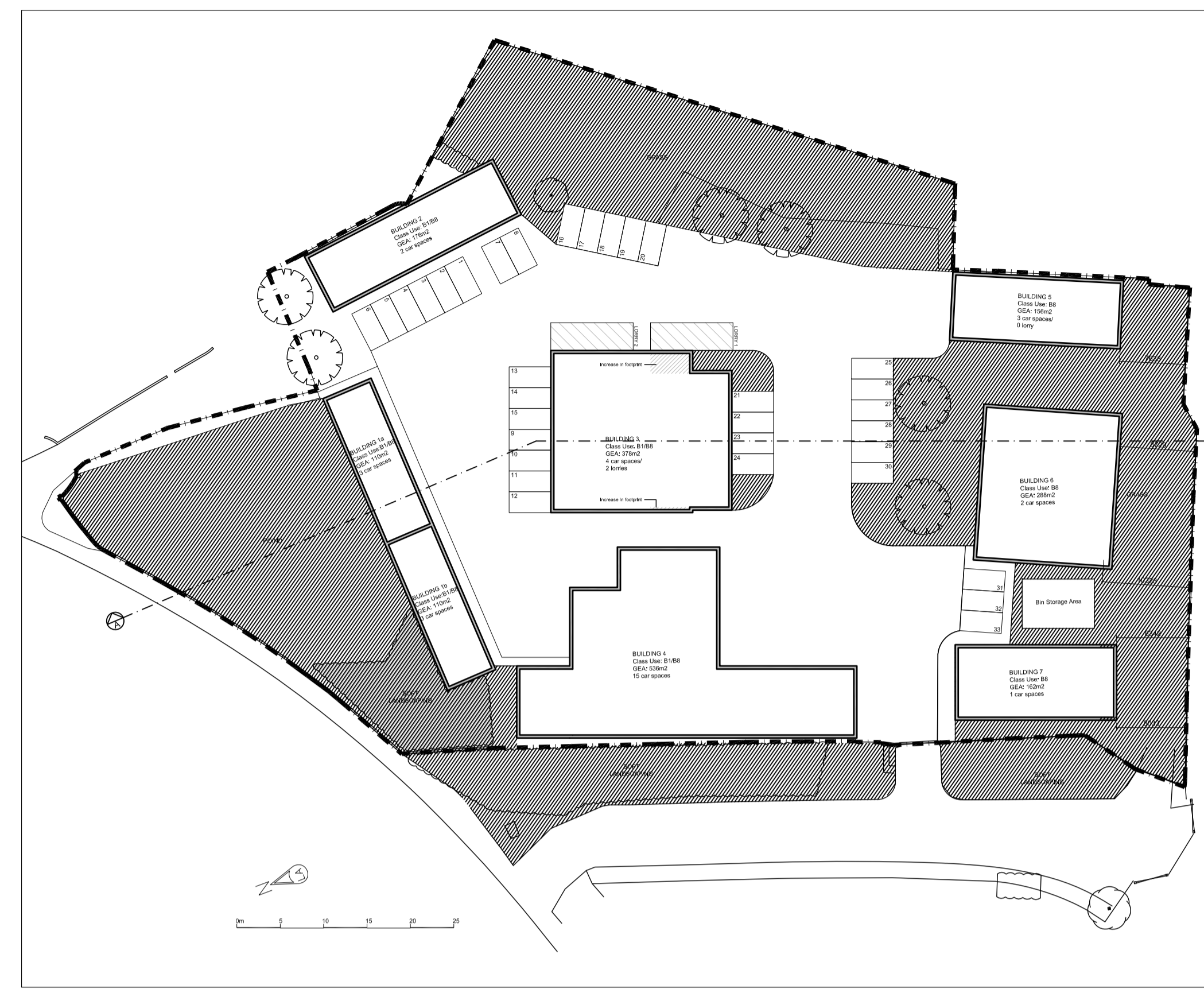


BUILDING 6
 Class Use: B8
 GEA: 288 m²
 2 car spaces

BUILDING 6 (Formerly building 12-13)
 Class Use: B8
 GEA: 288m²
 Volume: 1069m³
 2 car spaces

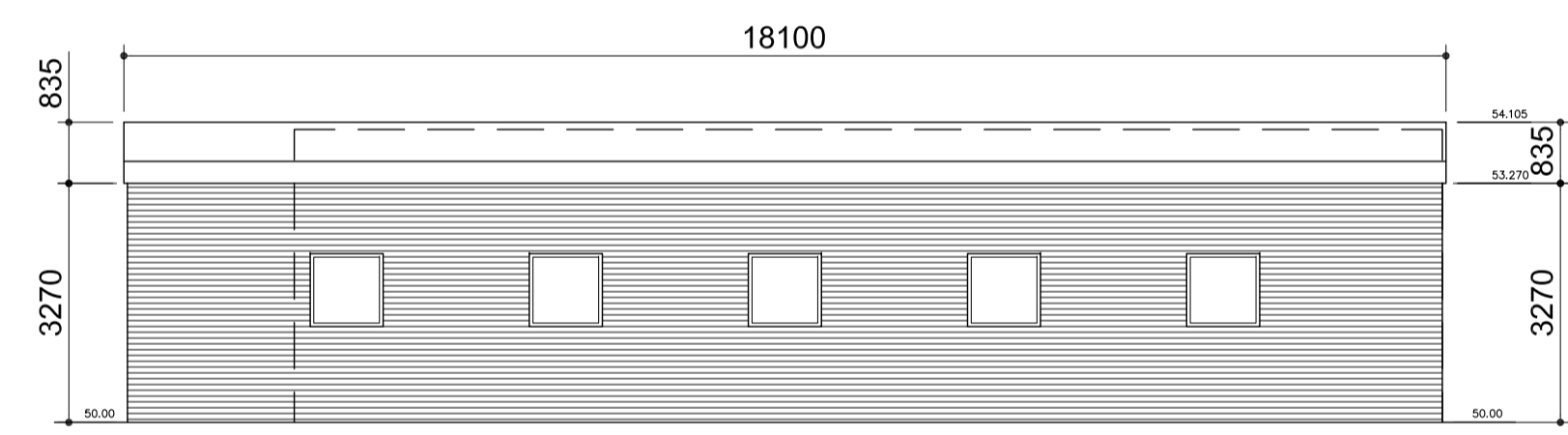


--- Outline of existing building being demolished.

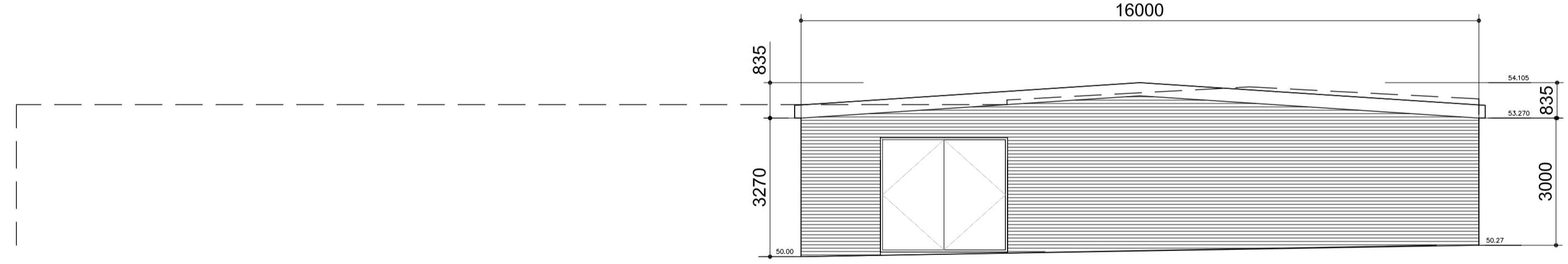


NOTES

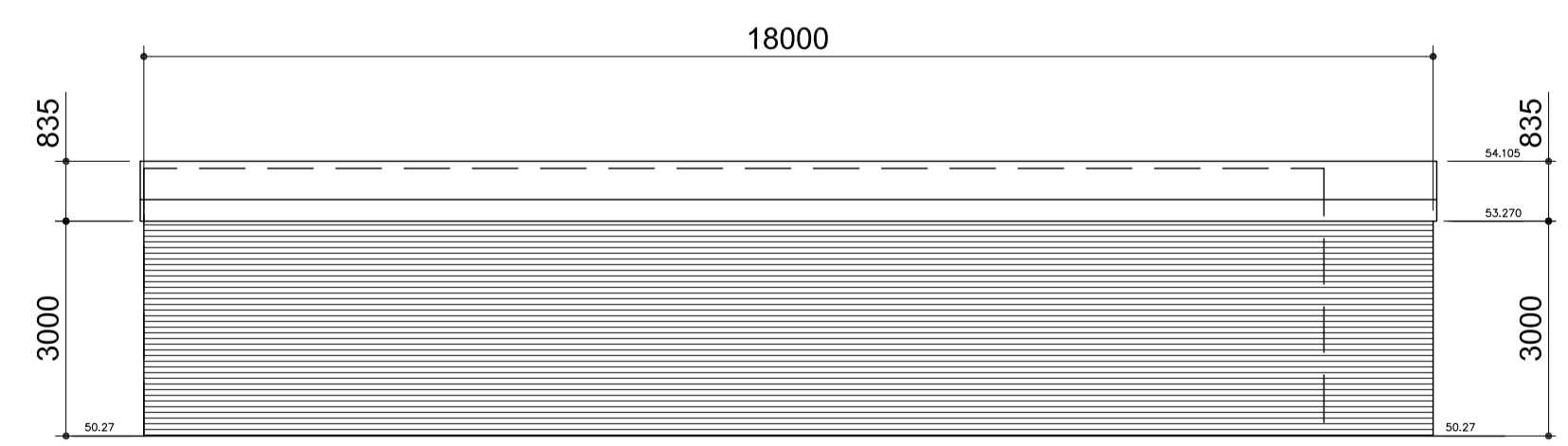
REV	DATE	DESCRIPTION	DRAWN
02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL



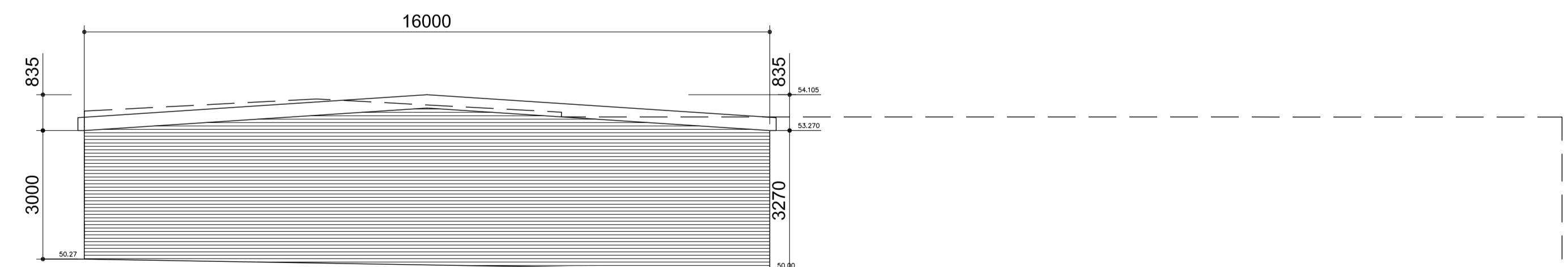
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REV	DATE	DESCRIPTION	DRAWN
02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

CLIENT
 MR W MICHAELS

PROJECT
 MANOR FARM
 CHARLTON ROAD, TW17 0RJ

DRAWING TITLE
 BUILDING 6 PROPOSED DRAWINGS

STATUS
 FOR PLANNING

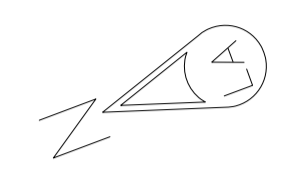
PROJECT No	DWG TYPE	DWG No	REV
2268	PL	205	02

SCALE	DATE	DRAWN	CHECKED
1:100@A1	DEC'15	AC	DL

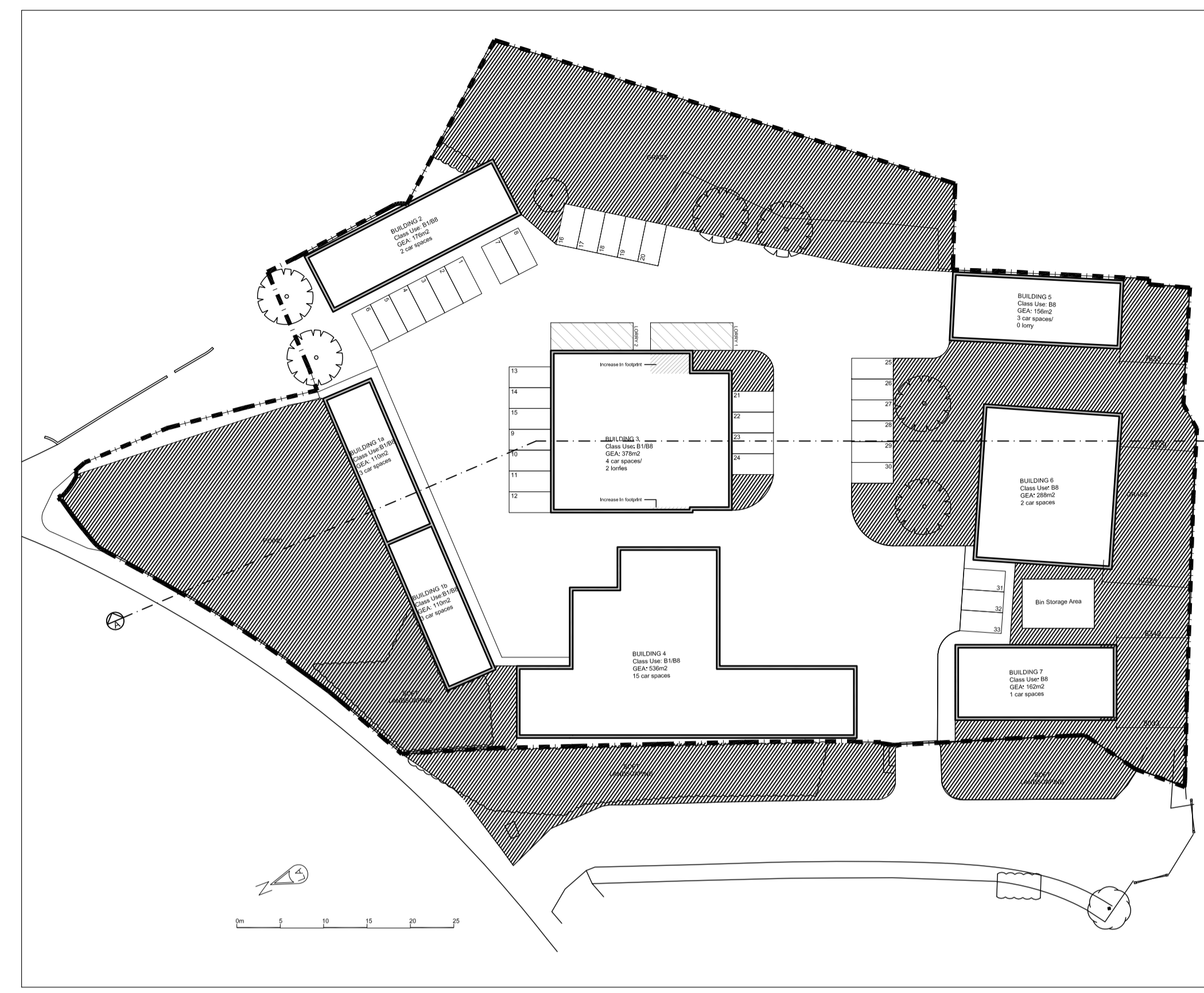
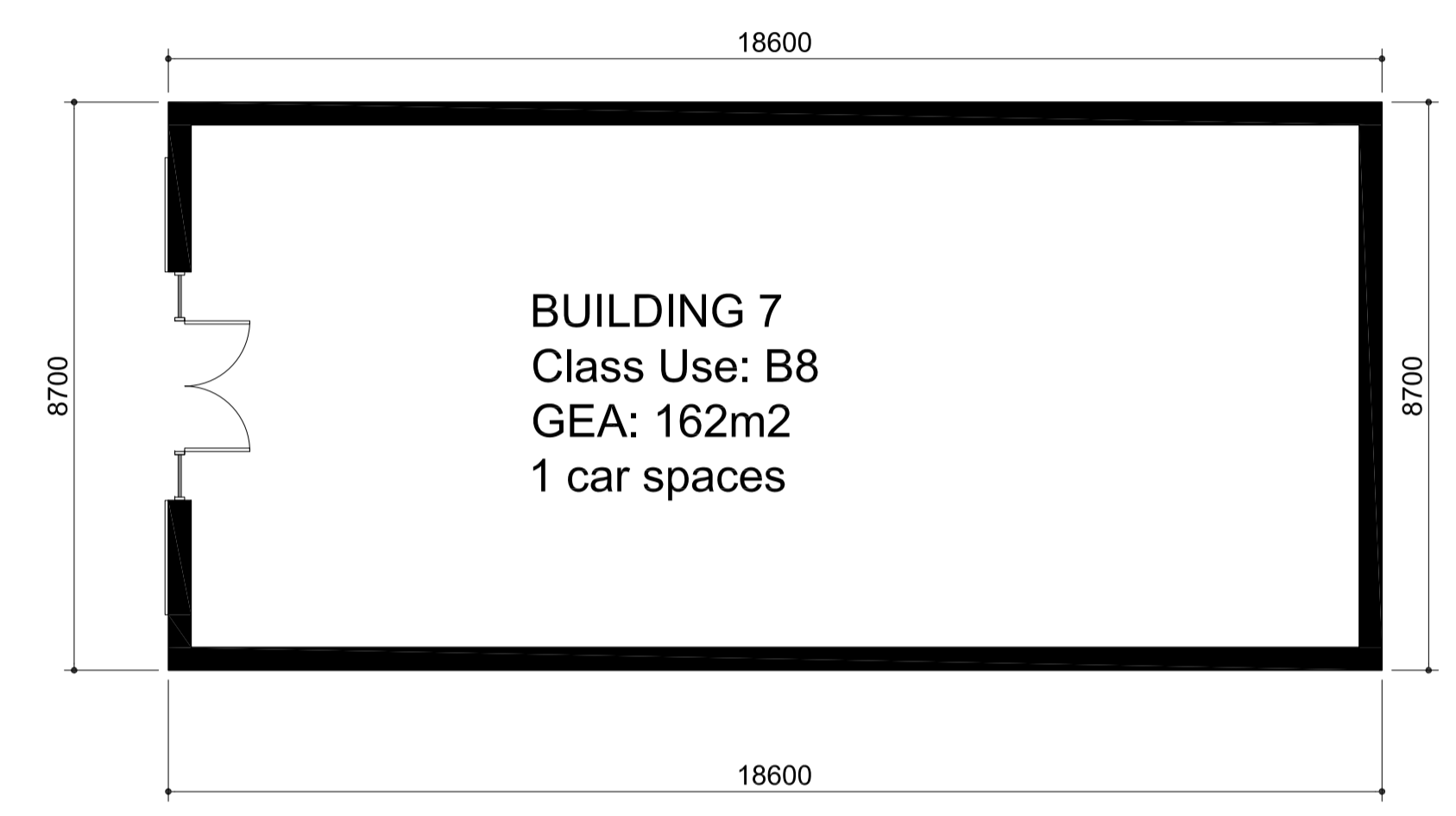
CONTRACTOR TO CHECK SITE DIMENSIONS AND REPORT ANY VARIATIONS OR OMISSIONS TO LEWANDOWSKI ARCHITECTS. THIS DRAWING IS COPYRIGHT © LEWANDOWSKI ARCHITECTS AND MUST NOT BE REPRODUCED OR USED WITHOUT PERMISSION. DO NOT SCALE FROM THE DRAWING.

1st FLOOR, RAFTS COURT, BROCAS ST, ETON, SL4 6RF.
 T. 01753 620700 F. 01753 620621
 www.lewandowskiarchitects.com

BUILDING 7 (Formerly building 14)
 Class Use: B8
 GEA: 162m²
 Volume: 562m³
 1 car spaces



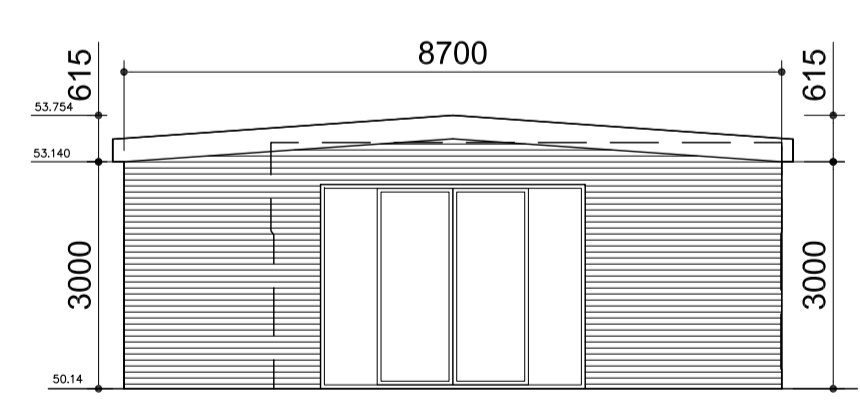
--- Outline of existing building being demolished.



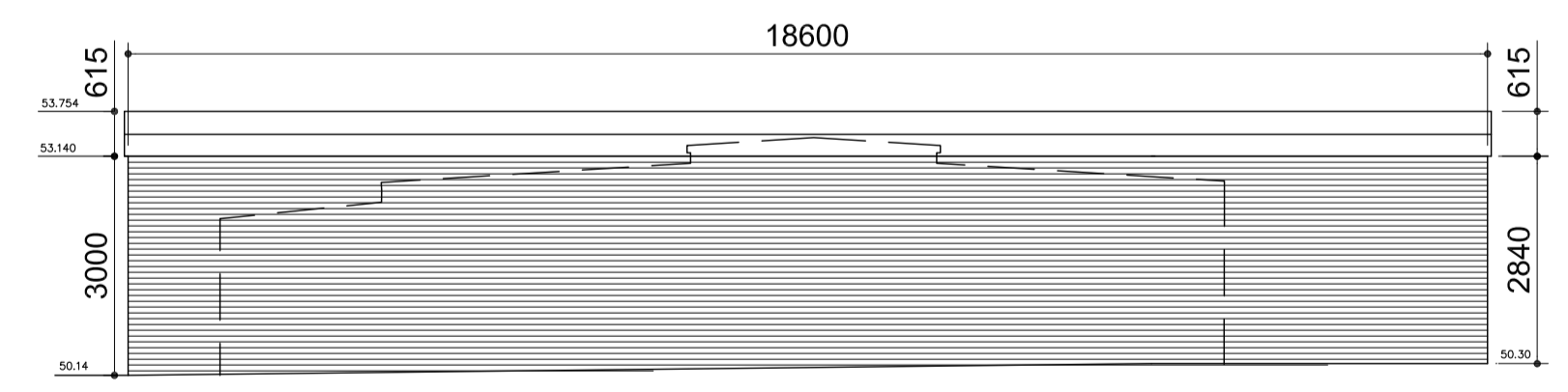
NOTES

02	JUN 16	DIMENSIONS ADDED	JAS
01	APR 16	ISSUED FOR PLANNING	DL
00	MAR 16	ISSUED FOR PLANNING	DL

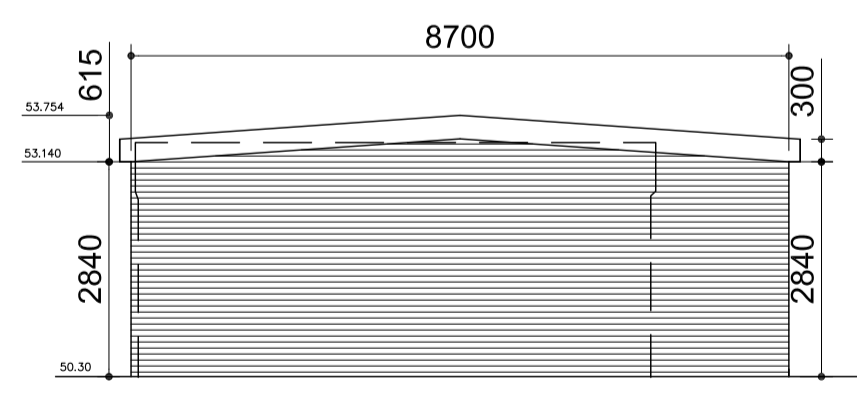
REV	DATE	DESCRIPTION	DRAWN



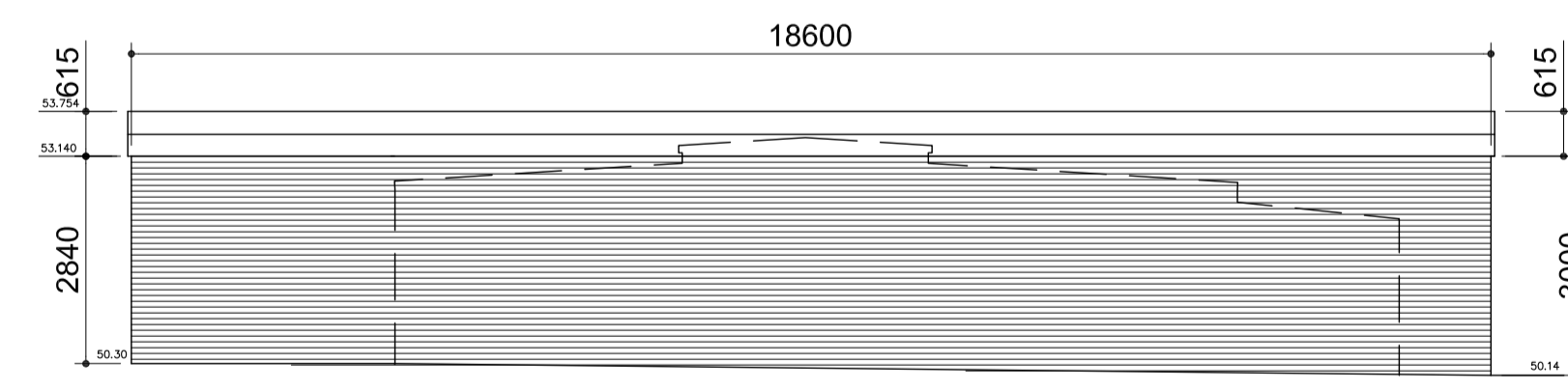
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REV	DATE	DESCRIPTION	DRAWN

CLIENT
MR W MICHAELS

PROJECT
**MANOR FARM
 CHARLTON ROAD, TW17 0RJ**

DRAWING TITLE
BUILDING 7 PROPOSED DRAWINGS

PROJECT No	DWG TYPE	DWG No	REV
2268	PL	206	02

SCALE	DATE	DRAWN	CHECKED
1:100@A1	DEC'15	AC	DL