

**PLANNING CONDITIONS, REASONS AND INFORMATIVES****APPLICATION NO. C2015/72918/3FR - 173-173A BISHOPSFORD ROAD, MORDEN, SM4 6BH**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Job No. 24335 (Drawing Numbers 01, 02, 03).

Reason: For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVES.**

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**APPLICATION NO. C2015/72385/LBC - THE OLD RECTORY, FESTIVAL WALK, ECOLOGY CENTRE, CARSHALTON, SM5 3NY**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 (as amended).

(2) All re-pointing works shall be carried out with mortar to match the existing only.

Reason: Having regard to the historic character of the Listed Building.

(3) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: NPS-xx-00-DR-A-001 Rev P1, NPS-xx-00-DR-A-002 Rev P1, L6887-7 Rev 0, L6887-G Rev 0, L6887-1 Rev 0, L6887-2 Rev 0, L6887-8 Rev 0, NPS-RL00-DR-S-01 Rev P0, Heritage Statement, Design & Access Statement, Structural Survey Report, Crack Stitching a Solid Wall using HeliBars, Restraining a Bowed Solid Wall using BowTie HDs into Joist Side and Reconnecting a Cracked Party Wall to an External Solid Wall using CemTies.

Reason: For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVES.**

(1) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason Listed Building Consent is granted.

(2) This approval only grants permission under section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Further approval or consent may be

required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(3) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

**APPLICATION NO. C2015/72418/3FR - PROPOSED PRIMARY SCHOOL EXPANSION, LONDON ROAD, MITCHAM JUNCTION**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) No machinery or plant shall be operated, no process carried out and no demolition/construction related deliveries taken at or dispatched from the site except between the hours of 08:00 to 18:00 Monday to Friday, 08.00 to 13.00 on Saturday, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of nearby residents.

(3) Prior to the commencement of development, a fully STARS-compliant School Travel Plan, including baseline surveys, which meets all requirements for Silver accreditation and which includes the objectives to attain Gold level accreditation within the first two years of opening, shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented as approved thereafter.

Reason: To promote sustainable transport choices, encourage access by non-car modes and reduce the need to travel especially by car.

(4) Prior to the commencement of development drawings shall be submitted to and approved in writing by the Local Planning Authority detailing the design of the footway to be widened, including guard-railing. The development shall be carried out in accordance with the agreed details prior to the first occupation of the development and retained thereafter.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(5) Prior to the commencement of development a scheme detailing the installation of pencil-shaped bollards to the entrance zone of the school shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation and retained thereafter.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(6) Prior to the first occupation of the development hereby approved, the highway improvement works, as detailed on PL150 Rev P1, to include school warning signs and school keep clear markings, shall be carried out and retained thereafter.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(7) Prior to the first occupation of the development hereby approved, a design for the proposed raised table and accompanying advance signage to be constructed on A237 London Road, adjacent to the southern pedestrian access into the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first occupation of the development hereby approved and retained as such thereafter.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(8) Prior to the first occupation of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority for an automated pedestrian gate entry system at Oakley Court to restrict pedestrian access at school drop off and pick up times. The development shall be carried out in accordance with the agreed details and retained thereafter.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(9) Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the implementation of a wider parking exclusion zone to be actively promoted by the school. The development shall be carried out in accordance with the agreed details and retained thereafter.

Reason: To prevent those dropping off or picking up pupils at the school by car from doing so within the boundaries of the Oakley Court development and neighbouring residential roads, to the detriment of local residents.

(10) Prior to the commencement of development, details of a parking management plan, to ensure that the vehicular access to the site on London Road is managed so as to ensure that no non-essential vehicular ingress/egress attributable to pupils being dropped off or picked up at the school occurs during school hours, shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented thereafter.

Reason: To prevent any adverse impact on the free flow of traffic on the A237 London Road, to minimise the potential for vehicular and pedestrian conflict and to reinforce the ethos of the Safer Routes to School and School Travel Plan initiatives.

(11) Prior to the first occupation of the development hereby approved, the improvements to the pedestrian environment, as detailed in the Pedestrian Environment Review Survey shall be carried out.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians and those with disabilities), and also in the interest of highway safety.

(12) The development shall not be occupied until the proposed accesses to London Road have been constructed in accordance with the approved plans and thereafter be permanently retained.

Reason: In the interest of road safety.

(13) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 20 car parking spaces (including one space for drivers with disabilities and two spaces for Electric Vehicle Charging Points) and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and permanently retained exclusively for its designated purpose. The parking proposed for Phase 2 shall only be implemented following written agreement from the Local Planning Authority following a period of monitoring.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety.

(14) Prior to the first occupation of the development, elevation and floor plans of the proposed bicycle store (for 32 bicycles) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and retained thereafter. The cycle parking shall be in place prior to the first occupation of any part of the development hereby approved and retained thereafter.

Reason: Having regard to the character of the area and to encourage access by non-car modes and facilitate integration between sustainable forms of transport.

(15) Prior to the commencement of development a detailed Framework Delivery and Servicing Plan, Construction Management Plan and a Construction Logistics Plan, to include a Haul Route for construction vehicles in and out of the site onto the strategic road network, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(16) Prior to the commencement of development, elevation drawings of the proposed scooter parking store, as shown on layout plan 397\_102 Rev A, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scooter parking store shall be made available for use prior to the occupation of Phase 2 of the development hereby permitted and retained thereafter.

Reason: To promote sustainable transport choices, encourage access by non-car modes and reduce the need to travel especially by car.

(17) The development hereby approved shall be carried out in accordance with the submitted Tree Survey, including Tree Constraints on site, Arboricultural Implications of Development and Tree Retention and Tree Protection Method Statement, carried out by B.J. Unwin Forestry Consultancy, dated 11 February 2015 and 2 July 2015.

Reason: To ensure the continuity of amenity afforded by existing trees.

(18) All hard and soft landscaping and planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(19) Prior to the first occupation of the development hereby approved the proposed boundary fencing detailed on plan 397\_201 Rev C Status P, 387\_200 Rev C Status P, 397\_202 Rev C Status P, 397\_203 Rev C Status P, 397\_204 Rev C Status I, 7960PL650 Rev P1, 7960PL651 Rev P1 and the Design and Access and Planning Statement shall be constructed and retained thereafter, unless first otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of on-site safety and security.

(20) The development shall not be occupied until refuse and recycling facilities have been provided in accordance with the approved plans. The facilities shall be retained thereafter for use by the occupiers of the development hereby approved.

Reason: Having regard to the character and function of the area.

(21) Prior to first occupation of the development, a Passivhaus Certificate issued by the BRE or equivalent authorizing body registered with the Passivhaus Institute, must be submitted to the Local Planning Authority and approved in writing to demonstrate that the proposal has been constructed in accordance with Passivhaus principles. All the measures integrated shall be retained thereafter.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(22) Prior to occupation of the development, documentary evidence including 'as-built' BRUKL outputs implemented through the Simplified Building Energy Model (SBEM): calculated non-regulated emissions based on CIBSE (Chartered Institute of Building

Service Engineers) Guide F or equivalent; and detailed specifications of installed on-site renewable energy technologies, should be submitted to the Local Planning Authority and approved in writing to demonstrate that the proposal will achieve net zero carbon standards (including both regulated and unregulated emissions). If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(23) Prior to building work starting on site, evidence, including any relevant design or specification documentation, must be submitted to the Local Planning Authority and approved in writing, to demonstrate that the following standards are met:

- (i) the following elements are specified to achieve an 'A' rating for reduced lifecycle impact according to the BRE Green Guide to Specification (a) roof (b) external walls (c) internal walls (d) floors (upper and ground); and (e) windows; and
- (ii) at least 95% of timber and timber products are Forest Stewardship Council (FSC) accredited with the remainder being compliant with the UK Government's Timber Procurement Policy.

Reason: To comply with Policy DM5 and Sutton's One Planet Action Plan targets.

(24) Prior to the commencement of development an accessibility statement, in line with the requirements of British Standard BS8300:2009 + A1:2010, as referenced in the London Plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development meets the highest standards of accessibility and inclusive design.

(25) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: Having regard to the potential for unexpected contamination to be identified during development groundworks, which could present an unacceptable risk to Controlled Waters.

(26) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

(27) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Having regard to the potential impact on controlled waters.

(28) No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to

subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure.

(29) Prior to the first occupation of the relevant phases of the development hereby approved the Sustainable Urban Drainage System, detailed in the approved plans and documents shall be implemented and retained thereafter.

Reason: Having regard to the environmental impact of the proposed development.

(30) Prior to the commencement of development a SUDS management and maintenance plan for the lifetime of the development, relating to the proposed alterations to the Ordinary Watercourse shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The development shall be carried out in accordance with the approved details and managed and maintained in accordance with the agreed details thereafter.

Reason: To ensure that the SUDS remains effective.

(31) Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how dust will be controlled and monitored and shall be in accordance with the requirements of 'The Control of Dust and Emissions during Construction and Demolition' (SPG) produced by the GLA. The development shall be carried out in accordance with the approved details.

Reason: To minimise the adverse impacts of dust during both demolition and construction phases of the development.

(32) The development hereby permitted shall be carried out in accordance with the submitted Written Scheme of Investigation for an Archaeological Strip, Map and Record, Archaeological Desk-Based Assessment, Archaeological Strip and Record and Post-Excavation Assessment.

Reason: Having regard to the archaeological value of the site.

(33) Prior to works commencing on site, a Landscape Management Plan for the development footprint will be provided for approval to the Local Planning Authority and contain full details of the proposed soft landscaping mitigation measures, as outlined within drawings 397\_205 and 397/500 and Section 7.12 of the Design and Access Statement, their creation (including profiles, as necessary), aftercare and ongoing maintenance and management.

Reason: To provide a high quality school landscape in perpetuity that provides mitigation towards the loss of SMI.

(34) Prior to works commencing on site, full details of the creation, aftercare and management of the biodiverse roof are to be supplied to be supplied to the Local Planning Authority for written approval. These details should be in accord with drawing 397/501.

Reason: To provide a high quality biodiverse roof in perpetuity to provide mitigation towards the loss of SMI.

(35) Within 6 months of the date of this planning permission, a scheme for providing the London Borough of Sutton's Biodiversity Team appropriate resources to successfully enhance 2ha of extant meadow, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure there is no net loss of biodiversity and to provide suitable net gains for biodiversity.

(36) Prior to works commencing on site, a Habitat Management Plan will be submitted for approval by the Local Planning Authority and contain information on the protection of off-site biodiversity. This will follow the basic content contained within the PEIA (Atkins 2015, section 6.3, pgs. 17-19).

Reason: To ensure notable and protected species are not impacted during and post-completion of the works.

(37) The development shall not begin until a Construction Method Statement, 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 zones,
- (f) construction traffic routing,
- (g) hours of working,
- (h) means to control noise, and
- (i) means to prevent deposition of mud on the highway.

has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(38) Full details and samples where applicable shall be submitted, showing the type and treatment of the materials to be used on the exterior of the buildings hardstanding areas, to and approved in writing by the Local Planning Authority prior to the development being carried out. The development shall thereafter be carried out in accordance with the approved materials and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area.

(39) No development shall take place until full details have been submitted to and approved by the Local Planning Authority of a scheme for all external lighting of the exterior of the buildings proposed. Any lighting agreed shall be switched off between 0700 and 2300, other than in times of emergency. The approved scheme shall be installed in accordance with the approved details and carried out prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To safeguard the visual amenities of the area.

(40) Prior to the occupation of the development hereby permitted, full details of the necessary crime prevention measures to achieve 'Secured by design' accreditation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include natural surveillance, car and cycle parking, lighting, fencing, gates, doors, windows etc. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the proposed development provides a safe environment.

(41) Noise from any plant or commercial kitchen extract system, shall be assessed and rated in accordance with BS4142. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows.

Reason: To protect neighbouring amenity and the amenity of future occupiers.

(42) Prior to building work commencing, an amended Energy Statement must be submitted to the Local Planning Authority and approved in writing to show that the overheating requirements of BB 101 or CIBSE TM52 are satisfied. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(43) Prior to the commencement of development a scheme for the future connection to district heating shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(44) Prior to the commencement of development locational details, elevation drawings and floor plans of the proposed energy centre shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and retained thereafter.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(45) Prior to the commencement of development further information on the ground source heat pump system, including size in kW of the heat pumps, GSHP type i.e. closed or open loop and explain how the system will be compatible with connection to a future network. The development shall be carried out in accordance with the agreed details and retained thereafter.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(46) Prior to the commencement of development a roof plan showing the position of the proposed photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(47) Prior to the first occupation of the development hereby permitted a management plan for the community use of the buildings and external spaces shall be submitted to and approved in writing by the Local Planning Authority. Only the agreed measures shall be implemented.

Reason: Having regard to the impact on the highway network and neighbouring amenity.

(48) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: P14-265-SK01, 397/100 Rev E Status P, 397\_102 Rev A Status P, 397\_102 Rev A Status P, 397\_110 Rev B Status I, 397\_200 Rev C Status I, 397\_201 Rev C Status P, 397\_202 Rev C Status P, 397\_203 Rev C Status P, 397\_204 Rev C Status P, 397\_205 Rev A Status P, 397/450 Rev A Status P, 397/500 Rev B Status P, 397/501 Rev A Status P, 7960DD002, PL001 Rev P1, PL002 Rev P1, PL150 Rev P1, 7960PL151 Rev P1, 7960PL152 Rev P1, 7960PL153 Rev P1, PL155 Rev A, 7960PL650 Rev P1, 7960PL651 Rev P1, PL660 Rev P1, PL661 Rev P1, PL662 Rev P1, 7960PL850 Rev P1, 7960PL851 Rev P1, 7960PL900 Rev P1, 7960PL901 Rev P1, 7960PL902 Rev P1, 7960SK009, S715/0586/P/001, S715/0586/P/0002, S715/0586/P/0003, S715/0586/P/0004, S715/0586/P/0005, S715/0586/P/0006, S715/0586/P/0007, S715/0586/P/0008, S715/0586/P/0009, S715/0586/P/0010, S715/0586/P/0011, S715/0586/P/0012, 23777-600 Ver 3, 23777-601 Ver 3, 23777-610 Ver 4, 23777-610 Ver 3, 23777-612 Ver 3, SK30 Ver 3, FSEWTRP-MAY15, FSEWRPA-FEB15, FSEWTR-FEB15, FSEWSH-FEB15, Draft PV Layout Issue C, Map 1 Site Allocation, Map 2 Alternative School Sites within Site Allocation BW14, Map 4 Site Search Area, Ecological features on site: 16/10/2014, Proposed measures to reduce and mitigate ecological impact: 16/10/2014, 'The need for additional Primary school places/Why a primary school is needed in Hackbridge/Site Availability', 'Proposed New Primary School in Hackbridge', 'Proposed New Hackbridge Primary School Site Search and Evaluation of Alternative Sites', 'Strategic Planning Comments on the GLA Comments on the Proposed Hackbridge Primary School', 'Building Construction', 'Biodiversity/Ecological Issues', 'Design and Access Statement and Planning Statement', 'Archaeological Desk-Based Assessment', 'A Written Scheme of Investigation for an Archaeological Strip, Map and Record', 'A Post-Excavation Assessment', 'Archaeological Strip and Record', 'Feasibility Study', 'Daylight Report',



'Air Quality Assessment', 'Energy Strategy Report', 'Overheating Report', 'Flood Risk Assessment', 'Preliminary Ecological Impact Assessment (Draft)', 'Transport Assessment', 'Phase 1 Desk Study', 'Phase 2 Ground Investigation Report', 'Passivhaus Report – Stage D', 'Express Preliminary UXO Risk Assessment', 'Detailed Unexploded Ordnance (UXO) Threat Assessment', 'Initial Concept Report', 'Outline Acoustic Review', 'Hackbridge Primary School – Local, Neighbourhood and Borough Assessment', 'Tree Survey, including Tree Constraints on site, Arboricultural Implications of development and Tree Retention and Tree Protection Method Statement' and 'Pre-application Report D&P/3517'.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### INFORMATIVES.

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

(4) Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

(5) There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

(6) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

(7) In regards to condition 9, the Delivery and Service Plan should be prepared in accordance with TfL guidance and should also reflect the need for robust safety standards from freight operators. The requirements for providers of goods transport services to offer Fleet Operator Recognition Scheme (FORS) – or FORS bronze-equivalent or better safety accreditation, should be included. Further information is available at:  
<http://www.tfl.gov.uk/info-for/freight/planning/delivery-and-servicingplans?intcmp=7833>  
 The CLP should show consideration to cyclists, with appropriate measures implemented to ensure any conflict between cyclists and construction traffic is minimised along with

efficient and sustainable measures identified. This should be in accordance with TfL's guidance – <https://tfl.gov.uk/info-for/freight/planning/construction-logistics-plans>. In partnership with the construction industry, TfL has developed a Standard for Construction Logistics, to reduce risks to vulnerable road users of construction vehicles. The Standard seeks to promote improved driving practices and use of safer vehicles. A commitment from the applicant and their primary contractors to demand a higher level of safety should form a key part of the CLP. Signing up to the Standard, as well as the Fleet Operator Recognition Scheme (FORS) helps in part to achieve this. Please see: <http://www.tfl.gov.uk/info-for/freight/safety-and-the-environment/managing-risks-wrrr>. TfL requests the applicant and their contractors sign up to these standards.

(8) TfL strongly encourages the use of construction contractors who are registered on the FORS. Any conflict points identified on the delivery routes, traffic and pedestrian management equipment and cycle specific safety equipment should ideally be considered and the detail of how risks can be reduced or mitigated provided.

(9) Contractor vehicles should include side-bars, blind spot mirrors and detection equipment to reduce the risk and impact of collisions with cyclists and other road users and pedestrians on the capital's roads. The site is expected to contribute towards the site-wide measures proposed by the coordination team including the use of consistent site signage and safety measures in the sites vicinity.

(10) The applicant is advised to consider incorporating security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design.

(11) The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

(12) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(13) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(14) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(15) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(16) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, 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 also to prosecute persistent offenders.

(17) In regards to Condition 9, this will require a member of the school staff or an approved volunteer to be deployed at the access point during drop-off/ pick-up times and for the access to be otherwise secured during the intervening period.

**APPLICATION NO. B2015/72850/FUL - 190-196 HIGH STREET, SUTTON, SM1 1NR**

(1) The development must be begun not later than the expiration of three years beginning with the date of the permission in relation to application B2014/70480 approved on 19 January 2015.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans & documents: 174 EX 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 and P01A, PL02A, PL03B, PL04B, PL05, PL06A, PL07A, PL08, PL09B, PL10A and PL11.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) All planting, seeding or turfing shown in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development, and any trees or plants which within a period of five 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 Local Planning Authority gives written consent to any variation.

Reason: To ensure, where applicable, compliance with Policy BP12 of the Core Planning Strategy and Policy DM1 of the Site Development Policies Development Plan Document (March 2012) which require landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping.

(4) The development hereby permitted shall not be occupied until cycle and refuse storage facilities have been provided in accordance with a scheme which shall have been agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy BP12 of the Core Planning Strategy DPD and Policy DM1 of the Site Development Policies Development Plan Document (March 2012), which seek to ensure that such ancillary buildings integrate with the principal development, and to encourage the sustainable, safe and efficient use of the development.

(5) Prior to the first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence should be provided to show that peak run-off rates and total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change). All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of the Site Development Policies Development Plan Document (March 2012).

(6) Unless otherwise agreed in writing with the Local Planning Authority the Construction Management Plan (15th September 2014) shall be implemented.

Reason: To minimise the impact of the construction of the development on the amenities of local residents, the free flow of traffic and the safe and continued use of the High Street and the surrounding streets.

(7) Unless otherwise agreed in writing with the Local Planning Authority, no building works which can be heard at the site boundaries shall be carried out except between the hours of 8.00am and 6.00pm Monday to Friday, between 8.00 am and 1.00pm on Saturdays and not at all on Sundays and public holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

## INFORMATIVES.

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

(3) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(4) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(5) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(6) This permission creates one or more new units which will require a correct postal address. Contact the Street Naming and Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 5070 or e-mail [street.naming@sutton.gov.uk](mailto:street.naming@sutton.gov.uk).

(7) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**APPLICATION NO. C2015/72769 - DURAND CLOSE REGENERATION SCHEME, DURAND CLOSE, PHASES 3 TO 4, CARSHALTON**

(1) The development must be begun not later than the expiration of three years beginning with the date of the planning consent for the application ref. C2014/70533/FUL.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL001, PL01, 02C, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 20, 29, 30, 31, 32, 33, 34, 40, 41, 42, 43, 44, 50, 51, 52, 53, 54, 55, 60 and 61, 165 TR1, 1102A and 1101A, 28258 L-PH3-4-90-100-P02, 101 P02, 120 P02, 121 P02 and 'C2014/70533 Construction Zones'.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to their installation, the type and treatment of the materials to be used on the exterior of the buildings including samples of materials, shall submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the visual amenity of the area and a high standard of design.

(4) Prior to their installation, the type and treatment of all boundary treatment and/or fences/walls within the site shall submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the first occupation of the building to which it relates.

Reason: To safeguard, where applicable, the security, visual amenity and privacy of occupiers of adjoining properties and the development hereby approved.

(5) Prior to the first occupation of any building, the method of refuse and recycling storage for each building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the first occupation of the building to which it relates.

Reason: To ensure that this facility is provided in a manner which seeks to ensure that such facilities integrate with the overall form of development and to encourage the collection and recycling of appropriate materials for re-use.

(6) Prior to the first occupation of any building, details of the cycle storage for both the internal (residents) and external (public) facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the first occupation of the building or land to which it relates.

Reason: To ensure that cycle storage provision is made as part of new development.

(7) Prior to the first occupation of any building, full details of the allocation between residential and visitor car parking provision shall be submitted to, and approved in writing by the Local Planning Authority. The car parking scheme shall be provided in accordance with the approved details and retained as such thereafter.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users.

(8) The Remediation Strategy as set out in Appendix 10 "Supplementary Contaminated Land Assessment" (7th August 2014) and in the preceding documents referred to therein shall be undertaken and completed on site, and reported to the local planning authority's Environmental Protection Officer for Land Contamination for approval, prior to the first occupation of the block to which it relates (as shown on supporting plan 'C2014/70533 - Construction Zones').

Reason: To prevent harm to human health and pollution of the environment.

(9) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(10) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment.

(11) No development shall take place until details of on-site drainage works have been submitted to, and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No work on the relevant part that would result in the discharge of foul or surface water from the site shall be commenced until the on-site drainage works referred to above have been completed for the relevant part (as shown on supporting plan 'C2014/70533 - Construction Zones').

Reason: To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

(12) With the exception of roof water drainage, no surface water or other type of drainage shall discharge to ground. Any soakaway must be constructed in natural ground, such that its base is at least 1m above the highest seasonal water table and in any case no deeper than 3m. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater and controlled waters.

(13) The construction of the surface water drainage system and surface water source control measures (with the associated attenuation calculations) in respect of the relevant part (as shown on supporting plan 'C2014/70533 - Construction Zones') shall be carried out in accordance with details which shall be submitted to and approved in writing to the LPA before any development commences.

Reason: To prevent the increased risk of flooding.

(14) Prior to the first occupation of any building, a scheme of landscaping shall be submitted to the Local Planning Authority. This shall include the retention of existing trees as indicated on the approved plans, the landscaping of the public park, open space and play area, and the riparian habitat of the River Wandle. The submission shall also include details of the future maintenance and management of all public open space. The landscaping scheme and management plan shall be implemented in accordance with approved scheme.

Reason: To ensure compliance with the criteria set out in Policies DM1, DM16 and DM17 of the Site Development Policies Development Plan Document (March 2012) which require landscaping schemes to be suitable to the site and the surrounding area, to provide suitable private amenity garden and public open space, and in the interests of nature conservation and biodiversity of the adjoining River Wandle.

(15) All planting, seeding or turfing shown in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the relevant block (as shown on supporting plan 'C2014/70533 - Construction Zones') and any trees or plants, including those to be retained in accordance with condition 28, which within a period of five 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 Local Planning Authority gives prior written consent to any variation.

Reason: To ensure compliance with the criteria set out in Policies DM1, DM16 and DM17 of the Site Development Policies Development Plan Document (March 2012) which require landscaping schemes to be suitable to the site and the surrounding area, to provide suitable private amenity garden and public open space, and in the interests of nature conservation and biodiversity of the adjoining River Wandle.

(16) No development shall commence until details of the holding tanks/storage vessels which will store run-off water and release it to the River Wandle have been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce run-off from the site in order to reduce the risk of flooding.

(17) An 8m buffer zone alongside the watercourse shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To provide undisturbed refuges for wildlife using the river corridor. In order that river corridors can be of benefit to wildlife they should remain undeveloped and in a natural state. This should be designed to provide habitat for water voles a protected species and UK priority Biodiversity Species. Any paths or decking should be located outside this zone. Any encroachment should be discussed with the Environment Agency.

(18) Prior to occupation of any part of the development hereby approved an Environmental Management Plan, containing the scheme for the maintenance and renewal of the river banks, including the enhancement of the riverside state within the Environmental Statement, and flooding management/ evacuation measures, has been approved by and implemented to the satisfaction of the Local Planning Authority unless otherwise agreed in writing by the LPA. This must include the design, method of construction, dimensions and materials. Control of invasive species should be included.

Reason: To protect and enhance the ecological value of the River Wandle.

(19) All water crossings shall be by clear spanning structures (from banktop to banktop) that will not impede the river corridor and allow the migration of both channel and bank species.

Reason: This will maintain a continuous buffer strip and provide a corridor for the passage of wildlife and reduce the risk of pollution from run-off.

(20) No building or raising of ground levels shall take place on any part of the site liable to flood, equal to or below the flood level of 24.45m above Ordnance Datum Newlyn, for the 1 in 100 year event.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

(21) The Recommendations in Appendix 8 "Archaeological Assessment" (7th July 2014) shall be undertaken and completed on site prior to the erection of any dwelling and the details submitted to the Local Planning Authority for approval.

Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological potential.

(22) Prior to the first occupation of any building, details of a lighting scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The relevant part of the approved lighting scheme shall be provided prior to the occupation of the relevant block to which it (as shown on supporting plan 'C2014/70533 - Construction Zones') and should include measures to prevent light spill into the watercourse, adjacent river corridor habitat and standing water habitats. The approved lighting scheme shall be implemented in accordance with the approved scheme and shall be maintained and retained thereafter.

Reason: In the interests of nature conservation and reduction in light pollution, and to ensure a safe and secure environment for the occupants of the site.

(23) There shall be no light spill into the watercourse, adjacent river corridor habitat and standing water habitats. To achieve this, and to comply with sustainability, artificial lighting should be directional and focused with cowlings to light sources in close proximity to the river corridor.

Reason: Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using/inhabiting the river and its corridor habitat. This is of particular importance as the site is considered to be important for bats.

(24) Details of CCTV cameras shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby approved. The approved CCTV scheme shall be implemented and operational before first occupation of the scheme and shall be retained and maintained thereafter.

Reason: To ensure a safe and secure environment for the occupants of the site.

(25) A Code for Sustainable Homes Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing within six months of work above ground level starting on the relevant block to which the Certificates relate (as shown on supporting plan 'C2014/70533 - Construction Zones') to show that a minimum Level 4 rating will be achieved for all of the dwellings.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies Development Plan Document (March 2012).

(26) A Code for Sustainable Homes Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing within three months of work above ground level starting on the relevant block to which the Certificates relate (as shown on supporting plan 'C2014/70533 - Construction Zones') to demonstrate that Level 4 has been achieved for



all of the dwellings. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies Development Plan Document (March 2012).

(27) Evidence (e.g. 'as-built' SAP outputs prepared under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing prior to the first occupation of the relevant block to which the evidence relates (as shown on supporting plan 'C2014/70533 - Construction Zones') to demonstrate that the development has been carried out in accordance with the approved energy strategy and secures at least a 40% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2010 Building Regulations (or equivalent reduction compared to Part L1A 2013). If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies Development Plan Document (March 2012).

(28) Prior to first occupation, written confirmation that the approved site drainage strategy and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence should be provided to show that peak run-off rates and total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change). All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies Development Plan Document (March 2012).

(29) The development must be constructed in accordance with the details approved by the Local Planning Authority in respect of the construction requirements below:

(i) at least 3 of the following elements are specified to achieve at least a B rating for reduced lifecycle impact according to the BRE Green Guide to Specification (a) roof (b) external walls (c) internal walls (d) floors (upper and ground); and (e) windows; and

(ii) at least 95% of timber and timber products are Forest Stewardship Council (FSC) accredited with the remainder being compliant with the UK Government's Timber Procurement Policy.

Reason: To comply with Policy DM5 of the Site Development Policies Development Plan Document (March 2012), Guidelines IPG11 and SDC12 of Sutton's Interim Planning Guidance (IPG) on 'Sustainable design and construction' and Sutton's One Planet Action Plan targets.

(30) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(31) There shall be no storage of materials within eight metres of the watercourse. This must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area.

Reason: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.



(32) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Class(es) A, B, C, D, E, F of Part 1 to Schedule 2 to that Order.

Reason: To ensure that the impacts of further development on nearby properties and the streetscene can be formally assessed by the Council.

#### INFORMATIVES.

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(3) The applicant is encouraged to install a residential fire sprinkler system to reduce the potential consequences of a fire breaking out. Guidance is contained within British Standard DD251:2000 (contact Customer Services, BSI, tel: 020 8996 2001). Further information can be obtained from the residential Sprinkler Association (Tel: 0118 971 2322 or e-mail [info@firesprinklers.org.uk](mailto:info@firesprinklers.org.uk)).

(4) This permission creates one or more new units which will require a correct postal address. Contact the Street Naming and Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail [street.naming@sutton.gov.uk](mailto:street.naming@sutton.gov.uk).

(5) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(6) When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developer's expense.

(7) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(8) The Highway Authority has no objection to the proposed development, subject to the conditions attached. However, if the applicant intends to offer any of the roadworks included in the application for adoption as maintainable highways, this permission under the Town and Country Planning Act shall not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.

(9) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(10) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or

apparatus for which a licence must be sought from the Highway Authority.

(11) The applicant is reminded that the proposed minimum finished floor levels of the buildings across the development site must be raised to 25.05 above Ordnance Datum Newlyn as stated in the flood risk assessment. This figure takes into account freeboard of 300mm and 300mm for the climate change scenario. For further advice the applicant is advised to contact the Environment Agency.

(12) This decision notice should be read in conjunction with the relevant agreement under Section 106 of the Town and Country Planning Act 1990.

**APPLICATION NO. D2015/72898/FUL - BEDDINGTON WASTE MANAGEMENT FACILITY, BEDDINGTON LANE BEDDINGTON CR0 4TH**

(1) The development must be begun not later than the expiration of three years beginning with the date of the planning consent for the application ref. D2005/54794/FUL.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: BF3/2, BTN76 to 85 incl., R00067/0001 Rev X2, 0002 Rev X2, 0003 Rev X1, 0004 Rev X1 and Supporting Statement dated October 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) From the from the date of this planning permission until the development hereby permitted until its completion, a copy of this planning permission, including all documents hereby approved and any other documents subsequently approved in accordance with the requirements of this planning permission shall be made available at the site office for inspection during site operating hours.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(4) Within 6 months of the date of this permission and until its completion, a notice board of durable material and finish shall be maintained at the site entrance indicating the name, address and telephone number of the Company responsible for the operation of the site and the name of its representative on site

Reason: To facilitate contact with the operator where necessary.

(5) Prior to any construction activity being undertaken on the anaerobic digestion facility or associated infrastructure, a construction/demolition management scheme shall be submitted to, and approved in writing by the local planning authority. Such a scheme shall set out the measures to be taken to mitigate the impact of noise and disruption arising from demolition and construction on the occupiers of nearby premises and the area generally.

Thereafter all construction and demolition activity shall be undertaken in accordance with the approved scheme.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(6) Prior to the erection of any, above ground equipment associated with the landfill gas, including any landfill gas flare stack units and energy generation plant, details of the location, design, appearance, landscaping and screening shall be submitted to the local planning authority for approval. Thereafter, the development shall be carried out in accordance with the approved scheme unless agreed otherwise by the local planning authority in writing.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(7) Prior to the erection of any above ground equipment associated with Leachate Treatment Plant, details of the location, design, appearance, fencing and landscaping, of the Plant, lagoons and associated buildings shall be submitted to the local planning authority for approval. Thereafter, the development shall be carried out in accordance with the approved scheme unless agreed otherwise by the local planning authority in writing.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(8) Within 6 months of the date of this planning permission a scheme shall be submitted to the local planning authority in respect of the proposed soil and clay handling programme for the development, including the method, timing and extent of soil stripping and the location, configuration and height of storage and screening mounds and screening bunds separately formed from top-soil, sub-soil and or clay, and the grass seeding of all top and subsoil mounds and/or bunds which are to remain in situ for more than 12 months. Thereafter, the development shall be carried out in accordance with the approved scheme unless agreed otherwise by the local planning authority in writing.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(9) Prior to the commencement of development within the area defined as 'sludge lagoons' as defined on drawings reference BTN76 and the area of the anaerobic digestion facility and associated infrastructure, a written scheme of archaeological investigation shall be submitted to and agreed in writing by the local planning authority in respect of those areas. Thereafter, development shall take place in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning Authority.

Reason: To protect the archaeological value of the site.

(10) Prior to the commencement of development within the area defined as 'sludge lagoons' as defined on drawings reference BTN76 and the area of the anaerobic digestion facility and associated infrastructure, a comprehensive site contamination investigation, including the method and extent of the investigation and the method of treatment proposed for the contaminated materials shall be submitted to and approved in writing by the local planning authority in respect of those areas; Thereafter, the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority. All works in connection with the investigation shall be undertaken by trained and qualified personnel

Reason: To prevent pollution of the environment.

(11) Prior to the commencement of landfilling in each phase, a detailed scheme for implementation shall be submitted to and approved in writing by the local planning authority in respect of that phase which shall include:

- (a) the direction of tipping;
- (b) the maximum depth of excavation, subject to a minimum distance of 15m undisturbed, in-situ London clay shall remain below all landfill phases in addition to the engineered clay base;
- (c) the internal; transportation system including the location and design of internal haul roads;
- (d) litter control and collection measures to prevent the spread of wind blown litter, including the height, location and maintenance of litter fences and measures to cope with unusual weather conditions;
- (e) the contours, gradients and final levels of areas following respreading of soils;
- (f) a scheme of surface water management;
- (g) the luminosity and location of any lighting.

Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(12) No demolition and construction works on the anaerobic digestion facility or associated infrastructure shall take place outside the hours of:

07:00hrs to 19:00hrs on Mondays to Fridays and

08:00hrs to 13:00 on Saturdays.

Works shall not take place on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbances from works connected with implementing this permission.

(13) No operation authorised or required under this permission shall be carried out other than during the following times:

0700 - 1730 Mondays to Fridays

0700 - 1300 Saturdays

1300 – 1630 Six Saturday afternoons in any one calendar year.

and no such operation shall take place on Sundays or on Christmas Day, Boxing Day or New Years Day without the prior written approval of the local planning authority.

This condition shall not prevent the following activities in accordance with schemes approved under this permission:

(a) operation of, or emergency repairs to, machinery necessary to control or manage landfill gas or leachate;

(b) operation of, or emergency repairs to, water pumps necessary for the control and disposal of water;

(c) the digestion of waste within the digester complex;

(d) the operation of the slurry processing building and pumping of slurry to the digester complex

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(14) At least 24 hours prior to any operation authorised or required under this permission to be carried out beyond 13.00 on a Saturday as agreed by condition 13 prior notification to the Environment Agency shall be submitted.

Reason: To facilitate contact with the operator where necessary.

(15) The site gates shall remain closed until 06.45 hours; no vehicle shall be allowed beyond the weighbridge before 07.00 hours. Any vehicle queuing on the access road between 06.45 and 07.00 shall switch off its engine.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(16) No top-soil or sub-soil shall be removed from the site without the prior written approval of the local planning authority

Reason: to ensure that adequate suitable materials remain on site to carry out restoration.

(17) No excavations shall take place within 50m of any residential property nor within 10m of the site boundary, nor within 10m of any pylons or sewers.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings and to safeguard the integrity of surrounding infrastructure and services.

(18) No liquid wastes shall be disposed of at the site and no materials shall be disposed of or used for filling other than:

1. household and civic amenity wastes;
2. non-hazardous wastes including construction industry wastes;

3. inert waste for cover material and restoration;

Reason: To prevent the deposit of materials not hereby permitted.

(19) There shall be no open fires within the boundary of the site.

Reason: To prevent pollution of the environment.

(20) There shall be no storage of skips on the site other than as may be agreed in writing by the local planning authority.

Reason: To maintain control over activities carried out within the site.

(21) Within 6 months of the date of this planning permission, a scheme shall be submitted to, and approved in writing, by the Council detailing how signage will be provided to advise HGV drivers of alternative routes.

Reason: In the interests of road safety.

(22) Within 6 months of the date of this planning permission a Green Travel Plan shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: In the interests of sustainable travel.

(23) Within 6 months of the date of this planning permission, a detailed scheme shall be submitted to the local planning authority for approval to contain measures that will be employed throughout the life of the development to prevent mud being carried onto the public highway and to maintain metalled haul roads, areas within the site over which licensed road vehicles operate roads and the surrounding public highways free from mud. Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(24) Within 6 months of the date of this planning permission, a scheme for the control of noise shall be submitted to, and approved in writing, by the Council detailing how the production of noise from all operations and processes will be minimised during the operation of the site. The scheme shall address and include specific measures to reduce the impact from audible vehicle reversing alarms and gas flares and the transportation of materials around the site. Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(25) Prior to the commencement of construction of the anaerobic digestion facility or associated infrastructure, a scheme for the control of noise shall be submitted to, and approved in writing, by the Council detailing how the production of noise from the facility will be minimised during its operation. The scheme shall address specifically details of ventilation apertures and openings/doors within the buildings and noise attenuation associated with these. Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(26) Within 6 months of the date of this planning permission, a scheme for the monitoring of noise levels by the operating company be submitted to and approved in writing by the Local Planning Authority; this scheme shall include the (a) frequency of monitoring (b) the monitoring locations (c) the survey period and (d) arrangements for the recording of comments on the weather conditions and noise sources. Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(27) Except for temporary operations as set out in Condition 27, the site attributable noise at any noise sensitive premises shall not exceed 55dB LAeq (1 hour, free-field);

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(28) Except for temporary operations as set out in Condition 29, the site attributable noise at the boundaries of Beddington Park and Mitcham Common shall not exceed 65dB LAeq (1 hour, free-field);

Reason: To safeguard the amenities currently enjoyed by users of Beddington Park and Mitcham Common.

(29) For temporary operations, the noise level due to work at the nearest point to the noise sensitive properties shall not exceed 70dB LAeq (1 hour, free-field); temporary operations shall not exceed a total of eight (8) weeks in any twelve (12) month period for work close to any individual noise sensitive property(ies); temporary operations shall include site preparation (including soil stripping), bund formation/removal, lake margin formation and final placement of soils and overburden and other temporary activities as may be agreed in writing by the local planning authority. No such operations shall be carried out other than during the following periods:

0800-1730 Monday to Fridays

0800-1300 Saturdays

and no such operations shall take place on Sundays or Bank and Public Holidays:

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(30) Audible bird scarers shall not be used on the site;

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings and in the interests of nature conservation.

(31) No pump or other machinery which is audible at any noise sensitive premises shall be run outside the permitted daytime working hours unless otherwise agreed with the local planning authority or in the case of an emergency;

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(32) Within 6 months of the date of this planning permission, a scheme for the monitoring of dust levels to be implemented at the site shall be submitted to the LPA for approval; the scheme shall include the timing and frequency of monitoring, the nature and location of the equipment to be used and the relevant air quality criteria to which operations shall comply; Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(33) Within 6 months of the date of this planning permission, details of the measures to be taken when dust exceeds the agreed air quality criteria shall be submitted to, the local planning authority for approval. Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of nearby premises and/or dwellings.

(34) Prior to the commencement of construction of the anaerobic digestion facility and associated infrastructure hereby permitted, a scheme shall be submitted to, and approved in writing, by the local planning authority for the management of odour and bioaerosols from the operation of the facility. Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: To avoid unacceptable impacts on neighbouring land-uses and local amenity caused by the production of odour and risk to public health.

(35) Within 6 months of the date of this planning permission, a scheme for the control of insects, birds and rodents shall be submitted to, the Local Planning Authority for approval; a record of any complaints received in this respect and of the actions taken shall be kept and made available on request to the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: To avoid risk to public health and unacceptable impacts on neighbouring land-uses and local amenity.

(36) A Buffer Zone 5 metres wide alongside existing main watercourses shall be established in accordance with details which shall be submitted to the Local Planning Authority for approval within 6 months of this planning permission. The scheme shall include measures to mark and protect the Buffer Zone, including where appropriate the provision of fencing. No storage of materials, access, fires, dumping or tracking of machinery shall be allowed within this area. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor and reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

(37) No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

(38) The construction of the surface water drainage system for the anaerobic digestion facility and associated infrastructure shall be carried out in accordance with details to be submitted to and approved in writing by the local planning authority before the construction of the facility of the commences. The development shall thereafter be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment.

(39) Within 6 months of the date of this planning permission, a scheme for the provision and implementation of surface water limitation and the use of surface water source control measures shall be submitted the local planning authority for approval. The development shall thereafter be carried out in accordance with approved scheme.

Reason: To prevent the increased risk of flooding in accordance with Planning Policy Guidance Note 25 Development & Flood Risk (PPS25) and to improve water quality

(40) At least three (3) but not more than twenty-one (21) working days before each sub-phase of clay capping and soil spreading is to begin, written notice shall be given to the local planning authority; no clay or soil shall be replaced until the disposal areas have been inspected and agreement reached with the Local Planning Authority regarding the need for regrading of the waste disposal areas; such inspection and agreement shall occur within three (3) working days of notice being received.

Reason: To allow for the inspection of finished levels

(41) The development shall be constructed in accordance with the approved RAMP as detailed in Version 5 (13-1595 3204 D18 v5, dated 23/06/14) submitted under condition 40 of planning permission D2005/54794.

Reason: To ensure the satisfactory restoration of the site.

(42) The site shall be worked and restored in a phased manner in accordance with the following programme;

- (a) No deposit of waste shall take place in 'Cell Construction' as shown in phase 5 until the restored area shown on plan Phase 5 BTN80 has been completed;
- (b) No deposit of waste shall take place in the 'Cell Construction' as shown on plan Phase 7 until the restored area shown on plan Phase 7 BTN82 has been completed;
- and
- (c) Final restoration of the site is to be completed on or before 31st December 2023.

Reason: to ensure the timely restoration of the site in a phased manner.

(43) The development shall be constructed in accordance with the approved RAMP as detailed in Version 5 (13-1595 3204 D18 v5, dated 23/06/14) submitted under condition 42 of planning permission D2005/54794.

Reason: To ensure the satisfactory aftercare of the site.

(44) All planting and habitat creation undertaken in connection with the approved landscape/restoration scheme which, within a period of five (5) years from the completion of the scheme, are removed, fail or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the satisfactory restoration of the site.

#### INFORMATIVES.

(1) This approval only grants permission under section 92 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This decision notice should be read in conjunction with the agreement under section 106 of the Town and Country Planning Act 1990 dated @@@. To arrange the most appropriate method of payment please telephone 020 8770 5070.

(3) For the avoidance of doubt, this permission does not apply in respect of the operation of the waste management centre as permitted under planning application reference D2002/49715/FUL, as amended by planning permission reference 2005/53545/FUL.

(4) All schemes submitted pursuant to the conditions attached to this permission should accord with schemes approved under planning permission reference N93/37646 (APP/P5870/A/94/238692/P5) other than to reflect changes in operating procedures or the extension of the area covered. The schemes previously approved to which this refers are:

The Specification for Archaeological Mitigation ref W9811.04 dated June 1996;  
Schemes for the control of noise and dust submitted pursuant to conditions 10.6, 10.9 and 10.10 as approved on 25th September 1996.  
Schemes for the control of odour, litter, pests and vermin.

(5) Conditions 31 & 32 require the preparation of a scheme for the control of dirt and dust. This should consider current best practice and environmental guidelines and include reference to measures for: 1) the avoidance of the waste and other materials from drying out. 2) the enclosure of all areas where dust is or has the potential to be produced. 3) the documentation of, and implementation of, a robust management and control regime to ensure that the potential for dirt and dust generation from the sludge drying process is minimised 4) the implementation of a dust-monitoring regime to establish existing background concentrations and the ongoing concentrations once the processes are in operation. Regard must be had to the Council's statutory review and assessment of air quality under the Environment Act 1995.

(6) Condition 33 requires the preparation of a scheme for the control of odour. This should consider current best practice and environmental guidelines and include



reference to measures for odour control within the AD plant as no detailed odour assessment has been undertaken for.

(7) Conditions 23 to 25 require the preparation of a scheme for the control of noise. This should have regard for current best practice and environmental guidelines and should take into account the following: 1) At noise sensitive premises noise from plant on the application site shall be rated in accordance with the criteria of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas. The excess of the rating over the background level shall not exceed zero decibels and the assessment shall include a 5dB acoustic feature correction in order to preclude the presence of a dominant tone/tones; 2) No waste or other material shall be imported or exported or moved within the site outside of the hours permitted under the original Gravel Extraction and Land filling planning permission (T/APP/P5870/A/94/238692/P5); 3) Activities between 17:30hrs and 07:00hrs Monday to Friday and 17:30hrs Friday to 07:00hrs Saturday within the Household / Municipal Solid Waste Reception and Pre-Treatment building involving the use of the powered loading shovel shall be limited to essential operations and shall only be carried out with all doors and openings to the building shut tight; 4) Measures to limit the impact from audible vehicle reversing alarms; 5) Best Practicable Means to be used at all times to minimise noise both during the daytime and at night.

(8) Your demolition and construction management scheme should set out the measures to be taken to ensure that all works are carried out in accordance with the guidelines set out in the Code of Practice on the "Control of Pollution and Noise from Demolition and Construction Sites". This may be obtained from the Environmental Protection section of the Council's website.

(9) The Control of Pollution (Oil Storage) (England) Regulations 2001 must be complied with.

(10) As per condition 14 the Environment Agency should be informed at least 24 hours prior to working beyond 13:00 on a Saturday by calling 03708 506 506 or by emailing enquiries@environment-agency.gov.uk for the attention of the South London Environmental Management Team.

(11) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

#### **APPLICATION NO. B2015/72658/FUL - 17 SUTTON COURT ROAD, SUTTON**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

5826-D9000 Rev 02, 5826 D12000 Rev 07, 5826 D12001 Rev 08, Planning Statement submitted by Metropolis Planning & Design, Design & Access Statement Addendum submitted by Formation Architects, Marketing Report submitted by Metropolis Planning & Design and Transport Statement Ref 14-170-01B submitted by Odyssey Markides.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to first occupation of the development, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development to secure at least a 32% reduction in CO<sub>2</sub> emissions below the target emission rate (TER) based on Part L1A of the 2010 Building Regulations (or equivalent reduction compared to Part L1A 2013) and seek to achieve a 20% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation. If the development is unable to meet the required reduction in CO<sub>2</sub> emissions through the approved energy strategy, then any shortfall should be made up through the application of further

sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(4) Prior to first occupation of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development.

Reason: To comply with Policy DM9 of Sutton's Site Development Policies DPD.

#### INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) This decision notice should be read in conjunction with the agreement under section 106 of the Town and Country Planning Act 1990 dated (to be confirmed).

#### **APPLICATION NO. A2015/73045/TOW - TELECOMMUNICATION MAST BETWEEN REAR OF 4 FIELDSSEND ROAD AND ST DUNSTAN'S HILL CHEAM**

Prior Approval is required under the Town and Country Planning (General Permitted Development) (England) Order (2015), Schedule 2, Part 16, Class A to assess the impact of the development on the following:

Siting and appearance of the proposed development.

And is granted subject to the conditions below:

(1) The development must be begun not later than the expiration of five years beginning with the date hereof.

Reason: To comply with Section A.3. (10)(a) of Part 16 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: STN006-001 Rev. B, STN006-002 Rev. B, STN006-003 Rev. B, STN006-004 Rev. B & Supplementary Information Form dated October 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### INFORMATIVES.

(1) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(2) The developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

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**APPLICATION NO. B2014/69110/FUL - SEEARS PARK GARDENS AND NURSERY, ST. DUNSTANS HILL, CHEAM**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Plan, Drawing no. 203-14-x1, 203-14-P1, 203-14-P2, 203-14-P3, 203-14-P4, 203-14-P5, 203-14-P6, 203-14-P7, 203-14-P8, 203-15-P9b, Sears Park Gardens 1, Sears Park Gardens 2, Design and Access Statement Rev B dated 1-11-15.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to the commencement of the development hereby approved, samples and a schedule of materials to be used within the external elevations of the building and in the external elevations of the extensions shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design.

(4) No development shall commence (including ground works or demolition) until a detailed Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall contain details on the specification and location of tree protection barriers and/or ground protection and any construction activity that may take place within the root protection areas of retained trees. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection measures shall only be removed on completion of all construction activity, including hard landscaping. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policy DM1 of the Local Plan.

(5) No development shall commence (including ground works or demolition) until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide full details on the methods used to minimise the risk of damage to trees and tree roots and shall be in accordance with the guidelines and recommendations in BS 5837:2012. The statement shall also include details of the garden pods and specimen tree activity deck support posts to be installed with minimal damage to tree roots and their rooting environment, and pay particular attention to British Standard BS 5837:2012 section 7.4.4.5, and ensure that all sub-bases for support sections/frameworks be un-compacted. A schedule of pre-construction tree pruning shall also be included, and shall adhere to the recommendations in BS 3998:2010. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policy DM1 of the Local Plan.

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(6) Prior to commencement of groundwork or the storage of plant and/or materials on site, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall include details of all hard and soft landscaping and replacement tree planting. The landscaping submissions shall be accompanied by an arboricultural method statement for the construction of any new hard surfacing or all-weather surfacing within the root protection area of retained trees. Any surfacing materials to be used within the root protection areas of retained trees shall be permeable. All landscaping and replacement tree planting shall be carried out in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882:2015 'Specifications for Topsoil' and BS 8545:2014 'Trees: From Nursery to Independence in the Landscape') or other recognised codes of good practice. The development shall be carried out in accordance with the approved details and prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy DM1 of the Site Development Policies.

(7) Any trees or plants that within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy DM1 of the Site Development Policies.

(8) The development shall not be occupied until a scheme for biodiversity improvements have been submitted to and approved in writing by the Local Planning Authority. Work shall be undertaken in accordance with the approved scheme.

Reason: To enhance the biodiversity value of the land in accordance with policy DM17 of the Site Development Policies DPD.

(9) The development shall not begin until a Construction Method Statement specifying details for each phase, has been submitted to and approved by the Local Planning Authority. This shall include:

- (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 zones
- (f) Construction traffic routing.
- (g) Hours of operation
- (h) Means to control dust
- (i) Means to control noise
- (k) Means to prevent deposition of mud on the highway.

The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(10) No demolition or construction works, including site excavation or any external site works, the operation of plant and machinery, the erection of scaffolding, the delivery of materials, the removal of materials and spoil from the site and the use of any sound amplification equipment, shall take place outside 0800hours to

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1800hours Mondays to Fridays and 0800hours to 1300hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(11) The car parking indicated on drawing no. 203-15-P9b shall be laid out in accordance with the approved details. The parking spaces shall be used and permanently retained exclusively for the designated purpose.

Reason: In the interest of highway safety.

(12) Prior to the commencement of the development hereby approved, details of the proposed refuse storage facilities and details of the method and collection arrangements of the refuse shall be submitted to, and approved in writing by the Local Planning Authority. The approved refuse storage shall be provided prior to the occupation of any phase of the development and thereafter retained.

Reason: To ensure that this facility is provided in a manner and to ensure compliance with policy DM1 of the adopted Site Development Policies which seeks to ensure that such ancillary buildings integrate with the principal development.

(13) Prior to the commencement of the development hereby approved, details of the proposed cycle parking arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: To encourage access by non-car modes.

(14) The commercial premises shall be used for A1 / A3 purposes as specified in the application and for no other purpose (including any other purpose in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

(15) The cafe hereby permitted shall operate only between the hours of 08:30 – 18:30 Monday to Sunday and on Bank and Public Holidays.

Reason: To safeguard the amenities of adjacent residential properties.

(16) Noise from any plant or machinery, should any be used on the development hereby permitted, shall be assessed and rated in accordance with BS4142. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows.

Reason: To preserve the amenities of the area and to comply with DM12 of the adopted Site Development Policies 2012.

(17) Full details, with calculations and elevations, of any proposed extraction systems shall be submitted to and approved in writing by the Local Planning Authority in the event any are to be used on the development. No such equipment shall be installed on the development hereby permitted until details have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed on site in accordance with the approved details and shall be retained and maintained thereafter.

Reason: To preserve the amenities of the area and to comply with DM12 of the adopted Site Development Policies 2012.

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(18) Prior to the commencement of the development hereby approved, a lighting strategy shall be prepared in consultation with the Council's Highways and Parks Departments and following which, the agreed details shall be submitted to, and approved in writing by, the Local Planning Authority. The developer shall bear any costs associated with the implementation of the lighting scheme. The approved scheme shall then be implemented prior to the occupation of the development.

Reason: In the interest of highway safety.

**INFORMATIVES.**

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The Council was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. Sutton Council has accordingly granted planning permission.

(4) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail [street.naming@sutton.gov.uk](mailto:street.naming@sutton.gov.uk).

(5) The applicant and agent are reminded that any flues which are required to serve the A3 unit will require the approval of an additional planning application, before such features are installed.

(6) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Please note that if you commence work without giving prior notice of the start date the CIL charge must be paid immediately.