

**Appendix to Minutes:
Planning Committee
8 June 2016**

PLANNING CONDITIONS, REASONS AND INFORMATIVES

**APPLICATION NO. D2016/73856/FUL - 154 BEDDINGTON LANE BEDDINGTON
CR9 4QD**

Conditions

(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 and documents:

6533-P01, 6533-P02, 6533-P03, 6533-P04, Noise & Dust Emissions Forecast report prepared by OB Plant and dated 18.01.2016, Design & Access Statement, Specification of Inline Silo from Schwing Stetter, Email from Sue Kent dated 12th April 2016 outlining vehicle movements, 6533-P03 annotated to indicate noise levels, Noise Emission Calculations.

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

(3) The use of the premises hereby permitted shall not operate other than within the following times:

06:00 Hours to 19:00 Hours Monday through to Friday,
06:00 Hours to 16:00 Hours Saturdays, and not at all on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of neighbouring occupiers or of the area generally.

(4) Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

(5) Notwithstanding the information contained in email dated 12th April 2016 from Sue Kent, vehicle movements from the site shall not exceed the stated levels, unless otherwise approved in writing by the Local Planning Authority.

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) The development hereby approved shall be carried out in accordance with the Noise & Dust Emissions Forecast report.

Reason: To minimise potential emissions from the site, to protect local air quality and to protect the amenities of adjoining occupiers in accordance with Policy 7.14 of the London Plan 2015 and Policy DM2, DM10 and DM12 of the Site Development Policies DPD

(7) Prior to the commencement of the relevant part of the development hereby approved, full details of the proposed fencing including drawings, 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 details.

Reason: To safeguard the visual amenities of the area

(8) Prior to the occupation of the development hereby approved, a scheme for the enhancement of the front boundary of the site shall be developed in consultation with the Local Authority. The details shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the area.

(9) Notwithstanding the plans hereby approved, the development hereby permitted shall not be occupied until details of the provision to be made for secure cycle parking has been submitted to, and approved in writing by the Local Planning Authority. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes.

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.

(4) The applicant is advised that some industrial and light industrial uses may need a separate authorisation to operate under the Environmental Permitting Regulations. For more information or to obtain the relevant application forms, the applicant should contact the Environmental Protection Team:

Phone: 020 8770 5000

Email: environmentalhealth@sutton.gov.uk

Address: Kingston & Sutton Shared Environment Service, London Borough of Sutton,
Denmark Road, Carshalton Surrey SM5 2JG

**APPLICATION NO. B2016/73546/3FR - MANOR PARK PRIMARY SCHOOL,
GREYHOUND ROAD, SUTTON, SM1 4AW**

Conditions

(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 development shall take place until a Construction Management Plan which sets out details of how the construction of the development hereby permitted will be managed, have been submitted to, and approved in writing by, the Local Planning Authority in conjunction with TfL. The statement should 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) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance. (h) means to prevent deposition of mud on the highway. (i) means to manage and control construction traffic. (j) Signing system for works traffic. (k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008. Construction works shall take place solely in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of highway safety.

(3) No development shall take place until a Construction Travel Plan which addresses the mode of travel, and parking arrangements, of construction staff. This should include measures to encourage car sharing to reduce the traffic and parking impact of construction vehicles. Additional measures should be included to encourage construction staff to travel by public transport, walk or cycle, where practical.

Reason: To maintain highway safety and minimise disruption to local residents.

(4) Prior to completion of the school expansion, a revised draft School Travel Plan should be submitted for approval, to incorporate additional measures and targets relating to (a) information provision; (b) parking; (c) parent and resident engagement; (d) walking; and (e) cycling and scooting, as stipulated in Section 6.2.3 of the Transport Statement.

Reason: To minimise additional parking demand in the vicinity of Manor Park School as a consequence of the development.

(5) Site clearance operations and construction of the new hard surfaced areas shall be in accordance with the recommendations and guidelines within British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'. Measures for protection in accordance with that standard shall be implemented prior to the commencement of works, or storage of plant or materials on site. All excavations within the root protection areas of retained trees shall adhere to the recommendations within this Standard.

Reason: In order to safeguard the retention of trees and other significant landscape features on and adjacent to the site that represent significant visual amenity, in accordance with Policy DM1 of the Site Development Policies DPD (2012).

(6) The type and treatment of the materials to be used for the cladding of the first floor 'studio' extension, the P.E Store, the Kitchen Store, and the modular classroom shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

(7) 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 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

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

(8) There will be no working at dusk, dawn or night time during the season when bats are active (typically April to October inclusive) to avoid impact to commuting and foraging bats.

Reason: To safeguard the use of the site as an area of ecological value.

(9) The development hereby permitted shall be carried out in accordance with the following approved plans: 5143984-ATK-00-00-DR-A-1002 (Rev. P3), 5143984-ATK-00-ZZ-DR-A-1102 (Rev. P2), 5143984-ATK-00-SE-DR-A-1202 (Rev. P2), 5143984-ATK-00-00-DR-A-1302 (Rev. P2), 5143984-ATK-00-00-DR-A-1301 (Rev. P2), 5143984-ATK-00-01-DR-A-1902 (Rev. P2), 5143984-ATK-00-01-DR-A-1011 (Rev. P2), 5143984-ATK-00-02-DR-A-1012 (Rev. P2), 5143984-ATK-00-00-DR-A-1952 (Rev. P2), 5143984-ATK-00-00-DR-A-1305 (Rev. P2), 5143984-ATK-00-00-DR-A-1955 (Rev. P2), 5143984-ATK-00-00-DR-A-1001 (Rev. P2), 5143984-ATK-00-00-DR-PH-5001 (Rev. P1), 5143984-ATK-00-03-DR-A-1904 (Rev. P2), 5143984-ATK-00-SE-DR-A-1922 (Rev. P2), 5143984-ATK-00-00-DR-A-1951 (Rev. P2), 5143984-ATK-00-03-DR-A-1013 (Rev. P2), 5143984-ATK-00-ZZ-DR-A-1101 (Rev. P2), 5143984-ATK-00-SE-DR-A-1921 (Rev. P2), 5143984-ATK-00-ZZ-DR-A-1912 (Rev. P2), 5143984-ATK-00-ZZ-DR-A-1911 (Rev. P2), 5143984-ATK-00-00-DR-A-1000 (Rev. P2), 5143984-ATK-00-GF-DR-A-1901 (Rev. P2), 5143984-ATK-00--GF-DR-A-1010 (Rev. P2), 5143984-ATK-00-00-DR-A-1303 (Rev. P2), 5143984/ATK/ARB001, Arboricultural Impact Assessment (May 2016), Construction Phase Plan (Received 25 Jan 2016), Method Statement (Received 25 Jan 2016), Acoustic Design Report (Received 25 Jan 2016), Transport Statement (Received 25 Jan 2016), Ecological Impact Assessment (Received 25 Jan 2016).

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

(10) Prior to building work starting on site, documentary evidence including 'as-designed' BRUKL outputs prepared under the Simplified Building Energy Model (SBEM), should be submitted to the Local Planning Authority and approved in writing to demonstrate how the proposed extension will minimize CO2 emissions through application of the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) and achieve at least a 10% reduction in regulated emissions compared to part L of the 2013 Building regulations. Details of all proposed energy efficiency measures and renewable technologies should be provided, with consideration given to each renewable technology which is potentially technically feasible.

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

(11) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Simplified Building Energy Model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. 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.

(12) Prior to building work starting on site, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SuDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. For both the proposed school extensions and the all-weather pitch, the proposed scheme should ensure that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. The submitted scheme should assess the suitability of any proposed infiltration measures, based on local geological conditions and the outcome of ground percolation tests, and provide details of how the existing surface water drainage system will be incorporated into the scheme. There should be information on who will adopt the surface water drainage system along with an accompanying maintenance plan for the system.

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

(13) Prior to 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 must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(14) The sports pitches should only be used between the hours of 0800hrs and 2200hrs on Monday and Friday 0830hrs and 2100hrs Saturdays and 0900hrs and 1300hrs on Sundays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

(15) Noise from all plant and equipment required by the use of the 'Plant & Store' shall be insulated/soundproofed to prevent the transmission of noise to any neighbouring premises. The sound proofing/insulation shall be capable of achieving 0dB(A) increase in the measured background noise level at the nearest noise sensitive premises.

Reason: To protect the amenity of nearby residents.

(16) Prior to the commencement of the development hereby approved, including ground preparation, security fencing, the forming of a temporary or permanent access, or the storage of plant or materials, a revised tree protection plan shall be submitted to the Local

Planning Authority, and approved in writing before development shall commence. The revised submissions shall detail all trees to be retained, the position of all tree protection fencing, and details of all areas to be hand dug.

Reason: In order to safeguard the retention of trees and other significant landscape features on and adjacent to the site that represent significant visual amenity, in accordance with Policy DM1 and DM3 of the Site Development Policies DPD.

(17) Prior to the commencement of the development hereby approved, an arboricultural method statement shall be submitted to the Local Planning Authority, and approved in writing before development shall commence. The arboricultural method statement shall detail the methods whereby excavations within the root protection areas of retained trees shall be carried out by hand, and in accordance with the recommendations in the related British Standard. The submissions shall detail the means whereby tree roots (should they be encountered) will be handled in accordance with the recommendations in that standard, and shall make provision for above ground construction of all structures proposed within the root protection areas of retained trees.

Reason: In order to safeguard the retention of trees and other significant landscape features on and adjacent to the site that represent significant visual amenity, in accordance with Policy DM1 and DM3 of the Site Development Policies DPD.

(18) Prior to the commencement of the development hereby approved, details of the cycle storage facilities, including its size, positioning and materials, shall be submitted to, and approved in writing by, the Local Planning Authority, and the approved details shall be thereafter permanently maintained.

Reason: To ensure accordance with the objectives of the Local Planning Authority to promote sustainable methods of transport.

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.

(4) This approval only grants planning permission for the use of the artificial playing surface and running track for sport related activities in association with the use of the site as a primary school.