



Design & Planning Services
Beech House
Stone Street
Codsmore Hill
Pulborough
West Sussex
RH20 1BQ

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

PROPOSAL: Provision of new access road with amended junction layout with Between Streets
APPLICANT: Cobham Hotels Ltd
LOCATION: Moorland Lodge Between Streets Cobham Surrey

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 15/07/2005 and described above is to GRANT PERMISSION subject to the conditions (if any) set out below: **Please note that any conditions printed in bold take precedence and need to be satisfied before any work commences on site.**

Conditions/Reasons

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 53-05-02 and 53-05-03 received on 15 July 2005..
Reason: To ensure that the development is carried out in a satisfactory manner.
- 3 **No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Borough Council and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.**
Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.
- 4 **All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Borough Council, unless the Borough Council gives written consent to any variation.**
~~Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.~~

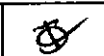


- 5 **Prior to the completion of the development hereby approved, the redundant dropped kerb to portsmouth road, on the west of the application site, adjacent to the building known as the vermont exchange shall be raised and the footway reinstated to conform with the existing surface.**
 Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000.

Informative(s): (if applicable)

- 1 Summary of reasons for grant of permission: This application is unlikely to have a significant adverse effect on the character and appearance of the listed building, upon the street scene, on the residential amenity of the neighbouring properties or the setting of the adjacent listed building. It has been considered against policies ENV1, HEN7, ENV12, MOV4 and MOV6 of the Elmbridge Borough Local Plan 2000 and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.
- 2 In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.
- 3 You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work which is audible beyond the site boundary shall only be carried out between 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm Saturday and not at all on Sundays or Bank Holidays.
 - (b) The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
 - (c) Deliveries shall only be received within the hours detailed above.
 - (d) Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
 - (e) There shall be no burning on site.
 - (f) Only minimal security lighting shall be used outside the hours stated above.
 - (g) Building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway. Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Division.
- In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Architectural Liaison Officer (Tel: 01372 478311 Fax: 01372 478390).

Motun Pike
 STRATEGIC DIRECTOR - SERVICES
 (The officer appointed for this purpose)

nja 

Date: 27 September 2005

N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE ATTACHED NOTES WHICH PROVIDE IMPORTANT INFORMATION RELATING TO EITHER THE GRANT OR REFUSAL OF THIS APPLICATION.