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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVE WITH CONDITIONS FULL PLANNING PERMISSION

Proposal: Reserved matters application pursuant to outline permission 06/P/01476 for the erection of 36 dwellings (2 x 1 bed flats, 9 x 2 bed flats, 4 x 2 bed houses, 12 x 3 bed houses and 9 x 4 bed houses), car parking, play area, landscaping and an improved access onto Keens Lane, following demolition of all existing buildings (additional plans rec'd 07/09/07).

Location: Former T & R Generator Site, 81 Keens Lane, Guildford, GU3 3JS

For: Taylor Wimpey - SWT

CONSENT FOR THE ABOVE APPLICATION IS HEREBY GRANTED SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S)

1. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at first floor level or above in the elevations of the buildings except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties. In accordance with the following policy number(s), H4 and G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)

2. The bathroom window in the side elevation of unit 32 of the proposed development shall not at any time be glazed other than with obscured glass.

Reason: To safeguard the residential amenities of neighbouring properties. In accordance with the following policy number(s), H4 and G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007).

3. Prior to the commencement of development or demolition, protective tree fencing at least 2.4 metres high shall be erected around all trees to be retained, in accordance with revised Ian Keene Ltd. Tree Protection Plan ref. 6543/01 Revision A. The tree protection fencing shall be retained for the duration of the development.

Reason: In the interest of visual amenity and to safeguard the existing which represent an important public visual amenity in the area. In accordance with the following policy number(s), G1 and NE5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)

4. All ground works within and within influencing distance of the tree root protection areas, as well as the sequencing of works and site supervision, shall be in accordance with the approved Ian Keene Ltd. Revised Arboricultural Method Statement ref. JTK/6543 Rev A 08.11.07.

Reason: In the interest of visual amenity and to safeguard the existing which represent an important public visual amenity in the area. In accordance with the following policy number(s), G1 and NE5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)

5. Notwithstanding the submitted information, prior to the commencement of the development a detailed Landscaping Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This documentation should include details of the tree species; planting location; number of replacement trees; place of purchase; company to plant; planting specifications; aftercare and the maintenance schedule for 5 years. Only the approved details shall be implemented.

Reason: In the interests of visual amenity. In accordance with the following policy number(s), H4 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007).

6. No trees or hedgerows within the boundary of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled or pruned in any manner; nor shall any roots be severed, pruned or removed; without the prior consent of the Local Planning Authority, during development, and for a period of five years after completion of the development hereby approved.

Reason: In the interests of visual amenity. In accordance with the following policy number(s), H4 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007).

INFORMATIVES:

1. This decision relates expressly to drawing numbers 5718/SWT/01, 5718/WIM.SWT/1-10/E1, 5718/WIM.SWT/1-10/E2, 5718/WIM.SWT/1-10/P1, 5718/WIM.SWT/1-10/P2, 5718/WIM.SWT/11-14/E1/A, 5718/WIM.SWT/11-14/E2/A, 5718/WIM.SWT/H/P1/A, 5718/WIM.SWT/15-24/E1/A, 5718/WIM.SWT/15-24/E2/A, 5718/WIM.SWT/D/P1/A, 5718/WIM.SWT/D+/P1/A, 5718/WIM.SWT/E/P1/A, 5718/WIM.SWT/E+/P1/A, 5718/WIM.SWT/F/P1/A, 5718/WIM.SWT/J/P1/A, 5718/WIM.SWT/J-/P1/A, 5718/WIM.SWT/J+/P1/A, 5718/WIM.SWT/25-31/E1/A, 5718/WIM.SWT/25-31/E2/A, 5718/WIM.SWT/A/P1, 5718/WIM.SWT/AF/P1/A, 5718/WIM.SWT/B/P1, 5718/WIM.SWT/C/P1/A, 5718/WIM.SWT/32-34/E1/A, 5718/WIM.SWT/32-34/E2/A, 5718/WIM.SWT/G/P1/B, 5718/WIM.SWT/35-36/E1/A, 5718/WIM.SWT/35-36/E2/A, 5718/WIM.SWT/04/A, 6543/01/A and CSA/997/001/A received on 12th November 2007 and additional information received on 23rd August 2007.
2. Before the development commences details should be submitted to and approved by the Engineering Manager, Guildford Borough Council, showing the provision for the disposal of surface water emanating from this development. Provision for the disposal of surface water shall be made at the initial stage of development of the site and shall be completed and be operational prior to any impermeable drained area being created on the site. This is to ensure compliance with the Land Drainage Act 1991.
3. The applicant is advised that this application must be read in conjunction with planning application 06/P/01476 and all conditions attached to that decision remain applicable.

The application was granted for the following reasons:

The development hereby approved has been assessed against Surrey Structure Plan 2004, SE4, Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 07) policies, H4, G1, G5, NE5, and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.


Carol Humphrey
Head of Planning Development

THIS DECISION NOTICE DOES NOT GRANT BUILDING REGULATIONS APPROVAL.