Recommended Conditions to the Planning Inspectorate

1. TIME LIMIT (FULL APPLICATION)
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. MATERIALS SAMPLES
NO DEVELOPMENT SHALL TAKE PLACE UNTIL SAMPLES OF THE MATERIALS TO BE USED ON THE EXTERNAL FACES (INCLUDING WINDOWS AND RAILINGS) AND ROOF OF THE BUILDING HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL. DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with saved Policy ENV2 of the Replacement Elmbridge Borough Local Plan 2000.

3. LIST OF APPROVED PLANS

Reason: To ensure that the development is carried out in a satisfactory manner.

4. HOURS OF USE
The building hereby approved shall only be in use between the hours of 07:00 - 21:30 hours Monday - Saturday and 09:00 and 18:00 hours on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the amenities of the locality in accordance with saved Policies HSG23 of the Replacement Elmbridge Local Plan

5. LANDSCAPING - SCHEME
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 (TO BE PERMEABLE SURFACING), 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 allow the proper consideration of the impact of the details of the development on the amenity value of the existing site in accordance with saved Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.

6. NATURE CONSERVATION MANAGEMENT PLAN
Prior to the commencement of any works on site, including demolition of the existing building, a nature conservation management plan shall be produced and submitted to the Local Planning Authority regarding all land within the applicants’ ownership as identified on the approved location plan. This Management plan shall include the following:
- Appropriate protection for the nearby badger sett
- Appropriate building survey, carried out after the hibernation period, and before demolition of the existing pavilion. If evidence of roosting bats is found, appropriate roosting opportunities need to be provided such as bat bricks, bat tiles etc;
- Enhanced mitigation features for bat roosting including additional bat boxes
- An enhanced wetland feature (large pond and glade) in the wet area to provide foraging opportunities for bats which will mitigate the loss of feeding areas for bats and will improve habitat for declining amphibian species.

The agreed mitigation details shall be undertaken and completed prior to the building hereby approved being brought into use

Reason: To preserve and enhance the existing Green Infrastructure network as required by policy CS14 of the Core Strategy 2011.

7. ADDITIONAL TREE INFORMATION AND PRE-COMMENCEMENT INSPECTION
No development shall take place until further arboricultural details 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 details of:

a) the existing trees and hedges to be retained in the form of a Tree Survey and Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of all current and proposed hard surfaces, walls, fences, access features, and ground levels.

b) the measures taken to protect existing trees and hedges during construction, demolition, and delivery of materials / machinery, including a tree protection plan and arboricultural method statement in line with BS5837:2010, to include details of any specialist foundation or
driveway construction, site accommodation, and contractor parking
(See Arboricultural Method Statement Informative.)
c) prior to the commencement of works on site and after the installation
of the tree protection in accordance with (b) above the applicant shall
arrange a pre-commencement meeting between the Borough Council
and the applicant's project arboriculturist to allow inspection and
verification of the protection measures.

Reason: This permission is granted on the basis that trees would
remain on site to mitigate the impact of the development and to
preserve and enhance the visual amenities of the locality in accordance
with Policy ENV12 of the Replacement Elmbridge Borough Local Plan
2000.

8. TREE PROTECTION
In this condition 'retained tree' means an existing tree or hedge, which
is to be retained in accordance with the approved plans and particulars;
and paragraphs (a) and (b) below shall have effect until the expiration
of 5 years from the first occupation of the development.
a) no retained tree shall be cut down, uprooted or destroyed, nor shall
any retained tree be pruned other than in accordance with the
approved plans and particulars, without the written approval of the
Borough Council. Any pruning shall be carried out in accordance with
British Standard 3998 (tree work) and in accordance with any supplied
arboricultural method statement.
b) if any retained tree is removed, uprooted or destroyed or dies,
another tree shall be planted at the same place and that tree shall be of
such size and species, and shall be planted at such time, as may be
specified in writing by the Borough Council.
c) tree protection shall be maintained in-situ and not moved or removed
until all construction has finished and equipment, materials, or
machinery are removed from site. Nothing shall be stored or placed in
any area fenced in accordance with this condition nor shall any fires be
started, no tipping, refuelling, disposal of solvents or cement mixing
carried out and ground levels within those areas shall not be altered,
nor shall any excavation or vehicular access be made, without the
written consent of the Borough Council.
d) any arboricultural protection information and plans submitted as part
of the application, and listed in the approved plans condition, shall be
implemented and adhered to at all times during the construction
process unless otherwise agreed in writing with the Borough Council.
This shall include any requirement for arboricultural supervision.
e) this permission shall lapse if any retained tree is felled, pruned or
relocated prior to the commencement of development unless otherwise
agreed in writing by the Borough Council.

Reason: To preserve and enhance the visual amenities of the locality in
accordance with Policy ENV12 of the Replacement Elmbridge Borough
Local Plan 2000.
9. OUTDOOR MUSIC
No outdoor music to be played at the sports hall or within the surrounding grounds. Any music played within the premises, either live or recorded, must be played at a level where it cannot be heard outside the premises i.e. music noise must be confined within the structure of the building.
Reason: In the interest of neighbouring amenity in accordance with policy HSG23 of the Replacement Elmbridge Local Plan

10. TRAVEL PLAN
Prior to the commencement of the development the applicant shall:
   a) Submit for the written approval of the Local Planning Authority a full Travel Plan in accordance with the aims and objectives of NPPF and the Government White Paper (July 1998).
   b) The applicant shall then implement the approved travel plan on first occupation the development, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.

11. PROTECTION OF HIGHWAY FROM MUD
Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.

12. MANAGEMENT OF PARKING
The development shall not be occupied until details of the management and use of the proposed parking has been submitted to and agreed in writing by the Local Planning Authority, this will include:
   (a) A hierarchy for priority of use (eg: disabled, parents & toddlers, visitors, high occupancy vehicles)
   (b) The removal of parking spaces when non-special events take place. These details shall be submitted for approval by the Local Planning Authority or included in a Travel Plan and only the approved details shall be implemented.
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.

13. PARKING AND TURNING
No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.

14. METHOD OF CONSTRUCTION STATEMENT
No development shall start until a Method of Construction Statement, to include details of:
(a) auto-tracking for coaches to turn within the site.
(b) programme of works (including measures for traffic management) shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.

15. ACCESS
Before any other operations are commenced the existing vehicular access to Manor Road South shall be designed/constructed and provided with maximum visibility zones from 2.4m (x) distance back from the carriageway in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction between 0.6m and 2.0m in height.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.
16. CYCLE SPACE

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide secure cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of National Planning Policy Framework and CS28 of the Elmbridge Core Strategy, MOV4, MOV6 & MOV7 of the Replacement Elmbridge Local Plan 2000.

17. DUAL USE AGREEMENT

Prior to the commencement of any works on site a completed and signed Community Use Agreement between the applicants and the Council (Leisure & Cultural Services) shall be entered into showing that the building hereby approved shall be offered for use by community groups outside of school hours/term time.

Reason: To ensure the provision of a community use, in accordance with the applicant’s Very Special Circumstance to allow a Departure from the Development Plan.

18. DEMOLITION OF EXISTING BUILDING

Notwithstanding the plans or any indication given otherwise prior to the commencement of any works on site the existing building on site, currently known as ‘the pavilion’, shall be demolished and all resulting materials or associated paraphernalia removed unless they are to be used in the construction of the development hereby approved.

Reason: To ensure the building is not retained in addition to the approved development, which would cause further harm to the openness of the Green Belt contrary to the National Planning Policy Framework.