



FARNHAM TOWN COUNCIL

D Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 15th July, 2019

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor David Beaman
Councillor Roger Blishen
Councillor Alan Earwaker
Councillor John "Scotty" Fraser
Councillor Michaela Gray
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

I. Presentation by Mott MacDonald and Forestry England - All Councillors Invited

Forestry England supported by Mott MacDonald will be submitting a planning application to Waverley Council in the coming months, to seek approval to continue using Bourne Wood as a filming location. Belinda Mackay (Town Planning Agent, Mott MacDonald), Jeremy Randall (Principle Environmental Planner, Mott MacDonald) and Joan Clark (Land Agent, Forestry England) introduced the approach to consent and discussed the key issues that will be covered in the Environmental Management Plan that will support the application.

A copy of Belinda Mackay's presentation is attached.

The previous planning consent under WA/2013/0505 for five year's use of Bourne Woods with 25 conditions. Conditions apply regardless of the type/length of access. See attached.

Concerns were raised about access for public, fire risks and permission for use in perpetuity (the future planning application will request no time limit in years be applied). Filming would be limited to 6 months per year, permitted development rights allows 28 days filming without planning permission.

2. **Apologies for Absence**

All in attendance.

3. **Disclosure of Interests**

Councillor Beaman declared his membership of The Farnham Society's planning group as a non pecuniary interest.

4. **Applications for larger developments**

Farnham Moor Park

NMA/2019/0105 Farnham Moor Park

Case Officer: Flo Taylor

Amendment to WA/2018/0458 to allow installation of solar panels.

THE WOOLMEAD, EAST STREET FARNHAM

Farnham Town Council supports the use of solar panels. It is unclear from the roof plan if the panels will be visible from the elevated roads to the north of the development.

WA/2019/0985 Farnham Moor Park

Case Officer: Ruth Dovey

Display of non-illuminated hoarding signage.

LAND CENTRED COORDINATES 484270 146934, EAST STREET FARNHAM

Farnham Town Council has no objections to the display of non-illuminated hoarding signage and requests additional information is added to encourage footfall to existing shops and businesses on East Street and Cambridge Place.

5. **Applications Considered**

Farnham Bourne

WA/2019/1000 Farnham Bourne

Case Officer: Louise Fuller

Erection of extensions and alterations including increasing roof height.

GOLDHILL GROVE, GOLD HILL, LOWER BOURNE GU10 3JH

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6.

WA/2019/1003 Farnham Bourne

Case Officer: Louise Fuller

Erection of a porch.

17 DENE LANE, LOWER BOURNE GU10 3PW

Farnham Town Council has no objections subject to the porch being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing.

NMA/2019/0100 Farnham Bourne

Case Officer: Louise Fuller

Amendment to WA/2018/1820 for removal of the window to ground floor shower room on east elevation. Opening a new window of similar size on the main building front elevation facing the semi-enclosed area between main building and study.

16 BLACK POND LANE, LOWER BOURNE GU10 3NN

Farnham Town Council objects to the inappropriate development not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.

TM/2019/0101 Farnham Bourne

Case Officer: Mr A Clout

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/00
FOREST VIEW, 5 LATCHWOOD LANE, FARNHAM GU10 3HA

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. If removal is necessary, replace with an approved native species.

Farnham Castle

WA/2019/0987 Farnham Castle

Case Officer: Mr Chris Turner

Listed building consent for the installation of air conditioning plant and associated works.

THE MERCURE BUSH HOTEL, THE BOROUGH FARNHAM GU9 7NN

Farnham Town Council has no objections subject to the air conditioning units being sufficiently screened and any external venting be away from residential dwellings in Borelli Mews. This application is needs to comply with Farnham Neighbourhood Plan Town Centre Conservation Area Policy FNP2.

WA/2019/0995 Farnham Castle

Case Officer: Daniel Holmes

Alterations to existing garage to form partial habitable ancillary accommodation.

31 MEADOWVIEW, THREE STILES ROAD, FARNHAM

Farnham Town Council has no objections subject to the accommodation being condition ancillary to 31 Meadowview, Three Stiles Road. The application is on the edge of the built up area boundary of the Farnham Neighbourhood Plan and should not encroach into the countryside.

TM/2019/0104 Farnham Castle

Case Officer: Mr A Clout

APPLICATION TO REMOVE TREE SUBJECT OF TREE PRESERVATION ORDER WA66
SILWOOD 7, WEST END GROVE FARNHAM GU9 7EG

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees, especially on the edge of the conservation area covered by Farnham Neighbourhood Plan Policy FNP2. If removal is necessary, replace with an approved native species.

Farnham Firgrove

WA/2019/1008 Farnham Firgrove

Case Officer: Louise Fuller

Erection of extensions and alterations.

ROWAN HOUSE, 1 LANCASTER AVENUE FARNHAM GU9 8JY

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing.

WA/2019/1013 Farnham Firgrove

Case Officer: Louise Fuller

Application under Section 73 to vary Condition 3 of WA/2018/0739 (obscure glazing restriction) to allow removal of obscure glazing restriction.

24 RYLE ROAD, FARNHAM GU9 8RW

Farnham Town Council objects to the removal of Condition 3. The Condition is in place to protect the amenity of the neighbours' and removing it would be contrary to Farnham Neighbour Plan Policy FNPI6.

WA/2019/1018 Farnham Firgrove

Case Officer: Louise Fuller

Erection of a porch.

24 UPPER WAY, FARNHAM GU9 8RG

Farnham Town Council has no objections subject to the porch being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing.

Farnham Hale and Heath End

WA/2019/0698 Farnham Hale and Heath End Philippa Staddon

Erection of a detached dwelling and formation of a vehicular access following demolition of garage and extension.

3 ELM ROAD, FARNHAM GU9 0QD

Farnham Town Council maintains is objections to the overdevelopment of the garden site not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI, having a negative impact on the neighbours' amenity and street scene.

Farnham Moor Park

WA/2019/0992 Farnham Moor Park

Case Officer: Flo Taylor

Erection of a dwelling with a detached garage, gatehouse and front boundary wall with gates following demolition of existing dwelling and outbuildings.

GREEN TREES, 50 CROOKSBURY ROAD, FARNHAM GU10 IQB

Farnham Town Council has no objections to the replacement dwelling subject to it being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI. Objections were raised to the inappropriate boundary wall. In this semi-rural location a green boundary should be maintain to fit with the street scene and to allow for wildlife corridors.

WA/2019/1009 Farnham Moor Park

Case Officer: Philippa Staddon

Erection of extensions and alterations following demolition of existing extension.

24, COMPTON WAY, FARNHAM GU10 IQZ

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing.

WA/2019/1021 Farnham Moor Park

Case Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

OLD STONE YARD, TONGHAM ROAD, RUNFOLD GU10 1PH

Farnham Town Council strongly objects to the overdevelopment at this location outside the built up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap, it is contrary to Policy FNP10, FNP11 and FNP20, operating of businesses from this location is inappropriate.

WA/2019/1024 Farnham Moor Park

Case Officer: Louise Fuller

Erection of a single storey side extension

2 SANTON COTTAGES, EAST STREET, FARNHAM GU9 7ST

Farnham Town Council has no objections subject to the extension being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1032 Farnham Moor Park

Case Officer: Philippa Staddon

Extension to existing car park by construction of 22 parking spaces.

PHYLLIS TUCKWELL MEMORIAL HOSPICE, WAVERLEY LANE, FARNHAM GU9 8BL

Farnham Town Council supports the extension to the car part to improve the amenity of the hospice and local residents.

WA/2019/1040 Farnham Moor Park

Case Officer: Louise Fuller

Erection of extensions and alterations to existing bungalow to provide a two storey dwelling.

27 ABBOTS RIDE, FARNHAM GU9 8HZ

Farnham Town Council regrets the loss of another single storey property. Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and no negative impact on the neighbours' amenity.

TM/2019/0100 Farnham Moor Park

Case Officer: Steve Tester

APPLICATION FOR WORKS TO A TREE SUBJECT TO TREE PRESERVATION ORDER 05/15

OVERMEAD, 10 MONKSHANGER, FARNHAM GU9 8BU

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.

Farnham Shortheath and Boundstone

WA/2019/0996 Farnham Shortheath and Boundstone

Case Officer: Ruth Dovey

Erection of extension and alterations to roof following demolition of existing garage and conservatory.

PIED COTTAGE, 35 JUBILEE LANE FARNHAM GU10 4TA

Farnham Town Council has no objections subject to the extension and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1017 Farnham Shortheath and Boundstone

Case Officer: Philippa Staddon

Erection of extensions and alterations.

31 BURNT HILL ROAD, WRECCLESHAM GU10 4RU

Farnham Town Council has no objections subject to the extensions and alterations

being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1027 Farnham Shortheath and Boundstone

Case Officer: Louise Fuller

Certificate of Lawfulness under Section 192 for erection of extensions and alterations following demolition of existing extensions

10 CLIFTON CLOSE, WRECCLESHAM GU10 4TP

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.

TM/2019/0098 Farnham Shortheath and Boundstone

Case Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 45/99 TWO MAGPIES, 21A BOUNDSTONE ROAD, FARNHAM GU10 4TW

Farnham Town Council leaves to the Arboricultural Officer.

Farnham Weybourne and Badshot Lea

WA/2019/0994 Farnham Weybourne and Badshot Lea

Case Officer: Louise Fuller

Certificate of Lawfulness under Section 192 for erection of a single storey extension.

46 LOWER WEYBOURNE LANE, FARNHAM GU9 9HN

Farnham Town Council has no objections subject to the extension being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.

WA/2019/1022 Farnham Weybourne and Badshot Lea

Case Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

KILNSIDE PLACE, ST GEORGES ROAD, BADSHOT LEA GU10 1FN

Farnham Town Council strongly objects to the overdevelopment at this location outside the built up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap, it is contrary to Policy FNP10, FNP11 and FNP20, operating of businesses and the storage of large vehicles at this location is inappropriate.

NMA/2019/0104 Farnham Weybourne and Badshot Lea

Case Officer: Louise Fuller

Amendment to WA/2019/0491 for new positioning of wall.

WEYBOURNE HOUSE, 4 WEYBOURNE ROAD FARNHAM GU9 9ES

Farnham Town Council has no objections.

TM/2019/0103 Farnham Weybourne and Badshot Lea

Case Officer: Mr A Clout

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA203

THE LAURELS FARNHAM GU9 9EG

Farnham Town Council leaves to the Arboricultural Officer.

Farnham Wrecclesham and Rowledge

TM/2019/0097 Farnham Wrecclesham and Rowledge

Case Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/18
STABLE CLOSE FARNHAM GU10 4EF

**Farnham Town Council, subject to the Arboricultural Officer's comments,
welcomes the maintenance of trees to extend their life and associated amenity.**

6. Surrey County Council mineral, waste, or Other Applications/Consultations

Farnham Town Council supports the Crondall Neighbourhood Plan. Consideration should be given to highways improvements with increased traffic from new developments accessing the A287 and local roads to Farnham. Comments submitted to Hart District Council Regulation 15 Consultation.

7. Appeals

Copies of recent appeal decisions were discussed. Particular emphasis was given to the Farnham Neighbourhood Plan and Farnham Design Statement by Inspectors highlighting the need to update the Design Statement.

WA/2018/1787 Land at the rear of Trackers, 8 Burnt Hill Road
Appeal dismissed 8th July 2019

WA/2018/1871 47 Alma Way
Appeal dismissed 8th July 2019

WA/2018/2200 Land at Blenheim House, Tilford Road
Appeal dismissed 5th July 2019

WA/2019/0319 The Orchard, Dene Lane
Appeal dismissed 2nd July 2019

8. Waverley Borough Council Street Naming Applications

SNN2017A: Land south of junction with Upper Old Park Lane, Folly Hill, Surrey - 96 dwellings
Councillor to given further consideration to the naming of 6 streets within the development.

9. Date of next meeting

The meeting ended at 12.08 pm

Notes written by Jenny de Quervain

Date of next meeting 29th July 2019

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Matthew Evans
Head of Planning Services

When calling please ask for: Planning Enquiry Team
Telephone: 01483 523583

Calls may be recorded for training or monitoring

Date: 7 March 2014

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2013/0505

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 11 March 2013 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Change of use of land from forestry to a mixed use of ongoing forestry and for filming purposes. This application is accompanied by an Environmental Statement (as amplified by emails and letters dated 30/09/2013 and 10/10/2013).
Land At Bourne Wood, Tilford Road, Farnham.

SECOND SCHEDULE

1. Condition
The plan numbers to which this permission relates are 1302/P01REVD, 1302/P02. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

The indicative areas shown on the approved plan 1302/P02 shall be used for the purposes of the activities identified (including those areas identified for the parking of vehicles and support areas) and these activities shall not take place outside of these areas without the prior written consent by the Local Planning Authority. Any use of the area of the wood outside of 'the bowl' edged purple on the approved plan and the support areas shall be restricted to filming and not used for ancillary purposes.

Reason

In order to protect the character and residential amenity of the area and to accord with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No construction activities, including deliveries, shall take place outside of the hours of 08:00 and 18:00 hours Mondays to Fridays or 08:00 to 13:00 hours on Saturdays. There shall be no such activities on Sundays, Bank Holidays or Public Holidays. The limitation shall apply to all phases of filming, including the preparation and strike phases

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002.

4. Condition

There shall be no film shoot activity outside the hours of 06:00 and 21.00 hours with the exception of a maximum 7 days of any calendar year to allow night filming. There shall be no film shoots on Sundays, Bank Holidays or Public Holidays and night shoots shall not take place beyond midnight.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002.

5. Condition

Prior to the use of the site for any night shoots, the applicant shall give at least 48 hours prior written notification to the Local Planning Authority of any night filming together with associated details, and shall retain a record of the shoots.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002.

6. Condition

No filming activities shall be carried out within the sand lizard exclusion zone at any time. This area shown as the "retained and protected sand lizard habitat" on the

Indicative Proposals Plan No.1302/P2. This encompasses an area of 200m length by 30m wide.

Reason

In the interests of the biodiversity and nature conservation interests of the site, in accordance with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

7. Condition

Heathland habitat shall be restored in the areas indicated on the Indicative Proposals Plan 1302/P02 as "ecological enhancement" as set out in the Environmental Statement submitted application.

Reason

In the interests of the biodiversity and nature conservation interests of the site, in accordance with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

8. Condition

Prior to the use of the site for filming activity, the applicant shall submit a Habitat Mitigation, Creation and Management Plan for the creation and management of the Sand Lizard exclusion zone and other ecological enhancements and which shall be submitted to and for the approval in writing by the Local Planning Authority. The use shall be carried out in full accordance with the agreed details.

Reason

In the interests of the biodiversity and nature conservation interests of the site, in accordance with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

9. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and agreed in writing by the Local Planning Authority. These details shall include the provision of an appropriate exclusion zone around a pair of linear earthworks identified in the submitted Environmental Statement.

Reason

In the interests of protecting the heritage assets, in accordance with Policy HE14 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

10. Condition

Prior to the use of the site for filming activity the applicant shall submit to and for the approval of the Local Planning Authority, in consultation with the Highway Authority a Filming Activity Logistics Plan in general accordance with the aims and objectives of Milestone Transport Planning's Transport Assessment dated January 2013. The Logistics Plan shall provide information on the management of the transport requirements for each of the four phases of filming activity and shall include (but not limited to) information on:

- (a) On site layout and parking arrangement
- (b) Any off-site parking facilities for personnel
- (c) HGV and Service/Delivery vehicle movements (detailing a routing strategy, the number of movements per day, arrangements for ensuring the proportion of movements during the AM(8-9am) and PM(5-6pm) peak hours is kept to a minimum)
- (d) Measures to keep the public highway clean and prevent the creation of a dangerous surface in the public highway
- (e) Arrangements for transporting cast/crew by private coach and mini-bus. The applicant shall then implement the approved Filming Activity Logistics Plan, and for each subsequent use of the site for filming activity, maintain and develop the plan to the satisfaction of the Local Planning Authority, in consultation with the Highway Authority.

Reason

In the interests of highway movements and safety and to accord with Policies M1 and M2 of the Waverly Borough Local Plan 2002.

11. Condition

Prior to the use of the site for filming activity the applicant shall submit to and for the approval of the Local Planning Authority, in consultation with the Highway Authority, a Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework 2012 and in general accordance with the aims and objectives of Milestone Transport Planning's Transport Assessment dated January 2013. The applicant shall then implement the approved travel plan and for each subsequent filming activity on the site, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002.

12. Condition

The means of access to the site for the purposes of filming activity shall be from the Tilford Road/Forest Drive junction only.

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 M2 and M14 of the Waverley Borough Local Plan 2002.

13. Condition

Prior to the use of the site for filming activity, space shall be laid out at the site entrance off Tilford Road, in accordance with a scheme to be submitted to and for approval in writing of the Local Planning Authority to provide a total of 20 public parking spaces (an increase of 6 above the existing 14 spaces). The details shall include a relocated barrier and surfacing materials. The parking/turning area shall be used and retained exclusively for its designated purpose and shall not be used for purposes associated with the proposed filming activities.

Reason

In order to encourage greater public use of the Bourne Woods for recreational purposes, in accordance with Policies LT7, M2 and M14 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

14. Condition

Filming activity on the site shall be for a maximum period of 6 months in any calendar year and limited to 8 consecutive months spread over two calendar years.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

15. Condition

Any temporary structures, including lighting rigs, shall be limited in height to 25m on areas below 85m AOD and 15m on areas above 85m AOD.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1 and C3 of the Waverley Borough Local Plan 2002.

16. Condition

All temporary structures, and associated plant, machinery and support facilities, shall be removed from the site upon completion of each filming activity.

Reason

In the interests of the openness and visual amenities of the Green Belt and the rural character of the area, in accordance with Policies D1, C1 and C3 of the Waverley Borough Local Plan 2002.

17. Condition

The 50m wide Buffer Zone to residential development as shown on the Indicative Proposals Plan No.P1302/P2 shall be provided and retained throughout the period of any filming activity free of structures, lighting rigs and associated plant and machinery, and there shall be no filming activity within this Buffer Zone.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

18. Condition

There shall be no clear felling or ground excavations outside of 'the bowl' edged purple on the approved plan or 'support areas', other than for bona fide forestry operations or for ecological enhancements, referred to in the submitted Environmental Statement.

Reason

In the interests of the rural character and appearance of the area, in accordance with Policies D1, D7 and C3 of the Waverley Borough Local Plan 2002.

19. Condition

Prior to the use of the site for filming activity, written details of information boards/signage identifying the closure of footpaths/tracks within and surrounding the application site shall be submitted to and for the approval of the Local Planning Authority. The information shall include alternative routes to be made available to the public during filming activities, the provision of a permissive footpath through the site. The use shall be carried out in full accordance with the agreed details and shall not be varied without the prior written consent of the Local Planning Authority

Reason

In the interests of maintaining public access throughout Bourne Wood, in accordance with Policies LT7 and LT11 of the Waverley Borough Local Plan 2002.

20. Condition

No helicopters shall use the site without the prior written consent of the Local Planning Authority

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

21. Condition

The use hereby permitted shall be carried out in accordance with the mitigation procedures detailed in the Code of Practice and Filming Guidelines supported Screen South and SEEDA, a set out in the application submission.

Reason

In the interests of the rural character and residential amenities of the area, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

22. Condition

Prior to the use of the site for filming, the applicant shall give prior written notification of at least 48 hours of a schedule of filming. The notification shall include the periods sought for all filming activities, with reference to site preparation, film shoots and site removal.

Reason

In the interests of the rural character and residential amenities of the area and in order to monitor the proposed use, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002.

23. Condition

Prior to the use of the site for filming activity, the applicant shall submit a noise management plan for the approval of the Local Planning Authority. The plan shall

include appropriate background noise surveys (to be measured at certain fixed points to the nearest noise sensitive residential properties and at certain times of the day), indicators of noise level limits for the proposed use, and detailing mitigation measures that will be in place for the filming activities hereby approved. Full details shall also be submitted of any plant or machinery used on site. Silent generators shall only be used on site. The applicant shall then implement the approved noise management plan for the first and each subsequent filming activity on site, and thereafter maintain and monitor the plan to the satisfaction of the Local Planning Authority.

Reason

In the interests of the rural character and residential amenities of the area and in order to monitor the proposed use, in accordance with Policies D1, D4 and C3 of the Waverley Borough Local Plan 2002.

24. Condition

The use hereby permitted shall be discontinued on or before 6 March 2019 upon which the land shall be fully restored to an appropriate condition in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

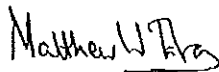
In order to monitor the impact of the proposed use upon the rural character and amenities of the area, in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

The number of days any part of the application site may be closed to members of the public or visitors during filming shall be limited to 28 days in any calendar year.

Reason

In order to minimise the impact of the proposed use upon public access to and use of the Bourne Wood for informal recreation purposes, in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.



Matthew Evans
Head of Planning Services

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY

development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
3. The developer is reminded that 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 prosecutes persistent offenders.
4. 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 Local Transportation Service.
5. The applicant is advised that a number of Public Rights of Way cross the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
6. 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.
7. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is advised the consent may be required under Section 23 of the Land Drainage Act 1991.
8. For the purposes of this application, 'filming activities' refers to all stages associated with any filming use of the site, including site preparation, rehearsals, film shoots and strike (removal of all filming uses and structures from the site), together with any associated operational development. The term 'Shooting' refers to the recording of scenes.

9. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

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No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.