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Guildford Borough Council  
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12<sup>th</sup> September 2023

Dear Sir / Madam

**21/P/02640 – Land to the Rear of The Woodyard, Seale Lane, Seale, Farnham, GU10 1LD  
Discharge of Condition 3 and Condition 5**

This letter accompanies a Discharge of Condition application relating to the proposed erection of a residential bungalow (use Class C3) together with the creation of a new access and associated landscaping, following the demolition of the existing commercial storage building (use Class B2).

**Background**

Planning permission was granted under reference 21/P/02640 for the following:

*Erection of a residential bungalow (use Class C3) together with the creation of a new access and associated landscaping, following the demolition of the existing commercial storage building (use Class B2).*

The approval was subject to Pre-Commencement Conditions 3 and 5 which requires the following:

**Condition 3 Wording**

No development shall take place, including demolition, until a written Site Waste Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced.

**Condition 5 Wording**

No development shall take place until full details of boundary treatment to ensure adequate screening between the dwelling and the woodyard, and details of all hardstanding have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the openness of the Green Belt is preserved.

## Condition 3 Discharge Details

A Site Waste Management plan has been prepared and is attached to this application.

In summary the plan confirms the following:

The building for demolition will be inspected for asbestos and if found will be removed by a qualified contractor.

Demolition materials on site will be reused within the project and around the Woodyard where possible.

All timber will be recycled where possible for maintenance projects around the Woodyard.

All spoils will be sifted, and any metal will be taken away and recycled by a licenced operator.

Separate skips will be available and used to sort materials so the optimum recycling benefits can be found.

Liquid waste will be placed into containers and removed from site by licenced operators. No waste will enter the sewage system.

Details of licenced operators will be checked upon both collection and delivery on site.

All waste leaving site will be recorded on a Waste Transfer Note.

Materials will be purchased in bulk to limit packaging and delivery miles.

Quantity of materials needed will be carefully considered to limit the risk of over ordering.

Materials will be purchased based on the suppliers environmental credentials.

The principle contractor will be responsible for the management of the Site Waste Management Plan.

## Condition 5

A Boundary Landscape Plan has been produced. This shows the following:

Timber treated log walls will be placed along the northern and eastern boundaries of the site and will have a height of 4ft. The applicant owns land to the north and east and does not require anything more substantial than what is proposed.

The southern boundary of the site has an existing feather edge wooden fence that measures approximately 6ft and is owned by the neighbouring property.

Along the western boundary is an existing metal fence and holly hedge which will be kept in situ.

The existing hardstanding is marked on the submitted plan. This is all proposed to be removed from site.

The planning permission is also subject to pre-commencement Condition 6 which relates to trees. This condition was not agreed by the Applicant. A copy of an email dated 9<sup>th</sup> March 2023 to the case officer responding to the draft pre-commencement conditions is attached to this letter. This explains that since the tree survey report which accompanied the application was prepared, all of the trees were blown down in storms in February 2022. The email includes photographs of the fallen trees. Given this it was explained that this condition would no longer be relevant.

An alternative condition was suggested but this was not included on the decision notice.



As the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 state that pre-commencement conditions may not be imposed without the written agreement of the applicant, Condition 6 was unlawfully imposed and it is not necessary to comply with it.

Should you require any further information or have any queries please do not hesitate to contact me.

Yours faithfully



**Charlotte Catton-Giltinane**  
**Assistant Planner – Planning and Development**

Enc. Site Waste Management Plan  
Boundary Treatment Plan  
Email to Guildford Borough Council dated 9<sup>th</sup> March 2023