

**Paul Scott, BA MRTPI**  
Independent Chartered Town Planning Consultant

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Date: 17 October 2023

Our ref: PS/600

Your Ref: PP-12534364

Head of Planning  
Surrey Heath Borough Council  
Surrey Heath House  
Knoll Road  
Camberley, Surrey GU15 3HD

**Dear Sir,**

**FRIMLEY TOWN MONTESSORI NURSERY,  
105 PORTSMOUTH ROAD, FRIMLEY, CAMBERLEY, SURREY GU16 7AA  
VARIATION OF CONDITIONS 5, 7 10 AND 11 OF PP 23/0497 ALLOWING AN INCREASE  
FROM 60 TO 75 IN THE NUMBER OF CHILDREN ATTENDING THE NURSERY**

Frimley Town Montessori Nursery (FTMN) has been operating at this site since June 2022, when it took over from a long-established Nursery school in the same premises. That school commenced 13 years ago following the grant of planning permission in September 2010 (LPA Ref: 10/0316).

In July this year planning permission was granted subject to 11 conditions for the number of children attending the Nursery to increase from 60 to 75 (LPA Ref:23/0497/PMR). Six of those conditions have to be 'discharged' by the submission and approval of specified details. Of those six, 2 have to be discharged 'prior to commencement' of the additional children whereas the other 4 conditions (Nos. 5, 7, 10 and 11) have to be 'discharged' within 3 months of the date of the permission (i.e. by 25<sup>th</sup> October 2023). No explanation was given in the Reasons stated on the Decision Notice for each condition, as to why the time limits were different from conditions 8 and 9 ('before commencement'). The Case Officer's report however, does make reference to conditions 5 and 10 not having been complied with on the 2010 permission.

In relation to condition 5 of the original permission, it is pointed out that the approved site layout included only a relatively small drop-off/pick-up zone and no actual parking spaces for parents. However, at present there is a dedicated parking area large enough to accommodate all of the vehicles that drop-off or pick-up children. Moreover, there has been no evidence of vehicles queueing stationary in the internal circulation driveway and backing up onto Portsmouth Road. Therefore, there will be no inconvenience to highway users or harm to safety by allowing an extra period of time for submission of the details.

In relation to condition 10, measures to discourage right turns out of the site have been implemented, despite no application for formal discharge of the condition having been submitted. The measures include white marking on the driveway by the exit point to Portsmouth Road and a no-right turn sign on each side of the exit point (see enclosed photos). It is believed these measures are effective in discouraging right turns out of the site. Therefore, there will be no inconvenience to highway users or harm to safety by allowing an extra period of time for submission of these details.

Good progress is being made with preparation of all of the documents needed for the 'approval of details' application. However, it is clear now that not all the documents will be ready for submission by 25<sup>th</sup> October. In particular, condition 5 requires prior consultation with the Highway Authority and to date, no reply has been received to my communications with the HA.

This application therefore seeks to extend the date by which the details for conditions 5, 7, 10 and 11 must be submitted, and it is hoped that a further 3 months will be considered reasonable. Please get back to me if you need to before determining this application.

Yours faithfully,

***Paul Scott***

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**Photograph 1 – Left only turn surface marking close to the site exit**



**Photograph 2 – No Right turn signs at the point of exit to Portsmouth Road**

