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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)– WA/2007/0372

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 19 February 2007 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 buildings and land for B1, B2 and B8 uses for a temporary period to 30th April 2018, to co-exist with extant temporary and permanent permissions.
Land At Dunsfold Park, Stovolds Hill, Cranleigh

SECOND SCHEDULE

1. Condition
The development hereby permitted is granted for a temporary period only expiring on 30th April 2018. On or before this date, the uses shall be discontinued.

Reason
In accordance with the terms of the application and in order to retain control over the development hereby permitted in accordance with Policy LO4 of the Surrey Structure Plan 2004 and Policy C2 of the Waverley Borough Local Plan 2002.
2. Condition
The use of the site shall be limited to office, research and development, light industry, general industry and storage uses, including use in connection with the assembly, repair and flight testing of aircraft all as set out in the

application and accompanying documents and shall not be used for any other purpose, including promotions, fun days or other events or activities without the prior permission in writing from the Local Planning Authority.

Reason

Alternative uses have the potential to generate increased traffic movements to and from the site. It is not considered that the local transport infrastructure is compatible with the potential increase in traffic generation from alternative uses in respect of highway safety, capacity and non-car mode facilities thereby leading to danger and inconvenience on the highway. Furthermore, the site is poorly served by public transport and the uses of the site which would increase car borne movements would be contrary to PPG13 (transport) Policies LO4 and DN2 of the Surrey Structure Plan 2004 and Policies C2 and M2 of the Waverley Borough Local Plan 2002.

3. **Condition**

Except with the prior written approval of the Local Planning Authority the site shall be managed by a single company as set out in the application and accompanying documents.

Reason

The management of the site by a single management regime is required to control and help to minimise the environmental impacts arising from a large site which could have a substantial impact on the amenities of a wide area. In the absence of knowledge of future users of the site the single management condition is required to help to ensure the co-ordinated control is maintained in the interests of the amenities of the rural area and to accord with Policy LO4 of the Surrey Structure Plan 2004 and Policy C2 of the Waverley Borough Local Plan 2002.

4. **Condition**

No more than 1,350 employees, including contract and other staff shall work at the application site, except with the prior written approval of the Local Planning Authority.

Reason

The site is located in a countryside area accessed off a rural road network which is poorly served by public transport. The limit on the number of employees is intended to limit the number of car journeys to this site in the interests of highway safety and to accord with Policy DN2 of the Surrey Structure Plan 2004 and Policy M2 of the Waverley Borough Local Plan 2002.

5. **Condition**

No buildings or external fixed equipment which requires enclosure within a building or other structure shall be erected except with the express consent of the Local Planning Authority.

Reason

To accord with Policy LO4 of the Surrey Structure Plan and Policy C2 of the Waverley Borough Local Plan 2002.

6. Condition

The developer shall give at least two weeks' notice to Surrey County Council's Principal Archaeologist of ground disturbance works on the site and shall afford access at all reasonable times to any qualified person nominated by the Local Planning Authority, so that he or she shall have the opportunity to observe any works involving the disturbance of the ground or alteration of any buildings and record any items or features of archaeological interest.

Reason

To ensure that any features of archaeological interest are rescued or recorded in accordance with Policy SE5 of the Surrey Structure Plan 2004 and Policy HE14 of the Waverley Borough Local Plan 2002.

7. Condition

No aircraft shall be flown to or from the site except by employees of the firms operating at the site and customers of companies associated with Dunsfold Park.

Reason

To accord with the permitted uses on the site and to control the number of aircraft movements to that which has historically taken place in the interest of protecting the amenities of local communities and to accord with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

8. Condition

Except with the prior written approval of the Local Planning Authority, the total number of aircraft movements (including helicopter movements) operating to and from the site shall not exceed 5,000 in any calendar year. Within this overall total of 5,000 movements the number of aircraft movements consisting of the arrival or departure of aircraft for assembly, repair or flight testing of aircraft and the arrival or departure of aircraft with equipment and parts in connection with aircraft assembly and repair work at Dunsfold Park shall not exceed 2,500 movements annually. Within the overall total of 5,000 movements, the number of movements associated with the movement of staff, executives and customers of companies associated with Dunsfold Park shall not exceed 2,500 movements annually. For the purposes of this permission, an aircraft (or helicopter) movement shall include a take-off or landing.

Reason

To accord with the permitted uses on the site and to control the number of aircraft movements to that which has historically taken place in the interest of protecting the amenities of local communities and to accord with Policies SE1 and LO4 of the Surrey Structure Plan and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

9. Condition

No aircraft exceeding an unladen weight of 70 metric tonnes shall land at or take off from the premises.

Reason

To accord with the permitted uses on the site and to control the number of aircraft movements to that which have historically taken place in the interest of protecting the amenities of local communities and to accord with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

10. Condition

Mufflers or silencers of adequate size shall be provided for and used in connection with all aircraft being tested at the aerodrome. The location of the test area and the design and location of such mufflers or silencers shall be to the satisfaction of the Local Planning Authority and the applicant shall take every practicable step and precaution to ensure the least possible nuisance from noise from any other operations carried out on or from the premises.

Reason

In order to minimise the nuisance caused locally by noise from the testing or running engines on the ground in accord with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

11. Condition

Without the prior approval in writing of the Local Planning Authority, there shall not except in the case of emergency be:

(a) Any flying of aircraft except between the hours of 07.30 to 19.30 during the period 1st October to 31st March inclusive and between the hours of 07.30 to 20.30 during the period 1st April to 30th September inclusive.

(b) Any flying of aircraft between 15.00 hours on Saturdays and 07.30 on Mondays

(c) Any ground running aircraft engines, apart from essential testing preliminary to flight take-off, between the hours of 18.30 and 07.30 nor between 15.00 hours on Saturdays and 07.30 on Mondays

Reason

In order to avoid disturbance to local residents by the flying or testing of aircraft during the hours of recreation and sleep and to accord with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

12. Condition

Except with the prior approval in writing of the Local Planning Authority, the ground running of aircraft engines, which shall at all times be muffled, shall not be carried out for a total period exceeding 2 hours in any one day, with the exception of ground running in connection with the essential testing and manoeuvring of aircraft immediately prior to or following a flying operation.

Reason

In order to avoid disturbance to local residents by the ground running aircraft engines taking into account the longer periods of activity of such operations compared with flying in and out of the aerodrome and to accord with Policies SE1 and LO4 of the Surrey Structure Plan 2002 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

13. Condition

No new plant, machinery and equipment (including dust or fume extraction, filtration equipment, air conditioning, heating, ventilation or refrigeration equipment) shall be installed at the premises except in accordance with a scheme providing for the insulation of the building(s) against the transmission of noise based upon the results of the noise surveys already carried out. Such scheme shall be submitted to and be approved in writing by the Local Planning Authority before any such plant, machinery or equipment is installed.

Reason

To protect the amenities of the area and to accord with Policy SE1 of the Surrey Structure Plan 2004 and Policy D1 of the Waverley Borough Local Plan 2002.

14. Condition

No dust or fume extraction or filtration equipment or air conditioning, heating, ventilation or refrigeration equipment shall be installed until full details of its design, siting, discharge points and predicted acoustic performance have been submitted to and approved by the Local Planning Authority. Upon approval, such equipment shall be installed, maintained and operated in a manner which prevents the transmission of odours, fumes, noise and vibration to neighbouring premises.

Reason

To protect the amenities of the area and to accord with Policy SE1 of the Surrey Structure Plan 2004 and Policy D1 of the Waverley Borough Local Plan 2002.

15. Condition

The rating level of any noise from any fixed plant shall not result in any increase in background noise level at the nearest noise sensitive property as determined by BS 4142: 1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas at any time.

Reason

To protect the amenities of the area and to accord with Policy SE1 of the Surrey Structure Plan 2004 and Policy D1 of the Waverley Borough Local Plan 2002.

16. Condition

The total noise due to all plant operating simultaneously shall not result in any increase in background noise level at the nearest noise sensitive property at any time.

Reason

To protect the amenities of the area and to accord with Policy SE1 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

17. Condition

No loudspeaker, tannoy, sirens, public address system shall be used and be audible beyond the site boundaries except in an emergency or explosive/pyrotechnic device shall be used so as to be audible beyond the site boundaries unless prior permission in writing has been obtained from the Local Planning Authority.

Reason

In the interests of the amenities of nearby residents in accordance with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

18. Condition

There shall be no more than 2,723 total road vehicular movements (excluding pedal and motor cycles) per day allowed to gain access to any part of the airfield. For the purpose of this condition a vehicular movement shall include a movement into or out of the site. Before the implementation of this permission a management and monitoring agreement shall be agreed with the Local Planning Authority and thereafter adhered to for the duration of the planning permission, i.e. to 30 April 2018. Within the terms of the management and monitoring agreement the applicant is required to set down Automatic Traffic Count systems or other appropriate devices at the vehicular accesses to the aerodrome that record and differentiate HGVs from other vehicular traffic so as to provide evidence that the requirements of this condition are being met. Copies of the monitoring data shall be submitted to the Local Planning Authority at a frequency or triggers to be agreed with the Local Planning Authority before the implementation of this permission.

Reason

To ensure that the likely traffic generated by the existing authorised use by BAe (former occupiers of the site) is not exceeded and to accord with Policies LO1 and DN2 of the Surrey Structure Plan 2004 and Policies D1 and M2 of the Waverley Borough Local Plan 2002.

19. Condition

If during development, contamination, not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for a written addendum to the original remediation scheme. This addendum to the scheme must detail how this unsuspected contamination shall be dealt with.

Reason

To ensure that the development adequately deals with any contaminated land or water found during the development in accordance with Policy SE1 of the

Surrey Structure Plan 2004 and Policy D1 of the Waverley Borough Local Plan 2002.

20. Condition

No materials including products or parts, crates, packing materials or waste shall be stacked or stored on the site except in the buildings or in the areas shown on the permitted plans except as has been permitted in the enforcement notice planning appeal ref: APP/R3650/C/04/1153471 dated 13 February 2005.

Reason

To protect the character and amenities of the area and to accord with Policies SE1 and LO5 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

21. Condition

Materials stored in the open in accordance with the Condition above shall not exceed 2 metres in height above ground level.

Reason

To protect the character and amenities of the area and to accord with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

22. Condition

There shall be no floodlighting or any other external lighting on the site other than:

- (a) As required in the interests of health and safety or
- (b) Security lighting controlled by movement sensor.

Reason

To protect the character and amenities of the area and to accord with Policies SE1 and LO4 of the Surrey Structure Plan 2004 and Policies D1 and C2 of the Waverley Borough Local Plan 2002.

23. Condition

HGV movements to and from the site shall not exceed 10 movements between the hours of 2300 hours and 0600 hours at each of the main access points to the site at Stovolds Hill and the site from Compass Gate.

Reason

In the interests of residential amenity and Policy D1 of the Waverley Borough Local Plan.

24. Condition

The applicant shall notify in writing to the Local Planning Authority the commencement and implementation of this permission.

Reason

In order that the planning and enforcement position is clear and to avoid ambiguity in the management of the site.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policies LO1, LO4, SE1, SE2, SE4, SE8, DN1, DN2, DN9 and DN12 of the Surrey Structure Plan 2004 and Policies D1, D3, D4, D13, C2, C12, CF2, IC2, IC4, M2 & M14 of the Waverley Borough Local Plan 2002 and material considerations, including third party representations. It has been concluded that the extending the period of temporary use to April 2018 would not result in any harm that would justify refusal in the public interest.

John A Anderson
Head of Planning Services

Informatives:

1. The threshold of 2,723 total daily vehicular movements shall include all those currently taking place at the aerodrome site, including those already permitted under different planning application or enforcement references.
2. The applicant is advised that data captured by the monitoring systems in respect of the requirements of conditions 4, 8 and 17 should be retained and made available for inspection by the Local Planning Authority at all reasonable times.
3. Any lighting installed under the terms of condition 23 shall accord with the Institution of Lighting Engineers' Guidance Notes for the Reduction of Light Pollution.
4. The applicant is advised that all vehicles associated with the uses hereby permitted shall observe a speed limit of 30 mph when moving around the site at all times. For the avoidance of doubt this informative does not apply to activities associated with other planning permissions.
5. In the event that further planning applications are submitted for new development at the site the applicant is advised that the Planning Authority will expect any such application to be accompanied by a written desktop study carried out by a competent person which shall include the identification of previous site users, potential contaminants that might reasonably be expected given those uses and other relevant information and using this information, produce a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors.
6. Based on the information obtained by the desktop study, the Planning Authority may subsequently require a site investigation to be carried out by a competent person to determine the nature and extent of any contamination. The investigation shall be carried out in accordance with a protocol which shall be submitted to and approved by the Local Planning Authority.

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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.

