

Application reference: 22/1278/DD01 FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
09.07.2024	09.07.2024	03.09.2024	03.09.2024

Site:

67 - 71 High Street, Hampton Hill, Hampton, TW12 1NH

Proposal:

Details pursuant to condition DV29F - Potentially Contaminated Sites, and DV43C - Parking Permits Restriction - GRAMPIAN, of planning permission 22/1278/GPD26.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Empson
Riding Court House
Riding Court Road
Datchet
SL3 9JT

AGENT NAME

Christian Leigh
6 All Souls Road
Ascot
SL5 9EA

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Environmental Health Contaminated Land

Expiry Date

25.07.2024

Neighbours:

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History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD Application:02/1864
Date:09/06/2003 Demolition Of St Clair's Studio Office Building.

Development Management

Status: REF Application:98/2276
Date:06/11/1998 Internally Illuminated Fascia And Logo Signs.

Development Management

Status: REF Application:98/2277
Date:06/11/1998 Installation Of A/c Condensers And New Screen On Second Floor Flat Roof To Front Elevation.

Development Management

Status: GTD Application:99/0370
Date:26/03/1999 Installation Of A/c Condensers To Second Floor Level, Rear Elevation - Units To Be Enclosed With Acoustic Screen.

Development Management

Status: GTD Application:71/2219
Date:23/12/1971 Demolition of existing buildings and erection of a 3-storey office block, with basement storage; formation of vehicular access and provision of 15 car parking spaces.

Development Management

Status: GTD Application:75/1014
Date:15/12/1975 Provision of 19 additional car parking spaces at rear of existing car park.

Development Management

Status: AAPR Application:22/1278/GPD26
Date:20/06/2022 Change of use from offices in building of 67-71 High Street to seven residential flats (three 1-bed, three 2-bed, one 3-bed)

Development Management

Status: PDE Application:22/1278/DD01
Date: Details pursuant to condition DV29F - Potentially Contaminated Sites, and DV43C - Parking Permits Restriction - GRAMPIAN, of planning permission 22/1278/GPD26.

Development Management

Status: GTD Application:22/1278/NMA
Date:19/08/2024 Non-material amendment to planning permission 22/1278/GPD26 - Alterations to internal layout only. Number of dwellings and number of bedrooms in dwellings remains the same as in the approved scheme.

Development Management

Status: PCO Application:24/1879/FUL
Date: Alterations to elevations to provide new windows and for new brick infills

Application Number	22/1278/DD01
Address	67 - 71 High Street Hampton Hill Hampton TW12 1NH
Proposal	Details pursuant to condition DV29F - Potentially Contaminated Sites, and DV43C - Parking Permits Restriction - GRAMPIAN, of planning permission 22/1278/GPD26.
Contact Officer	Alice Murphy
Target Determination Date	03/09/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application provides details pursuant to DV29F - Potentially Contaminated Sites, and DV43C - Parking Permits Restriction - GRAMPIAN, of planning permission 22/1278/GPD26.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

- **22/1278/GPD26** - Change of use from offices in building of 67-71 High Street to seven residential flats (three 1-bed, three 2-bed, one 3-bed). **Granted.**
- **22/1278/NMA** - Non-material amendment to planning permission 22/1278/GPD26 - Alterations to internal layout only. Number of dwellings and number of bedrooms in dwellings remains the same as in the approved scheme. **Granted.**
- **24/1879/FUL** - Alterations to elevations to provide new windows and for new brick infills. **Pending consideration.**

2. EXPLANATION OF OFFICER RECOMMENDATION

The section below outlines each condition and assessment on whether the application is adequate in content and detail to discharge the condition. The condition is detailed as follows.

Condition DV29F - Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

The following has been submitted with the application:

- Phase 1 Preliminary Risk Assessment Report and Drawings, dated November 2020 (Report Ref: SL06837-REP-01), received 9th July 2024.
- Geoenvironmental Assessment, dated November 2020 (Report Ref: SL06837-REP-02), received 9th July 2024.
- Drawing IND-2128-LP 201 A, received 9th July 2024.

The above information has been reviewed by the Council's Environmental Health Officer who concurs that the submitted information is acceptable. Part 1 of the above condition has been satisfied and the LPA awaits the Verification Report required by Part 2.

The condition above can therefore be **discharged in part**.

DV43C - Parking Permits Restriction – GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

In order to discharge the above condition, the applicant was required to enter into a legal agreement within which it is covenanted that the occupants, with the exception of disabled person, shall not be able to obtain a parking permit.

The applicant has signed and dated a legal agreement to restrict parking permits and provide a monitoring fee which has been prepared and reviewed by the Councils Legal department and the applicants solicitors and is considered acceptable.

The submitted information is considered sufficient to satisfy the above condition and as such, the condition should be **discharged**.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements condition DV29F - Potentially Contaminated Sites, and condition DV43C - Parking Permits Restriction - GRAMPIAN, of planning permission 22/1278/GPD26 have been met.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):AMU.....

Dated:28/08/2024...

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 29/08/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0093973	Decision Drawings
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