

CONDITIONS NOTICE

IMPORTANT – please read

Your attention is drawn to the fact that this permission is granted subject to conditions and/or legal agreement which if not complied with can have serious legal implications.

If the permission is subject to a legal agreement the provisions of this must be complied with in full. If payment of CIL or other contributions is required please note there is a requirement to notify the Council in advance of commencement of development. Payment then becomes due.

Please familiarise yourself with the conditions and ensure the specific requirements are met. If you are acting on behalf of a client please ensure you draw their attention to the conditions and advise of their implications, particularly any arboricultural conditions that involve tree protection measures and/or a pre-commencement site meeting. You should also be aware that the applicant has the right to appeal against a condition within six months of the date of this Notice.

The development, once started, will be monitored by the Council's enforcement staff. Failure to comply with a condition could result in the Council taking steps to secure compliance and may in certain circumstances affect the legality of any works carried out. This is especially important when a condition has been imposed requiring submission and approval of details prior to commencement of works on site, since failure to comply with such a condition can lead to the permission being void. In appropriate cases the Council will consider the expediency of serving a Temporary Stop Notice.

Please note all details requiring submission to and approval by this Council should be forwarded to this office, using the standard application form 1App, notwithstanding that final discharge of the condition may involve consultation with other sections of the Council and other agencies/authorities.

A fee is payable for an application to formally discharge a condition attached to a planning permission. The fee is £28.00 for householder developments and £97.00 for all other developments. The fee is payable with each request to discharge conditions regardless of how many conditions are covered.

In the case of conditions imposed to deal with land contamination issues I would draw your attention to special guidance that the Council has produced and which is available via our website: http://www.reigate-banstead.gov.uk/info/20335/contaminated_land

Further advice about arboricultural consultants and tree surgery contractors can be found at www.trees.org.uk Guidance on 'Protected Trees' can be found at <http://webarchive.nationalarchives.gov.uk/+http://www.communities.gov.uk/documents/planningandbuilding/pdf/protectedtreesguide.pdf>

If you have a query regarding the conditions and any legal agreement entered into you should contact the case officer who dealt with the original application in the first instance for advice. If the permission is subject to a legal agreement or is CIL liable please note there is a requirement to notify the Council of commencement of development and payment becomes due.