

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 12 May 2016

+ Cllr Edward Hawkins (Chairman)
+ Cllr David Mansfield (Vice Chairman)

+ Cllr David Allen	- Cllr Katia Malcaus Cooper
+ Cllr Richard Brooks	+ Cllr Robin Perry
+ Cllr Nick Chambers	+ Cllr Ian Sams
+ Cllr Mrs Vivienne Chapman	+ Cllr Conrad Sturt
+ Cllr Colin Dougan	+ Cllr Pat Tedder
+ Cllr Surinder Gandhum	+ Cllr Victoria Wheeler
+ Cllr Rebecca Jennings-Evans	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Substitutes: Cllr Max Nelson (In place of Cllr Katia Malcaus Cooper)

In Attendance: Cllr Ruth Hutchinson, Cllr Paul Deach, Duncan Carty, Emma Pearman, Michelle Fielder, Jonathan Partington, Laura James and Andrew Crawford.

Cllr Rebecca Jennings–Evans arrived part way through the application detailed at minute 58/P.

Cllr Paul Deach was in attendance as a non-committee member. He left the Chamber during the applications considered at minute 60/P, 61/P and 62/P as he has worked on the Mall Corporation.

57/P Minutes

The minutes of the meeting held on 7 April were confirmed and signed by the Chairman.

58/P Application Number: 15/0720 - Brook Green and Tiny Brook Waverley Close, Camberley GU15 1JH

The application was for the outline application for the erection of two blocks of flats each containing 8 residential flats following demolition of two existing dwellings. The appearance and landscaping were reserved.

Resolved that application 15/0720 be refused for the reasons as set out in the report if the Executive Head – Regulatory.

Note 1

It was noted for the record that Cllr Edward Hawkins declared that he resided within the vicinity of the proposal but not close by.

Note 2

The recommendation to refuse the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Conrad Sturt.

Note 3

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

59/P Application Number: 16/0133 - Buckstone Farm, Windlesham Road, Chobham, Woking GU24 8SW

The application was for the retention of front boundary fence with a reduction in height. (Amended plan rec'd 10/03/16), (Additional plans rec'd 14/04/16).

This application would normally be determined under the Council's Scheme of Delegation, however, at the request of Cllr Pat Tedder it had been called in for determination by the Planning Applications Committee.

Members were advised of the following updates:

'One further letter of representation was received on 26th April from an objector who had already responded to the application. The issues raised are as follows:

- *New proposal will hardly make any difference and will only be approximately 9cms lower than present fence [Officer comment: This is incorrect, the fence is currently 2.1m in height and will be reduced to a maximum of 1.6m]*
- *Laris Farm fence sits at the top of a grassy bank and is an entirely different situation [Officer comment: The fence is proposed to be the same height from the ground as Laris Farm's fence, see paragraph 7.4.3 of the Officer's Report for further information]*
- *The Historic Buildings Officer suggests the fence should be between 1m and 1.2m high which would have general support [Officer comment: This is incorrect, The Historic Buildings Officer agreed that a fence the same height of the old fence would be acceptable upon visiting the site. In his response he said I think that is 1m-1.2m from memory. He did not say that it should be this height and has seen the old fence still in place]*
- *Lower fence would have the result that this important listed building would no longer be obscured from the road [Officer comment: It is not considered that the reduction in height of the fence would obscure the building from the road, as the building can clearly be seen with the old fence in place, and in any case if this application is refused the old fence could be retained]'*

Resolved that application 16/0133 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

As this application triggered the Council's Public Speaking Scheme, Mr E Bain spoke in objection and Mrs Woods, the applicant, spoke in support.

Note 2

The recommendation to approve the application was proposed by Councillor David Allen and seconded by Councillor Richard Brooks.

Note 3

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, and Valerie White.

Voting in against the recommendation to approve the application:
Councillors Pat Tedder and Victoria Wheeler

60/P Application Number: 16/0202 - The Mall, The Square, Camberley GU15 3SL

The application was for the refurbishment of the interior of The Mall to include new elevational treatment surrounding existing shopfronts together with feature lighting, amendments to existing roof columns and decorative detailing to roof, and new flooring (excluding Bietigheim Way and tenant shopfronts).

The application would normally have been determined under the Council's Scheme of Delegation, however, at the request of the Executive Head of Regulatory it was being reported to the Planning Applications Committee for determination.

It was noted that some bridges and columns would be removed and confirmed that the flooring would be less slippery.

Resolved that application 16/0202 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that the Chairman declared that the Council held the freehold to the site.

Note 2

The recommendation to refuse the application was proposed by Councillor David Allen and seconded by Councillor Richard Brooks.

Note 3

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

61/P Application Number: 16/0156 - 12-16 Park Street, Camberley GU15 3PL and 191 London Road, Camberley, GU15 3EY

The application was for the variation of condition 3 of planning permission SU/10/0537 (relating to the erection of a part four, part five storey building to comprise restaurants (Class A3), drinking establishment (Class A4) and a 95 bedroom hotel (Class C1) to allow the use of a ground floor unit (unit 1) for indoor leisure uses (Class D2).

This application would normally have been determined under delegated powers, however, it was being reported to the Planning Applications Committee at the request of the Executive Head of Regulatory.

Members were advised of the following update:

'Additional/amended details have been received from the applicant including:

- *Amended layout of the unit;*
- *Promotional information concerning the future occupying company, Fairweather Golf;*
- *Letter from the letting agency confirming the level of interest in this property since it has been marketed; and*
- *Marketing reports and brochures.*

The applicant had requested this information (except the marketing reports and brochures) to be forwarded to members of the Planning Applications Committee which has been arranged separately through the Committee team.

The amended layout of the unit has been required to fit the use around the existing pillars within the ground floor unit. This has necessitated the moving of the booths closer towards the front of the unit and the siting of one of these booths would effectively block the transparent shop "window" fronting London Road, necessitating the proposed change to Condition 2 below. The change to the layout drawing necessitates the proposed change to Condition 3 below.

The information from Fairweather Golf provides an overview of the proposed use includes the technology which would be provided for coaching and golfing sessions.

The letter from Lambert Smith Hampton (the letting agents) confirms that letting for the site began in 2007 and has been difficult (for which there has been no success) for a number of reasons including the economic downturn (which delayed the construction of the development until 2011) and its peripheral location (with demand for restaurants taken first by more central sites such as the Atrium). The current proposal would lead to the filling of the unit (Unit 1) which could serve as a catalyst for the remaining empty units (Units 2-5) of this block.

The marketing reports (in the form of summary reports for 2011, 2012, 2014 and 2015) show the range of operators which were contacted (principally for uses within Classes A1, A2, A3 and A4) and the lack of progress with those negotiations. Four marketing brochures have been provided.

The applicant has also provided their previous objections to applications for changes of use from retail to restaurant uses for Atrium units (fronting Park Street), which have now been filled, because of the adverse effect on the letting of their units.

An application SU/16/0399 to allow a greater range of uses of “retail” (i.e. within Classes A1-A5) uses for Units 2-5 has been submitted.

As this application would provide a new (replacement) planning permission for the development approved under SU/10/0537 and now built, conditions to ensure that the details reserved by conditions under this permission that have been approved [Conditions 4, 8 & 11 of SU/10/0537] and need to be retained and conditions limiting the approved development (as a whole) [Conditions 7 and 12 of SU/10/0537] are proposed to be added.

CHANGE TO CONDITIONS:

2. The glazing at ground floor level for Unit 1 fronting Park Street shall be maintained as transparent glazing (without vinyls) and either provide views into the unit and/or maintain a window display area to the satisfaction of the Local Planning Authority.

Reason: To retain an active frontage to the retail parade and to enhance the vitality and viability of Camberley Town Centre and comply with Policies CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policies TC2, TC3 and TC5 of the Camberley Town Centre Action Area Plan 2014 and the National Planning Policy Framework.

3. The proposed development shall be built in accordance with the following approved plans: 148301 Rev. G received on 17 February 2016 and FW5905/01 received on 28 April 2016, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

ADDITIONAL CONDITIONS:

4. Details of drainage, refuse and cycle storage approved under Conditions 4, 8 and 11 of planning permission SU/10/0537 shall be retained unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure that visual and residential amenities are not prejudiced and to ensure a satisfactory development is retained and to accord with Policies CP2, DM9 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. Before each subsequent occupation of the premises, the subject of the application, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented in accordance with the details to be submitted and thereafter retained and/or developed to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in recognition of PPG 13 "Transport" and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No self-contained accommodation or ancillary accommodation in the form of a caretakers/managers/staff flat for the hotel shall be created within the development hereby permitted without prior planning permission being granted.

Reason: To ensure that the integrity of the Special Protection Area is not prejudiced as a result of the development and to accord with Policies CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the National Planning Policy Framework.'

Resolved that application 16/0156 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Colin Dougan.

Note 2

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, and Valerie White.

Councillor Victoria Wheeler abstained.

62/P Application Number: 16/0192 - Unit 1, 12-16 Park Street, Camberley GU15 3PL and 191 London Road, Camberley GU15 3EY

The application was for the installation of shopfront.

This application would normally have been determined under delegated powers, however, it was being reported to the Planning Applications Committee because it was linked to application SU/15/0156 being reported elsewhere on this Agenda.

Members were advised of the following updates:

'As per the proposed change for Condition 2 of SU/16/0156, the proposed Condition 2 is proposed to be similarly changed.'

CHANGE TO CONDITION:

2. The glazing at ground floor level fronting Park Street shall be maintained as transparent glazing (without vinyls) and either provide views into the unit and/or maintain a window display area to the satisfaction of the Local Planning Authority.

Reason: To retain an active frontage to the retail parade and to enhance the vitality and viability of Camberley Town Centre and comply with Policies CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policies TC2, TC3 and TC5 of the Camberley Town Centre Action Area Plan 2014 and the National Planning Policy Framework.'

Resolved that application 16/0192 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Valerie White.

Note 2

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

63/P Application Number: 16/0191 - Unit 1, 12-16 Park Street, Camberley GU15 3PL and 191 London Road, Camberley GU15 3EY

The application was for the installation of 2 No. fascia signs and 1 No. projecting sign.

This application would normally have been determined under delegated powers, however, it was being reported to the Planning Applications Committee because it was linked to application SU/15/0156 being reported elsewhere in this Agenda.

Resolved that application 16/0191 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application was proposed by Councillor David Mansfield and seconded by Councillor David Allen.

Note 2

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

64/P Application Number: 15/1123 - 9 Crofters Close, Deepcut, Camberley GU16 6GH

The application was for the conversion of existing garage into a store/games room and the erection a single storey extension to this building to serve as a gym. (Amended plans rec'd 09/03/16).

This application would normally have been determined under the Council's Scheme of Delegation, however, at the request of a local ward councillor it had been called in for determination by the Planning Applications Committee.

Members were advised of the following update:

'Amend informative 1 as follows:

In respect of condition 4 the applicant is advised that the development hereby approved shall only be used for private ancillary purposes for the personal enjoyment of the occupiers of the host dwelling house and its use is limited to those specified in the application, in addition to its use as a home office. There shall be no commercial use of the building and the building shall not be used to support any commercial activity. For the avoidance of doubt primary living accommodation comprising bedroom's, bed spaces, overnight accommodation, bathrooms, shower facilities, W.C's or kitchen facilities are not permitted within the development hereby approved.'

Councillor Paul Deach addressed the Committee explaining that an attempt to mitigate the impact of the proposal on the neighbours would be desirable. He advised that close neighbours to the proposal had requested an extra condition to provide soundproofing in the garage. Officers advised that a condition could be added to address this and the wording would be finalised after consultation with Environmental Services, the Chairman and the Vice Chairman.

Resolved that application 16/1123 be approved subject to a condition regarding sound proofing and conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application was proposed by Councillor Edward Hawkins and seconded by Councillor Richard Brooks.

Note 2

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

65/P Application Number: 16/0274 - Heatherbank Cottage, 11 Church Hill, Camberley GU15 2HA

The application was for the erection of a single storey front extension.

This application was referred to the Planning Applications Committee in line with the Council's Scheme of Delegation as the applicant was an elected Member and was related to a Council employee.

Resolved that application 16/0274 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

Councillor Richard Brooks declared a disclosable pecuniary interest as the owner of the property and left the room during its consideration.

Note 2

It was noted for the record that Councillor Edward Hawkins declared that the applicant was a fellow councillor and was also a Conservative Party Member.

Note 3

The recommendation to approve the application was proposed by Councillor Robin Perry and seconded by Councillor David Allen.

Note 4

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Rebecca Jennings-Evans, Max Nelson, David Mansfield, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

66/P Tree Preservation Order: 04/15 - 12 Streets Heath, West End GU24 9QY - the formal objection to this Tree Preservation Order has been withdrawn; therefore this item has been removed from the agenda

This Tree Preservation Order had been withdrawn from the agenda as the objection had been withdrawn. Consequently the Confirmation of the Order did not require Committee consideration.

Chairman