

19 October 2017

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4 Page 5	17/0647 Orchard Cottage, Shepherds Lane, Windlesham	GRANT subject to conditions

UPDATE

An amended landscaping plan has been provided which has taken into account the Council's Arboricultural Officer's suggestions in terms of species and is now considered to be acceptable, and the Arboricultural Officer has removed his objection.

Accordingly, the second plan listed in Condition 1 should be amended to read:

- Hard and soft landscape GA Plan 17158 rev PL03 received 19.10.17

5 Page 41	17/0500 St Georges Industrial Estate, Wilton Road, Camberley	GRANT subject to conditions
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UPDATE

None.

6 Page 57	17/0484 26 Portsmouth Road, Camberley	GRANT subject to conditions and legal agreement
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UPDATE

A further 8 representations raising an objection have been received raising the following additional issues:

- The justification for the need for the surgery under SU/14/0036 was to improve these facilities for their patients and this need appears to have evaporated [See *Paragraph 7.2 of the officer report*]
- Proposal would put pressure on TPO'd trees which provide a substantial amount of privacy to local residential properties, which would be at risk [See *Paragraphs 7.3 and 7.4 of the officer report*]

The County Highway Authority has raised no objections to the proposal indicating, in relation to the parking provision, that:

"The level of parking provision to be provided at the site complies with Surrey County Council's recommended guidance for residential parking of 1 car space per one and two bedroom flat. It is considered that if there is any occasional parking as a result of the development then this is more likely to occur in the less busy road of Highclere Drive. Highclere Drive has a 5.5 metre wide carriageway, sufficient to accommodate on-street parking on one side of the carriageway without unduly hindering traffic flow or causing a highway safety issue"

The Arboricultural Officer has made further comments confirming no objections to the proposal subject to the amended condition (as below).

An upfront payment of £3,514 has been received for the required SAMM contribution.

CHANGE IN RECOMMENDATION:

To GRANT, subject to conditions

AMENDED CONDITIONS

5. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Crown Consultants [Ivan Button] and dated 12 May 2017. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Prior to the first occupation of the development hereby approved on site details of refuse and cycle storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to promote the use of other modes of transport than the car and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

ADDITIONAL CONDITIONS

9. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) measures to prevent the deposit of materials on the highway
- (g) hours of construction
- (h) confirmation of no on-site burning of material during site clearance, demolition or construction phases

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. The development hereby approved shall not be occupied until the proposed modified

access to Portsmouth Road has been constructed in accordance with the layout shown on approved drawing BX21-S3-101.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

ADDITIONAL INFORMATIVES

5. In respect of landscaping, it will be expected as a minimum that the scheme required for the reserved matters application pursuant to this outline planning permission, should include tree replacement of semi-mature stock using a fastigate form of trees and hedge replacement using semi-mature hedging material, particularly at the flank boundary between 26 and 28 Portsmouth Road.

6. In respect of Condition 8 above, it would be expected that provision is made for secure and covered cycle parking facilities to accommodate a minimum of 18 bicycles.

7 Page 81	17/0332 Land associated with Home Farm, Church Road, Windlesham	GRANT subject to conditions
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UPDATE

Windlesham Parish Council has raised no objections.

One representation in support has been received indicating that proposed change would not have any impact on the Green Belt and should improve overall drainage of the area.

An amended landscape drawing has been received, deleting a reference to a bridge over the ditch.

AMENDED CONDITION:

2. The proposed development shall be built in accordance with the following approved plans: 16-P1389-102 Rev. B received on 18 July 2017 and 1332-L90-501 Rev. J received on 19 October 2017, 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.

