

14 December 2017		
Planning Applications Committee <u>Update</u>		
Item No.	App no. and site address	Report Recommendation
4 Page 25	16/1207 Windlemere Golf Club, Windlesham Road	GRANT subject to a legal agreement and conditions following deferral to SoS
<p><u>UPDATE</u></p> <p><u>Revised vehicular access</u></p> <p>Surrey County Highway Authority (CHA) has raised no objection to the proposed amended shared access to the dwellings and SANG Car Park – which is now located on the eastern side of Blackstroud Lane East away from the Listed Buildings to the north. The CHA has again recommended pre-occupation conditions requiring the provision of sufficient visibility splays, provision of space within the site for parking and satisfactory manoeuvring and a pre-commencement planning condition requiring the submission of a Construction Management Plan, all to be approved in writing by the Local Planning Authority. The above conditions are proposed to be re-imposed as outlined in the report, and Condition 7 is proposed to be reworded to take account of the amended access, as follows:</p> <p>Amended condition 7</p> <p>The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Blackstroud Lane East has been constructed and provided with visibility zones in accordance with Drawing No. 64033-TS-001 Rev C (within the Transport Statement dated November 2017 and received on 24 November 2017) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 m high.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework.</p> <p>Condition 6 in respect of the requirements for a modified existing golf club access is proposed to be removed, as it is now proposed to close off this access to allow for the abovementioned shared access.</p> <p><u>Revised SANG Management Plan</u></p> <p>In response to the comments received from Natural England on 05 December 2017, a revised SANG Management Plan and SANG Car Park Plan has been received, in order to provide a direct pedestrian link from the car park to the walkway. Natural England now raise no objection, subject to compliance with the revised SANG Management Plan and Surrey Heath Borough Council being satisfied that the necessary costings and financial information have been provided to enable the transfer of the site for their long term management. The approved plans Condition 2 is proposed to be amended accordingly, as follows:</p> <p>Amended condition 2</p> <p>The proposed development shall be built in accordance with the following approved plans:</p> <p>Proposed Plot 2 and Plot 3 floor plans and elevations (Drawing Nos. 13 - P933 - 104; 13 - P933 - 105) - both received on 23 December 2016;</p>		

Proposed Plot 1 floor plans and elevations; garages; entrance gates and streetscene, and; site plans (Drawing Nos. 13 - P933 – 103 REV A; 13 - P933 – 106 REV A; 13 - P933 – 107 REV A; 13 - P933 - 101 Rev C; 13 - P933 - 102 Rev C) – all received on 24 November 2017;

Proposed SANG car park plan (Drawing No. 13 - P933 – 112 REV C); Proposed SANG Management Plan (Aspect Ecology - dated December 2017); - both received on 12 December 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.

5 Page 65	17/998 15-17 Obelisk Way, Camberley	GRANT subject conditions
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Additional condition

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Side Elevations DWG No. 0033/P/ELV1/008
- Shop Front Elevation DWG No. 0033/P/DET1/010
- South elevation 0033/P/ELV1/004
- North elevation 0033/P/ELV1/003
- Ground floor site plan 0033/P/GA1/000
- Ground and first floor plans 0033/P/GA1/001
- Second and third floor plans 0033/P/GA1/002
- Roof level plan 0033/P/GA1/007
- Proposed sections 0033/P/SEC1/005
- Planting plan 0095-L002

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 NPPG.

Amended condition:

A brick and metal cladding sample have been provided. These are considered acceptable and it is therefore recommended that condition 2 be amended to allow these materials to be used in the development.

Amended condition 2

The development shall be undertaken using multi grade weathered brick Olde Cheshire Red Multi by Weinerberger and all metal work, balconies, railings and panelling shall be completed in power coated RAL 1035. No development shall be undertaken until details and samples of all of other external materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6 Page 77	17/0469 Heathercot Yard, Evergreen Road, Frimley, Camberley	GRANT subject to conditions
<u>UPDATE</u> <u>Additional representations</u> <p>Since the report was written a further letter of objection has been received, along with a neighbour comment from the same person. The objection letter refers to the number of neighbours notified about the application and another application recently submitted in the same road, however this has been checked and all the neighbours were notified who should have been. The neighbour comment states as well as the above, that a parking and traffic survey during school drop off and pick up times should have been undertaken, however there will be 16 spaces within the development for the 10 dwellings, and the County Highway Authority have not objected in respect of parking provision nor requested further information.</p>		
7 Page 111	17/0730 89-91 Guildford Road, Lightwater	REFUSE
<u>UPDATE</u> <p>No updates on this application.</p>		
8 Page 143	17/0788 Calgary, Church Road, Windlesham	REFUSE
<u>UPDATE</u> <u>Refusal Reason 3 – Ecology</u> <p>The applicant submitted further information in respect of bats, which has been reviewed by the Surrey Wildlife Trust. They were initially concerned that insufficient surveys had been undertaken but following further information from the applicant's ecologist, are now satisfied that this would not be necessary in this instance. As such the third reason for refusal on the Officer's report is proposed to be removed.</p> <p><u>Conservation Officer's Comments</u></p> <p>The Conservation Officer has echoed the Officer's concerns about the impact on the character of the area. While they agree that the existing building does little to reinforce the character of the conservation area and as such its replacement in principle is not objectionable, the current proposal for a cul-de-sac of four houses does not respond to or respect the character of the Conservation Area. In addition, the design of the dwellings, relying on the large areas of flat roof to achieve depth, exacerbates the suburban character. It would therefore dilute the character of the Conservation Area.</p>		
9 Page 177	17/0912 Moulins, 45 Windmill Field, Windlesham	GRANT
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