

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath House  
on 15 December 2014**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Glyn Carpenter (Vice Chairman) – (from min 86/P)

+ Cllr David Allen	- Cllr Ken Pedder
- Cllr Richard Brooks	+ Cllr Audrey Roxburgh
- Cllr Mrs Vivienne Chapman	+ Cllr Ian Sams
+ Cllr Colin Dougan	+ Cllr Pat Tedder
+ Cllr Surinder Gandhum	- Cllr Judi Trow
- Cllr David Hamilton	+ Cllr Valerie White
+ Cllr David Mansfield	+ Cllr John Winterton

+ Present

- Apologies for absence presented

Substitutes: Cllr Alan Whittart (for Cllr Judi Trow)

In Attendance: Lee Brewin, Ross Cahalane, Duncan Carty, Jessica Harris-Hooton, Gareth John, Aneta Mantio, Jonathan Partington, Cllr Tim Dodds and Cllr Charlotte Morley. (Cllr Morley from min 85/P – 86/P and Cllr Dodds from min 85/P – 95/P)

**85/P Minutes**

The minutes of the meeting held on 22 October were confirmed and signed by the Chairman subject to the following amendments:

- In minute 73/P the word 'approve' to be replaced with the word 'refuse' as follows:

'The recommendation to refuse was proposed by Councillor Colin Dougan and seconded by Councillor Vivienne Chapman.

Voting in favour of the recommendation to refuse:

Councillors David Allen, Vivienne Chapman, Colin Dougan, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Valerie White and John Winterton

Voting against the recommendation to refuse:

Councillors Rodney Bates and Richard Brooks.

- In minute 74/P the word approve in note 2 should read refuse.

**86/P Application Number: 14/0562 - Kingsclear Nursing Home, Park Road, Camberley GU15 2LN - Watchetts Ward**

The application was for the erection of a detached three storey building to comprise of a 90 bedroom care home. (Amended info rec'd 23/07/2014),

(Additional info rec'd 21/08/14), (Additional plans rec'd 03/10/14), (Amended info rec'd 10/11/14).

A site visit was carried out at the site.

Some Members were concerned about the overlooking aspect of the proposal and felt landscaping needed to be included to help with screening. It was also felt that there should have been a public consultation between the applicant and residents.

Officers advised that the use of obscure glazing and landscaping could be included by condition, and where details of landscaping are submitted to comply with condition 5, a consultation process with neighbours most affected by the proposal can be undertaken. It was noted that the onus for any pre-application public consultation between residents and the applicant, would be with the applicant. It was also noted that the applicant was under no obligation to undertake a consultation.

Members were also reminded that there was an extant planning permission on the site.

**Resolved that application 14/0562 be approved as amended subject to:**

- i) Conditions as set out in the report of the Executive Head – Regulatory;and**
- ii) Conditions to require obscure glazing and landscaping on the side of the proposed building adjacent to number 11 Kingsclear Park.**

**Note 1**

As this application triggered the Council's public speaking scheme Mr Armitage and Mr Kaiser spoke in objection to the application and Ms Thornton representing the applicant spoke in support.

**Note 2**

The recommendation to approve, as amended was proposed by Councillor David Allen and seconded by Councillor Audrey Roxburgh.

**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 as amended:

Councillors David Allen, Colin Dougan, Surinder Gandhum, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart and John Winterton.

Voting against the recommendation to approve as amended:

Councillors David Mansfield and Valerie White.

**87/P**

**Application Number: 14/0943 - Land rear of 4,6 and 8 MacDonald Road, Lightwater GU18 5TN - Lightwater Ward**

The application was for the erection of 2 linked-detached two storey dwellings with rooms in the roof space on land rear of 4, 6 and 8 Macdonald Road with new access off Catena Rise, car parking and associated works.

Members were advised of the following updates:

*'A further 32 letters of objection and 1 letter in support were received. The letter of support is from the occupier of the property in applicant's ownership and states that the rear gardens are rarely used. The objections, including an objection from Windlesham Parish Council, reiterate the previous concerns addressed in the officer's report and add the following matters:*

1. *Garden encroachment*

*[Officer's comments: The proposal would be implemented in the area that is currently fenced off the host dwellings. The material considerations are outlined in the report within the Agenda on pages 39-45.]*

2. *Scale, height & density out of keeping with the area*

*[Officer's comments: See section 7.3 of the Agenda on pages 41-42.]*

3. *Town houses not in keeping with the rest of buildings*

*[Officer's comments: The surrounding area of the application site contains dwellings of a variety of architectural styles and therefore the proposed design is not considered harmful in this locality in this context.]*

4. *Loss of Oak trees; and proposed planting of 4 silver birch trees close to existing sewer*

*[Officer's comments: Please see paragraphs 7.3.8 & 7.3.9 on page 42 of the Agenda.]*

5. *Proposal is not for 3-bedroom but 4-bedroom dwellings*

*[Officer's comments: Due to the size of the room in the roof space, the proposed dwellings are 4-bedroom houses.]*

6. *Inadequate landscaping*

*[Officer's comments: Adequate landscaping could be secured by condition.]*

7. *Loss of sunlight to garden of No. 2 Macdonald Road*

*[Officer's comments: The proposed dwellings would be orientated to the west of No. 2 rear garden and therefore it is not considered that any adverse overshadowing would occur.]*

8. *Loss of amenities*

*[Officer's comments: Please see section 7.4 of the Agenda.]*

9. *Inconvenience during construction*

*[Officer's comments: It is not the role of the planning system to obstruct the development on this basis. Inevitably any development construction would result in certain disruption in the locality. However, a Method of Construction Statement condition that would include hours of operation and parking of vehicles arrangements, to be agreed, could be imposed.]*

10. *Request to reinstate rear garden tree line in Catena Rise if permission is refused*

*[Officer's comments: In case the application is refused, the LPA has no powers to force the developer to reinstate the tree line.]*

**A consultation response from SCC Highways Authority** was received. No objections were raised; and SCC Highway Authority has no highway requirements.

A further **consultation response from Thames Water** was received. No objection is raised but informative(s) are required if permission is granted. The informative(s) relate to the surface water drainage; and The Water Industry (Scheme for the adoption of private sewers) Regulations 2011.

**A SAMM payment** has been received and therefore the 2<sup>nd</sup> reason for refusal no longer stands.

Comments to the objections and minor amendments have also been received from the agent. The amendments relate to the Ground Floor Plan (Block Plan) and the tree report reflecting the removal of the proposed birch trees to the north boundary'

Some Members were concerned about the proposal being overbearing and had an adverse impact on the properties at 4, 6 and 8 MacDonald Road. There was also concern regarding increased traffic congestion and parking issues in Catena Rise during the construction process.

Members expressed their disappointment that a representative from the County Highways Agency had not been available for comment.

**Resolved that application 14/0943 be refused for the reasons as amended as set out in the report of the Executive Head – Regulatory.**

**Note 1**

As the application triggered the Council's public speaking scheme, Mrs Franklin and Mr Harris spoke in objection to the application.

**Note 2**

The recommendation to refuse was proposed by Councillor Glyn Carpenter and seconded by Councillor Valerie White.

**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 as amended:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart, Valerie White and John Winterton.

**88/P Application Number: 14/0865 - Former Cheswycks School, Guildford Road, Frimley Green, GU16 6PB - Mytchett and Deepcut Ward**

The application was for the outline application for the erection of a two storey building with accommodation in the roof space to provide a 62 bedroom care home including car parking, landscaping, access and associated works (access, appearance, layout and scale to be determined.). (Amended plan & additional info rec'd 24/11/2014).

Members were advised of the following:

*'Response from the applicant for application to proposed Refusal reason 1:*

- *The provided extended Phase 1 habitat assessment along with the bat roost and reptile surveys have been provided to support this application*
- *Poor habitat suitability and the limited ecological potential of the site and restricted extent of the proposed development should be sufficient to determine the application*
- *Hand search of potential reptile refugia and walked transects, as undertaken, through areas of potentially viable reptile foraging and cover habitat can provide a reliable estimate of reptile populations within an area. Following this assessment, a single slow worm was recorded.*
- *The derelict condition of the former caretaker's cottage might have potential for temporary bat roosting opportunities, such as masonry gaps, but the building has no concealed substantial voids such as attics, cavity walls or cellars, use of this building for significant roosting such as maternity roosting or hibernation would not be expected. The trees (requiring removal or tree works) provide a low level of bat roosting potential.*
- *Seasonal ecological assessments for bat activity at the site were not undertaken due to the low level of bat roosting potential on the site.*

*The **Surrey Wildlife Trust** maintains that sufficient on-site ecology surveys have not been provided to date. Further details for bats and reptiles are required. Details for badgers are also required.*

*Without sufficient survey information, the extent of any required mitigation/compensation works cannot be determined and therefore officers maintain that Circular 06/20005 cannot be adhered to (Para. 7.7.2 of the agenda refers). It is considered therefore by officers that a condition cannot be applied to allow surveys (and any required mitigation/compensation details) be provided post decision. Also, the required surveys are seasonal and the provision of the surveys could not be provided until mid-2015. As such, and with the need to determine*

*this application within its timeframe, the officer recommendation remains as per the agenda report.*

*The applicant had advised that there is an error of the name of the applicant and to correct this there is a willingness to agree to an extension of time to determine the application. Given that this is the applicant's error, officers do not consider this to be a valid reason to agree an extension of time.'*

Members were also advised that a legal undertaking had been received but had only been signed by one party and consequently was not considered acceptable.

Some Members felt that the proposal would be an improvement to the existing site. Officers advised that the scheme was acceptable but all the necessary information regarding animal surveys had not been submitted. The information would only be available in the spring when certain species come out of hibernation.

**Resolved that application 14/0865 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to refuse was proposed by Councillor David Mansfield 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 refuse:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Alan Whittart and John Winterton.

Voting against the recommendation to refuse:

Councillors Pat Tedder and Valerie White.

**89/P Application Number: 14/0717 - 12 London Road, Bagshot, GU19 5HN - Bagshot Ward**

The application was for the erection of 4 two storey dwellings with access to London Road, following the demolition of the existing car sales buildings.

Members were advised of the following updates:

*'A comment from the agent was received in connection with the requirements of DM13, stating that this does not apply to the current application. The agent is of the opinion that DM13 applies only to B Class Uses.*

*[Officer's comments: The relevant part of Policy DM13 relates to any employment, not particularly B uses. Further comments are in para. 7.3.2 on page 49 of the Agenda.]*

*The agent also states that the requirement for affordable housing has been removed by the Government in Autumn Statement.*

*[Officer's comments: The Agenda was finalised before the Autumn Statement. The Council agrees that there is no longer a requirement to provide the affordable housing on sites up to 10 residential units. As such, the 2<sup>nd</sup> reason for refusal is no longer valid.]'*

**Resolved that application 14/0717 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to refuse was proposed by Councillor Alan Whittart 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 refuse:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**90/P Application Number: 14/0969 - 193 - 199 Upper College Ride, Camberley GU15 4HE - Old Dean Ward**

The application was for the change of use from C3 to A1 (9.1msq) and new shop front with associated minor works to side elevation.

It was confirmed that the recommendation on the update document circulated at the meeting should have read 'approve'.

Some Members felt that the ATM required extra security measures owing to increased crime at ATMs. Members were advised that the ATM on the site would be centrally located but the installation of ATMs were a commercial risk. Officers advised that an informative could be added regarding the security and safety at the ATM on site.

**Resolved that application 14/0969 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve as amended was proposed by Councillor David Allen and seconded by Councillor David Mansfield.

**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 as amended:  
Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**91/P Application Number: 14/0724 - Gordons School, Bagshot Road, West End, Woking, GU24 9PT - West End Ward**

The application as for the extension to 'Louvain house' to form Girl's day house with study rooms, common rooms, kitchen, changing rooms, showers, sanitary accommodation, locker facilities and house office. (Amended plans rec'd 17/11/14)

**Resolved that application 14/0724 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor Alan Whittart.

**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:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**92/P Application Number: 14/0905 - Hayward House, 1 Portesbury Road, Camberley GU15 3TA - Town Ward**

The application was for the change of use from retail use (Class A1) to an estate agency (Class A2).

**Resolved that application 14/0905 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Colin Dougan and seconded by Councillor Audrey Roxburgh.

**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:



Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**93/P Application Number: 14/0984 - Paradise Farm, 77 Mincing Lane, Chobham GU24 8RT - Chobham Ward**

The application was for the erection of a first floor side extension to dwelling and associated alterations.

**Resolved that application 14/0984 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Pat Tedder and seconded by Councillor Alan Whittart.

**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:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**94/P Application Number: 14/0985 - Paradise Farm, 77 Mincing Lane, Chobham GU24 8RT - Chobham Ward**

The application was for the Listed Building Consent for the erection of a first floor side extension to dwelling and associated alterations.

**Resolved that application 14/0985 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Glyn Carpenter 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:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

Chairman