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Friday, 30 January 2015

To: The Members of the **Planning Applications Committee**  
(Councillors: Edward Hawkins (Chairman), Glyn Carpenter (Vice Chairman), David Allen, Richard Brooks, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton)

**In accordance with the Substitute Protocol at Part 4 of the Constitution, Members who are unable to attend this meeting should give their apologies and arrange for one of the appointed substitutes, as listed below, to attend. Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors Rodney Bates, Ian Cullen, Paul Ilnicki, Lexie Kemp, Bruce Mansell and Alan Whittart

#### Site Visits

**Members of the Planning Applications Committee may make a request for a site visit. Requests in writing, explaining the reason for the request, must be made to the Development Manager and copied to the Executive Head - Regulatory and the Democratic Services Officer by 4pm on the Monday preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Monday, 9 February 2015 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

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#### AGENDA

	Pages
<b>1 Apologies for Absence</b>	
<b>2 Minutes</b>	<b>3 - 14</b>

To confirm and sign the non-exempt minutes of the meeting held on 12 January 2015.

### **3 Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

#### **Planning Applications**

- |           |  |                  |
|-----------|--|------------------|
| <b>4</b>  | <b>This application has been deferred - Application Number: 14/0893 - Krooner Park and Land at Crabtree Park, Wilton Road, Camberley GU15 2QP - Watchetts Ward</b> | <b>15 - 66</b>   |
|           | <b>Please note that this application has been deferred and will <u>not</u> be considered at the Planning Applications Committee on Monday 9 February 2015.</b>     |                  |
| <b>5</b>  | <b>Application Number: 14/0802 - Land at Frimley Fuel Allotments, Old Bisley Road, Frimley, Camberley - Mytchett and Deepcut Ward</b>                              | <b>67 - 76</b>   |
| <b>6</b>  | <b>Application Number: 14/0800 - The Ridgewood Centre, Old Bisley Road, Frimley, Camberley GU16 9QE - Heatherside Ward</b>   | <b>77 - 104</b>  |
| <b>7</b>  | <b>Application Number:14/1097 - 1 Commonfields, West End, Woking GU24 9HY - West End Ward</b>  | <b>105 - 112</b> |
| <b>8</b>  | <b>Application Number:14/1115 - 86 High Street, Chobham, Woking GU24 8LZ - West End Ward</b>   | <b>113 - 120</b> |
| <b>9</b>  | <b>Application Number: 14/1012 - 2 Chertsey Road, Chobham, Woking GU24 8NB - Chobham Ward</b>  | <b>121 - 134</b> |
| <b>10</b> | <b>Application Number: 14/1086 - Outfall Cottages, Blackstroud Lane East, Lightwater - Lightwater Ward</b>   | <b>135 - 140</b> |
| <b>11</b> | <b>Supporting documents</b>  | <b>141 - 188</b> |
| <b>12</b> | <b>Glossary</b>  | <b>189 - 190</b> |

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 12 January 2015**

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+ Cllr Edward Hawkins (Chairman)  
 + Cllr Glyn Carpenter (Vice Chairman)

+ 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 Paul Ilnicki for Councillor Surinder Gandhum

In Attendance: Lee Brewin, Ross Cahalane, Jessica Harris-Hooton, Jonathan Partington, Jenny Rickard, Paul Watts, Cllr Paul Deach, Cllr Liane Gibson, Cllr Josephine Hawkins and Gareth John. (Councillor Paul Deach from min 95/P to 97/P, Jenny Rickard from min 95/P to 97/P, Councillor Josephine Hawkins from min 95/P to 98/P)

**95/P Minutes**

The minutes of the meeting held on 15 December 2014 were confirmed and signed by the Chairman.

**96/P Land at Hook Meadow, Philpot Lane, Chobham**

Members received a report updating the Committee on outstanding planning enforcement issues at Hook Meadow, Philpot Lane, Chobham. The Executive Head – Regulatory had been authorised to take direct action to secure compliance of the Notices. An injunction was granted by the High Court and the requirements of the order were as follows:

- The cessation of the residential use of the specified garden land by no later than 30 April 2015;
- The removal of all ornamental planting, decorative features and raised beds from the specified garden land by no later than 30 October 2015; and,
- The demolition of the unauthorised dwelling house (including the porch and recently completed extension) by no later than 30 April 2016.

**Resolved that the report be noted.**

**97/P Application Number: 14/0675 - The Brickmakers Arms, Chertsey Road, Windlesham GU20 6HT - Windlesham Ward**

The application was for the erection of a detached building and ancillary storage shed to provide additional accommodation to the existing public house and the extension of the car park with associated landscape alterations (retrospective). (Additional info rec'd 01/12/14).

## **Updates**

Members were advised of the following updates:

### *'Re-consultations*

*Following re-consultations 4 letters of objection and 2 letters of general support have been received.*

*The letters of objection reiterate the concerns stated at paragraph 6.1 on page 21 of the agenda report but also raise the additional issues:*

- *No recollection of previous buildings on the site;*
- *Site prone to flooding;*
- *Wildlife will be affected.*

*A letter of objection has been received from Windlesham Parish Council raising concerns over the capacity of the parking and highway safety.*

*[Officer's comments: The objections relating to residential amenities and highways were addressed under paragraphs 7.5 and 7.6 of the original agenda report on page 22. In respect of flooding this site lies outside the flood plain. This application is retrospective and there is no evidence of harm to protected species by this development].*

*Included is a letter of objection from DHA Planning on behalf of F. Russell, which has been circulated to Members. In addition to commenting on residential amenities this letter discounts the very special circumstances report submitted by the applicants, summarised below:*

- *The applicant makes an unsubstantiated assertion that this development replaces previous buildings. There are no buildings in existence;*
- *All public houses have a community benefit and many businesses wish to expand in the Green Belt;*
- *There is no supporting evidence to suggest that the Brickmakers Arms is failing financially;*
- *There is no evidence to show that the need for a multipurpose community use is so great to be justified as an exception;*
- *The applicant has failed to examine alternative sites outside of the Green Belt;*
- *The applicant has incorrectly applied Policy DM1 (Rural Economy) to justify this development as a public benefit. The policy does not apply to new buildings in the Green Belt.*



*[Officer's comments: The officer's agenda report at the bottom of page 18 acknowledges that the very special circumstances case submitted by the applicant is lacking in substantive detail. However, officers remain of the view that only the local community need weighs in favours of the proposal]*

### *Recommendation*

*A request has been received from the agent for the applicant for condition 2 to be amended to read:*

*2. The multi-purpose function building shall only be used during the hours of 0900 to 2300hrs Monday to Saturday and 0900 to 2200 hrs on Sundays. In addition there shall be no recorded or live music played from the building **after the hours of 2100hrs.***

*The agent has requested this change because exercise classes are already running from the building. The applicant comments that the existing activities would be in breach under the current condition but a restriction until 9pm would allow the exercise classes to continue while preventing more anti-social events; e.g. parties as they could not continue after 9pm.*

*[Officer's comments: The Environmental Health Officer would object to this amended condition and so officers recommend that the original worded condition on page 19 should remain] ‘*

Some Members were concerned about light pollution from lights in the car park or the building, particularly as boundary hedging had been removed by the applicant. In addition it was felt that the building was used more as a business rather than community use.

The Committee was informed by the agent that the building was used for various community groups who could then use the public house, supporting the local business.

It was of the opinion of some Members that the development would cause harm in the Green Belt and the special circumstances advised by the applicant were tenuous and there was a lack of evidence. There was also concern as the development was retrospective. Although a community use was commendable, it was noted that there was sufficient community buildings already in the village.

Members felt that the development would also encourage more traffic movements in that area of the village which would cause safety issues.

Officers advised the Committee that with regard to light pollution, Environmental Services had carried out an investigation and had raised no objection to the development on these grounds. However a condition could be added to address this concern. The Members were also referred to the second paragraph on page 19 of the report which outlined the fine balance between the impact on the green belt and community benefits.

The recommendation to approve was amended to include the condition regarding lighting and an informative advising the applicant to consider disability access (in response to a concern raised by one of the speakers). Although officers had recommended approval of the application, Members felt that the special circumstances provided by the applicant did not outweigh the harm to the Green Belt.

There was no proposer or seconder for the recommendation to approve as amended.

The Committee felt the application should be refused as it was inappropriate development which caused further harm to the openness of the Green Belt contrary to the aims and objectives of the National Planning Policy Framework 2012.

In addition they were concerned about potential noise and traffic and the harm caused to residential amenities.

**Resolved that application 14/0675 be refused for the reasons set out above, based on the wording of the officers' recommended reason for refusal on page 23 of the report of the Executive Head - Regulatory, the wording to be finalised by officers after consultation with the Chairman and Vice Chairman.**

**Note 1**

It was noted for the record that a letter from the applicant had been received by Members.

**Note 2**

As this application triggered the Council's public speaking scheme, Mr Sapstead and Mr Russell spoke in objection to the application and Mr Andrews, the agent, spoke in support.

**Note 3**

The recommendation to refuse was proposed by Councillor David Mansfield and seconded by Councillor Pat Tedder.

**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 refuse the application:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Inicki, David Mansfield, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

Voting against the recommendation to refuse:

Councillor Ken Pedder.

Councillor Audrey Roxburgh abstained.

**98/P Application Number: 14/0680- Cherrydale, Springfield Road, Camberley  
GU15 1AE - Parkside Ward**

The application was for the erection of 2 two storey extensions and one single storey extension with associated alterations.

**Updates**

Members were advised of the following updates:

*'A request has been received from the applicant for deferral of this application so that amendments can be made to the design.'*

*[Officer's comments: The applicants did not enter into the formal pre-application process. In addition, it is considered that a complete re-think and significant alterations to the design are required to overcome the recommended reason for refusal. Hence it would not be reasonable to delay determination.]*

*Para. 7.6.1 – A completed legal agreement for the Thames Basin Heath SPA has been received.'*

Some Members felt that the proposal was over development and out of character. There was concern about the loss of trees.

**Resolved that application 14/0680 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor John Winterton had been acquainted with the development.

**Note 2**

The recommendation to refuse was proposed by Councillor Vivienne Chapman and seconded by Councillor Edward Hawkins.

**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, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**99/P Application Number: 14/0955 - Admiral House, 193-199 London Road,  
Camberley - St Michaels Ward**

The application was for the conversion of a third floor 2 bedroom flat to two 1 bedroom flats.

**Resolved that application 14/0955 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 Richard Brooks 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 the application:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Innicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**100/P Application Number: 14/0970 - Dental Surgery, 230 London Road, Bagshot, GU19 5EZ - Bagshot Ward**

The application was for erection of a single storey side extension to existing dental surgery following demolition of existing garage.

**Resolved that application 14 0970 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor Valerie White was a customer at the dental surgery.

**Note 2**

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

**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, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Innicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**101/P Application Number: 14/0973 - 21-25 Tekels Park, Camberley GU15 2LE - Town Ward**

The application was for the erection of 4 two storey detached dwellings with accommodation in the roof space, two with double detached carport, with associated car parking and landscaping works. (Additional plans rec'd 12/12/14)

## Updates

*'A email has been received from the agents with the main points summarised below:*

- The report fails to acknowledge the changes in finished floor levels (FFLs) from the previous refusal and the impact this would have on the street scene. Under the original application the FFLs weren't specified, however based on the existing levels retained on the proposed site plan these would reasonably be (from Plot 1 to 4) +89.0m; +90.0m; +90.0m; and + 89.25m. Under the current application these are +88.0m; +89.0m (split level); +89.5m; and +88.5m. The difference between the schemes being -1.0; -1.0; -0.5; and -0.75m.*

*[Officer's comments: These changes were not made clear with the application submission and there is little detail to support this argument. Even accounting for any lowering of FFLs the re-designed plots would still appear dominant].*

- Report over emphasises the historical site context and fails to acknowledge similar large dwellings in the area that sit above road level and why this site is different. There is a failure to take into account the newer character of the area following redevelopments and replacement dwellings in the vicinity. The report does not explain the harm as there is no comparison with nearby developments.*

*[Officer's comments: Paragraphs 7.3.3 and 7.3.4 on the agenda acknowledge the area's existing context and the positive features of the Wooded Hills Character Area. The negative features of the area are the small pockets of development with an urban character which have more formal layouts, have lower levels of vegetative cover, lack enclosure and have large areas of hard surfacing and bulky buildings. This proposal would accentuate the negative features of the area and conflict with the guiding principles of the Western Urban Area Character SPD. Tekels Park is more semi-rural in character than Tekels Avenue]*

- The applicant would have made a CIL/SAMM contribution if the application had been recommended for approval.*
- In relation to the statement about an overly urbanised development it is unlikely to follow that a scheme with no residential amenity issues is a poor layout and design*

*[Officer's comments: A development can still be harmful to the character of the area without harming residential amenities. The recommended reason for refusal principally relates to the scale and massing of the development, and not layout]*

- The amended tree report shows that frontage trees would be retained but the report does not comment whether the impact to the road is the same.*

*[Officer's comments: Correction to paragraph 7.3.8 on page 57 - The Council's Tree Officer has had regard to the amended tree report which indicates the loss of 12 trees, not 13 as stated; of which one would be a category C tree on the frontage T367 and not two as stated. However, the Council's Tree Officer considers any erosion of screening at this location must be avoided]*

- *The replacement plant [restocking] for the wider woodland area would not prevent the plots appearing as proposed because this restocking relates to the margins of the site and new boundaries between the plots.*

*[Officer's comments: See paragraph 7.3.9 of the agenda. The purpose of the restocking condition was to ensure protected trees within Woodland Order W1 outside of the original domestic gardens areas would be restocked and strengthened. However, the proposed plots would extend considerably beyond the original domestic garden areas and would encroach over this protected woodland area so preventing compliance with the restocking condition. The proposed plans do therefore present an erroneous impression of the current and future tree cover].*

- *This is sustainable development within an urban area on previously developed land and the need for additional housing should take precedence.*

*[Officer's comments: There is no objection to the principle of development but this should not be at the expense of design (see paragraph 7.3.1 on page 56)]'*

Some Members felt that although the existing site needed development, the application was too big. There was also concern over the further erosion of trees on the site.

**Resolved that application 14/0973 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 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 refuse the application:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Inicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**102/P Application Number: 14/0978 - 57 High Street, Chobham GU24 8AF - Chobham Ward**

The application was for a change of use of first floor from Office (B1) to Retail (A1).

**Resolved that application 14/0978 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor Mansfield's wife used the dress shop on the site.

**Note 2**

The recommendation to approve was proposed by Councillor Judi Trow and seconded by Councillor Pat Tedder.

**Note 3**

Voting in favour of the recommendation to approve the application:  
Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Innicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**103/P Application Number: 14/0995 - 57 High Street, Chobham GU24 8AF - Chobham Ward**

The application was for Listed Building Consent application for internal alterations including addition of a staircase and removal of kitchen and toilet to facilitate a change of use from Office (B1) to Retail (A1) considered under full application 14/0978.

**Resolved that application 14/0995 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor Mansfield's wife used the dress shop on the site.

**Note 2**

The recommendation to approve was proposed by Councillor Judi Trow and seconded by Councillor Pat Tedder.

**Note 3**

Voting in favour of the recommendation to approve the application:  
Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Innicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**104/P Application Number: 14/1061 - The Barn, Blackstroud Lane East, West End GU18 5XR - West End Ward**

The application was for the erection of a single storey side and rear extension to dwelling.

### **Updates**

*'A response has been received from West End Parish Council raising no objections'.*

**Resolved that application 14/1061 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 Richard Brooks and seconded by Councillor Audrey Roxburgh.

### **Note 2**

Voting in favour of the recommendation to approve the application:  
Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

### **105/P Application Number 14/1062 - The Barn, Blackstroud Lane East, West End GU18 5XR - West End Ward**

The application was for the Listed Building Consent for the erection of a single storey side and rear extension to dwelling.

### **Updates**

*'A response has been received from West End Parish Council raising no objections'.*

**Resolved that application 14/1062 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 Judi Trow and seconded by Councillor Pat Tedder.

### **Note 2**

Voting in favour of the recommendation to approve the application:  
Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

Chairman





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2014/0893

Reg Date 15/10/2014

Watchetts

**LOCATION:** KROONER PARK, AND LAND AT CRABTREE PARK. WILTON ROAD, CAMBERLEY, GU15 2QP

**PROPOSAL:** Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

**TYPE:** Full Planning Application

**APPLICANT:** Mr Ronnie Wilson  
Pace Soccer Centres Limited

**OFFICER:** Mr N Praine

**RECOMMENDATION: Defer and Delegate for legal agreement then GRANT subject to conditions.**

## 1.0 SUMMARY

- 1.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. This current proposal is similar to the proposal considered under application 14/0373 refused in June 2014. The principal reason for refusal of 14/0373 related to matters of highway safety in respect of the access ramp, carriageway levels, gradients and crossfalls and this proposal seeks to overcome this reason. All other issues were considered to be acceptable by this Committee with no objection raised to the principle of the proposal, its impact on the amenities enjoyed by the occupants of the surrounding properties, risk of contamination arising from the development or the impact of the development on the visual amenity value of Crabtree Park. The development was also considered not to harm the biodiversity value of the site and not to increase risks from flooding.
- 1.3 Given the materiality of refusal 14/0373 this report focuses on whether the current application overcomes the previous reasons for refusal (see paragraph 3.3 below). In the officer's opinion on the basis of the changes to the ramp, access and parking, and with no objection from the County Highways Authority, the development is now acceptable and the application is therefore recommended for approval subject to a legal agreement and conditions.

## 2.0 SITE DESCRIPTION

- 2.1 The application site extends to approximately 1.8ha; it comprises an area of land, known as Krooner Park and also includes a small proportion of the adjoining Crabtree Park. Krooner Park is located at the western end of Krooner Road and comprises a floodlit grass football pitch with associated clubhouse, stands and ancillary buildings and is the current home ground of Camberley Town Football Club. Other than the playing surface the site is largely hard surfaced, the site is relatively level and includes few landscape features with the exception a row of trees which mark the boundary with Crabtree Park.
- 2.2 Crabtree Park is located to the north of Crabtree Road and comprises a former landfill site which has been capped and landscaped to provide an area of informal open space for public recreation. The site is largely laid to grass but includes some significant areas of woodland, most notably in the north of the site adjacent to Krooner Park. It also includes a number of

footpaths through the site which provide linkages from Crabtree Road to Wilton Road as well as to a footbridge over the railway to the west. The application site includes approximately 0.3ha of Crabtree Park adjacent to Krooner Park and this area is currently woodland.

- 2.3 The site is located within an area which contains a number of different land uses. To the south the site is bounded by Crabtree Park beyond which there are a number of residential properties and a community building used as a Girl Guide Centre. To the east the site adjoins residential properties on Krooner Road as well as a number of commercial buildings located on the Wilton Road; the site also shares common boundaries with Camberley Indoor Bowls Club and the Wilton Road Civic Amenity Site. To the north the site adjoins the commercial properties Bridge Road while to the west the site is bounded by the railway line which separates the site from the commercial development at Watchmoor Park. The site includes vehicle access from Krooner Road although this is not currently used and the site is currently accessed from Wilton Road.

### 3.0 RELEVANT HISTORY

- 3.1 SU/2010/0823 Creation of a new Football Centre to include 1 full-size pitch with spectator seating, 5 grass mini- pitches, 10 artificial 5-a-side pitches and 1 artificial intermediate-size pitch, the erection of a clubhouse to include changing rooms, meeting rooms, bar/cafe and a fitness suite and the creation of a new car park accessed from Wilton Road, with associated landscaping and remedial works.

Withdrawn prior to determination (09/02/2011)

- 3.2 SU/2013/0709 Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

This was reported to the Planning Applications Committee on 16/12/2013 with an officer recommendation for approval, however, the Committee refused the application for the following reasons:

- 1. It has not been satisfactorily demonstrated that the development proposed, in particular the creation of the car park and access ramp and the associated tree removal and engineering operations, could be undertaken without breaking the cap of the former landfill site and without resulting in an unacceptable risk of contaminants escaping from the site to local receptors. As such the proposal is contrary to the objectives of paragraphs 120 and 121 of the National Planning Policy Framework.*
- 2. The development proposed, by virtue of the loss of trees and the creation of the formal parking area, would have a detrimental impact on the visual amenity value of Crabtree Park which is a designated Green Space. As such the proposal is contrary to the objectives of Policy DM9 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 and conflicts with the objectives of the Surrey Heath Core Strategy and Development Management Policies 2012.*

- 3.3 SU/2014/0373 Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating. Officers originally recommended approval but following

an objection from the County Highways Authority the application was reported to the Committee on 02/06/2014 with an officer recommendation for refusal and was subsequently refused for the following reasons:

1. *The proposed changes to the carriageway levels, gradients and crossfalls proposed by the development within the existing turning head of Wilton Road are such that they would prejudice the safe and convenient use of the highway and would create crossfalls and gradients which would cause danger and inconvenience to all users of the highway. The development would therefore conflict with the objectives of Policy DM11 of the Core Strategy and Development Management Policies 2012 and would conflict with the aims and objectives of the National Planning Policy Framework.*
2. *In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.*
3. *In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.*

#### **4.0 THE PROPOSAL**

- 4.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with a new clubhouse, spectator seating, floodlighting and car parking. Access to the site would be from Wilton Road.
- 4.2 The existing Krooner Park site would be cleared with the main pitch reoriented to run north-south adjacent to the boundary with Krooner Road. This pitch would be enclosed by 1 metre high post and rail fencing and would benefit from five 8 metre high flood lights to illuminate the pitch and spectator small stands on each side line. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse; these would be enclosed by 3 metre high metal mesh fencing and would be illuminated by 6 metre high flood lighting.
- 4.3 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 82 parking spaces with the majority of these located on the area of the site which currently forms part of Crabtree Park. This parking area would be level with the surface of Crabtree Park and would therefore be elevated above the Krooner Park site.

4.4 The application is similar to application 14/0373 which was recently refused (See paragraph 3.3 above). The changes to the current proposal involve changes to the gradient up to the car park, removal of the parking spaces adjacent to the ramp of the car park, a reduction in 19 parking spaces to accommodate the new ramp and a revised parking layout. The main changes are listed below:

- Under 14/0373 the application proposed an access ramp to a gradient of 1 in 10. The current proposal reduces this gradient to 1 in 8.
- Previously parking spaces were proposed to the flank sides of the access ramp, these have now been removed and replaced with landscaped features.
- There was a total of 101 parking spaces under 14/0373 and the current proposal offers 82 parking spaces.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Environmental Health      The Council Environmental Health Officer has reviewed the latest proposal and again considers that the development would not result in an undue risk of contaminants entering the environment and states that all his previous comments and recommendations regarding contaminated land, noise and light pollution in connection with this site remain valid, subject to conditions.
- 5.2 Arboricultural Officer      Development requires some loss of small groups of trees as well as some larger oak trees of individual merit. The loss of the trees can be mitigated by replacement planting and environmental improvements to Crabtree Park.
- 5.3 County Highway Authority      No objection to the proposed development on highway safety, policy or capacity grounds subject to conditions and a financial contribution towards highway improvements.
- 5.4 Environment Agency      No objection on flooding or land contamination grounds subject to conditions.
- 5.5 Surrey Wildlife Trust      No objection on ecology grounds subject to conditions.
- 5.6 Sport England      No objection to the development, would improve facilities and AGP pitches are supported by local and national football associations.

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report 371 representations have been received and of these there have been 338 objections and 33 letters of support. The reasons for objecting are summarised below:

### Highways

- Already a lot of traffic in the area
- Insufficient parking provision is proposed
- Traffic congestion / will impede emergency vehicle access
- 1:8 ramp will be dangerous and unusable in winter due to ice /rain / leaves (will pose particular problems for wheelchair users and those pushing buggies and pushchairs) / does not meet government guidelines (1:20)
- Overflow parking will occur on neighbouring roads
- Will make access to amity tip even more difficult
- Disabled parking bays are below standard
- Delivery vehicles unable to leave in forward gear.

### Social

- Very limited play area in the area /will decimate a much loved community asset for commercial gain
- Will increase antisocial behaviour
- Existing park serves the needs of the wider community, not just those interested in football
- Council should not be allowed to sell off woodland to support a commercial venture
- Would bring unwanted business to area?
- Will result in acts of vandalism
- There is already a bowling club / existing football area is grossly underused.

### Amenities

- Noise generation
- Floodlighting / light pollution
- Opening hours are too late, 7 days a week is too much
- Car park and building are out of character with the area
- Proposal is an overdevelopment
- Will result in a loss of light (from panel fence and stand), generate unacceptable noise, and be over bearing to No.12 Krooner Road.

### Contamination

- Will disturb land fill site / cap
- 76cm foundation will not be enough

- The engineering solution will not work
- There will be compaction of surface which will sink and breach cap.

#### Ecology

- Will disturb nature site / negative impact on wildlife and protected species
- Will result in development creep
- Tree loss is unacceptable / proposed planting will not mitigate this loss/ too loose over 100 mature trees for a car park is disgusting
- Knot weed.

#### Other

- Flood risk.

6.2 The reasons for support are summarised below:

- The area is currently an eyesore / would improve area
- This is a golden opportunity to improve local sporting provision and would be of benefit to health and wellbeing of the community
- There are not enough sporting facilities in the borough / would provide much needed youth facilities
- Will promote football across the borough and be of benefit to a wide range of players (the provision of artificial pitches in particular are vital)
- Proposal is paramount in establishing Camberley as a centre of excellence
- Will enable more kids to get fit, healthy, socialize and make friends
- This will be a community asset.

6.3 While a significant number of representations have been received in respect of this application it should also be noted that the number of representations, either in support or against the proposal, is not a reason in itself to grant or withhold planning permission.

## **7.0 PLANNING CONSIDERATION**

7.1 The application site is located within the settlement area as identified by the Proposals Map and both Krooner Park and Crabtree Park are designated as Green Spaces. As such policies CP2, CP11, CP12, CP14, DM9, DM10, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national planning policy contained in the National Planning Policy Framework (NPPF) is also a material consideration as is the Planning Practice Guidance (PPG).

7.2 The application is similar in many respects to application SU/2014/0373 and given the short period of time since the determination of that application this decision is a material consideration. The decision cites three reasons for refusal, the first of which relate to matters of highway safety in respect of the access ramp carriageway levels, gradients and



crossfalls. The other two reasons relate to the securing of planning obligations in relation to environmental improvements to Crabtree Park and also towards cycle infrastructure. No other reasons for refusal are given and so having regard to the nature of the changes to the scheme, and in the officers' opinion, it would not be reasonable to reconsider these issues unless there has been a material change in circumstances, such as a significant change in planning policy or significant change in the site or its surroundings.

7.3 Whilst officers do not consider that there has been any significant change in circumstances since the determination of the previous application, for completeness a copy of the previous reports are attached [Annex 1]. For reference purposes the main issues and conclusions in these reports, which also apply to this submission, are summarised below:

- No objection to the principle of the development and its impact on the designated Green Spaces (see paragraph 9.2 of SU/13/0709) concluding that the area of Crabtree Park to be lost is relatively limited and the loss of this small area would not have a significant adverse impact on the function of the park. Additionally it was considered that any harm arising from the development on Crabtree Park would be outweighed by the improved recreation facilities on Krooner Park.
- No adverse impact caused by the development on the character of the area (see paragraph 9.4 of SU/13/0709)
- The risk of contamination associated with the development was fully considered at paragraph 7.5 of SU/14/0373 with the committee concluding that there is no evidence that the development would increase the risk of people or property being exposed to contamination. The Environmental Health Officer has fully considered the highway changes and evidence with this latest submission and maintains this viewpoint.
- No adverse impact on residential amenities (see paragraph 9.5 of SU/13/0709)
- No adverse impact on biodiversity in respect of nature conservation and protected species (see paragraph 9.7 of SU/13/0709)
- No flooding risks for adjoining properties (see paragraph 9.8 of SU/13/0709).

7.4 Having regard to all of the above it is considered that the principal consideration to be addressed in the determination of this application is:

- The level of parking and the impact of the revisions of the ramp on highway safety.

#### **7.5 The level of parking and the impact of the revisions of the ramp on highway safety**

7.5.1 The County Highway Authority has considered the proposed changes to the access ramp and have assessed it as if it were a conventional carriageway. On this basis the Surrey Design Technical Appendix allows for a maximum gradient of 1:8 for a road servicing up to 25 dwellings with footways. In such cases, the guidance also requires a smooth transition between the level changes. The proposed ramp design includes a 1:8 ramp for the first part of the ramp, levelling out once into the car park itself. The County Highway Authority recognise that this 1:8 gradient is at the maximum acceptable level and in raising no objection they note that car parking spaces are no longer provided to either side of the access ramp and the drawings show that in order to optimise pedestrian safety a pedestrian walkway is to be provided separate to the car park with steps down to the pitches. On this basis the County Highway Authority raise no objection to the access arrangements and advise that the ramp is suitable in these circumstances and would not give rise to conditions prejudicial to highway or pedestrian safety. Therefore it is considered that no objection should be raised on these grounds.

7.5.2 The application includes the provision of a total of 82 car parking spaces including 4 disabled bays and one parent and baby bay to serve the development. The disabled bays and parent and baby bays are located in the entrance plaza and do not require these visitors to negotiate the ramp. Having reviewed the revised parking layout the County Highway Authority has no objection to the size or siting of the parking bays. Turning to the number of parking bays it is noted that the number of parking spaces has been reduced by 19 spaces (over the previous refused scheme SU/14/0373). The County Highway has considered this reduction in parking provision, and in their assessment having regard to the submitted evidence which includes appropriate traffic and parking surveys, consider that approximately 50% of people attending a football match are likely to drive with the remaining 50% are likely to car share/cycle/take the bus or get dropped off.

7.5.3 Additionally the Addendum Transport Assessment provides numbers of attendances to Camberley Town football matches from the past seasons. From these figures the County Highway Authority are able to work out the potential demand for parking. In addition, it is noted that if Camberley FC were to be promoted this could cause an increase in numbers of supporters. Having regard for the division above (i.e. the Southern Football League) attendance levels from games in this league were used to calculate any potential increase in supporters. Taking into account all these factors, a worst-case parking scenario would require a maximum parking demand of 115 spaces.

7.5.4 The proposed parking at the football club is for 82 spaces, a deficit of 33 parking spaces over this worse-case maximum parking demand scenario. This worst-case scenario assumes that the 5 a side pitches are fully booked at high usage with all 5 a side visitors arriving by car; in combination with a maximum turnout of supporters on a match day. However, both the County Highway Authority and officers consider that this worst-case scenario can be mitigated for by peak time management measures, alternative parking close by and by the use of the sustainable modes of transport detailed below:

- If the parking demand is at its theoretical worse-case maximum and the football club has inadequate parking, it is noted that there is an overflow car park (The District Indoor Bowling Club car park on Wilton Road) available within walking distance from the football club and that the parking areas and proposed development can also be managed to reduce peak demand through measures such as staggering change over times and promoting suitable travel choices particularly on match days. The applicant has confirmed that he has secured an agreement with the bowls club to share the car park in front of the bowls club on the match days likely to generate overflow parking. Such management and liaison between the clubs to share parking would form a match day access strategy which is proposed to be agreed as a planning condition (see condition 23) this would cover the content of a Travel Plan Statement to include a Match Day Access Strategy which will aim to minimise disruption of match days and shall include a mechanism to include where necessary the provision of traffic management measures and marshalling of traffic on these days.
- The 5-a-side pitches are also likely to encourage car sharing amongst teams which would result in fewer trips and less demand on parking. Additionally the Travel Plan (condition 23) will detail how the sustainable transport options will be communicated to users of the development and visitors to the site from away teams. This will include information on cycling, walking, bus routes and car share programmes. Planning Officers also note that the location of the site is very accessible by bus which again could encourage various players to commute by this mode of transport. It is likely that some will also cycle to the pitches and cycle parking is being provided as part as the development proposals.

- Additionally a proposed financial contribution of £27,000 towards cycle infrastructure along Frimley road should also encourage cycling to and from the site.

7.5.5 Having regard to all of these factors with a condition to secure a Match Day Strategy it is considered that the development would provide a suitable level of parking and would not impact on highway safety and would not result in unacceptable impacts on the highway network. For these reasons, subject to conditions and a planning obligation to secure contributions to the cycleway, it is considered that the development meets the relevant objectives of Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.6 Other Issues**

7.6.1 Concern has been raised with respect to the presence of Japanese Knotweed on the site. It must however be noted that the planning system is not the mechanism by which to control invasive species and its presence or otherwise is not a material planning consideration.

7.6.2 The proposal is not liable for CIL as this applies to retail and residential developments only. However, the Planning Practice Guidance states that there is still a legitimate role for development specific planning obligations to enable a local planning authority to be confident that the specific consequences of a particular development can be mitigated. A planning obligation can only be taken into account when determining a planning application for a development, or any part of a development, if the obligation meets all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The applicant has agreed to enter into a planning obligation to secure environmental improvements to Crabtree Park and these environmental improvements include new copse planting, new signage, replacement trim-trail, replacement litter bins, as well as improvements to the paths and access arrangements. In the officers opinion securing this legal agreement meets the tests listed above because: this mitigation is considered necessary to ensure that the development's impacts would improve the visual amenity value of the park; is locationally directly related to the development; and, proportionate to the scale of the development. Therefore subject to the completion of a suitable planning obligation the development complies with the relevant objectives of Policy DM9 and DM15 of the Core Strategy and Development Management Policies 2012.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## 9.0 CONCLUSION

- 9.1 The proposal in its current form is considered to overcome the previous reason for refusal. The report concludes that the changes to the ramp, access and parking now demonstrate that the development would be acceptable and the application is therefore recommended for approval. The amended scheme therefore overcomes the reasons given for the refusal of the previous scheme (subject to the completion of a legal agreement).

## 10.0 RECOMMENDATION

### Recommendation 1:

To Defer and Delegate, that and subject to the completion of a suitable obligation to secure the following:

- a financial contribution of £25,000 towards environmental improvements to Crabtree Park
- a financial contribution of £27,000 towards the implementation of shared cycleway/footways in Frimley Road.

The Executive Head Regulatory to be authorised to GRANT the application subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. 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.

3. No development shall take place until details of the surface materials for the roads, car parking areas, paths and pitches shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

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

4. The development hereby approved shall be undertaken in accordance with the submitted "Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement" dated April 2013 including the provision tree and ground protection in accordance with the approved details. No development shall be undertaken until the tree and ground protection has been agreed on site with the Arboricultural Officer and the applicant's Arboricultural Consultant has attended a pre-commencement site meeting.

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

5. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. The scheme shall also include a management and maintenance plan to cover the first 5 year period of the development. Any trees or plants removed or becoming dead or diseased within 5 years of planting shall be replaced by specimens of a similar species and size as those to be removed.

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.

6. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, paths, pitches and bunds in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Prior to the commencement of development full details of the proposed acoustic barrier adjacent to Krooner Road shall be submitted to and approved in writing by the Local Planning Authority. This shall be informed by a detailed noise assessment to identify the required height of the barrier and the details to be provided shall include the construction and sections of any bund or fencing. Once approved the barrier shall be constructed in accordance with the approved details prior to the first use of the approved pitches and shall be maintained on site at all times the site is in use.

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

8. No development shall take place until a scheme has been submitted to and agreed in writing with the Local Planning Authority, in consultation with Surrey Wildlife Trust, to mitigate the impact of the development on Badgers. The scheme shall be informed by further survey work to be undertaken between the date of the grant of permission and the submission of the mitigation scheme and the results of this survey work shall be included with the mitigation scheme submitted. Once agreed the mitigation shall be undertaken in accordance with the approved details prior to the first occupation of the development or other period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not impact on the badger population in the area and to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority to secure a minimum of 10% of the energy requirement of the approved development through onsite renewable or low carbon sources. Once approved these measures shall be incorporated into the approved scheme and shall be made operational prior to the first occupation of the development and thereafter maintained so that they deliver the required energy saving.

Reason: In the interests of promoting sustainable development and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. Prior to the commencement of development a scheme detailing the water efficiency measures to be included within the development shall be submitted to and approved in writing with the Local Planning Authority. Once approved the development shall be undertaken in accordance with the approved details.

Reason: In the interests of water efficiency and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. The 5-a-side football pitches hereby approved shall only be used between the hours of 9:00 and 23:00 Monday to Sunday and shall only be illuminated when the pitches are in use. The flood lighting shall be switched off within 15 minutes of the conclusion of the final booking of each day.

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

12. The main pitch hereby approved shall only be used between the hours of 9am and 10pm Monday to Sunday. This pitch shall be used for 11-a-side matches or training of players however the pitch shall not be subdivided by way of rebound boards to provide small sided games.

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

13. At any time that amplified live or recorded music is played in the clubhouse after 8pm the sliding doors in the north east elevation shall be kept closed and locked so that they may not be opened by visitors to building.

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

14. No development shall take place until details of external lighting for the paths, roads and car parks are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

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

15. The flood lighting hereby approved shall be completed and installed in accordance with the submitted details (Ref: Abacus Lighting Limited UKS87707) and shall thereafter be maintained throughout the lifetime of the development in accordance with the Institute of Lighting Engineers publication "Guidance Note for the Reduction of Obstructive Light GN01 2005" or any document which supersedes this publication.

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

16. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) as the site is potentially contaminated. It states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

17. No occupation or use of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Further site investigation is required and the site is adjacent to a landfill therefore if remediation is required, remediation works should be validated for the protection of controlled waters.

18. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. The scheme shall include no infiltration of surface water drainage into the ground on any part of the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework and to accord with paragraph 109 of the National Planning Policy Framework (NPPF).

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.



20. Before the development is occupied the modified vehicular/pedestrian/cycle access to Wilton Road shall be constructed in accordance with the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction between 0.6 m and 2.0 m above ground level.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

21. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans, Drawing Number 6521P-101 (Rev D), for car parking spaces, to include 4 disabled spaces, 2 mini bus spaces and a minimum 30 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

22. No development shall start until a Construction Transport Management Plan, 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 behind any visibility zones
- (f) no on site burning
- (g) provision of wheel washing facilities

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 above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

23. Prior to the commencement of the development the applicant shall submit for the written approval of the Local Planning Authority a Travel Plan Statement to include a Match Day Access Strategy in accordance with the aims and objectives of National Planning Policy Framework (2012) and the Surrey County Council Travel Plans Good Practice Guide. The Match Day Access Strategy shall aim to minimise disruption of match days and shall include a mechanism to include where necessary the provision of Traffic Management measures and Marshalling of traffic. The applicant shall implement the approved Travel Plan Statement and Match Day Access Strategy upon occupation and thereafter shall maintain, develop and operate the travel plan statement and match day access strategy to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

24. The proposed development shall be built in accordance with the following approved plans: 6521 A OS, 6521P-100(D), 6521P-101(D), 6521P02, 6521P01, 102 (P05), 101 (P05) and 6521V-102 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).

25. Before the commencement of development the applicant will submit in writing an Environmental Management and Monitoring Programme. The programme must include the following;
1. A scheme to deal with exposure of the landfill beneath Crabtree Recreation site as a consequence of the work. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed, or
  2. Evidence demonstrated by intrusive investigation and written report/drawings that the carrying out of the proposed work will not entail excavation of the landfill or the breaking of any cover over it.
  3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of point 1 above, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
  4. A programme of ground gas monitoring be undertaken in the vicinity of the proposed clubhouse building. Results of such monitoring and details of gas protection measures to the building provided if the monitoring proves it is necessary

Development must not proceed until this Environmental Management and Monitoring Programme has been submitted to and approved in writing by the Local Planning Authority. Once agreed the scheme shall be undertaken in complete accordance with the agreed details.

Reason: This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) as the site is potentially contaminated. It states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Advertisement consent required DF3
4. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991 Please see

[www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

6. The Match Day Strategy should be a short plan identifying how traffic and parking will be managed when there is a match with high attendance, in order to avoid unnecessary blocking of Wilton road and uncontrolled parking. The plan should include traffic marshalling, provision for drop offs.

The works to provide access to the Plaza area will require works within the existing public highway and should be clearly delineated.

Recommendation 2:

In the event that a satisfactory obligation has not been completed by the 31<sup>st</sup> March 2015 the Executive Head Regulatory be authorised to REFUSE the application for the following reasons:

1. In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.
  
2. In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.

**LOCATION:** KROONER PARK AND LAND AT CRABTREE PARK,  
WILTON ROAD, CAMBERLEY, GU15 2QW

**PROPOSAL:** Creation of a Football Centre, to include 1 full size artificial  
grass pitch, 7 artificial 5-a-side pitches with associated  
clubhouse, changing rooms and spectator seating.

**TYPE:** Full Planning Application

**APPLICANT:** Mr Ronnie Wilson  
Pace Soccer Centres Limited

**OFFICER:** Paul Sherman

**1.0 SUMMARY**

- 1.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. The existing Krooner Park site would be cleared with the main pitch reoriented to run north-south adjacent to the boundary with Krooner Road. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse.
- 1.2 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 101 car parking with the majority of these located on the area of the site which currently forms part of Crabtree Park.
- 1.3 There is no objection to the principle of the proposal and the development would respect the character and the appearance of the area. The development would not give rise to an unacceptable impact on the amenities enjoyed by the occupants of the surrounding properties, would provide a sufficient level of car parking and would not impact on highway safety or highway capacity. The development would not harm the biodiversity value of the site, would not increase risks from flooding or from contamination and would not impact on local infrastructure provision.
- 1.4 It is therefore considered that subject to the completion of a suitable planning obligation to secure a financial contribution for environmental improvements to Crabtree Park and a contribution to improving the local cycle network, planning permission should be granted subject to conditions.

**2.0 RECOMMENDATION**

Recommendation 1:

To Defer and Delegate, that and subject to the completion of a suitable obligation to secure the following:

- a financial contribution of £20,000 towards environmental improvements to Crabtree Park
- a financial contribution of £27,000 towards the implementation of shared cycleway/footway on Frimley Road

The Executive Head - Regulatory to be authorised to APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. 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.

3. No development shall take place until details of the surface materials for the roads, car parking areas, paths and pitches shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

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

4. The development hereby approved shall be undertaken in accordance with the submitted "Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement" dated April 2013 including the provision tree and ground protection in accordance with the approved details. No development shall be undertaken until the tree and ground protection has been agreed on site with the Arboricultural Officer and the applicants Arboricultural Consultant has attended a pre-commencement site meeting.

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

5. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. The scheme shall also include a management and maintenance plan to cover the first 5 year period of the development. Any trees or plants removed or becoming dead or diseased within 5 years of planting shall be replaced by specimens of a similar species and size as those to be removed.

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.

6. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, paths, pitches and bunds in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Prior to the commencement of development full details of the proposed acoustic barrier adjacent to Krooner Road shall be submitted to and approved in writing by the Local Planning Authority. This shall be informed by a detailed noise assessment to identify the required height of the barrier and the details to be provided shall include the construction and sections of any bund or fencing. Once approved the barrier shall be constructed in accordance with the approved details prior to the first use of the approved pitches and shall be maintained on site at all times the site is in use.

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

8. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. No development shall take place until a scheme has been submitted to and agreed in writing with the Local Planning Authority, in consultation with Surrey Wildlife Trust, to mitigate the impact of the development on Badgers. The scheme shall be informed by further survey work to be undertaken between the date of the grant of permission and the submission of the mitigation scheme and the results of this survey work shall be included with the mitigation scheme submitted. Once agreed the mitigation shall be undertaken in accordance with the approved details prior to the first occupation of the development or other period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not impact on the badger population in the area and to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority to secure a minimum of 10% of the energy requirement of the approved development through onsite renewable or low carbon sources. Once approved these measures shall be incorporated into the approved scheme and shall be made operational prior to the first occupation of the

development and thereafter maintained so that they deliver the required energy saving.

Reason: In the interests of promoting sustainable development and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. Prior to the commencement of development a scheme detailing the water efficiency measures to be included within the development shall be submitted to and approved in writing with the Local Planning Authority. Once approved the development shall be undertaken in accordance with the approved details.

Reason: In the interests of water efficiency and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The football pitches hereby approved shall only be used between the hours of 9:00 and 23:00 Monday to Sunday and shall only be illuminated when the pitches are in use. The flood lighting shall be switched off within 15 minutes of the final booking of each day.

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

13. The main pitch hereby approved shall only be used for 11-a-side matches or for the training players associated with football clubs registered with the Football Association. The pitch shall not be subdivided to provide small sided games unless these form part of an organised training session of a registered club.

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

14. At any time that amplified live or recorded music is played in the clubhouse after 8pm the sliding doors in the north east elevation shall be kept closed and locked so that they may not be opened by visitors to building.

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

15. No development shall take place until details of external lighting for the paths, roads and car parks are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

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

16. The flood lighting hereby approved shall be completed and installed in accordance with the submitted details (Ref: Abacus Lighting Limited UKS87707) and shall thereafter be maintained throughout the life of the development in accordance with the Institute of Lighting Engineers publication "Guidance Note for the



Reduction of Obstructive Light GN01 2005" or any document which supersedes this publication.

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

17. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
  - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) as the site is potentially contaminated. It states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

18. No occupation or use of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Further site investigation is required and the site is adjacent to a landfill therefore if remediation is required, remediation works should be validated for the protection of controlled waters.

19. No infiltration of surface water drainage into the ground on any part of this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

21. Before the development is occupied the modified vehicular/pedestrian/cycle access to Wilton Road shall be designed/constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction between 0.6m and 2.0m above ground level.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

22. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans, Drawing Number 6521P-101, for car parking spaces, to include 4 disabled spaces, 2 mini bus spaces and a minimum 30 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

23. No development shall start until a Construction Transport Management Plan, 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 behind any visibility zones
- (f) no on site burning
- (g) provision of wheel washing facilities

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 above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

24. Prior to the commencement of the development the applicant shall submit for the written approval of the Local Planning Authority a Travel Plan Statement to include a Match Day Access Strategy in accordance with the aims and objectives of National Planning Policy Framework (2012) and the Surrey County Council Travel Plans Good Practice Guide. The Match Day Access Strategy shall aim to minimise disruption of match days and shall include a mechanism to include where necessary the provision of Traffic Management measures and Marshalling of traffic. The applicant shall implement the approved Travel Plan Statement and Match Day Access Strategy upon occupation and thereafter shall maintain, develop and operate the travel plan statement and match day access strategy to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

25. The proposed development shall be built in accordance with the following approved plans: 6521-A-OS, 6521-P-01, 6521-P-02, 6521 P-100 and 6521-P-101, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).

#### Informative(s)

- 1. Decision Notice to be kept DS1
- 2. Building Regs consent req'd DF5
- 3. Advertisement consent required DF3

4. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:  
[www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding)
6. The Match Day Strategy should be a short plan identifying how traffic and parking will be managed when there is a match with high attendance, in order to avoid unnecessary blocking of Wilton road and uncontrolled parking. The plan should include traffic marshalling, provision for drop offs.

#### Recommendation 2:

In the event that a satisfactory obligation has not been completed by the 24<sup>th</sup> December 2013, the Executive Head - Regulatory be authorised to REFUSE the application for the following reasons:

1. In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.
2. In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.

### **3.0 BACKGROUND PAPERS**

- 3.1 Consultation responses and representations.

### **4.0 SITE DESCRIPTION**

- 4.1 The application site extends to approximately 1.8ha; it comprises an area of land, known as Krooner Park also includes a small proportion of the adjoining Crabtree Park. Krooner Park is located at the western end of Krooner Road and comprises a floodlit grass football pitch with associated clubhouse, stands and ancillary buildings and is the current home ground of Camberley Town Football Club. Other than the playing surface the site is largely hard surfaced, the site is relatively level and includes few landscape features with the exception a row of trees which mark the boundary with Crabtree Park.

- 4.2 Crabtree Park is located to the north of Crabtree Road and comprises a former landfill site which has been capped and landscaped to provide an area of informal open space for public recreation. The site is largely laid to grass but includes some significant areas of woodland, most notably in the north of the site adjacent to Krooner Park. It also includes a number of footpaths through the site which provide linkages from Crabtree Road to Wilton Road as well as to a footbridge over the railway to the west. The application site includes approximately 0.3ha of Crabtree Park adjacent to Krooner Park and this area is currently woodland.
- 4.3 The site is located within an area which contains a number of different land uses. To the south the site is bounded by Crabtree Park beyond which there are a number of residential properties and a community building used as a Girl Guide Centre. To the east the site adjoins residential properties on Krooner Road as well as a number of commercial buildings located on the Wilton Road; the site also shares common boundaries with Camberley Indoor Bowls Club and the Wilton Road Civic Amenity Site. To the north the site adjoins the commercial properties Bridge Road while to the west the site is bounded by the railway line which separates the site from the commercial development at Watchmoor Park. The site includes vehicle access from Krooner Road although this is not currently used and the site is currently accessed from Wilton Road.

## 5.0 RELEVANT HISTORY

- 5.1 SU/2010/0823 Creation of a new Football Centre to include 1 full-size pitch with spectator seating, 5 grass mini- pitches, 10 artificial 5-a-side pitches and 1 artificial intermediate-size pitch, the erection of a clubhouse to include changing rooms, meeting rooms, bar/cafe and a fitness suite and the creation of a new car park accessed from Wilton Road, with associated landscaping and remedial works.

*Withdrawn prior to determination (09/02/2011)*

## 6.0 THE PROPOSAL

- 6.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. Access to the site would be from Wilton Road.
- 6.2 The existing Krooner Park site would be cleared with the main pitch reoriented to run north-south adjacent to the boundary with Krooner Road. This pitch would be enclosed by 1 metre high post and rail fencing and would benefit from five 8 metre high flood lights to illuminate the pitch and spectator small stands on each side line. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse; these would be enclosed by 3 metre high metal mesh fencing and would be illuminated by 6 metre high flood lighting.
- 6.3 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 101 car parking with the majority of these located on the area of the site which currently forms part of Crabtree Park. This parking area would be level with the surface of Crabtree Park and would therefore be elevated above the Krooner Park site.
- 6.4 The application follows an earlier scheme which was withdrawn by the applicant. The current proposal is a much reduced scheme which seeks to use far less of the land within Crabtree Park, includes less pitches and a smaller clubhouse building.

## 7.0 CONSULTATION RESPONSES

- 7.1 Planning Policy Manager No objection in principle however the development would result in a small reduction in the area of Crabtree Park and this will need to be weighed against the benefits of the scheme. Need to consider that whether the development is commensurate with the scale of the site.
- 7.2 Environmental Health Noise – Has considered the Acoustic Report provided and broadly supports its conclusions. Advises that subject to conditions to secure noise mitigation measures the proposed development would not increase the noise such as to impact on residential amenity.
- Lighting – based on the information provided the lighting proposed would not generate any significant adverse impact on the adjoining residential properties and would represent an improvement over the prevailing situation
- Land Contamination - The proposal is to add material and no excavation is proposed to Crabtree Park. No objection on land contamination grounds subject to conditions.
- 7.3 Arboricultural Officer Development requires loss of groups of individually small trees as well as some larger oak trees of individual merit. The loss of the trees can be mitigated by replacement planting and environmental improvements to Crabtree Park.
- 7.4 County Highway Authority No objection to the proposed development on highway safety, policy or capacity grounds subject to conditions and a financial contribution towards highway improvements.
- 7.5 Environment Agency No objection on flooding or land contamination grounds subject to conditions.
- 7.6 Surrey Wildlife Trust No comments received at the time of the preparation of this report, any comments received will be provided to the committee by way of a written update.
- 7.7 Sport England No objection to the development, would improve facilities and AGP pitches are supported by local and national football associations.

## 8.0 REPRESENTATION

- 8.1 At the time of preparation of this report a total of 644 representations had been received. These are broken down as follows:
- 8.2 There have been 435 representations objecting to the proposed development which raise the following planning issues:
- Out of character with area
  - Loss of open space / reduced access to open space
  - Loss of trees
  - Impact on wildlife / habitat
  - Land contamination

- Impact on highway safety
- Insufficient on-site parking
- Insufficient highway capacity
- Impact on residential amenity
- Noise / light pollution
- Risk of flooding

8.3 There have been 209 representations supporting the proposed development which raise the following issues:

- Improved football facilities in area
- Better facilities for young people
- Promote active / health lifestyles

4 It is acknowledged that a significant number of representations have been received from outside the immediate vicinity of the site however the location of those making representations is not a reason to discount any legitimate planning issues they may raise. It should also be noted that the numbers of representations, either in support or against the proposal, is not a reason in itself to grant or withhold planning permission.

## 9.0 PLANNING CONSIDERATION

9.1 The application site is located within the settlement area as identified by the proposals map and both Krooner Park and Crabtree Park are designated as Green Spaces. As such policies CP2, CP11, CP12, CP14, DM9, DM10, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national planning policy contained in the National Planning Policy Framework is also a material consideration.

9.2 The main issues to be addressed in the determination of this application are:

- The principle of the development and its impact on the designated Green Spaces;
- The impact of the development on the character of the area;
- The impact of the development on residential amenities;
- The level of parking and the impact of the development on highway safety;
- The impact of the development on nature conservation and protected species;
- The impact of the development on the risk of flooding and drainage infrastructure, and
- The risk of contamination arising from the proposed development

### 9.3 The principle of the development and its impact on the designated Green Spaces

9.3.1 The application site is located within the urban area however both parts of the site, namely Krooner Park and Crabtree Park, are identified as Green Spaces within the Settlement Area. Krooner Park is identified solely for its recreational value while Crabtree Park is designated for its visual amenity and its recreational value. Policy DM15 states that Green Spaces will be protected by restricting development to appropriate informal recreation uses or formal recreation facilities that are of a scale commensurate with the size of the space.

- 9.3.2 The application seeks to create a football centre which includes the creation of a full size artificial grass pitch and seven 5-a-side pitches with associated facilities on the Krooner Park site. Given that the Krooner Park site is designated for its formal recreational use which would effectively be retained and enhanced by the proposal it is considered that no objection should be raised to the principle of redeveloping the site with new pitches, even though the surfaces would be artificial. The development however also includes the provision of a parking area on the Crabtree Park site to serve the new football centre; the level of development proposed for the Krooner Park site means that this parking cannot be provided on this part of the site. This site is designated for its visual amenity and recreational value and accordingly the impact on the function of Crabtree Park due to the loss of this part of the site should also be considered.
- 9.3.3 The total area of Crabtree Park required to deliver the proposal is approximately 0.3ha; this area is currently woodland and includes one of the informal paths which circle the park. Much of this area is however steeply sloping and is not practicably useable. The development would see this area levelled by the infilling the bank behind a retaining wall and this area would then provide two rows of parking delivering some 91 car parking spaces. A bund and tree planting would be provided between the parking area and the remainder of the park.
- 9.3.4 It is considered that the area of Crabtree Park to be lost is relatively limited and it is not considered that the loss of this small area would have a significant adverse impact on the function of the park. The development of part of this woodland area may have some impact on the visual amenity value of the park as the depth of this area of woodland would be reduced. It is however considered that the harm arising from the development on Crabtree Park would be outweighed by the improved recreation facilities on Krooner Park. However in the event that planning permission is granted, a financial contribution should be secured from the developer to deliver environmental improvements to the remainder of the Crabtree Park site to mitigate the impact on the visual amenity value of the park and to improve the opportunities within the park for informal recreation.
- 9.3.5 Having regard to the above it is considered that subject to appropriate conditions and a contribution towards environmental improvements to remainder of Crabtree Park, the development would meet the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 and no objection should be raised to the principle of the development.

#### **9.4 The impact of the development on the character of the area**

- 9.4.1 The application site is located within an area of mixed character which includes industrial and commercial properties, recreation facilities, residential properties and informal public open spaces. The main entrance to the site would be from Wilton Road and it is from this area that the development would most readily be visible. The development would replace the existing pitch and associated building with a more modern facility. From the street, only the 5-a-side pitches and car parking would be visible with limited views of the proposed clubhouse. It is not considered that the development would materially harm the character or the appearance of the Wilton Road industrial area and has the potential to improve the appearance and quality of the existing site.
- 9.4.2 The site also bounds Krooner Road and an emergence access is to be retained in this location. Krooner Road is residential with the boundary with the football club currently marked by a chain link fence and a higher netting fence behind. The development would reposition the main pitch to bring this closer to the Krooner Road boundary however the development would also include the provision of an acoustic barrier comprised of a landscaped bund supporting and acoustic fence. The presence of this bund will obscure most of the views into the site and subject to appropriate landscaping would provide a soft edge to this boundary. The development would therefore not materially impact on the character of Krooner Road and a suitably landscaped bund has the potential to improve the appearance of what is currently somewhat unattractive boundary fencing.



9.4.3 To the south-west the site adjoins Crabtree Park which is a large informal public green space which includes a mixture of grassland and wooded areas. The application includes the provision of car parking in part of the wooded area adjacent to the northern boundary of the site however a significant volume of trees would be retained and this would help to hide the presence of the parking. Subject to suitable conditions and a financial contribution towards environmental improvements to the park it is considered that the development could be accommodated without significant harm to the character or the appearance of the area when viewed from Crabtree Park.

9.4.4 Having regard to all of the above it is considered that the development proposed would not be detrimental to the character or the appearance of the area in which it is located and as such it is considered that the development would comply with the relevant objectives of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **9.5 The impact of the development on residential amenities**

9.5.1 The application site adjoins residential properties on Krooner Road and while these properties currently adjoin the football club the proposed development seeks to reposition the main pitch to be closer to these properties and is likely to increase the intensity of the use of this site. The proposal therefore has the potential to impact on the amenities of these properties by virtue of increased noise, disturbance and light spill.

9.5.2 The pitch closest to these properties would be the full sized pitch; this pitch does not include rebound boards and as such is likely to generate less noise than the smaller 5-a-side pitches. Noise from this pitch is likely to be generated from players shouting, whistles and crowd noise when used by Camberley Town Football Club. The application includes the provision of an acoustic barrier adjacent to these properties to shield them from noise generated by the proposed pitch and the Council's Environmental Health Officer has advised that the bund is sufficient to ensure that the development would not give rise to unacceptable noise or disturbance to these properties and could offer a benefit to the prevailing situation which is not mitigated. The light spill information provided also demonstrates that the light from the floodlights can be contained in the site without a significant detrimental impact on these properties. It is therefore considered that the development would not impact on the amenities enjoyed by the occupants of these properties by virtue of noise or light spill. It is however considered that a condition should be included to ensure that the main pitch is not subdivided to be used more intensively than is currently proposed which could have a greater impact on amenities. A suitable condition is set out above.

9.5.3 In order to mitigate the impact from noise, an acoustic barrier is proposed for this boundary and this should comprise a landscaped bund topped with an acoustic fence. This acoustic barrier is shown to have a total height of 5.5m and would be visible from the properties adjoining the site. This would however be set off the boundary with the residential properties and would not reach its full height until some 6m from the boundary with these properties. It is therefore considered that, subject to suitable landscaping, the barrier would not be overbearing and would not materially impact on the sun or day light the occupants of these properties currently enjoy. Furthermore, the information provided by the applicant, and agreed by the Council's Environmental Health Officer, states that a barrier of less than 5.5 metres would also be acceptable to mitigate the noise from the development. It is therefore recommended that a condition should be included to secure full details of the acoustic barrier to ensure that the barrier is as low as possible to deliver the required mitigation. A suitable condition is set out above.

9.5.4 Crabtree Road is located to the south of the site and includes properties which front the park across the highway and there are also properties on the north side of the road which back onto the allotments. These properties would be a significant distance from the development proposed and would not be materially impacted by the light or noise from these sources. Furthermore it is not considered that the proposed clubhouse would generate any harm to residential amenity and the noise would be contained within the building envelope. People leaving the site in the evenings are most likely to use Wilton

Road which is not a residential area.

- 9.5.5 Having regard to the above it is considered that the development would not impact on the residential amenities enjoyed by the occupants of the surrounding properties and as such the proposal is considered to comply with the relevant sections of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **9.6 The level of parking and the impact of the development on highway safety**

- 9.6.1 The application site currently benefits from vehicle access from Krooner Road and Wilton Road both of which lead into the Krooner Park site. The proposed development would be accessed from Wilton Road although the access from Krooner Road would be retained for emergency access. The main access to the site will remain in broadly the location of the existing access and this will serve the main part of the site and give access to a small parking area. A new access is also proposed from Wilton Road leading up to a parking area on the part of the site which falls within Crabtree Park. The County Highway Authority has considered the proposed access arrangements and has advised that the accesses are suitable and would not give rise to conditions prejudicial to highway safety.

- 9.6.2 The County Highway Authority has also considered the impact of the development on the local highway network by virtue of the increases of trips to the site. This assessment has been made on a worst case scenario that all pitches would be in full occupation during a match by Camberley Town Football Club. This demonstrates that there would be less than 5.5% increase in PM peak hour vehicle movements. The impact of the increase in movements has been considered for the London Road / Frimley road, Wilton Road / Frimley Road / Park Road, and Crabtree Road / Frimley Road junctions. The County Highway Authority concludes that the development would have no significant impact on these junctions with the exception of the roundabout junction at Wilton Road where the impact would be minor and would only occur on match days in the PM peak period. The County Highway Authority advise that the impact is so minor as to not warrant mitigation and they therefore raise no objection to the development on highway capacity grounds. They do however seek a financial contribution towards the implementation of a cycleway designed to reduce movements by car and recommended conditions to encourage suitable methods of travel.

- 9.6.3 The application includes the provision of a total of 101 car parking spaces to serve the development and this is more than sufficient to meet the theoretical capacity of the pitches even in the event that all participants were to drive to the site individually which is considered unlikely. Parking is likely to come under greater strain at change over times and on days when Camberley Town Football Club play matches however the level of parking is considered sufficient to meet the demand for the development. It is also noted that a public car park is available in walking distance of the development and that the parking areas and development can also be managed to reduce peak demand through measures such as staggering change over times and promoting suitable travel choices.

It is therefore considered that the development would provide a suitable level of parking and would not impact on highway safety and would not result in unacceptable impacts on the highway network. For these reasons, subject to the conditions and a planning obligation to secure contributions to the cycleway, it is considered that the development meets the relevant objectives of Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **9.7 The impact of the development on nature conservation and protected species**

- 9.7.1 The larger part of the application site currently forms Krooner Park. With the exception of the grassed pitch the site is mostly laid to hard surfacing and the buildings within the site are not likely to be suitable for roosting bats. The site has a low biodiversity value and it is not considered that the proposed development of this site would have any material impact on protected species or nature conservation objectives.

- 9.7.2 The application site also includes a small section of Crabtree Park which has a higher biodiversity value. The consultation response from Surrey Wildlife Trust has not been

received at the time of the preparation of this report however representations have been received which raise concern with the validity of the Badger Survey. Following these representations the applicant has agreed to undertake a further scheme of surveying prior to the commencement of any development on site and to use the results of these surveys to prepare a detailed scheme of mitigation. Subject to the comments of Surrey Wildlife Trust, it is considered that this approach is reasonable and accordingly no objection should be raised to the proposal on these grounds and a suitable condition is set out above. Any further comments in respect of biodiversity will be reported as an update to the committee.

9.7.3 While the development is not in close proximity to the Thames Basin Heaths Special Protection Area the loss of informal recreation spaces and dog walking opportunities has the potential to increase the recreation pressures on the protected site due to the displacement of activity. In this instance however it is considered that the loss of open space from Crabtree Park would, subject to the scheme of environmental improvements, not significantly harm the function of the park such as to displace activity to the TBHSPA. Accordingly the development would not have a like significant adverse impact on the protected site and therefore an Appropriate Assessment is not required.

9.7.4 Having regard to the above, and subject to the comments of Surrey Wildlife Trust, it is considered that the development would not adversely impact on the biodiversity value of the site and as such the development is considered to comply with the objectives of Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **9.8 The impact of the development on the risk of flooding**

9.8.1 The application site is located within Flood Zone 1 as identified by the Environment Agency and as such is at low risk of flooding from rivers and waterways. The applicant has provided a Flood Risk Assessment which concludes that the development would not materially increase the risk of flooding to adjoining properties and the Environment Agency has raised no objection to the development on flood risk grounds. Subject to a condition to secure full details of the surface and foul water drainage the development would not put adjoining properties at risk of flooding and would meet the objectives of Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012. A suitable condition is set out above.

## **9.9 The risk of contamination arising from the proposed development**

9.9.1 The application site includes a small section of Crabtree Park which is known to be a former landfill site and as such is at high risk of contamination; there is also a risk that landfill gas may be present in this part of the site. The development includes no excavation or intrusion of the area of the site which is former landfill and instead seeks to further cover and this area with inert materials to provide the proposed parking area. The Environment Agency and the Council Environmental Health Officer have considered the development and have both advised that the development would not result in an undue risk of contaminants entering the environment and have recommended conditions to control the management of risk during the construction process. Accordingly no objection should be raised to the development on these grounds.

## **9.10 The impact of the development on Local Infrastructure**

9.10.1 In October 2011 the Council adopted the Developer Contributions SPD and financial contributions are now required for any development providing new dwellings or commercial floorspace. While the proposed development includes commercial floorspace the development proposed does not fit into any of the categories of development in the SPD by which to make a calculation for infrastructure contributions. In this instance therefore contributions have been assessed on an individual basis and a contribution of £27,000 towards highway infrastructure and £20,000 towards environmental improvements are required. There are no other significant infrastructure impacts and therefore subject to the completion of a planning obligation to secure these contributions no objection should be raised to the development on these grounds.

## **9.11 Other Issues**

- 9.11.1 The proposed development is likely to have a high demand for both energy and water and Policy CP2 requires developments to be sustainable in terms of the energy use and the use of water. The application does not include specific details of the use of renewable or low carbon energy sources or details of any water efficiency measures to be incorporated within the development. It is therefore considered that a condition should be included to ensure that suitable sustainability measures are included within the development and a suitable condition is included above. Subject to the imposition of this condition the development would meet the objectives of Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **10.0 CONCLUSION**

- 10.1 There is no objection to the principle of the proposal and the development would respect the character and the appearance of the area. The development would not give rise to an unacceptable impact on the amenities enjoyed by the occupants of the surrounding properties, would provide a sufficient level of car parking and would not impact on highway safety or highway capacity. The development would not harm the biodiversity value of the site, would not increase risks from flooding or from contamination and would not impact on local infrastructure provision.
- 10.2 It is therefore considered that subject to the completion of a suitable planning obligation to secure a financial contribution for environmental improvements to Crabtree Park and a contribution to improving the local cycle network, planning permission should be granted.
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**MINUTE LIST OF COMMITTEE**  
**16 December 2013**

<b>APP. NO</b>	<b>WARD</b>	<b>LOCATION &amp; PROPOSAL</b>	<b>TYPE</b>	<b>DECISION</b>
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<b>2013/0709</b>	<b>WAT</b>	<b>KROONER PARK AND LAND AT CRABTREE PARK, WILTON ROAD, CAMBERLEY, GU15 2QW</b>	<b><u>FFU</u></b>	<b>RA</b>
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PGS  
Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

**ACTION**

REFUSED (MEMBER OVERTURN)

Reasons for refusal to be agreed by Chair and Vice Chair.



**LOCATION:** KROONER PARK AND LAND AT CRABTREE PARK,  
WILTON ROAD, CAMBERLEY, GU15 2QW

**PROPOSAL:** Creation of a Football Centre, to include 1 full size artificial  
grass pitch, 7 artificial 5-a-side pitches with associated  
clubhouse, changing rooms and spectator seating.

**TYPE:** Full Planning Application

**APPLICANT:** Mr Ronnie Wilson  
Pace Soccer Centres Limited

**OFFICER:** Paul Sherman

**RECOMMENDATION: Defer and Delegate for legal agreement then GRANT subject to conditions.**

## 1.0 SUMMARY

- 1.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with associated clubhouse, spectator seating, floodlighting and car parking. The current proposal is similar in most respects to application SU/2013/0709 which was previously refused by the Council. However, no objection was previously raised to the principle of the proposal, its impact on the amenities enjoyed by the occupants of the surrounding properties, the level of car parking or highway safety. The development was also considered not to harm the biodiversity value of the site and not to increase risks from flooding. The primary consideration in determining this application is therefore whether the current application overcomes the previous reasons for refusal which related to the risk of contamination arising from the development and the impact of the development on the visual amenity value of Crabtree Park.
- 1.2 The report concludes that the additional information provided by the applicant clearly demonstrates that the development would not give rise to an unacceptable risk from contamination and that the development would not impact on the visual amenity value of Crabtree Park. Moreover the development offers the opportunity to further supplement the existing landfill cap in this location. This would reduce the risk of contaminants escaping from the site. The proposal would also deliver environmental improvements to Crabtree Park to the benefit of the existing park users.

## 2.0 SITE DESCRIPTION

- 2.1 The application site extends to approximately 1.8ha; it comprises an area of land, known as Krooner Park also includes a small proportion of the adjoining Crabtree Park. Krooner Park is located at the western end of Krooner Road and comprises a floodlit grass football pitch with associated clubhouse, stands and ancillary buildings and is the current home ground of Camberley Town Football Club. Other than the playing surface the site is largely hard surfaced, the site is relatively level and includes few landscape features with the exception a row of trees which mark the boundary with Crabtree Park.
- 2.2 Crabtree Park is located to the north of Crabtree Road and comprises a former landfill site which has been capped and landscaped to provide an area of informal open space for public recreation. The site is largely laid to grass but includes some significant areas of woodland, most notably in the north of the site adjacent to Krooner Park. It also includes a number of footpaths through the site which provide linkages from Crabtree Road to Wilton Road as well as to a footbridge over the railway to the west. The application site includes

approximately 0.3ha of Crabtree Park adjacent to Krooner Park and this area is currently woodland.

- 2.3 The site is located within an area which contains a number of different land uses. To the south the site is bounded by Crabtree Park beyond which there are a number of residential properties and a community building used as a Girl Guide Centre. To the east the site adjoins residential properties on Krooner Road as well as a number of commercial buildings located on the Wilton Road; the site also shares common boundaries with Camberley Indoor Bowls Club and the Wilton Road Civic Amenity Site. To the north the site adjoins the commercial properties Bridge Road while to the west the site is bounded by the railway line which separates the site from the commercial development at Watchmoor Park. The site includes vehicle access from Krooner Road although this is not currently used and the site is currently accessed from Wilton Road.

### 3.0 RELEVANT HISTORY

- 3.1 SU/2010/0823 Creation of a new Football Centre to include 1 full-size pitch with spectator seating, 5 grass mini- pitches, 10 artificial 5-a-side pitches and 1 artificial intermediate-size pitch, the erection of a clubhouse to include changing rooms, meeting rooms, bar/cafe and a fitness suite and the creation of a new car park accessed from Wilton Road, with associated landscaping and remedial works.

Withdrawn prior to determination (09/02/2011)

- 3.2 SU/2013/0709 Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

This was reported to the Planning Applications Committee on 16/12/2013 with an officer recommendation for approval, however, the Committee refused the application for the following reasons:

1. *It has not been satisfactorily demonstrated that the development proposed, in particular the creation of the car park and access ramp and the associated tree removal and engineering operations, could be undertaken without breaking the cap of the former landfill site and without resulting in an unacceptable risk of contaminants escaping from the site to local receptors. As such the proposal is contrary to the objectives of paragraphs 120 and 121 of the National Planning Policy Framework.*
2. *The development proposed, by virtue of the loss of trees and the creation of the formal parking area, would have a detrimental impact on the visual amenity value of Crabtree Park which is a designated Green Space. As such the proposal is contrary to the objectives of Policy DM9 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 and conflicts with the objectives of the Surrey Heath Core Strategy and Development Management Policies 2012.*

### 4.0 THE PROPOSAL

- 4.1 The full application proposes the creation of a new Football Centre to include a full-sized artificial grass pitch and seven artificial 5-a-side pitches with a new clubhouse, spectator seating, floodlighting and car parking. Access to the site would be from Wilton Road.
- 4.2 The existing Krooner Park site would be Page 52 with the main pitch reoriented to run



north-south adjacent to the boundary with Krooner Road. This pitch would be enclosed by 1 metre high post and rail fencing and would benefit from five 8 metre high flood lights to illuminate the pitch and spectator small stands on each side line. The proposed clubhouse would be located to the west of the main pitch and would be broadly central to the site, the building would be two-storey and would include changing rooms as well as bar and hospitality facilities. The 5-a-side pitches would be located to the north and the west of the clubhouse; these would be enclosed by 3 metre high metal mesh fencing and would be illuminated by 6 metre high flood lighting.

- 4.3 Vehicle access to the development would be from Wilton Road while the existing access to Krooner Road would be retained as an emergency access only. There would be a total of 101 car parking with the majority of these located on the area of the site which currently forms part of Crabtree Park. This parking area would be level with the surface of Crabtree Park and would therefore be elevated above the Krooner Park site.
- 4.4 The application is similar to application SU/2013/0709 which was recently refused. The main changes to the proposal involve a reduction in the area of Crabtree Park to be included in the application site and changes to the design of the car park intended to give a softer edge to the Crabtree Park boundary. Changes to the car park access ramp have also been made to ensure that the development would not cut into the landfill and further technical information has been submitted in respect of the method of the construction of the car parking area. The applicant has also provided Visual Amenity Report which details how the proposal could deliver environment improvements to Crabtree Park.

## 5.0 CONSULTATION RESPONSES

- 5.1 Environmental Health      Noise – has considered the Acoustic Report provided and broadly supports its conclusions. Advises that subject to conditions to secure noise mitigation measures the proposed development would not increase the noise such as to impact on residential amenity.
- Lighting – based on the information provided the lighting proposed would not generate any significant adverse impact on the adjoining residential properties and would represent an improvement over the prevailing situation.
- Land Contamination - the proposal is to add material and no excavation is proposed to Crabtree Park. No objection on land contamination grounds subject to conditions.
- 5.2 Arboricultural Officer      Development requires some loss of small groups of trees as well as some larger oak trees of individual merit. The loss of the trees can be mitigated by replacement planting and environmental improvements to Crabtree Park.
- 5.3 County Highway Authority      No objection to the proposed development on highway safety, policy or capacity grounds subject to conditions and a financial contribution towards highway improvements.
- 5.4 Environment Agency      No objection on flooding or land contamination grounds subject to conditions.
- 5.5 Surrey Wildlife Trust      No comments received at the time of the preparation of this report, any comments received will be provided to the committee by way of a written update. No objection was raised to previous scheme, however conditions were recommended.
- 5.6 Sport England      No objection to the development, would improve facilities and AGP

pitches are supported by local and national football associations.

## **6.0 REPRESENTATION**

6.1 At the time of preparation of this report 295 representations have been received and of these:

129 object to the proposed development and raise the following planning issues:

- Loss of open space / reduced access to open space
- Impact on park
- Out of character with surrounding area
- Loss of trees
- Land contamination
- Overbearing impact from fencing / bund
- Impact on wildlife / habitat
- Impact on highway safety
- Insufficient on-site parking
- Risk of flooding
- Insufficient highway capacity
- Impact on residential amenity
- Noise / light pollution

6.3 166 support the proposed development for the following reasons:

- Improved football facilities for whole borough
- Better facilities for young people
- Promote active / health lifestyles
- Support future of football club

6.4 While a significant number of representations have been received in respect of this application it should also be noted that the number of representations, either in support or against the proposal, is not a reason in itself to grant or withhold planning permission.

## **7.0 PLANNING CONSIDERATION**

7.1 The application site is located within the settlement area as identified by the proposals map and both Krooner Park and Crabtree Park are designated as Green Spaces. As such policies CP2, CP11, CP12, CP14, DM9, DM10, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national planning policy contained in the National Planning Policy Framework (NPPF) is also a material consideration as is the Planning Practice Guidance (PPG).

7.2 The application is similar in many respects to application SU/2013/0709 and given the short period of time since the determination of that application this decision is a material

consideration. The decision cites two reasons for refusal which relate to the risk of contamination arising from the construction of the car park and the impact of the car parking area on the visual amenity value of the park. No other reasons for refusal are given and having regard to the nature of the changes to the scheme it would not be reasonable to reconsider these issues unless there has been a material change in circumstances such as a significant change in planning policy or significant change in the site or its surroundings.

- 7.3 Officers do not consider that there has been any change in circumstance since the determination of the previous application and therefore those issues which were previously considered to be acceptable by the Committee such as those surrounding residential amenities, the level of parking and the impact on highway safety, nature conservation objectives and drainage infrastructure should not be reassessed as part of this planning application. The previous committee report which considered these matters as appended to this report.
- 7.4 Having regard to all of the above it is considered that the material considerations to be addressed in the determination of this application are:

- The risk of contamination associated with the development; and,
- The impact of the development on the visual amenity value of Crabtree Park

### **7.5 The risk of contamination associated with the development**

7.5.1 The application site includes a small section of Crabtree Park which is known to be a former landfill site and as such is at high risk of contamination; there is also a risk that landfill gas may be present in this part of the site. The applicant has confirmed that there will be no excavation or intrusion of the area of the site which is former landfill and instead seeks to further cover this area with inert materials to provide the proposed parking area.

7.5.2 Following the concerns previous expressed by the Council the applicant has undertaken further testing and modelling of this part of Crabtree Park. The application now includes load testing data for the landfill area and a detailed methodology for the construction of the car park. This report has been undertaken by suitably qualified Structural and Civil Engineers and when read with the previous ground investigation reports provides a detailed assessment of the contamination on the site and a methodology for undertaking the development. The Environment Agency and the Council Environmental Health Officer have considered the development and have both advised that the development would not result in an undue risk of contaminants entering the environment and have recommended conditions to further control the development of this area of the site.

7.5.3 The applicant has demonstrated that the development would not require any excavation or cutting into the landfill cap, the development would further enhance the existing cap and would reduce risk of future contamination. The applicant has also demonstrated that the landfill material and car park construction would be structurally sound and would not be likely to result in significant compaction of the landfill material. There is no evidence that the development would increase the risk of people or property being exposed to contamination and therefore no objection should be raised to the proposal on these grounds.

### **7.6 The impact of the development on the visual amenity value of Crabtree Park**

7.6.1 The application site is located within an area of mixed character which includes industrial and commercial properties, recreation facilities, residential properties and informal public open spaces. The main entrance to the site would be from Wilton Road and it is from this area that the development would most readily be visible. The site also bounds Krooner Road and an emergency access is to be retained in this location. Krooner Road is residential with the boundary with the football club currently marked by a chain link fence and a higher netting fence behind. No objection was previously raised to the impact of the development on the character or the appearance of Wilton Road or Krooner Road.

7.6.2 The objection to the scheme previously raised by the Council related to the impact of the proposed car park and the resulting loss of trees on the visual amenity value of Crabtree

Park. The applicant has subsequently amended the scheme to remove the proposed bund which was to be located southwest of the car park which removes the requirement to remove trees from this area. The applicant is also now proposing a soft edge to the car park with those spaces which bound Crabtree Park to be set out on a grassed surfaced. The level of trees now to be removed to facilitate the development is minimal and the Council's Arboricultural Officer has advised that the visual amenity value of the trees to be removed could be mitigated by replacement planting within Crabtree Park and that the replacement of the existing poor quality trees with carefully planned replanting would enhance the visual amenity value of the park.

7.6.3 The applicant has also submitted a Visual Amenity Report which discusses the visual amenity impact of the development on Crabtree Park. This concludes that the alterations to the scheme significantly lessen the visual impact on the park and sets out a number of improvements to Crabtree Park which could further enhance its visual amenity value. This includes new copse planting, new signage, replacement trim-trail, replacement litter bins, as well as improvements to the paths and access arrangements. In order to cover the cost of this work the applicant has offered a financial contribution of £25,000 to be spent on environmental improvements to Crabtree Park.

7.6.4 The impact of the development on Crabtree Park in its revised form would be minimal and the proposed enhancements which could be delivered through the mitigation contribution would ensure that overall the impact of the development on the visual amenity value of the park would be positive. Therefore subject to the completion of a suitable planning obligation development complies with the relevant objectives of Policy DM9 and DM15 of the Core Strategy and Development Management Policies 2012.

## **7.7 Other Issues**

7.7.1 Concern has been raised with respect to the presence of Japanese Knotweed on the site. It must however be noted that the planning system is not the mechanism by which to control invasive species and its presence or otherwise is not a material planning consideration.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

9.1 The additional information provided by the applicant clearly demonstrates that the development would not give rise to an unacceptable risk from contamination and that the development would not impact on the visual amenity value of Crabtree Park. Moreover the development offers the opportunity to further supplement the existing landfill cap in this location which would reduce the risk of contaminants escaping the site and the contribution to environmental improvements to Crabtree Park would offer for the delivery of a significant package of improvements to the park to the benefit of existing park users. The amended scheme therefore overcomes the reasons given for the refusal of the previous scheme.

## 10.0 RECOMMENDATION

### Recommendation 1:

To Defer and Delegate, that and subject to the completion of a suitable obligation to secure the following:

- a financial contribution of £25,000 towards environmental improvements to Crabtree Park
- a financial contribution of £27,000 towards the implementation of shared cycleway / footway on Frimley Road

The Executive Head - Regulatory to be authorised to GRANT the application subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. 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.

3. No development shall take place until details of the surface materials for the roads, car parking areas, paths and pitches shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

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

4. The development hereby approved shall be undertaken in accordance with the submitted "Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement" dated April 2013 including the provision tree and ground protection in accordance with the approved details. No development shall be undertaken until the tree and ground protection has been agreed on site with the Arboricultural Officer and the applicants Arboricultural Consultant has attended a pre-commencement site meeting.

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

5. No development shall take place until full details of both hard and soft landscaping

works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. The scheme shall also include a management and maintenance plan to cover the first 5 year period of the development. Any trees or plants removed or becoming dead or diseased within 5 years of planting shall be replaced by specimens of a similar species and size as those to be removed.

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.

6. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, paths, pitches and bunds in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Prior to the commencement of development full details of the proposed acoustic barrier adjacent to Krooner Road shall be submitted to and approved in writing by the Local Planning Authority. This shall be informed by a detailed noise assessment to identify the required height of the barrier and the details to be provided shall include the construction and sections of any bund or fencing. Once approved the barrier shall be constructed in accordance with the approved details prior to the first use of the approved pitches and shall be maintained on site at all times the site is in use.

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

8. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. No development shall take place until a scheme has been submitted to and agreed in writing with the Local Planning Authority, in consultation with Surrey Wildlife Trust, to mitigate the impact of the development on Badgers. The scheme shall be informed by further survey work to be undertaken between the date of the grant of

permission and the submission of the mitigation scheme and the results of this survey work shall be included with the mitigation scheme submitted. Once agreed the mitigation shall be undertaken in accordance with the approved details prior to the first occupation of the development or other period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not impact on the badger population in the area and to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority to secure a minimum of 10% of the energy requirement of the approved development through onsite renewable or low carbon sources. Once approved these measures shall be incorporated into the approved scheme and shall be made operational prior to the first occupation of the development and thereafter maintained so that they deliver the required energy saving.

Reason: In the interests of promoting sustainable development and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. Prior to the commencement of development a scheme detailing the water efficiency measures to be included within the development shall be submitted to and approved in writing with the Local Planning Authority. Once approved the development shall be undertaken in accordance with the approved details.

Reason: In the interests of water efficiency and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The 5-a-side football pitches hereby approved shall only be used between the hours of 9:00 and 23:00 Monday to Sunday and shall only be illuminated when the pitches are in use. The flood lighting shall be switched off within 15 minutes of the final booking of each day.

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

13. The main pitch hereby approved shall only be used between the hours of 9am and 10pm Monday to Sunday. This pitch shall be used for 11-a-side matches or training of players however the pitch shall not be subdivided by way of rebound boards to provide small sided games.

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

14. At any time that amplified live or recorded music is played in the clubhouse after 8pm the sliding doors in the north east elevation shall be kept closed and locked so that they may not be opened by visitors to building.

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

15. No development shall take place until details of external lighting for the paths,

roads and car parks are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

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

16. The flood lighting hereby approved shall be completed and installed in accordance with the submitted details (Ref: Abacus Lighting Limited UKS87707) and shall thereafter be maintained throughout the lifetime of the development in accordance with the Institute of Lighting Engineers publication "Guidance Note for the Reduction of Obstructive Light GN01 2005" or any document which supersedes this publication.

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

17. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) as the site is potentially contaminated. It states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by



unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

18. No occupation or use of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Further site investigation is required and the site is adjacent to a landfill therefore if remediation is required, remediation works should be validated for the protection of controlled waters.

19. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. The scheme shall include no infiltration of surface water drainage into the ground on any part of the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework and to accord with paragraph 109 of the National Planning Policy Framework (NPPF).

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

21. Before the development is occupied the modified vehicular/pedestrian/cycle access to Wilton Road shall be designed/constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any

obstruction between 0.6m and 2.0m above ground level.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

22. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans, Drawing Number 6521P-100 (Rev B), for car parking spaces, to include 4 disabled spaces, 2 mini bus spaces and a minimum 30 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

23. No development shall start until a Construction Transport Management Plan, 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 behind any visibility zones
- (f) no on site burning
- (g) provision of wheel washing facilities

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 above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained in the National Planning Policy Framework 2012.

24. Prior to the commencement of the development the applicant shall submit for the written approval of the Local Planning Authority a Travel Plan Statement to include a Match Day Access Strategy in accordance with the aims and objectives of National Planning Policy Framework (2012) and the Surrey County Council Travel Plans Good Practice Guide. The Match Day Access Strategy shall aim to minimise disruption of match days and shall include a mechanism to include where necessary the provision of Traffic Management measures and Marshalling of traffic. The applicant shall implement the approved Travel Plan Statement and Match Day Access Strategy upon occupation and thereafter shall maintain, develop and operate the travel plan statement and match day access strategy to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order the development does not prejudice highway safety and that the development accords with Surrey Heath Core Strategy Policies CP11 and DM11 and the sustainable transport policies contained

in the National Planning Policy Framework 2012.

25. The proposed development shall be built in accordance with the following approved plans: 6521 A OS, 6521V-102, 100(P03), 101(P03), 102(P04), 6521 P 01, 02, 6521P-100(B) and 6521 A 01(B) unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).

#### Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Advertisement consent required DF3
4. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:  
[www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding)
6. The Match Day Strategy should be a short plan identifying how traffic and parking will be managed when there is a match with high attendance, in order to avoid unnecessary blocking of Wilton road and uncontrolled parking. The plan should include traffic marshalling, provision for drop offs.

#### Recommendation 2:

In the event that a satisfactory obligation has not been completed by the 17<sup>th</sup> July 2014 the Executive Head - Regulatory be authorised to REFUSE the application for the following reasons:

1. In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.
2. In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.



**MINUTE LIST OF COMMITTEE**  
**02 June 2014**

APP. NO	WARD	LOCATION & PROPOSAL	TYPE	DECISION
2014/0373	WAT	<b>KROONER PARK AND LAND AT CRABTREE PARK, WILTON ROAD, CAMBERLEY, GU15 2QW</b>	<u>FFU</u>	RF

PGS  
Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

**ACTION**  
REFUSED (SUBJECT TO REASONS & INFORMATIVE)

**REASONS:**

The proposed changes to the carriageway levels, gradients and crossfalls proposed by the development within the existing turning head of Wilton Road are such that they would prejudice the safe and convenient use of the highway and would create crossfalls and gradients which would cause danger and inconvenience to all users of the highway. The development would therefore conflict with the objectives of Policy DM11 of the Core Strategy and Development Management Policies 2012 and would conflict with the aims and objectives of the National Planning Policy Framework.

In the absence of a planning obligation to secure a financial contribution towards a scheme of environmental improvements the development proposed would, by virtue of the loss of area and reduction of tree cover in Crabtree Park, have a detrimental impact on the character and the function of this designated Green Space. As such the proposal is contrary to the objectives of Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.

In the absence of a planning obligation to secure financial contributions towards cycle infrastructure the development would fail to meet the objectives to reduce reliance on the private car and would not contribute to delivering sustainable development. As such the proposal is contrary to Policy CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and fails to meet the objectives of the National Planning Policy Framework.

**INFORMATIVE**

While no objection is raised to the development on contamination grounds the applicant is advised that the development would have been required to have complied with the conditions set out in the committee report as well as further planning conditions including conditions to secure the detailed means of construction of the retaining wall and to secure an Environmental Management and Monitoring Programme.



2014/0802

Reg Date 01/09/2014

Mytchett/Deepcut

**LOCATION:** LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY, CAMBERLEY

**PROPOSAL:** Change of Use of land from informal recreational use to the provision of a Suitable Alternative Natural Greenspace (SANG) and associated development. (Amended key plans rec'd 24/09/14).

**TYPE:** Full Planning Application

**APPLICANT:** Mr Robin Pearmain  
Linden Homes

**OFFICER:** Duncan Carty

**RECOMMENDATION: Defer and delegate for a legal agreement then GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 This application relates to the change of use of informal recreational land to provide a Suitable Alternative Natural Greenspace (SANG) to support the proposal for the residential development of 100 dwellings at The Ridgewood Centre, being reported elsewhere on this Agenda under application SU/14/0800.
- 1.2 The application site relates to a part of the Frimley Fuel Allotments (FFA) site which falls within the defined Countryside (beyond the Green Belt) and the south part of the site which falls within a wider Site of Nature Conservation Interest (SNCI). The site is predominantly woodland with a watercourse running from north to south with the north boundary of the site with Old Bisley Road and the Pine Ridge Golf Course to the west and east and MoD land to the south.
- 1.3 The principle of the use of the site is considered to be acceptable noting its Countryside location and the SNCI designation of part of the site. The use of the site as a SANG to support application SU/14/0800 is considered to be acceptable subject to a legal agreement to incorporate controls over the delivery and future management of the SANG, including "step-in" rights, provision of commuted sum/maintenance fund and the obligations for future owners of dwellings provided (under application SU/14/0800) and a SAMM payment. Upon the completion of such an agreement by 12 February 2015, the application is considered to be acceptable.

## 2.0 SITE DESCRIPTION

- 2.1 The application site relates to a part of the Frimley Fuel Allotments site to the south of Old Bisley Road outside of the settlement of Frimley. The 7.8 hectare site is irregular in shape being narrow in the north part (width of 50 metres) and wider to the south (width of up to about 700 metres) and having a maximum length (from north to south) of 1.5 kilometres. The site is predominantly woodland with a watercourse, providing ponds in two places, running from north to south with the north boundary of the site with Old Bisley Road and the Pine Ridge Golf Course to the west and east and MoD land to the south.
- 2.2 There are a series of footpaths through the site with footpaths running from north to south, with other more minor link footpaths running west to east across the site. The site lies

opposite the Ridgewood Centre site (under application SU/14/0800). The south part of the site falls within a wider Site of Nature Conservation Interest (SNCI).

### **3.0 RELEVANT HISTORY**

3.1 There is no relevant planning history to this site. However, this application is linked to the proposal below:

3.2 SU/14/0800 Residential development of 100 dwellings (comprising 9 one bed, 27 two bed, 49 three bed, 11 four bed and 4 five bed units) with garaging/parking, access roads, other ancillary development and landscaping following the demolition/part conversion of existing buildings. Being reported elsewhere on this agenda.

### **4.0 THE PROPOSAL**

4.1 The current proposal is to change of use of informal recreational land to provide a Suitable Alternative Natural Greenspace (SANG). This proposal will support the proposal for the residential development of 100 dwellings at The Ridgewood Centre, being reported elsewhere on this Agenda under application SU/14/0800.

4.2 The proposal would provide improvements to the land to improve access (and use) as a recreational space for walking and dog walking purposes and well as providing opportunities for ecological enhancements to this land. These details are set out further in Paragraph 7.3 below.

4.3 No parking exists or is proposed for this proposal.

### **5.0 CONSULTATION RESPONSES**

5.1 County Highway Authority No objections.

5.2 Natural England No objections to the principle and raise no objections to the provision as a SANG, subject to the provision of a commuted sum and maintenance fund, and "step-in" rights if the management company fails.

5.3 Surrey Wildlife Trust No objections, subject to landscaping provided to limit access close to a badger sett and other recommended actions to protect species from adverse effect resulting from development works and the after-use of the site as a SANG.

5.4 West Surrey Badger Group No objections, subject to landscaping provided to limit access close to a badger sett.

### **6.0 REPRESENTATIONS**

6.1 At the time of preparation of this report no representations have been received.



## 7.0 PLANNING CONSIDERATIONS

7.1 The application site falls within the Countryside (beyond the Green Belt) and the south part of the site falls within a wider Site of Nature Conservation Interest (SNCI). Due to the nature of the proposal, it is not CIL liable. The relevant policies include Policy CP1, CP11, CP14, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the NPPF. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 is also relevant.

7.2 The main issues to be addressed in the officer report are:

- Principle of the development and impact on the countryside;
- Whether the proposal meets the requirements of a SANG;
- Impact on delivery of Strategic Access and Monitoring (SAMM) of the SPA;
- Impact on character of area and trees;
- Impact on residential amenity;
- Impact on highway safety; and
- Impact on ecology.

### 7.3 Principle of the development and impact on countryside

7.3.1 The proposal relates to a low key outdoor recreational use of land in the Countryside. Paragraph 17 of the NPPF indicates a core of planning principles which should under-pin decision making including recognising the intrinsic value of the countryside and it is considered that the proposal does not conflict with this principle. The core principles also include making the fullest use of walking and cycling and support the health wellbeing of a community and this proposal would support these principles. No objections are therefore raised to the principle of the development, subject to the matters raised below.

### 7.4 Whether the proposal meets the requirements of a SANG

#### Policy background

7.4.1 Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that:

*“All new (net) residential development within 5 kilometres of the Thames Basin Heath Special Protection Area [SPA] is considered to be give rise to the possibility of likely significant effect. Accordingly only new development that complies with the following requirements will be permitted.....Proposals for residential development...[more than 400 metres from the SPA, such as the development proposal under application SU/14/0800]....will be required to provide appropriate measures to avoid adverse effects upon the...[SPA]... in accordance with the...adopted avoidance strategy. Such measures shall include...all net residential development shall provide or contribute towards the provision of Suitable Alternative Natural Greenspaces (SANGs)...”*

The application site, for the residential development (under application SU/140800) which is supported by this proposal, falls about a minimum of 500 metres from the nearest part of the SPA.

7.4.2 Paragraph 5.126 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the “key issues around the provision of SANGs are:

- *That these must be provided “in perpetuity” and legal advice has indicated that this requirement means that provision must in practice be provided and managed by a public body or similar and public access be unrestricted.*
- *That these must be to a standard appropriate to the development concerned (that is at least 8 hectares per 1,000 new occupants) sufficient to ensure that they represent an effective avoidance measure.*
- *The provision should be made available before the dwellings are occupied.”*

The period of perpetuity is normally accepted to be 80 years, although the applicant is proposing a 125 year lease. It is possible to provide private SANGs but there needs to be some guarantees regarding the retention of the SANG and public access to it in the long term and maintaining its quality so that it remains a suitable alternative to the SPA for recreational activity.

7.4.3 Paragraph 5.7 of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 confirms that for development comprising 100 dwellings or more would be expected to provide their own on-site SANG. SANGs are areas that are currently not in use or (as in the case of this proposal) under-used for recreational use which can absorb additional recreational use.

7.4.4 Paragraph 3.3 of the SPD indicates that “*carrying capacity refers to the quantity of new visitors or recreational activity that a SANG can accommodate without detriment to the site. For new SANGs with no existing usage the carrying capacity will normally be 8 hectares per 1,000 population standard. For sites already in use [such as the current proposal] which have the capacity to absorb additional recreational use without detracting from the attractiveness of the site a discount will be applied to capacity.*” The nature conservation value of a site would also need to be taken into consideration when assessing the carrying capacity of a site. Visitor surveys will inform the amount of available carrying capacity, taking into consideration the nature conservation value of a site, and it would be for the applicant to indicate (please see assessment in Paragraph 7.4.6 below) any resulting uplift in capacity that would be provided by the proposal.

7.4.5 Appendix 2 of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 indicates the requirements for SANG provision and are summarised below:

- Parking is required, but only for SANG proposals of 4 hectares in area or above;
- A circular path of 2.3-2.5 kilometres around the SANG;
- SANGs must be designed so that they are perceived to be safe and easy to use and well maintained but should remain unsurfaced to avoid the site becoming too urban in feel;
- SANGs should be provided as semi-natural spaces with very little intrusion or artificial structures. However some visually-sensitive way markers and benches are acceptable;
- Access within the SANG should be unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off the lead;

- It is desirable that SANGs should provide a natural space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water in part, but not the majority of sites, is desirable; end
- SANGS must be free from any unpleasant intrusion (e.g. sewage works).

#### The quality of the SANG provision

7.4.6 The current proposal would provide 7.8 hectares for the proposed SANG. This amount of land meets the minimum requirements (to support application SU/14/0800). The site is currently used for walking purposes, as indicated above, but the level of use confirmed by the visitor surveys undertaken for the application site is 496 visitors, which equates to an area of 3.97 hectares which is to be discounted from the carrying capacity of the site. The proposal would equate to an additional 237 residents in the local area, equating to as requirement for 1.9 hectares of SANG, which would be accommodated within the current proposal. Natural England confirms that the proposal would support the residential proposal (under application SU/14/0800) and would also provide additional “headroom” equating to 1.9 hectares to support residential development elsewhere.

7.4.7 The proposal would also provide a circular walk of at least 2.3 kilometres in length, meeting minimum requirements. Part of this walk is within relatively dense woodland and at this point takes a zigzag direction through the site. For the north part of the site which is the narrowest part of the site, there is also a footpath to both flank (i.e. west and east) boundaries with sufficient distance and natural barrier (a watercourse) between to provide this circular walk. The site provides a semi-natural condition and with limited tree (and scrub) removal would retain its woodland character and provide an acceptable circular walk. Natural England has confirmed that the proposed SANG would meet the minimum tests for SANG provision and is acceptable.

#### The SANG delivery

7.4.8 The applicant has confirmed that capital works required to provide the SANG include the provision of a circular walk, the installation of waymarkers within the site and two signs (a signpost and a sign illustrating the route) at the entrance to the site from Old Bisley Road, the provision of crossing point (small 3 metre length culvert) to stream and new tracks would be lightly gravelled to reduce erosion but retain rural character. The delivery of these works would be needed prior to the first occupation of the residential development (under application SU/14/0800).

#### The SANG management

7.4.9 The applicant is proposing that a private SANG is provided at the site. A management plan is proposed with the developer providing the SANG with a management company, then taking over the running of the SANG and maintaining its quality as a SANG, an approach accepted in principle by Natural England. The future maintenance would include the maintenance of circular walk (and other tracks), waymarkers and signs, tree and scrub management and stream and pond management. The management would be subject to review and arrangements for the delivery of the SANG and its retention and long term maintenance would also be required.

7.4.10 The long term management of the SANG would need to take into consideration:

- The securing of maintenance in perpetuity;
- The collection and enforcement of residents service charge and how shortfalls in payment will be reclaimed at property sale;

- Commuted sum and maintenance fund; and
- Step-in rights i.e. the management company fails.

7.4.11 The applicant has confirmed that the wider Frimley Fuel Allotments site is currently managed in line with the Frimley Fuel Allotments Management Plan 2012 produced by the Surrey Wildlife Trust. The applicant expects that the wider site (beyond the SANG boundary) would continue to be managed by the Trust and the FFA Charity overseeing the management works and would step-in if the management company were to fail or maintenance is not considered to be acceptable. Some heathland regeneration works are proposed under the management plan for the wider site but, as indicated in Paragraph 7.4.7 above, only limited tree/scrub removal would be possible within the SANG area.

7.4.12 The applicant has provided a draft legal agreement which confirms that:

- A 125 year lease would be provided to the SANG management company;
- The provision of the service delivery and management plans for prior written approval by the Council (this will be provided by condition instead - see Condition 2 below);
- Obligations included within the transfers to the purchasers of the dwellings (under application SU/14/0800);
- Notification procedure to the Council when the SANG is provided in accordance with the delivery plan and upon the completion of the lease leasing the SANG to the SANG management company;
- Making available the use of the SANG for future residents (of development under application SU/14/0800);
- No occupation (of dwellings provided under SU/14/0800) until SANG delivery plan has been provided and the SANG management company is in place (and after details agreed by the Council);
- Provision of annual reports in relation to SANG management for the duration of the leases. This would include annual cost, receipts (of the service charge and premiums) and any resulting deficit;
- Comments of the Council to be considered by the SANG management company; and
- The step-in arrangements if the SANG management company fails (see Paragraph 7.4.13 below).

7.4.13 The proposed "step-in" arrangements would occur where the SANG management company does not maintain or manage the SANG. In accordance with the management plan, the extent and nature of the failure and the steps and timescale to rectify the failure would be provided. Where a dispute would arise, a resolution process would be undertaken, which may alter these requirements. If the breaches are not then resolved, the responsibilities (i.e. step-in) to maintain the SANG would rest with the Frimley Fuel Allotments charity.

7.4.14 If the SANG management company fails should the company fold, fail to collect the service charge, etc.) then it would be the Frimley Fuel Allotments Charity which would step-in to manage the SANG.

Funding for the equivalent of ten year's maintenance of the SANG is held should the management company fail or where the maintenance of the SANG is considered to be insufficient.

- 7.4.15 It is considered that these arrangements are acceptable and the proposal would comply with SANG management and delivery requirements and, subject to the completion of a legal agreement, complies, in this respect, with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved), Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and the NPPF.

## **7.5 Impact on the delivery of SAMM**

- 7.5.1 The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 indicates that the Strategic Access Management and Monitoring project (SAMM), a joint project between the local authorities affected by SPA, is a project to provide management of visitors across the entire SAP and monitoring of the impact. The project is run through a steering group and aims to provide additional warden support across the SPA together with equipment and materials to support this. Alongside this is a monitoring of visitor numbers and behaviour. Residential development provides contributions to support this to levels as set out in the SPD, and for application SU/14/0800 amounts to £61,779 and is required as a part of the legal agreement. No objections are raised on these grounds subject to the completion of a legal agreement to provide this funding by 12 February 2015, no objections are raised with the proposal complying, in this respect, with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved), Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and the NPPF.

## **7.6 Impact on character of area and trees**

- 7.6.1 The proposal would provide a low key use in the countryside and whilst some intensification of use is proposed, this would not have an impact on landscaping details, including any required tree and scrub loss, would follow as a part of the management plan but it is not envisaged that this would result in any material "urbanising" of the site. As such, the proposal is considered to be acceptable on these terms and complies, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.7 Impact on residential amenity**

- 7.7.1 The application site is located some distance from any residential property (found to the north of Old Bisley Road). Taking into consideration the very limited impact of the proposal, no objections are raised on residential amenity grounds, with the proposal complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.8 Impact on highway safety**

- 7.8.1 No parking exists or is proposed for this proposal. It is expected that the use, connected with the development principally proposed on the opposite side of Old Bisley Road (SU/14/0800) and the carrying capacity of the SANG proposal, it is not envisaged that such parking is required. No objections are raised to the proposal by the County Highway Authority and Natural England have also confirmed that these arrangements are acceptable. No objections are therefore raised on highway safety grounds with the proposal complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.9 Impact on ecology**

- 7.9.1 The proposal would result in the increased activity of the site which has an ecological value, part of which is designated as a Site of Nature Conservation Importance (which is a County level designation). The proposal would provide some ecological enhancements to offset the impact of this increased activity. There is also a main badger sett close to the application site and the Surrey Wildlife Trust and West Surrey Badger Group confirm that with some landscaping (provided as a part of the management and delivery plan) to reduce public access in closer proximity to the sett, no objections are raised on ecological grounds. The proposal is considered to be acceptable on such grounds complying, in this respect, with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

**ORDER 20**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included 1 or more of the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## **9.0 CONCLUSION**

- 9.1 It is considered that the proposal would provide a SANG capable of supporting application for residential development SU/14/0800 with some headroom. The application can therefore be supported on these grounds.
- 9.2 The proposal would have no adverse impact on residential amenity, highway safety, character and trees, and ecology. A legal agreement is required in line with Paragraphs 7.4.10, 7.4.12 and 7.5.1 above, and subject to the completion of such an agreement by 12 February 2015, the application is considered to be acceptable.

## **10.0 RECOMMENDATION**

The Executive Head of Regulatory to be authorised to GRANT permission subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and

in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the details submitted with this application, prior to the commencement of the approved development, a SANG management and delivery plan shall be submitted to and approved in writing by the Local Planning Authority. The approved development shall be undertaken in accordance with the approved details. Any variation to the approved details will require the prior approval in writing of the Local Planning Authority.

Reason: In the interest of SANG delivery and nature conservation and to comply with Policy 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.

3. The proposed development shall be implemented, except where varied by Condition 2 above, in accordance with the following approved plans: D23230L.110 [Masterplan and Sheets A-G (inclusive)] received on 24 September 2014 as received on 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.

#### Informative(s)

1. Decision Notice to be kept DS1

**In the event that a satisfactory legal agreement has not been completed by the 12<sup>th</sup> February 2015, the Executive Head of Regulatory be authorised to REFUSE for the following reasons:**

1. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policies CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012, The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the National Planning Policy Framework, in relation to the provision of a Suitable Alternative Natural Greenspace (SANG) to support residential development elsewhere in the Borough, failing to comply with Policies CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012, The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the National Planning Policy Framework

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2014/0800

Reg Date 26/09/2014

Heatherside

**LOCATION:** THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY, CAMBERLEY, GU16 9QE

**PROPOSAL:** Residential development of 100 dwellings (comprising 9 one bed, 27 two bed, 49 three bed, 11 four bed and 4 five bed units) with garaging/parking, access roads, other ancillary development and landscaping following the part demolition/part conversion of existing building. (Additional info rec'd 08/10/2014)

**TYPE:** Full Planning Application

**APPLICANT:** Mr Robin Pearmain  
Linden Homes

**OFFICER:** Duncan Carty

**RECOMMENDATION: Defer and Delegate for a legal agreement then GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 The application site relates to a hospital site within the settlement of Frimley. The site is located on the north side of Old Bisley Road with residential properties predominantly to the north, west and east boundaries of the site, with a golf course (in the defined countryside) to the south (on the opposite side of Old Bisley Road). The site has been used for hospital (and related) uses with some buildings on the site now vacated.
- 1.2 Planning permission is sought for the redevelopment of the site to include the demolition of most of the buildings on the site with the part conversion, part demolition and extension of the main building with the erection of new dwellings to provide a total of 100 dwellings with internal roads, footways, parking, landscaping, open space with other associated works. The existing access onto the site would be retained and a pedestrian link to the north boundary provided. A linked application to provide a SANG (Suitable Alternative Natural Greenspace) to support this proposal is proposed under application SU/14/0802 on land at Frimley Fuel Allotments (located nearly opposite the application site), separately being reported elsewhere on this agenda.
- 1.3 This report concludes that the principle of the development is acceptable. The proposal would deliver needed housing in the Borough. It would make improved use of previously developed land. The loss of the hospital use on this site is also justified.
- 1.4 Subject to the attached conditions, the development would not result in any adverse traffic generation, highway safety implications, access arrangements or inadequate parking provision and subject to a satisfactory legal agreement the proposed development would not result in any adverse impact on the local infrastructure. It would not result in any adverse loss of residential amenities to the existing residents or the future occupiers of the development, or have any adverse impact on trees, biodiversity, drainage, flooding or character of the wider surrounding area.

- 1.5 Subject to a satisfactory legal agreement to secure affordable housing provision; a contribution towards playspace improvements and a footpath link across open space adjacent to the application site; and SANG provision (proposed under application SU/14/0802) prior to first occupation of the proposed development. The proposal is considered to be acceptable and is recommended for approval.

## 2.0 SITE DESCRIPTION

- 2.1 The application site is located within the settlement of Frimley, falling within an area as having a "Main Thoroughfares" character as defined in the Western Urban Area Character Supplementary Planning Document 2012. It extends to about 3.7 hectares in area, irregular in shape, and comprises buildings currently (or previously) used for hospital (or related) use. The site was originally known as the Brompton Hospital Sanatorium built in 1904 and provided convalescence for chest infections, such as Tuberculosis. Treatment for such infections included outdoor access for patients and this has influenced the original building and landscape design of the site.
- 2.2 The main building is located in the southern half of the site and was designed in the form of a butterfly plan, having four two storey ward wings radiating from a central three storey block which included the main entrance hall, and a day room to the south with a bow window overlooking a sunken garden, immediately to the rear (south) of this building. The main building is typically Edwardian in style. It is an attractive brick building with tile hanging and painted woodwork, some leaded windows including some stained glass lights, semi-circular dormers in the roof, a clock tower and verandahs, balconies and corner towers. The main building is locally listed. The sunken garden remains in place and is to be retained as a part of the proposal.
- 2.3 The hospital use developed during its life and other twentieth buildings provided across the site with the a collection of currently vacant buildings, including former assembly hall, kitchen and dining rooms and staff accommodation, predominantly to the north of the main building between, and to the rear of, which is the main car parking area for the site. More recent changes have included an extension to provide a main entrance in one of the butterfly wings. One of the wings of the original main building was replaced with a linked extension to a modern single storey health care facility located towards the south east corner of the site. The former chapel, although not locally listed, is of interest architecturally with a cupola and some stained glassed lights. However, this building is in a poor condition.
- 2.4 The site is predominantly bounded by residential properties to its east, north and west. Properties to the east of the application site are pre-dominantly detached dwellings located in Ridgewood Close. Properties to the north boundary include detached dwellings in Theobolds Way with properties to the west boundary in Maguire Drive comprising a mix of detached, semi-detached and terraced dwellings . The land towards the north west corner includes open space including a playspace, towards which a pedestrian link is proposed. Land to the south of the application site, lying opposite the application site, falls within the Countryside (beyond the Green Belt) and forms a part of the Pine Ridge Golf Course. The Golf Course is a part of the wider Frimley Fuel Allotments, part of which is the subject of a linked application SU/14/0802 being reported elsewhere on this agenda. Part of the southern boundary is adjacent to the new residential development of Vardon Place, which used to form part of the Ridgewood Centre site.
- 2.5 The site slopes slightly down from the north to the south of the site by a maximum of 2 metre height difference, with a low point on the site towards the west boundary where there is a former reservoir on the site (to a depth of about 8.5 metres below the maximum land level on the site). The site is bound principally by close boarded fencing (typically to a height of

1.8 metres) with some mature hedging and trees to some parts of the site boundaries. Residential properties to the north (in Maguire Drive and Theobolds Way) are on land higher than the application site. There are also a number of major trees, some protected under a Tree Preservation Order (No. 16/02), close to parts of the site boundaries, particularly the north and south boundaries. Further trees are located on the open space to the north west corner of the site. Some site clearance work was undertaken during mid-2014 including the removal of some trees and other vegetation.

### **3.0 RELEVANT HISTORY**

There is no relevant planning history concerning the hospital facility. However, related development proposals include:

- 3.1 SU/12/0239 – Erection of 11 detached dwellings following the demolition of existing buildings, along with the retention of existing gate house building on land at the Ridgewood Centre. Approved in December 2012 and now built.

*This is the residential development of Vardon Place indicated in Paragraph 2.4 above recently completed and occupied and adjoins the application site.*

- 3.2 SU/14/0802 – Change of use of land from informal recreational use to a Suitable Alternative Natural Greenspace (SANG) and associated development, reported elsewhere on this Agenda.

### **4.0 THE PROPOSAL**

- 4.1 The application seeks full planning permission for the redevelopment of the site to include the demolition of most of the buildings on the site with the part conversion, part demolition and extension of the main building; with the erection of new dwellings to provide a total of 100 dwellings with internal roads, footways, parking, landscaping, open space with other associated works. The existing access onto the site would be retained and a pedestrian link to the north boundary provided to the open space off Maguire Drive/Theobolds Way. The predominantly three storey central part of the main building is to be retained (Plots 75-84), with the three remaining ward wings demolished. Two of these wings are to be replaced with development at a two storey height with accommodation in the roof (Plots 70-74 and 85-89). The proposed new dwellings to be built around the site would be predominantly two storey in height, with some flatted units at a three storey height at the site entrance (Plots 18-30) and in the south east corner of the site (Plots 1-7).
- 4.2 The new development within the north part of the site would predominantly be detached residential properties in the form of a cul-de-sac pattern of development. A mix of flatted and terraced properties would be provided to the main (partly retained) building with two further three storey flatted buildings proposed; one adjacent to the main access road, close to the site access, and one in the south east corner of the site, with a mix of two storey terraced, semi-detached and terraced dwellings, predominantly in the form of a cul-de-sac layout, to the south part of site, arranged around the retained sunken garden.
- 4.3 There would be opportunities for tree and other planting around the site, particularly to the site access, to a proposed area of open space towards the west boundary and close to the retained tree belts to the site edges, particularly to the north boundary of the site, and close to the proposed pedestrian link to the north.
- 4.4 The mix and tenure of the proposed dwellings are shown in the table below:

	<b>Affordable units</b>	<b>Market units</b>	<b>Total</b>
<b>1-bedroom</b>	9 (30%)	0	9
<b>2-bedroom</b>	15 (50%)	12 (17%)	27
<b>3-bedroom</b>	6 (20%)	43 (61%)	49
<b>4-bedroom</b>	0	11 (16%)	11
<b>5-bedroom</b>	0	4 (6%)	4
<b>Total</b>	30	70	100

4.5 In addition, the proposal is supported by the following documents, which will be referred to where applicable in Section 7 of this report:

- Arboricultural Implications Report and Tree Survey Schedule;
- Archaeological Desk Based Assessment;
- Design and Access Statement;
- Ecological Constraints and Opportunities Assessment;
- Energy Statement;
- Flood Risk Assessment;
- Framework Residential Travel Plan;
- Geo-Environmental Assessment;
- Landscape Statement/Report and Plan;
- Phase 1 Desk Study, Site Reconnaissance & Phase 2 Geo-Environmental Site Investigation Report;
- Planning Statement;
- Statement of Community Involvement;
- Separate Survey Reports for Great Crested Newts, reptiles and bats;
- Transport Assessment including Transport Statement;
- Utilities and Drainage Assessment; and
- Viability report.

4.6 In accordance with the requirement of the Localism Act 2011, the applicant carried out a public consultation and submitted a 'Statement of Community Involvement' advising on the method of consultation used; who was consulted and the level of involvement; and, how the matters raised in the consultation were addressed by the applicant. The public exhibition took place on 19/06/2014 with 14 responses providing feedback via the available forms. Along with the feedback received, the residents highlighted regret at the loss of some trees on the site and raised concern about the fate of the remaining trees, the desire to see

infrastructure improvements prior to the construction, the future of the reservoir and the level of existing traffic on Old Bisley Road.

## 5.0 CONSULTATION RESPONSES

- |      |  |   |
|------|--|---|
| 5.1  | County Highway Authority                     | No objections (verbal).   |
| 5.2  | Natural England                              | No objections subject to the provision of a SANG to support this development ( <i>see Application SU/14/0802 being reported elsewhere on this Agenda and Paragraph 7.9 below</i> ). |
| 5.3  | Environmental Agency                         | No objections.  |
| 5.4  | Surrey Wildlife Trust                        | No objections.  |
| 5.5  | West Surrey Badger Group                     | No objections.  |
| 5.5  | SHBC Historic Buildings Adviser              | No objections.  |
| 5.6  | SHBC Drainage Engineer                       | Made comments about drainage requirements for the site.   |
| 5.7  | SHBC Housing Manager                         | No objections (verbal).   |
| 5.8  | SHBC Tree Officer                            | No objections.  |
| 5.9  | SHBC Valuer                                  | No objections.  |
| 5.10 | Surrey County Council Heritage (Archaeology) | No objections.  |
| 5.11 | Surrey Police (Crime Prevention)             | Suggested amendments including the deletion of rear parking courts and footpath link. [ <i>See Paragraphs 7.6 and 7.7</i> ].  |
| 5.12 | SHBC Leisure Department                      | No comments.  |
| 5.13 | SHBC Environmental Health Officer            | No objection, subject to conditions.  |

## 6.0 REPRESENTATION

- 6.1 At the time of preparation of this report 9 letters of objection and 2 letters of support (including one from the Surrey Gardens Trust) have been received. The main issues raised can be summarised as follows:
- 6.2 Impact of new pedestrian access on residents of Theobolds Way, such as unsocial or criminal behaviour [*See Paragraph 7.6*]
- 6.3 Overlooking and loss of privacy [*See Paragraph 7.6*]
- 6.4 Impact on traffic congestion and highway safety [*See Paragraph 7.7*]
- 6.5 Over-estimation of existing/historic traffic movements at the site and therefore flawed

assessment of impact of proposal on traffic [See Paragraph 7.7]

- 6.6 Impact on noise [See Paragraph 7.6]
- 6.7 Impact on pollution [See Paragraph 7.6]
- 6.8 Lack of community benefit [*Officer comment: This would not be a reason to refuse this application*]
- 6.9 Lack of confidence in developer due to tree and plant loss at pre-application stage [*Officer comment: The loss of trees and other vegetation from the site at the pre-app stage is noted but the confidence in the developer because of this loss would not be a reason to refuse this application*]
- 6.10 If approved, the developer should only be allowed to demolish buildings during the winter [*Officer comment: Whilst a method statement, to include a method of demolition, would be required by condition (if approved), the Council would not be in a position to limit demolition to the winter only on residential amenity grounds*]
- 6.11 Loss of trees and screening and the amount of replanting is not sufficient to compensate for this loss [See Paragraph 7.4]
- 6.12 Impact on bats [See Paragraph 7.9]
  
- 6.13 Merging of housing estates with no buffer between and resulting impact on residential amenity [See Paragraph 7.4]
- 6.14 Impact on school places [See Paragraph 7.12]

The two letters of support indicate:

- 6.15 Welcome the retention of the formal (sunken) garden
- 6.16 Suggest long-term retention and maintenance of the garden be secured by condition
- 6.17 Confirmation that the existing facilities are surplus to NHS's requirements
- 6.18 Development is sympathetic to the environment
- 6.19 Regeneration proposal would provide a more appropriate use of the site.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The main policies to be considered under this application include Policies CP1, CP2, CP3, CP5, CP6, CP8, CP11, CP12, CP14, DM9, DM10, DM11, DM14, DM16 and DM17 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 (NPPF). In addition, the following documents and legislation are also relevant: the Infrastructure Delivery Supplementary Planning Document 2014; the Western Urban Area Character Supplementary Planning Document 2012; Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012; Infrastructure Delivery SPD 2014 and the Interim Procedural Guidance for Core Strategy & Development Management Policies DPD (Affordable Housing Policies CP5 & CP6) 2012, the Crime and Disorder Act 1998 (as amended), the Localism Act 2011 and

the national Planning Policy Guidance (PPG).

7.2 It is considered that the main issues to be addressed in determining of this application are:

- Principle of development including loss of hospital use and the provision of residential development;
- Impact on the local listed building, character of the area and trees;
- Housing mix, affordable housing and viability;
- Impact on residential amenities;
- Impact on parking and highway safety;
- Impact on Thames Basin Heaths Special Protection Area;
- Impact on biodiversity;
- Impact on local infrastructure;
- Impact on playspace provision; and
- Other matters including sustainable design and construction, archaeology, land contamination & pollution; and designing out crime.

**7.3 Principle of development including loss of hospital and the provision of residential development**

Loss of hospital use

7.3.1 The application site is currently partly in hospital use with a part of the site currently vacant. Paragraph 6.91 of the Surrey Heath Core Strategy and Development Management Policies 2012 confirms that healthcare facilities are defined as community facilities to which Policy DM14 would apply.

Policy DM14 indicates that:

*“The loss of existing community and cultural facilities will be resisted unless:*

- (i) Demand can be met from alternative provision in the local area whether through new or co-located facilities; or*
- (ii) There is no demand for such facilities and no other community or cultural service can make use of the facilities.”*

7.3.2 The existing hospital facility is not openly available to the public and admissions are undertaken through doctor referrals only from a wide catchment. This facility is to be replaced by a bespoke facility, currently under construction at Farnham Road Hospital, Guildford, and due to complete in 2016. It is also understood that a marketing exercise was been undertaken in 2013 to assess if there was any interest in re-use for community facilities during which no such interest came forward. As such, the loss of the hospital use is accepted in this context and no objections are raised on these grounds, complying with Policy DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Provision of residential development

- 7.3.3 The application site falls within the defined settlement area where housing is generally acceptable, subject to other material planning considerations. There is a strong need for new housing in the Borough. Paragraph 17 of the NPPF indicates the requirement to meet local housing needs and also to make the effective use of previously developed land which this proposal supports. This is a material consideration which weighs strongly in favour of this development proposal.
- 7.3.4 In the light of the above comments in connection with the potential retention of the hospital use of the site, the Council considers that the principle for residential redevelopment is acceptable subject to the wider assessment set out below.

#### **7.4 Impact on the locally listed building, character of the area and trees**

- 7.4.1 The NPPF seeks a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. Paragraph 58 of the NPPF states that developments are visually attractive as a result of good architecture and appropriate landscaping and Paragraph 59 advises that the local planning authorities should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Paragraph 131 advises that should take account of the sustaining and enhancement of heritage assets and putting them to viable uses consistent with their conservation. Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that development should respect and enhance local character and take into account the significance of any heritage asset (such as the locally listed buildings), respectively.
- 7.4.2 The Western Urban Area Character SPD 2012 indicates that new development in "Main Thoroughfare" character areas should maintain the open textured green character with gaps between buildings, the retention of good quality Edwardian buildings will be strongly encouraged and, where it is not viable to retain, replacements would be expected to be of a high quality and reflect historical references.

##### Impact on the locally listed building

- 7.4.3 Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates development which affects any heritage asset should first establish and take into account its individual significance and seek to promote the conservation and enhancement of the asset and its setting.
- 7.4.4 The heritage assessment provided by the applicant concludes that it is the central part of the main building which is the most important building on the site, as a part of the original building, and has the highest degree of architectural detailing. The assessment indicates:

*"[The central block] is the most significant element of the locally listed building and is capable of standing alone as a distinct block, both in terms of architectural and aesthetic distinction and in terms of legibility of its historic function. The retention and conversion of this block is a crucial element of the scheme as, together with the retained and restored sunken garden to its rear, it will form the focal point of the new development and will be responsible for giving the scheme a sense of place and deriving from its historic character. This is important, not only as it will put the building to a viable new use consistent with its conservation, but it will also be instrumental in enabling the development as a whole to contribute positively to local character and distinctiveness.*

*While the central block has been subject to a degree of...alteration to both of its principle elevations, the quality of the architecture and the robust nature of its construction are*



*such that the building retains sufficient of its original character to enable it to make a significant contribution to the redevelopment in 'place shaping'; this is a contribution to be enhanced by the conservation works, most significantly by the reinstatement of the central entrance. In the north elevation and by the reinstatement of first-floor balconies to the south elevation.*

*The three surviving of the four original ward blocks [i.e. the wings] are proposed to be demolished as a part of the scheme. Whilst of some historic interest in that they form part of the [original] hospital complex, the architectural significance of these blocks is less than that of the central block, and the loss of the fourth wing of the group has spoilt the original symmetry of the butterfly plan form, leaving the southern elevation unbalanced in terms of architectural composition. The wings are of a repetitive form and appearance and [due to their limited depth] do not lend themselves to easy conversion.*

*The design of the replacement [extensions] for the ward wings (which are each, appropriately designed, as a long terrace) draws substantially on the form and architectural motifs and materials found in the existing buildings. This includes the incorporating of two towers with pyramidal roofs terminating the outer ends of the two ranges, the use of first floor balconies, and the use of tile hanging to the upper floors. In this way, the existing architectural character of the site is clearly respected and effective extension of the central block is achieved in a way that preserves its own historic and architectural character and visual dominance."*

This approach has been considered to be acceptable by the Council's Historic Adviser. This retention of and enhancement of this principle building, as well as the opportunity this proposal provides to extend its life, with the forthcoming closure of this hospital facility, is a material consideration which weighs in favour of this development.

7.4.5 The current proposal would also result in the loss of a number of other buildings on the site which are predominantly modern in age with no architectural interest. However, although not locally listed, the former assembly hall and flanking dining rooms lying opposite the main building are of more historic interest but are in such a poor condition that are not considered worthy of retention and conversion. The replacement buildings in this location which are up to two storeys in height and would have a traditional character, would improve the visual setting of the locally listed building. Some of the detailing, such as a cupola, would reflect the design of the buildings to be lost. A new access road with parking to either side would be provided within the space between these buildings. There would be some opportunity for landscaping but the parking areas would be clearly visible in this streetscene. Presently, the approach to the main building is tarmaced and its setting would therefore be improved, particularly with soft landscaping proposed either side of the footpath to its principle entrance.

7.4.6 The proposal is considered to be acceptable in terms of its impact on the locally listed building complying with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and, in this respect, the NPPF.

#### The character of the surrounding area

7.4.7 The residential development around the application site is relatively new cul-de-sac development built in the 1980's or early 1990's (Maguire Drive and Theobolds Way) and early 2000's (Ridgewood Drive). The properties in Maguire Drive are red brick dwellings, many with half dormers to the front, bay windows and front canopies to add interest to these properties. The properties in Theobolds Way are predominantly detached properties, some with front gable details and contrasting brick courses and detailing, front canopies and bays. The properties have a range of brick colours (in varying shades of red and brown) and some with a contrasting upper floor finish (render, tile hanging, wood

framing). The properties in Ridgewood Drive are mainly red brick with contrasting materials (render, flint) and include front bays and canopies. Each development has its distinct style with, in particular the properties in Theobolds Way and Ridgewood Drive, a distinct variety of house type, style and finish in each streetscene. These developments are suburban in nature and provide a spacious and verdant appearance due to the open spaces provided within these development (including the open space and play spaces) and gaps between dwellings.

#### Proposed design and layout

- 7.4.8 The proposed new dwellings would be traditional in design, featuring a range of different features including a mix of front bays, front projecting gables, tile hanging, stone courses, front canopies (flat and pitch roofed), some with front balconies or Juliet balconies, and front dormers. The different house styles have been “pepper-potted” around the site. The range of differently sized and designed properties and their distribution through the site would add interest to the development.
- 7.4.9 The proposal would provide two storey dwellings around the north part of the site and predominantly to the site edges, which would reflect the height of residential properties around the application site. The larger (three storey and two storey with accommodation in the roof) buildings are either to the centre of the site (i.e. the main building), in the south east corner or adjacent to the site entrance.
- 7.4.10 The proposal would provide gaps between buildings and to site boundaries. Trees are to be retained at and close to the site boundaries, with larger groups to the north boundary and adjacent to the development access, with opportunities for further landscaping, would provide a relatively sylvan setting for the development to reflect its suburban location.
- 7.4.11 The three storey flatted block (Plots 18-30) has been orientated with a dual frontage facing the development access providing a feature building. However, the main focus of the development, and its primary asset, is the main building the front of which would provide a more courtyard appearance which is considered appropriate for this part of the development with the retained sunken garden to the rear.

#### Impact on crime risk

- 7.4.12 Section 17 of the Crime and Disorder Act 1998 (as amended) indicates that a local authority *"needs to do all it reasonably can to prevent crime and disorder in its area"*. Paragraph ID26 of the Planning Policy Guidance also considers that *"crime should not be seen as a stand alone issue, to be addressed separately from other design considerations. That is why guidance on crime should be embedded throughout the guidance on design rather than set out in isolation"*.
- 7.4.13 Some limited parking is to be provided in a rear court to the north of the main block (Plots 47-56). This would reduce the amount of parking visible in the streetscene which is to the benefit of the character of the area and the setting of the locally listed building. It is noted that Surrey Police raise concerns about crime that could potentially emanate from these parking courts due to reduced natural surveillance.
- 7.4.14 A footpath link close to the stand of trees (to be retained) to the north boundary would provide an area of informal open space, and would be viewed as an extension to the adjoining open space in Maguire Drive/Theobolds Way. Surrey Police raise concerns about crime risk relating to this link from a lack of natural surveillance. It is considered that the link is an important part of the application proposal, providing a better integration of this development with the adjoining residential development (for the sustainable reasons set out in Paragraph 7.7 below) and the extended open space would enhance

the appearance of the development.

- 7.4.15 It is therefore considered prudent to suggest the agreement of measures (such as lighting) to reduce the likelihood of crime from the footpath link and rear parking court. The current proposal is therefore considered to be acceptable on these grounds, subject to suitably worded conditions (See Conditions 19 and 20 below).

#### Impact on trees

- 7.4.16 An Arboricultural Report comprises a Tree Survey and Arboricultural Impact Assessment. It is BS5837:2012 compliant and includes a Tree Protection Plan for both the demolition and construction phases. There is a Tree Preservation Order (16/02) for a number of individual trees (and one small group across the site) including Scots Pine, Western Red Cedar, Oak, Horse and Sweet Chestnut, Wellingtonia, Maple, Acacia and Beech trees. These protected trees are spread out across the application site, with groups immediately east of the access and along the south boundary of the site and a group of predominantly Scots Pine trees to the north boundary (adjacent to the Maguire Drive/Theobolds Way open space and proposed footpath link).
- 7.4.17 As indicated in Paragraph 2.5 above, the site was the subject of some tree and vegetation removal before the application was received. None of the protected trees (under TPO 06/02) were lost but the level of vegetation loss has undeniably altered the appearance of the north part of the site. Whilst the current proposal would also include the removal of a number of other trees, some protected, none that are proposed to be removed are either substantial in size or of any significant quality. Their removal along with some replacement tree planting, with details to be agreed and provided through landscaping conditions, is considered to be acceptable.
- 7.4.18 In conclusion, based on the above considerations, the proposed layout, access, scale, massing, height and density are considered to respect and integrate into the established character of the area. In addition, in terms of the proposed scale, massing and overall design, the proposed development is considered to enhance the local character. The proposed development would therefore comply in this respect with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, Western Urban Area Character SPD 2012, the NPPF and the PPG.

### **7.5 Housing mix, affordable housing and the viability**

- 7.5.1 Policies CP5 and CP6 of the Surrey Heath Core Strategy and Development Management Policies 2012 contains policies that require a particular housing mix and type on larger development sites. Policy CP5 seeks a target of 35% of all net additional housing as affordable, split evenly between social rented and intermediate. This is to be achieved by affordable housing being provided on all schemes proposing three and more net additional units in the form of a financial or on site provision. The proposed development, as it is for more than 15 units (net), is required to provide 40% on site affordable housing provision. Policy CP6 will encourage market housing and unless evidence of housing need or viability suggests otherwise, generally expects intermediate affordable and social rented units to be provided in accordance with the Strategic Housing Market Assessment (SHMA) or other subsequent assessments.
- 7.5.2 A viability report has been provided to support this application and its conclusions have been agreed with the Council's Valuer. This report identifies that the site can only provide a 30% affordable housing provision (evenly split between social rented and intermediate), taking into consideration the CIL, SANG and other requirements indicated elsewhere in this report and the higher build costs, such as the part demolition, conversion and rebuild for the main building, which affects funding. This level of

provision has been considered to be acceptable by the Council's Housing Officer.

- 7.5.3 The current SHMA, the 'North West Surrey and North East Hampshire, Strategic Housing Market Assessment, Final Report 2009' identifies the projected net shortfall of dwellings in relation to their size, which is reflected in Policy CP6 in percentage values.

Policy CP6 indicates that the market housing should be of the following mix:

- 10% of 1 bed units;
- 40% of 2 bed units;
- 40% of 3 bed units; and
- 10% of 4 bed units.

Paragraph 4.4 above provides the size ratio for the proposed 70 market units. Whilst the proposed mix is not in accordance with the policy, having regard to the requirement for housing development as explained in Paragraph 7.3.3 above, officers consider that this requirement warrants a departure from this housing policy and is therefore acceptable.

- 7.5.4 Policy CP6 also indicates that the affordable housing should be of the following mix:

- 27.5% of 1 bed units;
- 35% of 2 bed units;
- 30% of 3 bed units; and
- 7.5% of 4 bed units.

Paragraph 4.4 above provides the size ratio for the proposed 30 affordable units. The affordable housing mix, although not in accordance with the policy, has been reviewed by the Housing Manager and is considered to be acceptable.

- 7.5.5 The intermediate and social rented ratio of the affordable residential units shall be secured by way of a legal agreement. The applicant expressed willingness to complete a legal agreement to secure this provision. However, if a satisfactory legal agreement is not received by 12 February 2015, this must be added as a reason for refusal due to the failure to deliver a development, which would meet the housing requirement of all sectors of the community.

## **7.6 Impact on residential amenities**

- 7.6.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 ensures that the amenities of the occupiers of the neighbouring properties and uses are respected.

- 7.6.2 It is considered that the neighbours adjacent to the boundaries of the application site would be most affected by the proposed development and therefore the impact on these residents is assessed at a greater length in the following paragraphs.

Impact on dwellings to the west (including odd Nos. 3-12 and 19-20 Maguire Drive)

- 7.6.3 The closest of these dwellings to the application site is 3 Maguire Drive. The flank wall of this dwelling would be set a minimum of about 11 metres from the main rear wall of the dwelling to be provided for Plot 35 with the orientation as such that the rear wall of this dwelling predominantly faces towards the front of this property (and hammerhead of the cul-de-sac). This relationship would limit any overlooking of the rear garden of this property and this relationship is considered to be acceptable.
- 7.6.4 The rear walls of 9-12 Maguire Drive face the application site. A minimum separation distance of 23 metres would be retained to the rear corner of the dwelling to be provided for Plot 34, with the rear wall of this proposed dwelling angled away from the rear wall of 9-12 Maguire Drive. Noting the orientation, this level of separation is considered to be acceptable.
- 7.6.5 Nos. 19 and 20 Maguire Drive would be located about 32 metres from the rear corner of the dwelling to be provided for Plot 34. This level of separation is considered to be acceptable, and with any impact reduced by the presence of retained trees on the mutual boundary between these properties.
- 7.6.6 The front walls of 6-8 Maguire Drive would face towards the application site. The minimum level of separation is 32 metres (between the main rear wall of the dwelling to be provided for Plot 36 and the front wall of 6 Maguire Drive) and this level of separation is considered to be acceptable. These properties are also on higher land than the application site, reducing the impact further. The remaining properties are located further and no material harm is envisaged to these properties.

Impact on dwellings to the north (including Nos. 46, 47, 47a and 48a Theobolds Way)

- 7.6.6 The rear wall of 47a Theobolds Way would be positioned a minimum of about 16 metres from the rear corner of the dwelling to be provided for Plot 64. This dwelling would be orientated predominantly away from this property and this relationship is considered to be acceptable.
- 7.6.7 The rear corner of 47 Theobolds Way would be positioned a minimum of about 16 metres from the rear wall of the dwelling to be provided for Plot 64. The rear wall of this proposed dwelling would be orientated towards the rear of this existing property. A minimum separation distance of 22.5 metres would be retained between these properties, a level of separation which is considered to be acceptable. A garage in the rear garden of 47 Theobolds Way reducing the impact further. 46 Theobolds Way would be located further from the application site than this proposed property and the relationship between these properties is also considered to be acceptable.
- 7.6.8 The flank wall of 48a Theobolds Way would be positioned about 31 metres from the front corner of the dwelling to be provided for Plot 63, with the front wall of this dwelling facing away from this existing dwelling. This level of separation is considered to be acceptable. The impact is reduced further by the orientation of the existing and proposed properties and the retained trees in between.

Impact on dwellings to the east (including Nos. 3-7, 11, 15, 38-42 Ridgewood Drive)

- 7.6.9 The rear wall of 40 Ridgewood Drive would be located about a minimum of 17 metres from the rear wall of the dwelling to be provided for Plot 67. This level of separation, noting that planting is to be provided at the rear boundary is considered to be, on balance, acceptable.
- 7.6.10 The rear corner of 38 Ridgewood Drive would be located a minimum of 23 metres from the rear wall of the proposed dwelling to be provided for Plot 66. Also, the rear wall of 38

Ridgewood Drive is orientated away from the rear wall of this proposed dwelling. This level of separation is considered to be acceptable. The impact is reduced by the orientation of the existing and proposed properties.

- 7.6.11 The flank wall of 5 Ridgewood Drive would be positioned a minimum of 8 metres from the flank wall of the dwelling to be provided for Plot 96. This level of separation is considered to be acceptable. The flank wall of 3 Ridgewood Drive would be positioned a minimum of 11 metres from the flank wall of the dwelling to be provided for Plot 97. This level of separation is considered to be acceptable.
- 7.6.12 The front corner of 7 Ridgewood Drive would be positioned a minimum of 22.5 metres from the flank wall of the dwelling to be provided for Plot 90. This level of separation is considered to be acceptable. The flank wall of 42 Ridgewood Drive would be located a minimum of 20 metres from the rear wall of the dwelling to be provided for Plot 68. This level of separation is considered to be acceptable.

Impact on dwellings to the south (including 4, 7 and 8 Vardon Close)

- 7.6.13 The flank walls of 7 and 8 Vardon Close is to be positioned a minimum of 18 and 19 metres, respectively, from the three storey flats (Plots 18-30). These flats would have windows which face these properties and would be separated by the main access road to the application site. It is considered that whilst the proposal would provide a new pattern of overlooking towards these properties, and the rear garden of 7 Vardon Close, the level of separation would minimise these impacts. In all other respects, the relationship is considered to be acceptable.
- 7.6.14 The rear wall of 7 Vardon Close is to be positioned about 14.5 metres from the flank wall of the dwelling to be provided for Plot 31. This level of separation is considered to be acceptable.
- 7.6.15 The flank wall of 4 Vardon Close is to be positioned about 11 metres from the rear corner of the dwelling to be provided for Plot 33. This dwelling is orientated so that it faces towards the rear garden of this existing dwelling, with the distance from the main rear wall of this proposed dwelling to be set between 11 and 18 metres for the rear boundary of this new dwelling. As such, it is considered that this relationship is considered to be acceptable.
- 7.6.16 The proposal would provide a footpath link to the open space to the north of the application site. This link improves the connectivity of the site and sustainability of the proposal, as indicated in Paragraph 7.7 below, as well as providing access to local play facilities in Maguire Drive. Concerns are raised about the likelihood of noise, disturbance and crime but it is not considered that this would necessarily result for this provision of this access and an objection is not raised to this part of the proposal on these grounds.
- 7.6.17 The proposal would intensify the use of the site, particularly in the north part of the site which is currently being used for car parking purposes for the site (with the buildings on this part of the site vacant). However, noting the twenty four hour operation of the existing use and resulting activity around the site as well as background ambient noise levels, including traffic from Old Bisley Road, it is not considered that the provision of residential development on the site would significantly increase noise or disturbance on this site. In addition, it is considered that the proposed residential use of the site is unlikely to create significantly higher levels of pollution (car fumes, and light) than the levels of the existing use. As such, no objection is raised on these grounds.
- 7.6.18 As indicated in Paragraph 7.4 above, it was noted that the proposal is relatively spacious in form with gaps between dwellings and soft landscaping integral to the layout design. Each proposed house is allocated an adequate amount of rear amenity space with flatted

units either having private amenity space close to the units or, in the case of the converted main building (Plots 78-83), would make use of the retained sunken garden. The level of separation between proposed and existing residential units (as indicated in Paragraphs 7.6.3-7.6.15 above) and between proposed residential units is sufficient to limit any impact on light or privacy to future occupiers of the development.

- 7.6.19 In conclusion, the proposed development is not considered to result in any detrimental loss of residential amenities to the existing residents or the future occupiers of the development, complying in this respect with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.7 Whether the development is acceptable in terms of parking and highway safety**

- 7.7.1 Paragraph 32 of the NPPF indicates that plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site; safe and suitable access to the site can be achieved for all people; and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012 supports proposals to improve public transport in the Borough. New development that will generate a high number of trips will be directed toward previously developed land in sustainable locations or will be required to demonstrate that it can be made sustainable to reduce the need to travel and promote travel by sustainable modes of transport. All new development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards. Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 seeks all development to ensure that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

### Sustainability of development

- 7.7.2 The current proposal would provide residential development within the settlement area and in a location relatively close to local facilities (Heatherside) . it is considered that the proposal is relatively sustainable. The footpath link would improve pedestrian links through adjoining housing estates and to the local centre to the north. The access to the site would be from Old Bisley Road, and taking into consideration the existing use of the site, it is considered that the proposal would not have an adverse impact on the local highway network. Whilst the formal comments of the County Highway Authority are awaited, it is acknowledged that an objection will not be raised by that Authority on these grounds.

### Parking provision

- 7.7.5 'Vehicular and Cycle Parking Guidance' published by the Surrey County Council in January 2012 informs the level of parking requirements for various developments within the County. All parking levels in terms of residential use relate to the size of dwellings and their location and are recommended as a maximum unless otherwise stated. The application site lies within the suburban edge/village/rural location, as identified by the Guidance. The required parking provision is as follows:

*'1 & 2 bed flats – 1 space per unit;*

*1 & 2 bed houses – 1.5 + spaces per unit (note 1);*

*3 bed houses – 2+ spaces per unit (note 1); and*

*4+ bed houses – 2+ spaces per unit (note 1).*

*Note 1: Where space permits, it may be appropriate to consider increased provision.’*  
(see Figure 1 – Recommended Guidance for Residential Parking on page 9)

In terms of the above figures, the parking provision of 249 spaces on the application site at average allocation of about 2.5 spaces per dwelling exceeds the maximum required by the Guidance. As such, it is not considered that the parking provision on site would be inadequate and the County Highway Authority have verbally advised that the proposed level of parking is acceptable.

- 7.7.6 In conclusion, the Local Planning Authority is satisfied that the proposed development would not result in any adverse traffic generation, highway safety implications, detrimental access arrangements or inadequate parking provision in compliance with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

## **7.8 Impact on Thames Basin Heath Special Protection Area**

- 7.8.1 The site lies approximately 500 metres linear distance from the nearest part of the boundary of the Thames Basin Heath Special Protection Area (SPA). The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 outlines principles for avoidance of harm to the SPA. Paragraph 5.7 of the SPD indicates that major or large new developments are expected to provide bespoke on-site SANG rather than relying on the suite of SANGs being developed by the Borough Council. Developments of more than 100 dwellings will generally be expected to provide on-site SANG. In addition to SANG, contributions towards SAMM are required by Policy CP14 that states that all new residential development shall contribute toward SAMM measures. In addition, it states that the effective avoidance of any identified adverse effects must be demonstrated and secured prior to approval of the development.
- 7.8.2 The applicant has actively engaged in discussions with the site owner of the Frimley Fuel Allotments, regarding the use of land opposite the application site as a SANG. At the time of submission of the current application, the applicant was confident that SANG proposal could meet the necessary requirements set out in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and would provide a SANG solution immediately adjacent to the site. The proposed development requires a 7.8ha site as a SANG. There has been ongoing discussions between the developer, the site owner and Natural England as to this land's acceptability. This is considered under application SU/14/0802 being considered elsewhere on this Agenda.
- 7.8.4 The applicant expressed willingness to complete a legal agreement to secure the required SAMM contribution (£61,779) under application SU/14/0802.

However, if a satisfactory legal agreement is not received by 12 February 2015 to provide



this contribution (in an agreement for SU/14/0802) and to ensure that this development is not first occupied until the SANG proposal under SU/14/0802 is provided, this must be added as a reason for refusal due to its failure to comply with the requirements of the Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012; Policy NRM6 of the South East Plan; and, Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures.

## **7.9 Impact on biodiversity**

- 7.9.1 Paragraph 109 of the NPPF requires the planning system to aim to conserve and enhance the natural and local environments by minimising impacts on biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around development should be encouraged. Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 seeks to conserve and enhance biodiversity within the Borough. The applicant has identified that development in such locations may impact on bats, badgers, reptiles and Great Crested Newts. There was no evidence of the presence of newts or reptiles was found at the site. It is the impact on bats and badgers, as set out below, which has been assessed. However, ecological mitigation and enhancement measures have been set out in the ecological and bat reports provided with this application.

### Impact on bats

- 7.9.2 The bat survey provided to support this application indicated the presence of three species of bats at the site, including common pipistrelle, brown long eared bat and serotine bats. Evidence of roosting activity was identified for the common pipistrelle bat within two of the vacant buildings north of the main building. These buildings support a limited use by bats. Further activity on the site was predominantly related to commuting and foraging around the vacant buildings and the tree-line towards the north boundary. The report confirms that a European Protected Species Mitigation Licence would be required from Natural England and that the mitigation would include roosting opportunities incorporated into the new development with bat boxes provided within retained trees during construction.
- 7.9.3 Surrey Wildlife Trust raise no objections to the proposal in terms of its impact on bats. However, the Trust consider that an assessment of bat roosting opportunities within trees to be removed should be provided. As indicated in Paragraph 7.4 above, the proposal would result in the loss of some further trees, most of which would be insignificant in size. However, a small number of larger trees are to be removed and it is considered appropriate to request a method statement, by condition, in relation to considering any potential bat activity in any of the significant trees to be removed.

### Impact on badgers

- 7.9.4 The ecological report to support this application indicated no badger activity on the site. The Surrey Wildlife Trust and West Surrey Badger Group have confirmed that there are two outlier setts on the site (probably connected to main setts some distance from the application site), which appear to be currently unused but may become used in the spring months. The WSBG suggest that these outlier setts are closed by Natural England licence, following further ecological assessments. These would be provided under such licensing procedures.
- 7.9.5 With the requirements set out above, it is considered that the current proposal would not have an adverse impact on protected species and no objections are raised to the proposal on ecological grounds, complying, in this respect, with Policy CP14 of the

Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

## **7.10 Impact on infrastructure**

- 7.10.1 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council in July 2014. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list) which would include open space, local and strategic transport projects, pedestrian safety improvements, play areas and equipped play spaces, indoor sports and leisure facilities, community facilities, waste and recycling, and flood defence and drainage improvements. These projects need not be directly related to the development proposal. As the CIL Charging Schedule came into effect on 1 December 2014, an assessment of CIL liability has been undertaken. This Council charges CIL on residential and retail developments where there is a net increase in floor area (of such uses). In this case the amount for this proposal is about £201,327. CIL is a land charge that is payable at commencement of works. An informative advising of this would be added.
- 7.10.2 The CIL scheme does not include the provision of education facilities. The impact of the proposal on local education and whether a contribution towards such improvements has to be separately assessed. In this case, Surrey County Council have advised a payment of £323,706 is required for primary education (none for secondary education) but, to date, no justification or details regarding the project to which this proposal should contribute has been provided. In addition, the viability of the proposal would be affected by the proposal and it is not considered that there is sufficient justification to provide a contribution particularly where the viability of the proposal would be critically affected. It is therefore considered that the proposal would not have an adverse impact on infrastructure delivery and complies with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Infrastructure Delivery SPD 2014 and the NPPF.

## **7.11 Impact on playspace provision**

- 7.11.1 Paragraph 58 of the NPPF seeks that planning policies and decisions ensure that development optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses including incorporation of green and other public space as part of the development.
- Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that new residential development will be expected to provide or contribute towards open space, equipped playspaces including teen facilities and outdoor sports facilities.
- 7.11.2 The proposal would provide a natural play area within the site (adjacent to Plot 32). The future management, including its maintenance, would be secured via condition. In addition, the requirement for a financial contribution towards improvements to the Maguire Drive playspace (a Local Area of Equipped Play or LEAP) is included in the proposed legal agreement. The level of contribution, which also includes the provision of the footpath link, is £70,000. This is a site specific enhancement for this development proposal which would be provided outside of the CIL scheme. As such and subject to a legal agreement, it is considered that the proposed development complies with the requirements of Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

## 7.12 Other matters

- 7.12.1 Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that development should not increase flood risk. The application site falls within Zone 1 (low risk) and the submitted flood risk assessment concludes that with SuDS features provided to attenuate surface water (up to the 1 in 100 year event plus 30% climate change storm event across the site, that there will be a reduction in surface water run-off and that the site is at a low risk of flooding. The Environment Agency raise no objections to the proposal on flood risk grounds, with the Council's Drainage Engineer making suggestions only regarding the required drainage system. As such, no objections are raised on these grounds, complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.
- 7.12.2 Paragraph 96 of the NPPF advise that the local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires the development to be sustainable and incorporates design. The Energy Statement document submitted with the application estimates to deliver a 25% reduction in carbon emissions, equivalent to the energy efficiency requirements of Level 3 of the Code for Sustainable Homes. This is considered in line with the requirements of the NPPF as well as Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.
- 7.12.3 Paragraph 128 of the NPPF seeks that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires the applicants for any major development site of 0.4ha or greater, to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany the application. The 'Archaeological Desk-Based Assessment' and the 'Archaeological Evaluation Report' were submitted by the applicant. Subject to condition, the SCC Heritage (Archaeology) Officer raised no objections to the proposed development.
- 7.12.4 The applicant submitted the Geo-Environmental Assessment that provides the assessment of any geotechnical or contaminative issues associated with the existing land use. The Council's Environmental Health Officer reviewed the methodology of the submitted document and subject to conditions raised no objections to the proposal.
- 7.12.5 It is considered prudent to remove some permitted development rights by condition (see Condition 9) for some of the new dwellings (house extensions, roof extensions, including other alterations to the roof, and provision of outbuildings/garages) to reduce any potential impact from the use of such rights (post-completion of this development) on residential amenity (for Plots 33-41 inclusive, Plots 44-60 inclusive, Plots 64-69 inclusive and Plots 91-100 inclusive), trees (for Plots 8-17 inclusive, 32, 34, 37-41 inclusive, 90 and 97-100 inclusive) and the setting of the locally listed building (for Plots 70-75 inclusive and 84-89 inclusive). For this reasoning, and in the officer's opinion, the removal of these rights accords with the tests stated at Paragraph 206 of the NPPF i.e. *"planning conditions shall only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects"*.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 *In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:*

*a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.*

The applicant has entered into pre-application discussions with the officers. Two meetings, prior to the submission of the application took place, whereby officers outlined both the 'in principle' and also detailed layout matters that had to be addressed to achieve support of the scheme, as well as the validation requirements of the future planning application.

*b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.*

The agent was notified on receipt of the application of inaccuracies and deficiencies within the number of submitted documents. Once the required amended details were submitted, the application was validated.

*c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.*

Due to the pre-application process undertaken by the applicant prior to the submission of the application, no amending of the scheme was deemed necessary.

*d) Have pro actively communicated with the applicant through the process to advise progress, time scale or recommendation.*

Officers kept in touch with the agent during the course of the application on regular basis and two meetings were held during this process. This was to advise on progress of the application, particularly to monitor the development of the SANG, site visit arrangements, communication with the consultees and their feedback. Primarily to allow more time to resolve the SANG issue, officers suggested extension of time for the determination of the application on two occasions.

## **9.0 CONCLUSION**

9.1 This report concludes that the principle of the development is acceptable. The proposal would deliver needed housing in the Borough. It would make use of the previously developed land and therefore would not be inappropriate development within the Green Belt. The loss of employment use is also justified.

9.2 Subject to the attached conditions, the development would not result in any adverse traffic generation, highway safety implications, detrimental access arrangements or inadequate parking provision and subject to a satisfactory legal agreement the proposed development would not result in any adverse impact on the local infrastructure. It would not result in any adverse loss of residential amenities to the existing residents or the future occupiers of the development, in any adverse impact on trees, biodiversity, drainage, flooding or character of the wider surrounding area. The proposal is also considered in line with the requirements of

the national and local policies in terms of the proposed sustainable measures to be implemented within the scheme. In addition, subject to a satisfactory legal agreement, the proposal would satisfy the local plan requirements in terms of its impact on local infrastructure, affordable housing and SAMM. In conclusion, the proposed development accords with the adopted development plan and the NPPF.

## 10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No construction shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and the locally listed building and to accord with Policies DM9 and Dm17 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Western Urban Area Character SPD 2012 and the National Planning Policy Framework.

3. No construction shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. No construction shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. 1. Details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be

carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied .

2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**
3. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of ten years.

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.

7. In this condition 'retained tree' means an existing tree or hedge which is to be retained in accordance with the approved plan; and clauses a) and b) below shall have effect until the expiration of 5 years from the first occupation of the development.
  - a) No retained tree shall be cut down, uprooted or destroyed, nor any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without further planning permission being granted by the Local Planning Authority. Any topping or lopping shall be in accordance with BS 3998 (tree works) and in accordance with any supplied arboricultural method statement.
  - b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in a similar location and that tree shall be of such size and species, and shall be planted at such time, as approved by the Local Planning Authority.
  - c) Following the completion of any arboricultural works but before any equipment, materials or machinery are brought onto the site in connection with the development protective fencing and ground protection in accordance with **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** and shall be installed around all the retained trees in accordance with details set out in the Arboricultural Implications Report dated August 2014 by Simon Jones Associates unless varied in writing with the Local Planning Authority. Such protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in the fenced protective areas nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular accesses be made within the protected areas without planning permission.

- d) Prior to the commencement of works on site and after the installation of the tree protection in accordance with c) above the Council's Arboricultural Officer shall be notified and a site meeting arranged to allow a full inspection of the protection measures and agree the arboricultural site supervision.

Reason: This permission was only granted on the basis that the 'retained trees' would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath.

8. Before first occupation of the development hereby approved the first floor window(s) in the flank elevation of the dwelling for Plot 96, as indicated on the approved site plan drawing 14018/C101J, shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times in accordance with details to be submitted to and approved by the Local Planning Authority in writing. No additional openings shall be created at first floor level or above in this elevation, nor the flank elevation of the dwelling for Plot 31, without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. Notwithstanding the provisions of Classes A, B, C and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no further extensions, garages or other buildings shall be erected within the Plots 8-17 inclusive, Plots 32-41 inclusive, Plots 44-60 inclusive, Plots 64-75 inclusive and Plots 84-100 inclusive (as shown on Drawing no. 14018/C1901J), without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of local character, residential amenity, trees and the setting of the locally listed building and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. 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) hours of construction
- (g) confirmation that there will be 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 residential amenities, highway safety nor cause inconvenience to other highway users and to accord with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. The garages hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The parking spaces shown on the approved plans shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13. Prior to the demolition of any part of the main building, a demolition method statement shall be submitted to and approved by the Local Planning Authority. The demolition method statement shall incorporate details of the method of demolition and how the part of the main building to be retained will be protected during this process. In addition this statement will include a schedule of retained and removed elements of this building. Once approved, the development shall be implemented in accordance with the approved details.

Reason: In the interests of the locally listed building and to accord with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. No tree removal, shall take place until a method statement has been submitted to and approved by the Local Planning Authority. This statement should include the identification of any trees to be removed which would be capable of roosting by bats and a schedule of mitigation works and a time management plan to secure the protection of bats during and following the tree removal. Once approved, the mitigation measures shall be implemented in accordance with the approved details. In all other respects, the proposal shall be implemented in accordance with the wider ecological mitigation and enhancement measures set out in Part 4 of the Ecological Constraints and Opportunities Assessment (July 2014) by ENIMS and Part 4 of the Bat Roost Survey Report (September 2014) by ENIMS.

Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. The proposed development shall be built in accordance with the following approved plans: C101J, C102, P101Z, P102B, P110C, P111C, P112E, P113E, P114C, P115B, P116E, P117E, P118E, P119D, P120D, P121D, P122E, P123D,



P124E, P125E, P126F, P127E, P128E, P129E, P130B, P131B, P132A, P133A, P134, P135A, P13E, P137E, P138 and P139, 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.

16. Prior to the first occupation of the development hereby approved the details of cycle and refuse storage area(s) shown on Drawing Nos, C101J, P138 and P139 shall be provided and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

17. No development shall take place until a programme of archaeological work with a written scheme of investigation has been submitted to and approved by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details.

Reasons: In the interest of historic environment and to comply with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

18. No construction shall take place until a detailed remediation scheme for any land contamination of the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that risks from and contamination to the future users of the land and neighbouring land are minimised and to comply with the National Planning Policy Framework.

19. Measures to reduce the risk of crime from the rear parking court to the rear of Plots 50-54 (as shown on layout plan 14018/C101J) shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the dwellings to be provided for Plots 47-56 inclusive (as shown on layout plan 14018/C101J).

Reason: To reduce the risk of crime and to comply with Paragraph ID26 of the Planning Policy Guidance and Section 17 of the Crime and Disorder Act 1998 (as amended).

20. Measures to reduce the risk of crime from the proposed footpath link to the north boundary of the site (as shown on layout plan 14018/C101J) shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the dwellings to be provided for Plots 39-46 inclusive (as shown on layout plan 14018/C101J).

Reason: To reduce the risk of crime and to comply with Paragraph ID26 of the Planning Policy Guidance and Section 17 of the Crime and Disorder Act 1998 (as amended).

21. Details of external lighting shall be submitted to and approved by the Local Planning Authority. Once approved the lighting shall be constructed in accordance

with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of residential and visual amenities, nature conservation and to reduce the risk of crime and to accord with Policies DM9 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Paragraph ID26 of the Planning Policy Guidance and the Crime and Disorder Act 1998 (as amended).

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. CIL Liab CIL1
5. The applicant is advised that this permission is linked, by the requirements of the legal agreement pursuant to this permission, to the provision of a Suitable Area of Natural Greenspace under separate planning permission SU/14/0802.
6. The applicant is advised that European Protected Species Mitigation Licence is likely to be required for required mitigation works and in this respect the applicant is advised to contact Natural England direct.

**In the event that a satisfactory legal agreement has not been completed by the 12<sup>th</sup> February 2015, the Executive Head of Regulatory be authorised to REFUSE for the following reasons:**

1. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policies CP11 and DM16 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 in relation to the provision of playspace improvements and a footpath link, the proposal would not provide adequate playspace provision nor contribute towards the choice of sustainable modes of transport failing to comply with Policies CP11 and DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.
2. The proposal fails to provide an adequate provision of affordable housing, and as such would not deliver a development, which would meet the housing requirement of all sectors of the community. The application is therefore contrary to the aims and objectives of Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.
3. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's

Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012.

4. The Planning Authority, in the light of available information, is unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSW). In this respect, significant concerns remain with regard to the adverse effect on the integrity of the Special Protection Area in that there is likely to be an increase in dog walking, general recreational use and damage to the habitat and the protected species within the protected areas. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulation 2010 (The Habitats Regulation) applies in this case, it must refuse permission in accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE. For the same reasons the proposal conflicts with guidance contained in the National Planning Policy Framework and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy NRM6 of the South East Plan 2009 and Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012).

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2014/1097

Reg Date 05/12/2014

West End

**LOCATION:** 1 COMMONFIELDS, WEST END, WOKING, GU24 9HY  
**PROPOSAL:** Erection of two detached two storey dwellings following demolition of existing bungalow.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr C Smith  
 Ascot Design Ltd  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 The full application proposes the erection of two detached 2 storey four bedroom dwellings following the demolition of existing bungalow. This application is a revision to the scheme extant permission under SU/12/0375 for a similar development.
- 1.2 The report concludes that the revised proposal would integrate well with the established character and appearance of the area, and would not have an adverse impact on the amenities of neighbouring properties or the future occupiers of the proposed residential properties. The development would not have an adverse impact on parking and highway safety and would contribute towards the provision of community infrastructure. On this basis the application is recommended for approval subject to the payment of a contribution towards SAMM or the completion of a legal agreement in respect of this.

## 2.0 SITE DESCRIPTION

- 2.1 This 0.096 hectare site is located within the settlement area of West End as defined on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012. The site is within Commonfields and currently comprises a detached bungalow with an attached flat roof garage adjacent to the northern boundary (with 1A Commonfields). The site is screened by fencing and hedging along site boundaries.
- 2.2 The surrounding area principally comprises detached and semi-detached dwellings of mixed architectural character and scale, situated within plots of varying size.

## 3.0 RELEVANT HISTORY

- 3.1 SU/96/0441 – Erection of a single storey rear and single storey side extension and the erection of an attached single garage (following demolition of existing garage).  
 Approved 26/07/1996
- 3.2 SU/12/0375 - Erection of two detached two storey dwellings following demolition of existing bungalow  
 Approved 27/09/2012 (not implemented)

## **4.0 THE PROPOSAL**

- 4.1 The principle of two dwellings on the site has already been established through the grant of planning permission 12/0375. This permission was for 2 No. two storey detached houses. Unit A was shown to front onto Commonfields, with Unit B accessed from Barnsford Crescent. Both dwellings were shown to be sited within irregularly shaped plots.
- 4.2 The principal difference between the current proposal and the extant permission under SU/12/0375 is the more linear plot layout proposed under the current scheme with both dwellings having a frontage and gaining access from Commonfields.
- 4.3 The dwelling on Plot 1 would be set marginally deeper into the site than No.1a Commonfields, with its rear wall projecting 6.4 metres beyond the rear elevation of Plot 1. A minimum distance of 5.2 metres is retained between the flank wall of 1A Commonfields and that of the dwelling to serve Plot 1. The garden area to serve Plot 1 would have a depth of approximately 10.5 to 12 metres. This is a similar size to that proposed under SU/12/0375.
- 4.4 The dwelling on Plot 1 would benefit from a two storey front gable facing Commonfields. Other features include a covered entrance porch and a dormer style window, partly set into the roof slope. Tile hanging is proposed to the upper part of the front gable, with horizontal banding and contrasting brick detailing around openings. The proposed dwelling would be 0.2 metres higher than Unit A approved under SU/12/0375. At a depth of 10.5 metres, and a width of 9.5 metres, the proposal would occupy a marginally smaller footprint than the approved Unit A.
- 4.5 The dwelling proposed on Plot 2 would project 1.8 metres beyond that proposed on Plot 1 and would be set approximately 20 metres away from the front elevation of the dwellinghouse at 26 Barnsford Crescent with its front garden to a depth of 9.4 metres, increasing to 10.3 metres. The dwelling on Plot 2 would be sited a minimum of 3.9 metres from the southern boundary of the site with Barnsford Crescent.
- 4.6 The dwelling proposed on Plot 2 would also present a two storey gable onto Commonfields. Tile hanging is also proposed to the upper part of the front gable. A bay window is proposed on the ground floor, with a covered canopy above the front entrance. This dwelling would be to a height of 8.4 metres, which would be 1 metre higher than the approved dwelling to serve Unit B under SU/12/0375. The footprint of the proposal would measure 9.8 metres in width and 10 metres in depth, which would be similar to the approved dwelling to serve Unit B under SU/12/0375. The primary garden area of Plot 2 is comparable in size to that provided under the extant planning permission.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council      No highway comments.  
Highway Authority

## **6.0 REPRESENTATIONS**

At the time of preparation of this report 6 representations of objection have been received which raise the following issues:

6.1 Overdevelopment of the site - [See para.7.3]

6.2 Parking concerns in respect of new residential property in this location - [See para.7.5]

## **7.0 PLANNING CONSIDERATION**

7.1 The National Planning Policy Framework (NPPF); Policies CP1, CP2, CP14, DM9, DM11 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and, Policy NRM6 of the South East Plan are material considerations in this application.

7.2 As the principle of development was considered acceptable under the extant planning permission SU/12/0375, it is considered that the main issues to be addressed in determining of this application are:

- The proposal's impact on the character and appearance of the area;
- The proposal's impact on the amenities of neighbouring properties and the amenity to be afforded to future residents;
- The impact of the development highway safety and parking;
- The impact of the development on the provision of community infrastructure; and
- The impact on the Thames Basin Heaths Special Protection Area.

### **7.3 The proposal's impact on the character and appearance of the area**

7.3.1 The NPPF seeks a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policy DM9 of the Core Strategy is reflective of this, requiring development proposals to provide high quality design with layouts that respect and enhance the local environment. Particular regard should be paid to scale, massing, bulk and density.

7.3.2 The application site lies within an area which is largely residential in character. Plots vary in arrangement and size with properties on Benner Lane arranged in a more linear fashion than those on Barnsford Crescent to the south. Although the gap between the two dwellings is considerably narrower than the extant permission, the vast majority of dwellings on Commonfields are set on rectangular plots with minimal separation between flank walls as evident approximately 30 metres to the south west of the site. It is therefore considered that the revised layout would not be dissimilar to wider character of the street scene and as such would not have an adverse impact on the character of the area.

7.3.3 As set out above, the proposed dwellings would be of a two storey height with a hipped roof design incorporating front facing gable features and dormers. Although the dwellings approved under SU/12/0375 featured a hipped roof design, they reflected relatively simple detailing in comparison to the proposed units. The use of a tile hung finish on the gables, in combination with additional front and rear windows are aesthetic improvements to the dwellings proposed and would integrate well in the context of the wider street scene.

7.3.4 As noted, the proposed dwellings would be of a marginally higher height than the approved dwellings under SU/12/0375 (between 0.2 and 1.0 metres). In the context of a street scene

characterised by a mixture of bungalows as well as substantial two storey dwellings, a maximum ridge height of 8.4 metres would not have an adverse impact on rhythm of development in this setting.

7.3.5 On the basis of the above considerations it is considered that the revised scheme accords with the design principles contained in both the NPPF and Policy DM9 of the Core Strategy.

#### **7.4 The proposal's impact on the amenities of neighbouring properties and the amenity to be afforded to future residents**

7.4.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 of Core Strategy advises that in the consideration of development proposals, the amenities of the occupants of neighbouring properties are respected.

7.4.2 The closest residential properties to the proposed development outside the application site are 1A Commonfields (to the north) and No.26 Barnsford Crescent (to the east) and properties to the rear on Benner Lane.

7.4.3 The existing bungalow to be demolished currently projects 10 metres beyond the rear wall of 1A Commonfields (albeit at single storey level only). However a garage is positioned adjacent to the common boundary with the application property and there would be a minimum separation distance of 5.2 metres retained between the flank wall of 1A Commonfields and that of the dwelling to serve Plot 1. In light of the above, in addition to the fact that no principal habitable windows are proposed within the flank elevation of the dwellinghouse proposed on Plot 1 facing 1A Commonfields, it is considered that the proposed development would not have an adverse impact on the amenities that the occupants of 1A Commonfields enjoy. The dwellinghouse on Plot 2 would be a significant distance away from 1A Commonfields and therefore would have no adverse impact on the amenities that the occupants of this property enjoy.

7.4.4 The neighbouring property to the east of the site at 26 Barnsford Crescent is set between 20 - 21 metres away from the rear elevations of the proposed units. Given that the proposed dwellings would face onto the front driveway of 26 Barnsford Crescent, in combination with the significant separation distances and screening provided by the hedging along this mutual boundary, it is not considered that there would be an adverse impact on the amenities that the occupants of 26 Barnsford Crescent enjoy.

7.4.5 The amenity relationship between the two proposed residential units is considered to be acceptable with a separation distance of 2 metres retained between mutual flank walls. Only a limited staggered building line is proposed between the two properties and as such it is not considered that there would be an overbearing impact or any other poor amenity relationship as a consequence. It is considered that the primary amenity areas that each of the proposed units would benefit from would be largely similar to that of the extant planning permission. As a consequence it is considered that the quality of amenity space that this proposal affords would be acceptable.

7.4.6 On the basis of the above considerations it is considered that the proposed development accords with the amenity principles contained within Policy DM9 of the Core Strategy as well as the NPPF.



## **7.5 The impact of the development highway safety and parking**

- 7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks all development ensures that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.
- 7.5.2 The current proposal would result in the provision of both accesses from Commonfields. In a similar fashion to the extant permission under SU/12/0375, the proposed units would provide an integral garage parking area for each unit as well as driveways that can accommodate at least two vehicles, resulting in a total provision of 3 car parking spaces for each site. It is considered that the application site is situated in a sustainable location, close to the local amenities and modes of transport, where need for a car is not essential. Given that the proposal meets and exceeds the parking requirements as set out the Surrey County Council Parking Standards, the County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway, subject to conditions and informative.
- 7.5.3 It is therefore considered that the proposal accords with Policy DM11 of the Core Strategy as well as the relevant policies contained within the NPPF.

## **7.6 The impact of the development on the provision of community infrastructure**

- 7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more.
- 7.6.2 The current proposal would result in a net increase in residential floor space of approximately 202 square metres. Accordingly the development is liable for an estimated contribution of £44,506.00 towards community infrastructure in accordance with the Council's CIL Charging Schedule. The final total will be stated in the CIL notices that will be served on the liable party(s).
- 7.6.3 In accordance with the requirements of the CIL Regulations 2010 (as amended) and the Council's Infrastructure Delivery Supplementary Planning Document, should this application be approved, a land charge will be levied on the land to which this application relates, with payment required prior to commencement of development.

## **7.7 The impact on the Thames Basin Heaths Special Protection Area**

- 7.7.1 The application site is located approximately 628 metres away from the Thames Basin Heaths Special Protection Area (SPA). Natural England are currently advising that new residential development within km of the protected site has the potential to adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use.
- 7.7.2 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA. As the Council has adopted CIL and SANGS is considered to be a form of infrastructure, this financial contribution is pooled through CIL.

7.7.3 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring measures (SAMM). As such, subject to payment received in respect of SAMM prior to the determination of this application or the completion of a legal agreement to secure this contribution by the 6<sup>th</sup> of February 2015, the proposal would accord with Policy CP14B of the Core Strategy and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

**ORDER 20**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have communicated with the applicant through the process to advise progress, timescale or recommendation.

## **9.0 CONCLUSION**

9.1 It is considered that the revised proposal would integrate well with the character and appearance of the area, and would not have an adverse impact on the amenities of neighbouring properties or the future occupiers of the proposed residential properties. The development would not have an adverse impact on parking and highway safety and would contribute towards the provision of community infrastructure. On this basis the application is recommended for approval subject to the payment of a contribution towards SAMM or the completion of a legal agreement in respect of this.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. 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.

3. The proposed development shall be built in accordance with the following approved plans: 14-P1091- ST, 01,02, 03, 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.

4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
5. The garages hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. 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) hours of construction

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.

7. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

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.

8. Before the development is occupied the proposed and modified vehicular accesses to Commonfields shall be designed /constructed and provided with visibility zones to be kept permanently clear of any obstruction between 0.6 metres and 2 metres above ground level in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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.

9. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Year's Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of the amenities of adjoining residential occupants and to accord with the National Planning Policy Framework.

#### Informative(s)

1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1
3. CIL Liable CIL1

2014/1115

Reg Date 11/12/2014

Chobham

**LOCATION:** 86 HIGH STREET, CHOBHAM, WOKING, GU24 8LZ  
**PROPOSAL:** Demolition of existing single storey building at the rear of Saddlers Halt and replacement with 2 two bedroom cottages.  
**TYPE:** Full Planning Application  
**APPLICANT:** Chobham 123  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: REFUSE****1.0 SUMMARY**

- 1.1 Planning permission is sought for the erection of a two storey building comprising 2 two bedroom cottages on land to the rear of Saddlers Halt, 86 High Street following demolition of existing single storey retail building.
- 1.2 The report below concludes that the development would not integrate successfully within the immediate surrounding area and would be harmful to the designated heritage assets including the setting of the adjacent Grade II Listed building, Saddler's Halt, and Chobham Conservation Area. The proposed development would also have an adverse impact on the amenities that the occupants of neighbouring properties as well as future occupiers of the development enjoy. In addition, no payment has been made toward SAMM (Strategic Access Management and Monitoring) measures and so this forms an additional reason for refusal. It is therefore considered that the proposal would conflict with the NPPF and the Development Plan and is recommended for refusal.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is located to the south side of Cannon Crescent, off the High Street in Chobham, within the Chobham Conservation Area. The site is located within the settlement of the village; in an area characterised by a mix of commercial and residential uses. The site is located to the rear of Saddlers Halt, a Grade II Listed Building in a mixed use with offices at the ground floor and a residential flat above. To the southwest, the site is bound by a semi-detached residential cottage, no. 90 High Street that is locally listed. A commercial property operating as a sandwich bar is situated between no's. 86 and 90 to the front of the site, in the area of the existing access onto the application site. The neighbouring properties to the west and south, no's. 84 and 66 High Street respectively, are also in commercial use. In addition, no. 66 has a large rear garden laid to lawn with dense hedges located to the rear of the application site.
- 2.2 The application site of approximately 152 square metres is currently occupied by a detached single storey building in use as an antique shop. Although there are no trees on the application site, the backdrop of the site as viewed from the High Street is treed.

**3.0 RELEVANT HISTORY**

- 3.1 Planning application SU/14/0616 for the erection of a two storey building comprising of 4 one bedroom flats on land to the rear of Saddlers Halt, was withdrawn on the 23<sup>rd</sup> of September

2014. However it was reported to the committee with an officer's recommendation to refuse on the basis that its layout, size, proximity to common boundaries and neighbouring buildings would have represented a quantum of built form that was cramped, contrived and dominant, harmful to the designated heritage assets including the setting of Saddlers Halt (no. 86 High Street), a Grade II Listed Building, and Chobham Conservation Area.

3.2 Following this withdrawn application, the applicant did not enter into pre-application advice.

#### **4.0 THE PROPOSAL**

- 4.1 Permission is sought for the erection of a two storey building comprising of 2 two bedroom cottages on land to the rear of Saddlers Halt, 86 High Street following demolition of existing single storey flat roofed building.
- 4.2 Notwithstanding the reduction in the number of units proposed from four to two, the proposed built form would be largely similar to the previous scheme under SU/14/0616. To the eastern flank the built form has been reduced from a depth of 7.95 metres to 6.14 metres. Two front windows have been inserted in place of doors to serve each of the units at ground floor level as well as the provision of a central porch area and internal passage and doors to serve both cottages.
- 4.3 In a similar fashion to the previous application SU/14/0616 the proposed building would be characterised by a hipped slate roof with red clay ridge tiles, to match the materials of Saddlers Halt to the front. The height of the revised scheme remains unchanged to that of the previous application, with the only variation being the provision of three front facing dormer windows, in place of the two proposed under the previous proposal.
- 4.4 The side and rear walls of the proposed building would be adjacent to the side and rear boundaries of the application site. This arrangement is identical to that proposed under the previous application.

#### **5.0 CONSULTATION RESPONSES**

- |     |  |  |
|-----|--|--|
| 5.1 | Surrey County Council<br>Highway Authority | No objection to the proposal, subject to conditions and informative.   |
| 5.2 | Tree Officer                               | No objection, subject to conditions.   |
| 5.3 | Conservation Officer                       | Raise objections due to the impact of the proposed development on the setting of Grade II Listed building of Saddler's Halt. |
| 5.4 | Chobham Parish Council                     | Objection on the lack of amenity space and the overbearing impact of the proposed roof form.                                 |

#### **6.0 REPRESENTATIONS**

- 6.1 At the time of preparation of this report 4 letters of objection had been received concerned with the following issues:
- Loss of residential amenities (privacy, visually intrusive, over-shadowing of small garden of No's. 90 & 92, noise & disturbance) [See paragraph 7.4]

- The problem of the already insufficient parking provision in a narrow unadopted lane (Cannon Crescent) would be exacerbated [See paragraph 7.5];
- Further highway implications in terms of increased traffic volume [See paragraph 7.5]

## **7.0 PLANNING CONSIDERATION**

- 7.1 The National Planning Policy Framework (NPPF); Policies CP1, CP2, CP14B, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and, the principles contained within the Community Infrastructure Levy & Infrastructure Delivery Supplementary Planning Document are material considerations in this application.
- 7.2 It is considered that the main issues to be addressed in determining of this application are:
- Impact on the designated heritage assets and character of the area;
  - Impact on residential amenities;
  - Whether the development is acceptable in terms of parking and highway safety;
  - Impact on the provision of community infrastructure; and
  - Impact on the Thames Basin Heath SPA

### **7.3 Impact on the designated heritage assets and the character of the area**

- 7.3.1 The NPPF has a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. However, the NPPF rejects poor design that fails to take the opportunity to improve the character and quality of an area. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Paragraph 133 of the NPPF advises that development which leads to substantial harm to a heritage asset should be refused consent unless such harm is necessary to achieve substantial benefits.
- 7.3.2 Policy CP2 (Sustainable Development and Design) of CSDMP 2012 is reflective of the NPPF as it requires development to ensure that all land is used effectively within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. Policy DM17 (Heritage) of CSDMP 2012 promotes conservation and enhancement of the Designated Heritage Assets, such as conservation areas and listed buildings.
- 7.3.3 The application site is located in a courtyard of a Grade II listed building and within the Conservation Area. The proposal would maintain a minimum separation distance of 4.5 metres to Saddlers Halt, which is also a two-storey property. Although the eaves and ridge of the proposed building have been kept low at a maximum height of 5.5 metres, the width (13.9 metres) of the building and its close siting to the listed building would result in a contrived and cramped form of development, with a built relationship that is largely similar to the refused scheme under SU/14/0616. The resulting development would have a dominant presence within the plot, and as such detract from the setting of the listed building and wider conservation area. On this basis the Historic Building Officer has

advised that the current proposal does not overcome the objection raised under SU/14/0616.

- 7.3.4 The lack of space to be retained about the proposed building also means that the proposal makes no provision for basic requirements, such as bin stores, cycle parking or drying areas. It is reasonable to assume that occupiers of the proposed units would need such facilities. As a consequence, this would result in residential detritus creeping forward of the application site in an unplanned manner further harming to the setting of the Listed Building and the Conservation Area. This lack of provision, or even an indication that they could be provided in a satisfactory manner on site, is indicative of the fact that the scale of development proposed is significantly above what the site can comfortably accommodate.
- 7.3.5 To facilitate the development, three Category C trees would be removed. However, none of these are outstanding and their loss would not result in significant impact on the landscape character of the area.
- 7.3.6 In conclusion, the scale of development sought under this revised scheme is considered to be over and above what the site can comfortably accommodate. The proposed layout, with the built form of the replacement building occupying the entire application site would result in a cramped and contrived built form, which would be harmful to the setting of the Listed Building. Moreover, the application's failure to make provision for the future occupiers' basic requirements (in the form of cycle parking, bin storage etc.) would be likely to lead to further harm to both the setting of the Listed Building and the wider character and appearance of the Conservation Area. The proposal is therefore considered to be non-compliant with policies DM9 and DM17 of the CSDMP 2012 and the NPPF.

#### **7.4 Impact on residential amenities**

- 7.4.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) of CSDMP 2012 ensures that the amenities of the occupiers of the neighbouring properties and uses are respected.
- 7.4.2 The development would comprise two residential cottages. All windows and openings are situated to the north/front elevation. No windows/openings are proposed within the side or rear elevations. As such, none of the kitchens or bathrooms would have an opening to the outside wall. In comparison with the previous scheme under SU/14/0616, the reduction in the number of units proposed does marginally improve the quality of internal living spaces proposed, particularly in respect to the level of natural light received through the windows that are only concentrated on the northern elevation. However, the limited separation distance between the proposed development and the rear elevation of Saddlers Halt would mean that occupiers of the proposed units would have an outlook dominated by that property. The above factors, in combination with the lack of amenity space, would, in the officer's opinion, result in unsatisfactory living arrangements.
- 7.4.3 Turning to the proposal's impact on neighbouring properties, the rear elevation of a first floor flat at no. 86 High Street (Saddlers Halt) contains two windows and an entrance door. Each window serves as the only source of light to a bedroom. At a minimum separation distance of approximately 4.5 metres, the first floor habitable room windows of the proposal would look directly into the habitable room windows of the first floor flat at no. 86. As such, it is considered that the proposal would result in adverse overlooking and loss of privacy to the occupiers of the first floor flat at Saddlers Halt and the future occupiers of the development and would be unacceptable in terms of the aforementioned policy considerations.
- 7.4.4 Two of the proposed bedrooms serving either cottage would have a secondary window facing the entrance porch of the building that is located centrally within the site. One of



these secondary bedroom windows serving the residential unit to the west would be situated approximately 10.9 metres away from the nearest rear windows of no. 90 High Street to the east. At such a distance, the proposal is not considered to result in any adverse overlooking of the above property. All the proposed primary windows serving lounges and bedrooms would look forward towards Saddlers Halt and would offer only limited oblique views of the other neighbouring properties. As such, it is not considered that the proposal would result in any adverse overlooking and loss of privacy to No's. 90 or 84 High Street. As no windows would be located within the west/side, south/rear and east/side elevations, no detrimental loss of privacy to the neighbouring properties to those directions is considered to occur.

- 7.4.5 However, No. 90 High Street is a semi-detached cottage with a very limited size rear garden area. The proposal, if implemented, would be located on the west/side boundary of No. 90 with its flank wall at the eaves height of 4.5 metres at a length of 6.14 metres. Following withdrawal of SU/14/616, the depth of the proposal on the eastern flank has been reduced by 1.8 metres. As a consequence, the gap between the front elevation of the proposal and the rear elevation of No. 90 is now 4.7 metres compared to the 3 metre gap proposed under SU/14/0616. Notwithstanding this however, the proposed built form would still have an imposing and overbearing presence when viewed from No. 90 given its two-storey height and close proximity to the rear garden area and habitable rooms.
- 7.4.6 The surrounding area of the application site contains a variety of uses. The additional residential occupation of 2 cottages is not considered to result in such a level of further noise in this mixed use locality that would be detrimental to the amenities of the adjoining residents.
- 7.4.7 As such, although the development would not give rise to an unacceptable level of noise, the limited separation distance between the proposed development and the rear elevation of Saddlers Halt in combination with the lack of amenity space and bin storage areas would, result in unsatisfactory living arrangements for the future occupiers of the cottages. It is also considered that the proposal would result in adverse mutual overlooking and loss of privacy between the occupiers of the first floor flat at Saddlers Halt and the future occupants of the development. Finally it is considered that despite the reduction in the depth of eastern flank, the proposal would still have an imposing and overbearing presence given its two-storey height and proximity to the rear garden area and habitable rooms of No. 90. On this basis, the proposal would be contrary to the requirements of Policy DM9 of the CSDMP and the NPPF.

## **7.5 Whether the development is acceptable in terms of parking and highway safety**

- 7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks all development ensures that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.
- 7.5.2 Although the proposal would not provide any parking provision, it is considered that the application site is situated in a sustainable location, close to the local amenities and modes of transport, where need for a car is not essential. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway, subject to conditions and informative.

## **7.6 Impact of the development on the provision of community infrastructure**

- 7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014 and took effect on the 1st December 2014. Surrey

Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. The proposal would result in a net increase in residential floor space of approximately 69 square metres. Accordingly the development is not liable for a contribution towards community infrastructure as set out in Community Infrastructure Levy Regulations 2010 (as amended) and the Community Infrastructure Levy & Infrastructure Delivery Supplementary Planning Document.

## **7.7 Impact on the Thames Basin Heath Special Protection Area**

- 7.7.1 The application site is located within approximately 1.1 km of the Thames Basin Heaths Special Protection Area (SPA). Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes a net increase of 2 units, which in combination with other development, to have a significant adverse impact on the protected site.
- 7.7.2 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. As the provision of SANGS is considered to be a form of infrastructure, they are pooled through CIL. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA.
- 7.7.3 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring (SAMM) measures. Neither a payment nor legal agreement has been completed. On this basis, the proposal would fail to accord with Policy CP14B of the Core Strategy and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

**ORDER 20**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

- 9.1 The proposed development would represent a quantum of built form that would be harmful to the designated heritage assets and fail to integrate successfully within the surrounding area. The proposal would fail to take the opportunity to promote and improve the character and quality of the area. The proposed development would also result in adverse loss of

residential amenities to the occupiers of the existing neighbouring properties. In addition, the proposal would provide inadequate amenities for future occupiers and would not provide a contribution towards SAMM

- 9.2 The proposal would therefore conflict with Policies CP1, CP2, CP14B, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012; and requirements of the National Planning Policy Framework 2012.

## 10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to REFUSE the application for the following reasons:

REFUSE for the following reason(s):-

1. The proposal by reason of its layout, size, proximity to common boundaries and neighbouring buildings would represent a quantum of built form that would be cramped, contrived and dominant, harmful to the designated heritage assets including the setting of Saddlers Halt (no. 86 High Street), a Grade II Listed Building, and Chobham Conservation Area. Consequently, the proposal would fail to integrate into its context nor promote and improve the character and appearance of this high quality area and would conflict with Policies CP1, CP2, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2012.
2. Due to its layout and position on the boundaries of the application site, coupled with its height and massing, the proposed development would be an unneighbourly form of development resulting in adverse overbearing effects and loss of light for the owner/occupiers of no. 90 High Street; and, overlooking and loss of privacy for the owner/occupiers of the first floor flat of Saddlers Halt (no. 86 High Street) and the future occupiers of the development. In addition, due to its layout and orientation, the proposal would result in poor and inadequate residential amenities for the future occupiers of the development. The proposal would therefore conflict with Policies CP1, CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2012.
3. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).

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2014/1012

Reg Date 16/12/2014

Chobham

**LOCATION:** 2 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8NB  
**PROPOSAL:** Change of Use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat, to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flat within the ground and first floor levels.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr R Hardesty  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: GRANT subject to conditions****1.0 SUMMARY**

- 1.1 Planning permission is sought for the change of use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels.
- 1.2 This current proposal is identical to the proposal considered under application 14/0456 refused in July 2014. The principal reason for refusal of 14/0456 related to the absence of a SANGS mitigation at that time. As a legal agreement in respect of securing contributions towards infrastructure had not been completed under 14/0456, a reason for refusal in respect of this was also included. All other issues were considered to be acceptable by this Committee with no objection raised to the principle of the proposal, its impact on the amenities enjoyed by the occupants of the surrounding properties, highway safety or parking.
- 1.3 In light of the above this report focuses on whether the current application overcomes the previous reasons for refusal. The proposed development does not trigger a liability for a CIL contribution. As SANGS mitigation is currently available, the development's impact on the SPA can be mitigated. Subject to a contribution towards SAMM or the completion of a legal agreement in respect of this, the development is considered to be acceptable.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is within the washed over Green Belt settlement of Chobham, located at the junction of Chobham High Street and Chertsey Road, forming a prominent part of the street scene. The site features a two storey building constructed in the late 19th century. The existing building is of red brick construction with simple gable roof forms that face onto Chertsey Road.
- 2.2 Presently, the site accommodates a retail unit on the ground floor facing on to the Chobham High Street frontage. A 3 bedroom flat with access from Chertsey Road is located at first floor level. The site adjoins a single storey building to the south (rear) that faces the High Street, with an area laid to tarmac and concrete between the two buildings serving as a parking area.

### **3.0 RELEVANT HISTORY**

- 3.1 BGR2473 – Convert existing building to form shop with s/c flat above – Approved 19/02/1959
- 3.2 Planning application SU/14/0456 sought for the change of use and extensions of the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels. This application was previously reported to the planning committee in May 2014 with an officer recommendation for refusal. The application was refused only on the basis that there was no SANGs mitigation available at the time.

### **4.0 THE PROPOSAL**

- 4.1 The application seeks permission for the change of use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels. The proposal is identical to the refused application under SU/14/0456 with no change in the works proposed.

### **5.0 CONSULTATION RESPONSES**

- 5.1 Chobham Parish Council No objection.
- 5.2 County Highway Authority No objection to the development subject to conditions.
- 5.3 Council's Conservation Advisor No objection to the extension or change of use but objects to the loss of the chimney.

### **6.0 REPRESENTATION**

At the time of the preparation of this report 3 representations of objection had been received:

- 6.1 Significant parking problems would arise given the location of the site and existing highway safety concerns [*Officers comments: The proposal's impact on highway safety and parking was considered to be acceptable under 14/0456 - see Annex 2*]
- 6.2 The increase in residential units would give rise to domestic clutter which would have an adverse impact on the visual character of the village [*Officer's comments: The proposal's impact on the character and appearance of the area was considered acceptable under 14/0456 - see annexed report*]

### **7.0 PLANNING CONSIDERATION**

- 7.1 The site is located within the washed over Green Belt settlement of Chobham as identified on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies. Accordingly Policies CP12 and CP14B are relevant to the consideration of the current application.

The National Planning Policy Framework (NPPF) is also a material consideration as is the associated Planning Practice Guidance (PPG).

- 7.2 The application is identical to application 14/0456. As such, this decision is a material consideration. The decision cites two reasons for refusal in respect of the SPA/SANGS as well as the securing contributions toward community infrastructure. As no other reasons for refusal are given and having regard to the nature of the changes to the scheme it would not be reasonable to reconsider these issues unless there has been a material change in circumstances such as a significant change in planning policy or significant change in the site or its surroundings. For completeness, however, a copy of the officer's report in respect of application 14/0456 has been annexed. This report concludes that the development would have no impact on the character of the area, or the residential amenities of neighbouring properties and highway safety. However, in the absence of SANGS mitigation and contributions towards the provision of infrastructure, the proposal would have had an adverse impact on the Thames Basin Heath SPA and local infrastructure. It was on this basis that the application was refused.

Having regard to the above it is considered that the main issues to be addressed are:

- The impact on the Thames Basin Heath Special Protection Area.
- The impact on the provision of community infrastructure.

### **7.3 The impact on the Thames Basin Heath Special Protection Area**

- 7.3.1 The application site is located within approximately 1.1 km of the Thames Basin Heaths Special Protection Area (SPA). Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes a net increase of 2 units, which in combination with other development, to have a significant adverse impact on the protected site.

- 7.3.2 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. The Council's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As a SANGS is considered to be a form of infrastructure, they are pooled through CIL. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA.

- 7.3.3 Policy CP14B requires that all net new residential development provide contributions toward strategic access management and monitoring measures. As such, subject to payment received in respect of SAMM or the completion of a legal agreement to secure this contribution by the 6th of February 2015, the proposal would accord with Policy CP14B of the Core Strategy and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.

### **7.4 The impact on the provision of community infrastructure**

- 7.4.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. The proposal would result in a net increase in

residential floor space of 56 square metres. Accordingly the development is not liable for a contribution towards community infrastructure as set out in Community Infrastructure Levy Regulations 2010 (as amended) and the Infrastructure Delivery Supplementary Planning Document.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

9.1 In conclusion, the proposed development does not trigger a liability for a CIL contribution. As SANGS mitigation is currently available, the development's impact on the SPA can be mitigated. Subject to a contribution towards SAMM or the completion of a legal agreement by 6th February 2015, the development is considered to be acceptable.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

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

3. The proposed development shall be built in accordance with the following approved plans: DWG.08 received 12/11/2014, 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.



4. 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

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.

5. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for four cars and at least 4 cycles to be parked. The car parking spaces shall be marked out on the ground to ensure proper use. Three of the cycle parking spaces shall be provided in as secure covered and well lit location. Once provided the car and cycle parking spaces shall be retained without obstruction exclusively for their designated purpose.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### Informative(s)

1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1

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04                      2014/0456                      Reg Date 14/05/2014                      Chobham

**LOCATION:**                      2 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8NB  
**PROPOSAL:**                      Change of Use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels.  
**TYPE:**                              Full Planning Application  
**APPLICANT:**                      Mr Roger Hardesty  
**OFFICER:**                              Chenge Taruvinga

## **RECOMMENDATION: REFUSE**

### **1.0 SUMMARY**

- 1.1 The proposal is for the change of use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels.
- 1.2 The report concludes that the proposed change of use of part of the ground floor would be an appropriate development within the washed over Green Belt settlement of Chobham. The proposed two storey element and provision of 3 units of residential accommodation would not have an adverse impact on the character of the Chobham Village Conservation Area, or the residential amenities of neighbouring properties. It is also considered that the development would provide sufficient parking provision for the residential units proposed.
- 1.3 However, as there is currently no SANGS mitigation available by which the proposal can mitigate its impact on the SPA, and in the absence of a legal agreement to secure planning infrastructure; reasons for refusal in respect of these matters are proposed.

### **2.0 SITE DESCRIPTION**

- 2.1 The application site is within the washed over Green Belt settlement of Chobham, located at the junction of Chobham High Street and Chertsey Road, forming a prominent part of the street scene. The site features a two storey building constructed in the late 19th century. The existing building is of red brick construction with simple gable roof forms that face onto Chertsey Road.
- 2.2 Presently, the site accommodates a hairdressing salon on the ground floor facing on to the Chobham High Street frontage. A 3 bedroom flat with access from Chertsey Road is located at first floor level. The site adjoins a single storey building to the south (rear) that faces the High Street, with an area laid to tarmac and concrete between the two buildings serving as a parking area.

### **3.0 RELEVANT HISTORY**

- 3.1 BGR2473 – Convert existing building to form shop with s/c flat above – Approved 19/02/1959

### **4.0 THE PROPOSAL**

- 4.1 The proposal is for the change of use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels.
- 4.2 The proposed two storey extension would be an infill extension of an 'L' shape with a maximum depth of 3.9 metres, a maximum width of 4.1 metres and a maximum height of 7.4 metres and eaves of 5.1 metres. This element would also feature a rear facing gable roof form.
- 4.3 Following the change of use and extension the site would yield a 44 sqm financial services unit (use class A2) and one 1 bed flat on the ground floor and two 1 bed flats at first floor level.

## 5.0 CONSULTATION RESPONSES

- 5.1 Chobham Parish Council No response received had been received at the time of the preparation of this report.
- 5.2 County Highway Authority No objection to the development subject to conditions.
- 5.3 Council's Conservation Advisor No objection to the extension or change of use but objects to the loss of the chimney.

## 6.0 REPRESENTATION

At the time of the preparation of this report 4 representations of objection had been received:

- 6.1 Significant parking problems would arise given the location of the site and existing highway safety concerns – Case Officer: see para. 7.4
- 6.2 Not enough parking provision - Case Officer: see para.7.4

## 7.0 PLANNING CONSIDERATION

- 7.1 The site is located within the washed over Green Belt settlement of Chobham as identified on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies. Accordingly policies DM2, DM9, DM11 and DM17 are relevant to the consideration of the current application. The National Planning Policy Framework (NPPF) is also a material consideration as is the associated Planning Practice Guidance (PPG).
- 7.2 Having regard to the above it is considered that the main issues to be addressed are:
  - The principle of development;
  - The level of parking and the impact on highway safety;
  - The impact of the character of the conservation area;
  - The impact of the development on residential amenities;
  - The impact on local infrastructure;
  - The impact on the Thames Basin Heath Special Protection Area.

### 7.3 The principle of development

- 7.3.1 The site is located within an area which is washed over by Green Belt. As such there are certain constraints on development. Policy DM2 of the CSDMP advises that development within the settlement of Chobham will be limited to appropriate Green Belt uses and other limited small scale developments. The principle of the change of use and small extension is therefore acceptable.
- 7.3.2 The proposed development would result in the loss of retail floor space. However, as an A2 use is proposed, it is not considered that the proposal would be harmful to the character of this locale particularly given the site lies outside a designated shopping parade. On this basis it is considered that the principle of development is acceptable.

### 7.4 The level of parking and the impact on highway safety

- 7.4.1 Policy DM11 of the Core Strategy advises that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.
- 7.4.2 The applicant proposes 4 car parking spaces as indicated on the block plan submitted. The Surrey County Council Vehicular and Cycle Parking Guidance (2012) indicates that 1 car parking space per residential unit should be provided for small units within village locations. The existing 3 bedroom dwelling is currently served by two car parking spaces in accordance with the guidance. In addition retail units are required to provide one car parking space per 30 square metres. The table below indicates the existing and proposed parking provision to support the development.

	Existing requirement	Proposed requirement
Residential spaces	2	3
Commercial spaces	3	1

- 7.4.3 The table above demonstrates that the reduction in retail floor space and the loss of the 3 bedroom unit would result in an overall reduction in the required car parking spaces to serve the development. Given that there are four spaces to be provided, with capacity for three more spaces on the adjoining site within the applicant's ownership to the south of the site, it is considered that the level of parking proposed is sufficient.
- 7.4.4 It should also be noted that the site is in a sustainable location given its proximity to the wide variety of convenience stores, health surgeries and restaurants. In addition, there are bus transport links to various locations within and beyond the borough, thereby limiting reliance on the use of a motor car. A public car park is located 125 metres to the south of the site and as thus can be used as visitor's car parking for the proposed units.
- 7.4.5 In light of this it is considered that the proposed development would not have an adverse impact on parking or highway safety and would accord with the principles contained within Policy DM11 of the Core Strategy.

### 7.5 The impact on the character of the conservation area

- 7.5.1 Policy DM17 of the Surrey Heath Core Strategy advises that development which affects any heritage asset should seek to promote the conservation and enhancement of the asset and its setting. One of the core planning principles contained within Para. 17 of the NPPF is the requirement that heritage assets are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of future generations.
- 7.5.2 The existing building is within the Chobham Village Conservation Area and as such is a designated heritage asset for the purposes of this application. The approach into Chobham Village along Chertsey Road is characterised by residential dwellings which benefit from

hedges interspersed with trees along the property frontages. The site is located at the High Street end, to the south side of Chertsey Road where it is part of only a few commercial premises.

- 7.5.3 The Council's Conservation Advisor has advised that the removal of the shop fronts and the provision of a two storey extension to the rear would not detract from the character of the building or Conservation Area. However, he has raised a concern over the loss of the existing chimney as this acts as a feature in the streetscene that links with the wider street views of the listed buildings at nos. 2 and 4 Windsor Road. Whilst the loss of the chimney is regrettable, in the officers opinion this does not substantiate a reason for refusal. This is because a planning application would not otherwise be required for demolition of the chimney (i.e. demolition works less than 115 cubic metres do not require consent within a conservation area) and the Conservation Advisor also acknowledges that the building has limited individual signifyingence to the overall character of the Conservation Area. In the circumstances it is considered that a reasonable response is to add an informative advising the applicant that in the interests of the appearance of the Conservation Area it is desirable to retain the external chimney stack and this could be achieved by supporting steels within the roofslope.
- 7.5.4 Having regard to all of the above, it is considered that the development would preserve and enhance these designated heritage assets and accordingly the development meets the objectives of Policy DM17 of the Core Strategy and Development Management Policies 2012 and complies with the policy of the National Planning Policy Framework.

## **7.6 The impact of the development on residential amenities**

- 7.6.1 Policy DM9 of the Core Strategy advises that development will be acceptable where it respects the amenities of occupiers of neighbouring property and uses.
- 7.6.2 The neighbouring property to the east at 6 Chertsey Road is set 1 metre away from the common boundary the application site. The proposed extension would be adjacent to the rear patio area of this site. However, given that the proposed extension would only project 2.5 metre beyond the nearest rear wall of this neighbouring property, it is not considered that there would be an adverse impact on the amenities that the occupants of this property enjoy.
- 7.6.3 The development proposed would be sited a sufficient distance from any other residential properties in this vicinity. As such, the development would not be overbearing or unneighbourly and it is not considered that it would impact on amenities currently enjoyed.
- 7.6.3 Having regard to the above it is considered that the development would meet the relevant objectives of policy DM9 of the Core Strategy and Development Management Policies 2012 and no object should be raised to the development on residential amenity grounds.

## **7.7 The impact on local infrastructure**

- 7.7.1 In October 2011 the Council adopted the Developer Contributions SPD and financial contributions are now required for any development providing new dwellings or commercial floor space; levels of contributions have been drawn from work carried out by the Surrey Collaboration Project and the amount payable will be dependent on the scale of the development and its location.
- 7.7.2 In this instance the development proposes the erection of 3 one bedroom flats. As such a total contribution of £3663.00 is required which would be put towards primary education, transport, libraries, equipped play space, community facilities, indoor sports, and recycling, and would ensure that the infrastructure impact of the development is mitigated. At the time of writing this report a satisfactory legal agreement to secure this contribution had not been provided.

## **7.8 The impact on the Thames Basin Heath Special Protection Area**

- 7.8.1 The application site is located within approximately 1.1 km of the Thames Basin Heaths

Special Protection Area (SPA). Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes a net increase of 2 units, which in combination with other development, to have a significant adverse impact on the protected site.

7.8.2 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. However the Council currently has no SANGS capacity to mitigate the impact of the proposed development on the SPA. As such, it is not considered that the applicant would be able to offset the harm to the SPA through the completion of a legal agreement.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

9.1 The proposal is an appropriate form of development in the washed over Green Belt settlement of Chobham and the development would preserve the significance of the Conservation Area. The development would not impact on the amenities currently enjoyed by the occupants of the surrounding residential properties and would not give rise to conditions prejudicial to parking and highway safety. However, as there is currently no SANGS mitigation available by which the proposal can mitigate its impact on the SPA, and in the absence of a legal agreement to secure planning infrastructure, the proposal is recommended for refusal.

## **10.0 RECOMMENDATION**

REFUSE for the following reason(s):-

1. The Planning Authority, following an Appropriate Assessment and in the light of available information and the representations of Natural England, is unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSSI). In this respect, significant concerns remain with regard to adverse effect on the integrity of the Special Protection Area in that there is likely to be an increase in dog walking, general recreational use and damage to the habitat and the protection of protected species within the protected areas. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulation 2010 (The Habitats Regulation) applies in ~~Page 131~~ ~~Page 131~~, it must refuse permission in

accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE.

2. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012 in relation to the provision of infrastructure contributions towards primary education, transport, libraries, equipped playspace, indoor sports, community facilities and recycling in accordance with the requirements of Surrey Heath Borough Councils Developer Contributions SPD.

Informative(s)

- . The applicant is advised that in the interests of the appearance of the Conservation Area it is desirable to retain the external chimney stack and this could be achieved by supporting steels within the roof slope.
-



**MINUTE LIST OF COMMITTEE**  
**02 July 2014**

<b>APP. NO</b>	<b>WARD</b>	<b>LOCATION &amp; PROPOSAL</b>	<b>TYPE</b>	<b>DECISION</b>
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<b>2014/0456</b>	<b>CHO</b>	<b>2 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8NB</b>	<b><u>FFU</u></b>	<b>RF</b>
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CT Change of Use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flats within the ground and first floor levels.

**ACTION**

DEFER AND DELEGATE (RECOMMENDATION CHANGE FROM REFUSED)



2014/1086

Reg Date 02/12/2014

Lightwater

**LOCATION:** OUTFALL COTTAGES, BLACKSTROUD LANE EAST,  
LIGHTWATER

**PROPOSAL:** Change of Use from Class B8 (Storage) to Class C3  
(Residential Dwelling) following the provision of a single storey  
side and rear extension.

**TYPE:** Full Planning Application

**APPLICANT:** Mr O Sadik

**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: REFUSE****1.0 SUMMARY**

- 1.1 The existing building has historically been used as a storage unit in conjunction with the Thames Water facility adjacent to the site. Planning permission is sought to change the use of the building to a residential 2 bedroom dwellinghouse. As part of the proposed development a single storey side and rear extension is proposed.
- 1.2 The report below concludes that the proposed development would not have an adverse impact on residential amenity, highway safety or the provision of community infrastructure. However, it would represent inappropriate development in the Green Belt and would have an adverse impact on the Thames Basin Heath Special Protection Area. On this basis, the application is recommended for refusal.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is located to the east of Blackstroud Lane, within a semi-rural location. The site is located in close proximity to a current Thames Water facility, with the existing building having served as storage building for the company. To the west of the site is a poultry farm, with the Thames Water facility located to the eastern and northern boundaries.
- 2.2 The application site is currently occupied by a semi-detached building with the adjoining neighbouring property to the north east in residential use.

**3.0 RELEVANT HISTORY**

- 3.1 BGR3440 – Outline application for a pair of houses for sewage works attendants  
Approved 10/07/1961
- 3.2 BGR3740 – Details for erection of pair of houses  
Approved 25/06/1962

## **4.0 THE PROPOSAL**

- 4.1 Permission is sought for a change of use from a storage building to a residential use, together with the erection of a single storey side and rear extension. Minor fenestration changes which include the insertion of front facing windows in place of existing garage doors are also proposed.
- 4.2 The proposed side extension to serve as an attached garage would measure 3.8 metres in width, 7.05 metres in depth and a maximum height of 3.3 metres. The proposed rear extension would be to a depth of 4 metres, a width of 5.7 metres and a maximum height of 3.67 metres.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council      No highway comments.  
Highway Authority
- 5.2 Windlesham Parish Council   No objections

## **6.0 REPRESENTATIONS**

- 6.1 At the time of writing of this report, 2 representations had been received in regards to the inappropriate nature of the development given the proximity to the Thames Basin Heath Special Protection Area.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The National Planning Policy Framework (NPPF); Policies CP1, CP2, CP14, DM9, DM11 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); the Infrastructure Delivery Supplementary Planning Document and Policy NRM6 of the South East Plan are material considerations in this application.
- 7.2 It is considered that the main issues to be addressed in determining of this application are:
- Principle of change of use, including loss of storage use;
  - Impact on Thames Basin Heaths SPA;
  - Impact on the Green Belt;
  - Impact on residential amenities;
  - Whether the development is acceptable in terms of parking and highway safety; and
  - Impact on Infrastructure

### **7.3 Principle of change of use, including loss of employment use**

- 7.3.1 Paragraph 17 of the NPPF states that one of the overarching roles of the planning system is to “encourage the reuse of existing resources, including conversion of existing buildings.”

Policy DM1 supports the conversion and reuse of buildings for residential purposes where it has been established that the use of the building for economic purposes is not feasible or appropriate.

- 7.3.2 The proposal would result in a loss of a small storage unit. Although the applicant has not provided any evidence to support the loss of the commercial use on the site, given the current site is at odds with the prevailing use in the wider area, the proposed residential use is considered to be appropriate subject to other material considerations set out in the body of this report.

#### **7.4 Impact on Thames Basin Heaths SPA**

- 7.4.1 The Thames Basin Heaths Special Protection Area (TBH SPA) which was designated in 2005 features three species of ground nesting birds (Dartford Warbler, Nightjar and Woodlark) protected by European Law. The TBH SPA comprises a network of heathland sites which lie wholly or partly within the Borough of Surrey Heath. It is widely accepted that increased urbanisation and, in particular the introduction of additional housing, has the potential to adversely impact on the TBH SPA through increased recreational use of the protected sites. Natural England advise that new residential development within 5km of the TBH SPA has the potential to adversely impact on the protected site, either alone or in combination with other development. Natural England also advise that it is not normally possible to mitigate the impact of development where this occurs within 400m of the TBH SPA and mitigation will only be accepted in exceptional circumstance.

- 7.4.2 In order to enable housing development the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (SPD) on the 4th of January 2012. Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies is also relevant to this development; this policy carries forward the approach of Policy NRM6 of South East Plan, as saved. Policy CP14B advises that no new residential development within 400 metres of the SPA can be permitted.

- 7.4.3 The application site is located approximately 311.48 metres from the Thames Basin Heaths Special Protection Area (SPA). As such it cannot be demonstrated that the development, either alone or in combination with other development, would not have a significant impact on the TBH SPA. On this basis, the proposal fails to accord with Policy CP14B of the Core Strategy, Policy NRM6 of the South East Plan (as saved) as well as the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.

#### **7.5 Impact on the Green Belt**

- 7.5.1 Paragraph 89 of the NPPF advises that the construction of extensions in the Green Belt should be regarded as inappropriate unless it does not result in disproportionate additions over and above the size of the original building. The National Planning Policy Framework 2012 defines the term 'original building, as that stood as of the 1st July 1948. Paragraph 87 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt, and any other harm, is clearly outweighed by other considerations.

- 7.5.2 The original building on the site has a floor space of 86m<sup>2</sup> and has not been extended since its construction. The current proposal would result in the addition of 49.63m<sup>2</sup> in habitable floor space. This amounts to an increase in floor area of 57% over the original building. It is considered that the increase in floor area, and spread of built form on the site

would represent an inappropriate development in the Green Belt. No very special circumstances have been put forward by the applicant to outweigh the harm to the Green Belt.

- 7.5.3 On this basis it is considered that the proposed development would represent inappropriate development in the Green Belt by reason of the disproportionate addition to the original building. As no very special circumstances have been put forward, the proposal is contrary to Para.89 of the NPPF.

## **7.6 Impact on residential amenities**

- 7.6.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that the amenities of the occupiers of the neighbouring properties and uses are respected.

- 7.6.2 The neighbouring property to the south west of the site at Outfall Cottage is in residential use. Although the proposed side extension would be screened from the views of this neighbouring dwelling by the application dwelling, the proposed rear extension would be visible. At a depth of 4 metres, the proposed single storey extension may give rise to an overbearing impact on the occupants of 1 Outfall Cottages. However, given that the proposed extension would be set approximately 0.8 metres away from the common boundary with this neighbouring property, in combination with its single storey nature and low ridge, it is not considered that there would be an adverse impact on the amenities that the occupants of 1 Outfall Cottages enjoy

- 7.6.3 On this basis it is not considered that the proposed development would accord with the amenity principles contained within Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies.

## **7.7 Whether the development is acceptable in terms of parking and highway safety**

- 7.7.1 Policy DM11 (Traffic Management and Highway Safety) seeks all development ensures that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

- 7.7.2 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

## **7.8 Impact on Community Infrastructure**

- 7.8.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. The proposal would result in a net increase in residential floor space of 49 square metres. Accordingly the development is not CIL liable.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have communicated with the applicant through the process to advise progress, timescale or recommendation.

## **9.0 CONCLUSION**

- 9.1 The proposed development would not have an adverse impact on residential amenity or highway safety. However, it would represent inappropriate development in the Green Belt and would cause other harm by having an adverse impact on the Thames Basin Heath Special Protection Area. On this basis, the application is recommended for refusal.

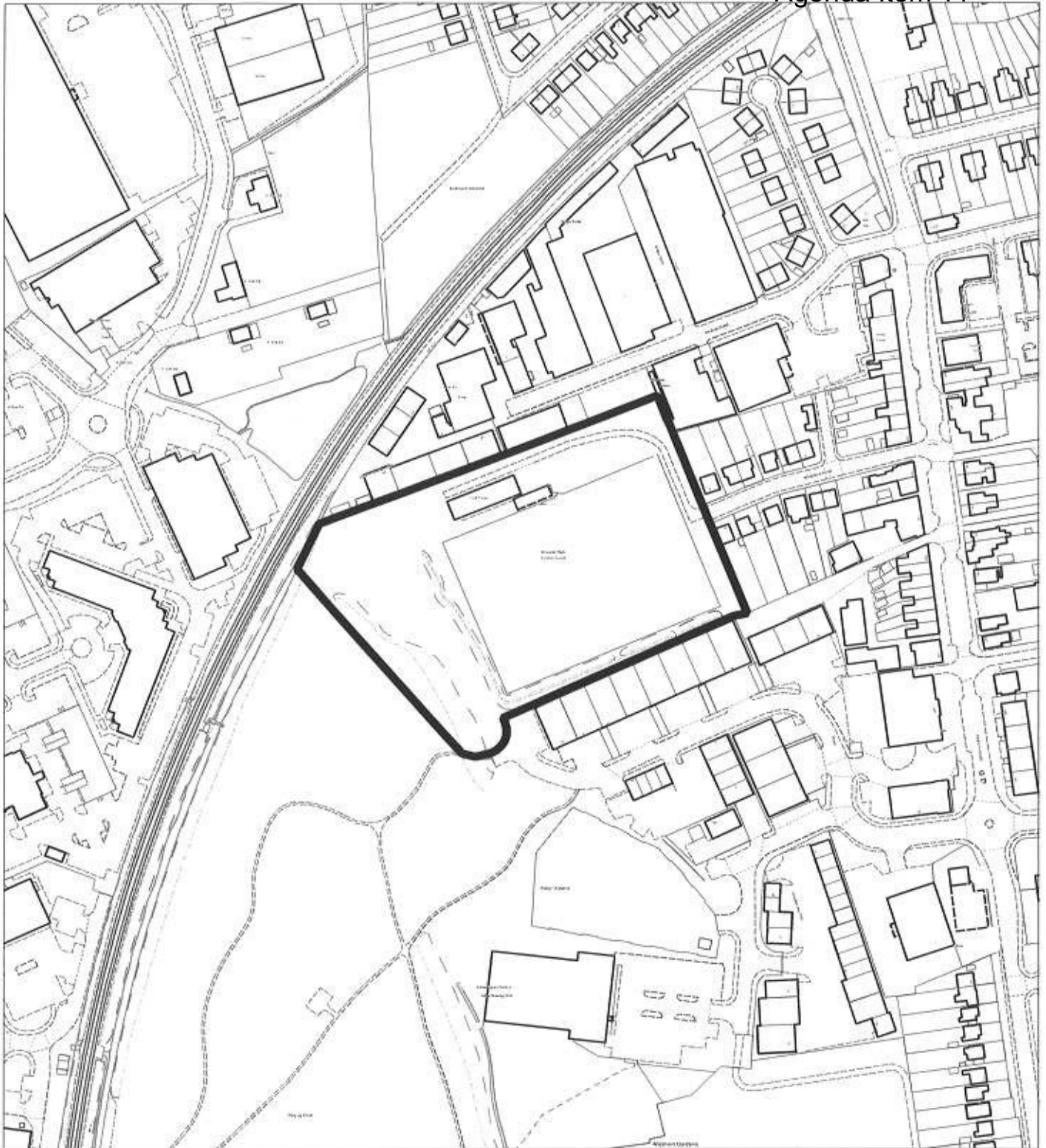
## **10.0 RECOMMENDATION**


REFUSE for the following reason(s):-

1. The Planning Authority is unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSW). In this respect, significant concerns remain with regard to the adverse effect on the integrity of the Special Protection Area in that there is likely to be an increase in dog walking, general recreational use and damage to the habitat and the protected species within the protected areas. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulation 2010 (The Habitats Regulation) applies in this case, it must refuse permission in accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE. For the same reasons the proposal conflicts with guidance contained in the National Planning Policy Framework and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy NRM6 of the South East Plan 2009 and Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).
2. The proposed development by reason of its increase in floor area and spread of development across the site would result in a disproportionate addition over and above the size of the original building. As such the proposal represents inappropriate and harmful development in the Green Belt, and causes other harm (as outlined in reason 1 above) contrary to para. 87-89 of the National Planning Policy Framework. The Local Planning Authority do not consider that very special circumstances have been put forward in support of this application to outweigh the identified inappropriateness and harm.

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<b>Title</b>	Planning Applications	<b>Page</b>	3 of 7
<b>Application number</b>	14/0893	<b>Scale @ A4</b>	1:2,500
<b>Address</b>	KROONER PARK, AND LAND AT CRATREE PARK. WILTON ROAD, CAMBERLEY, GU15 2QP	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.		



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SU/14/0893 – KROONER PARK, AND LAND AT CRABTREE PARK.  
WILTON ROAD, CAMBERLEY, GU15 2QP

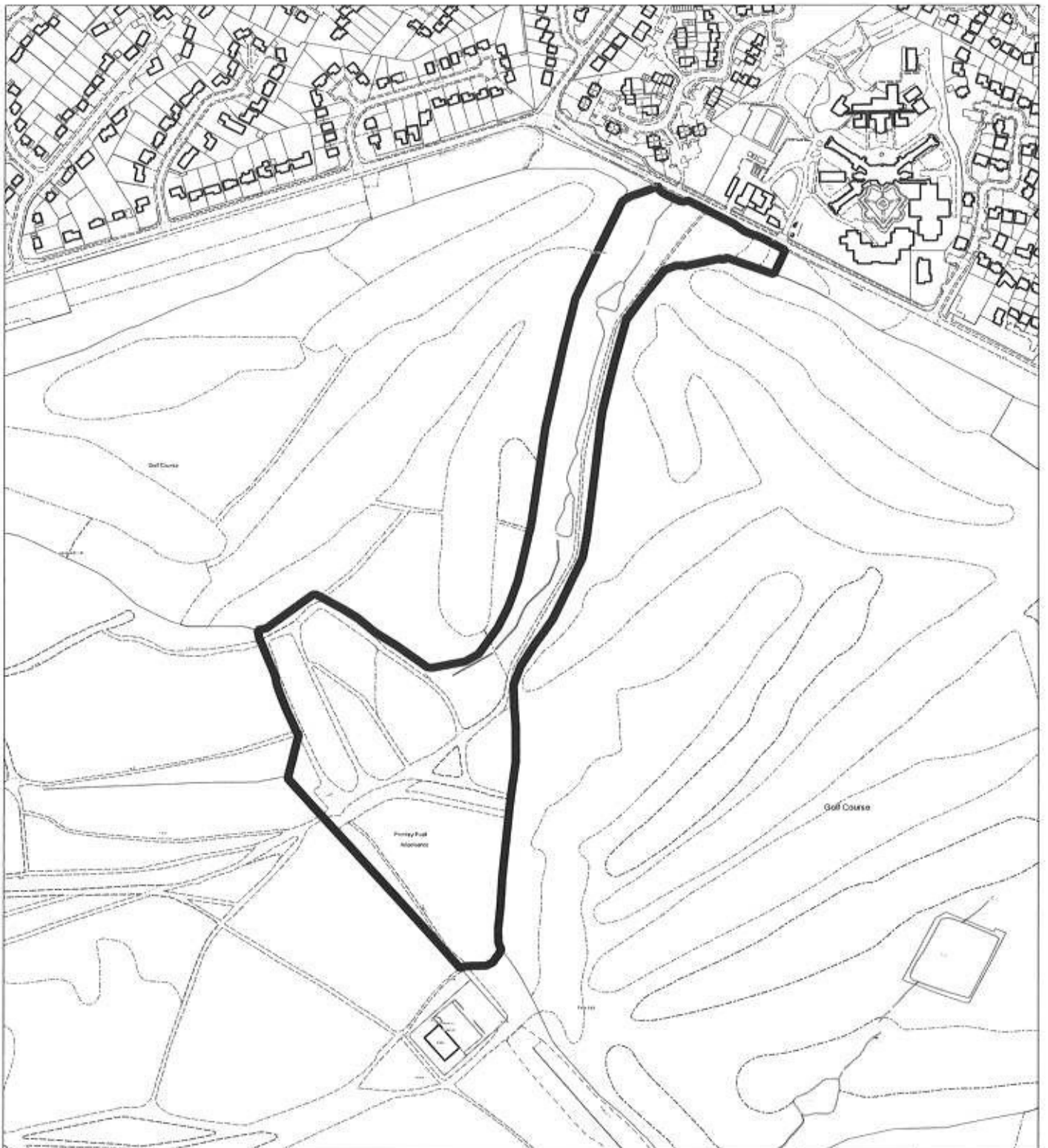





SU/14/0893 – KROONER PARK, AND LAND AT CRABTREE PARK.  
WILTON ROAD, CAMBERLEY, GU15 2QP









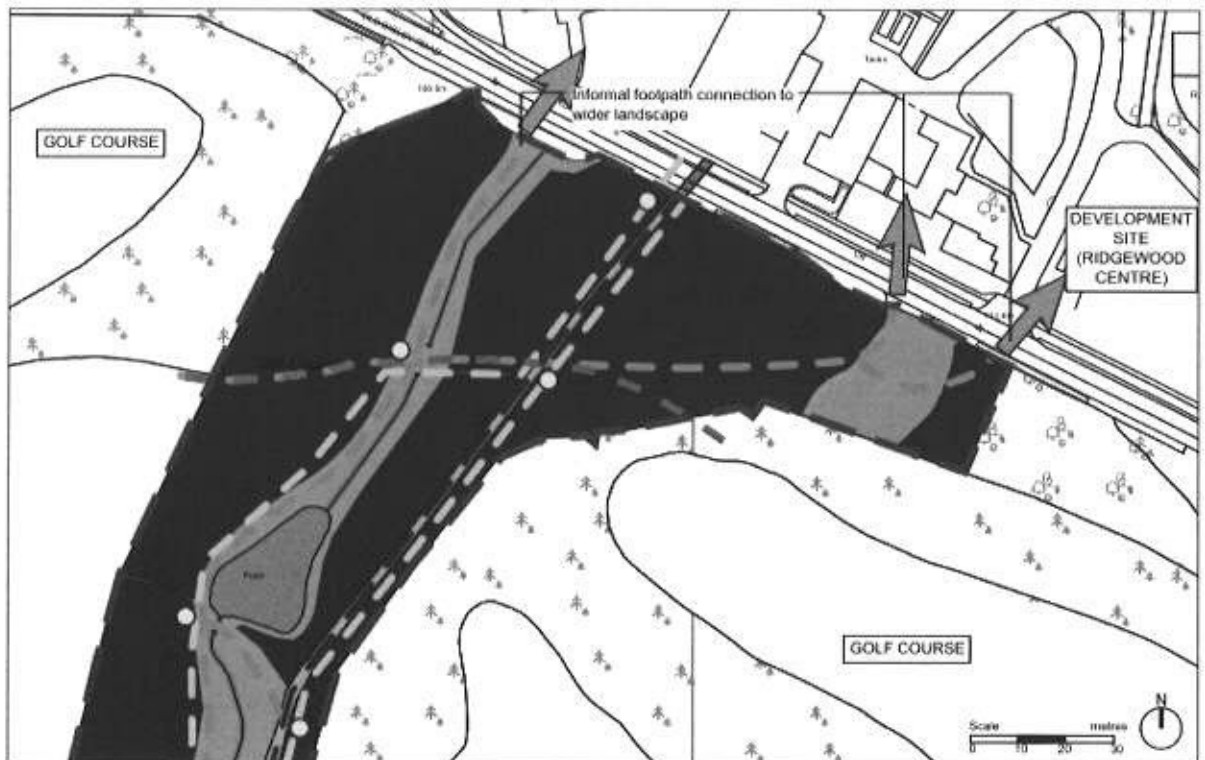
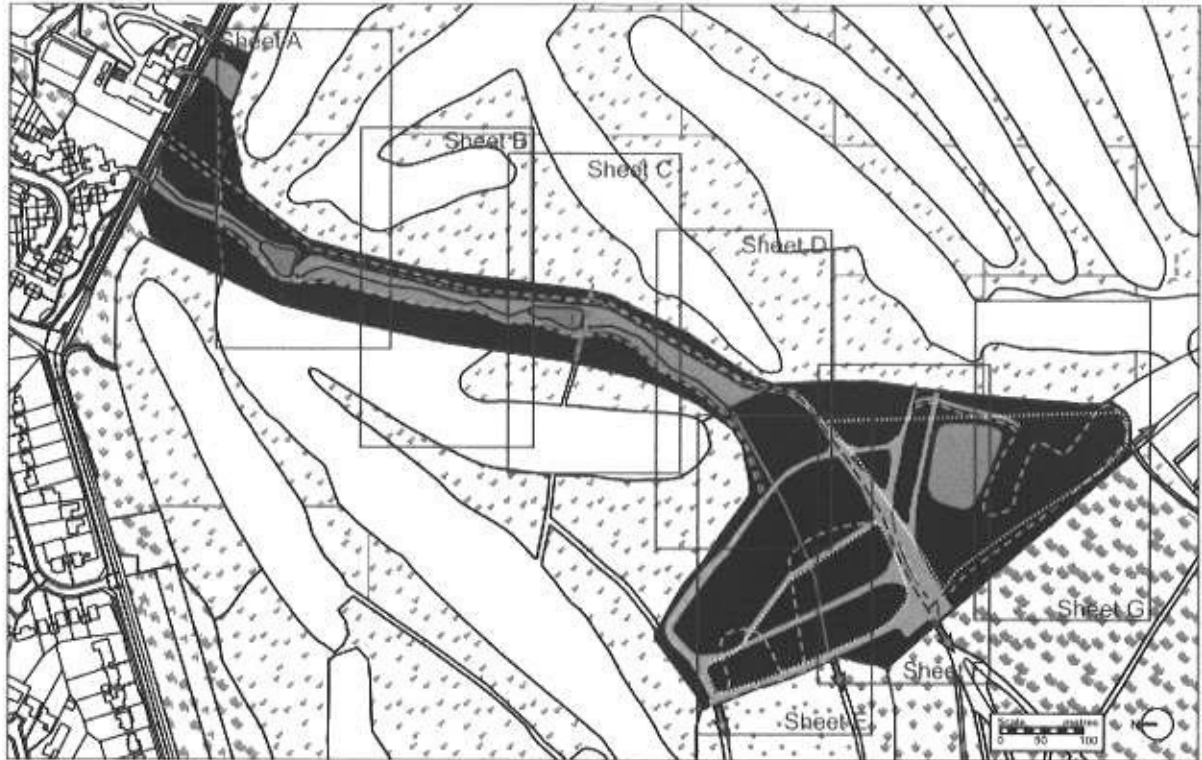
<b>Title</b>	Planning Applications		<b>Page</b>	2 of 7
<b>Application number</b>	14/0802		<b>Scale @ A4</b>	1:5,000
<b>Address</b>	LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY, CAMBERLEY		<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Change of Use of land from informal recreational use to the provision of a Suitable Alternative Natural Greenspace (SANG) and associated development. (Amended key plans rec'd 24/09/14).		 	
				

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SU/14/0802 – LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY



SU/14/0802 – LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY





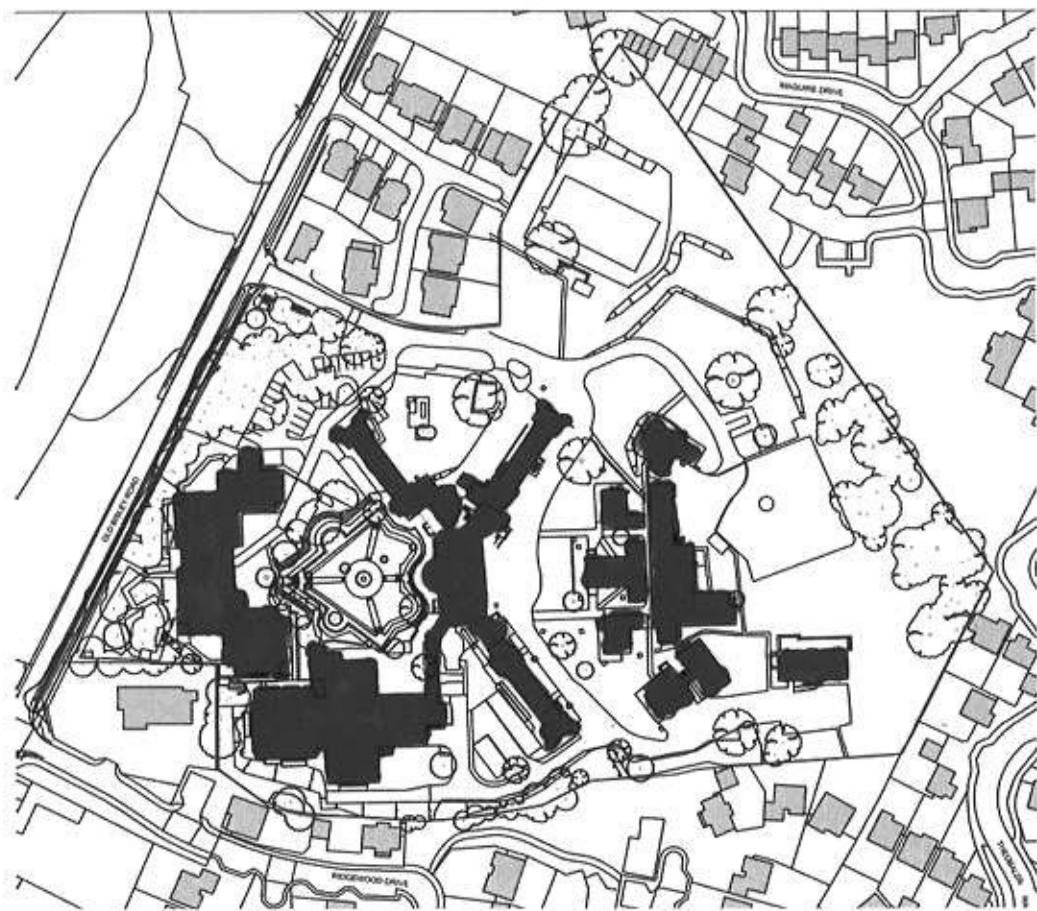
<b>Title</b>	Planning Applications	<b>Page</b>	1 of 7
<b>Application number</b>	14/0800	<b>Scale @ A4</b>	1:2,500
<b>Address</b>	THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY, CAMBERLEY, GU16 9QE	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Residential development of 100 dwellings (comprising 9 one bed, 27 two bed, 49 three bed, 11 four bed and 4 five bed units) with garaging/parking, access roads, other ancillary development and landscaping following the part demolition/part conversion.	 	
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SU/14/0800 – THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY



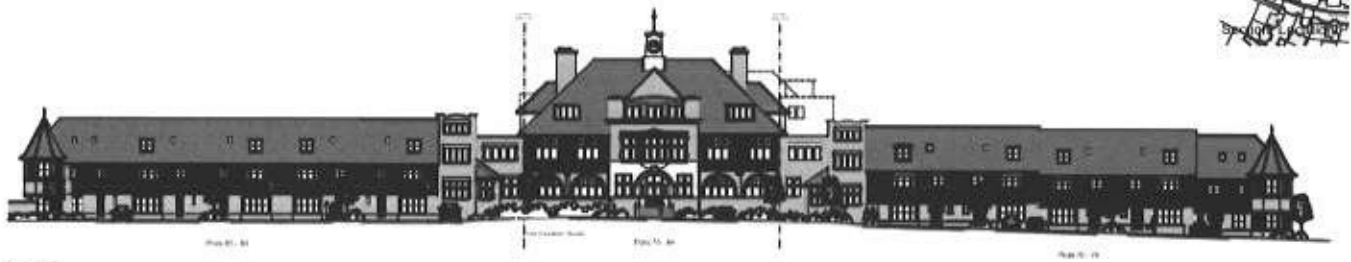
SU/14/0800 – THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY



SU/14/0800 – THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY



Section D-D



Section E-E






Section F-F



Front Elevation (South)



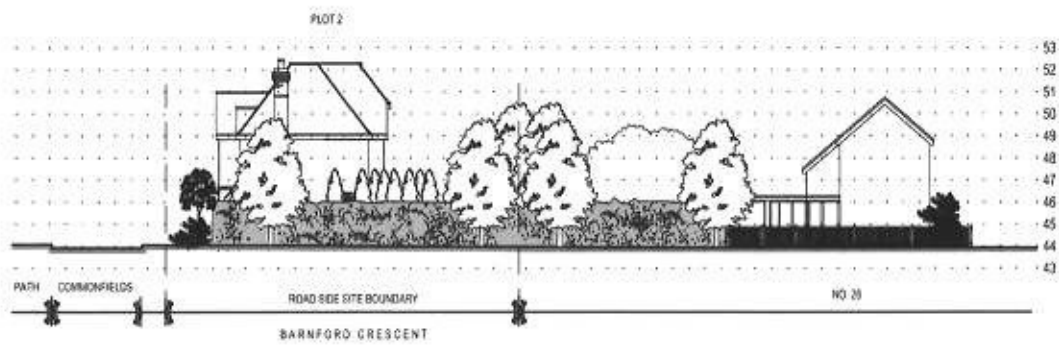
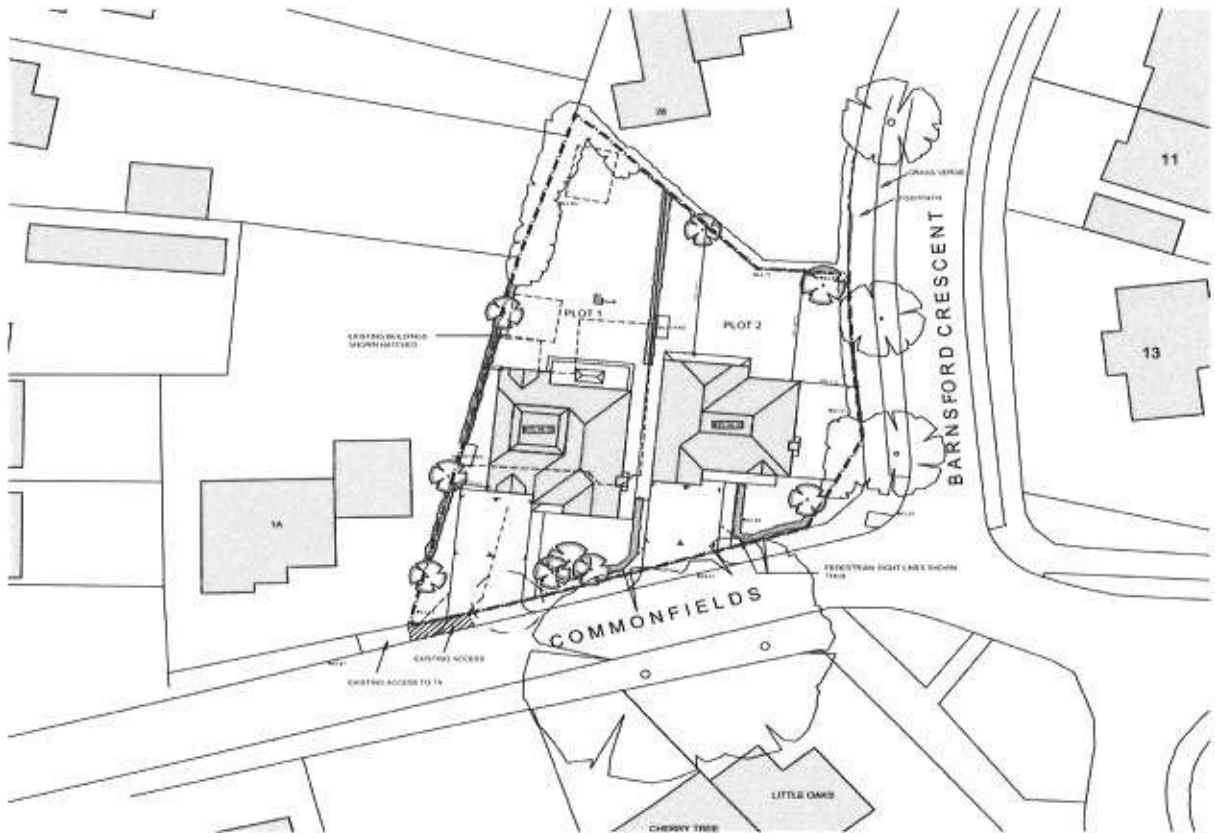
<b>Title</b>	Planning Applications	<b>Page</b>	6 of 7
<b>Application number</b>	14/1097	<b>Scale @ A4</b>	1:1,250
<b>Address</b>	1 COMMONFIELDS, WEST END, WOKING, GU24 9HY	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Erection of two detached two storey dwellings following demolition of existing bungalow.	 	
			

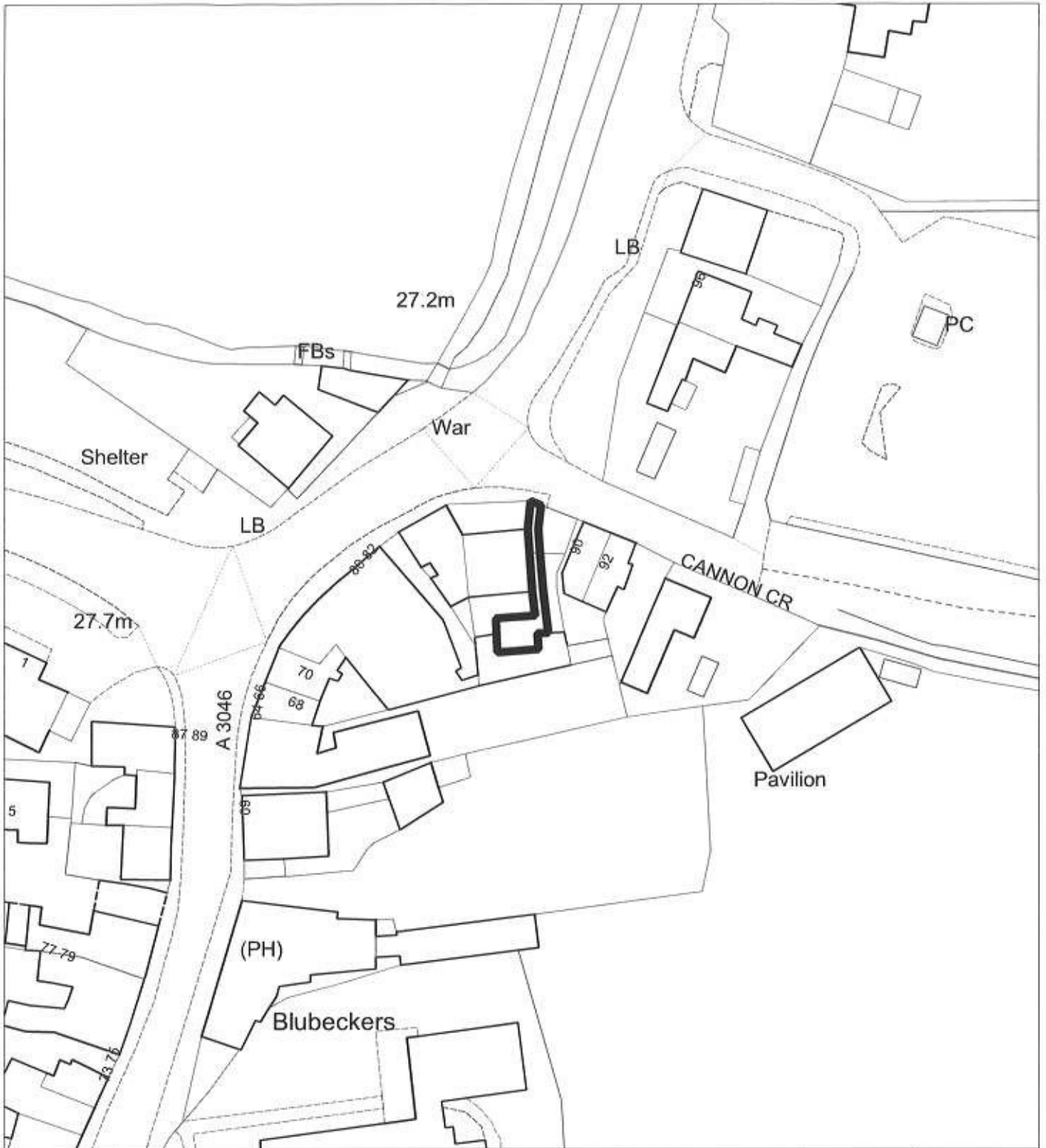
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SU/14/1097 – 1 COMMONFIELDS, WEST END, GU24 9HY



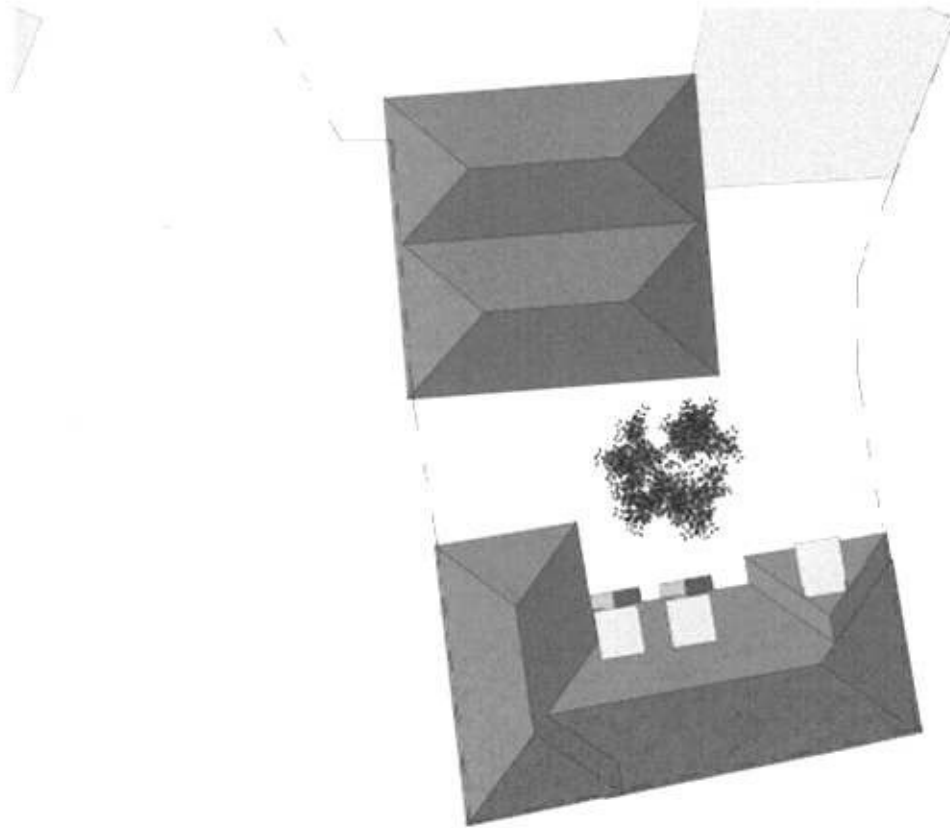


<b>Title</b>	Planning Applications	<b>Page</b>	7 of 7
<b>Application number</b>	14/1115	<b>Scale @ A4</b>	1:750
<b>Address</b>	86 HIGH STREET, CHOBHAM, WOKING, GU24 8LZ	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Demolition of existing single storey building at the rear of Saddlers Halt and replacement with 2 two bedroom cottages.	 	
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SU/14/1115 – 86 HIGH STREET, CHOBHAM, GU24 8LZ



② Plan at Ground  
1 : 100



③ Plan at First  
1 : 100





⑤ Rear elevation  
1 : 100



④ Elevation towards courtyard  
1 : 100

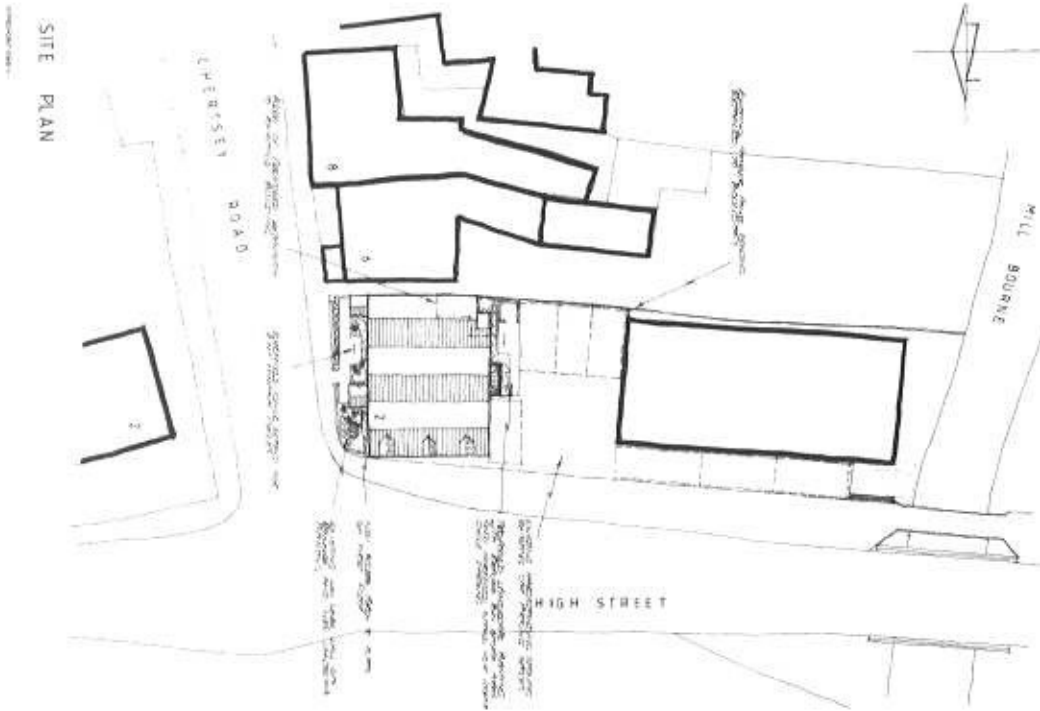


<b>Title</b>	Planning Applications		<b>Page</b>	4 of 7
<b>Application number</b>	14/1012		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	2 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8NB		<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Change of Use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat, to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flat.		 	
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SU/14/1012 – 2 CHERTSEY ROAD, CHOBHAM, GU24 8NB



SU/14/1012 – 2 CHERTSEY ROAD, CHOBHAM, GU24 8NB



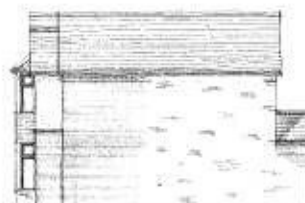
CHERTSEY ROAD ELEVATION



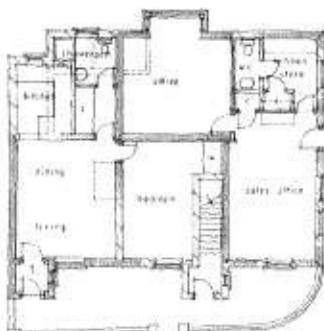
WINDSOR ROAD ELEVATION



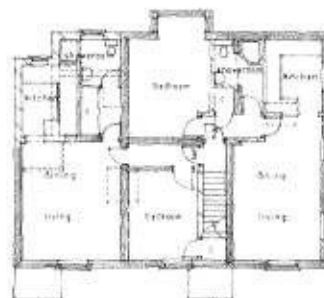
REAR ELEVATION



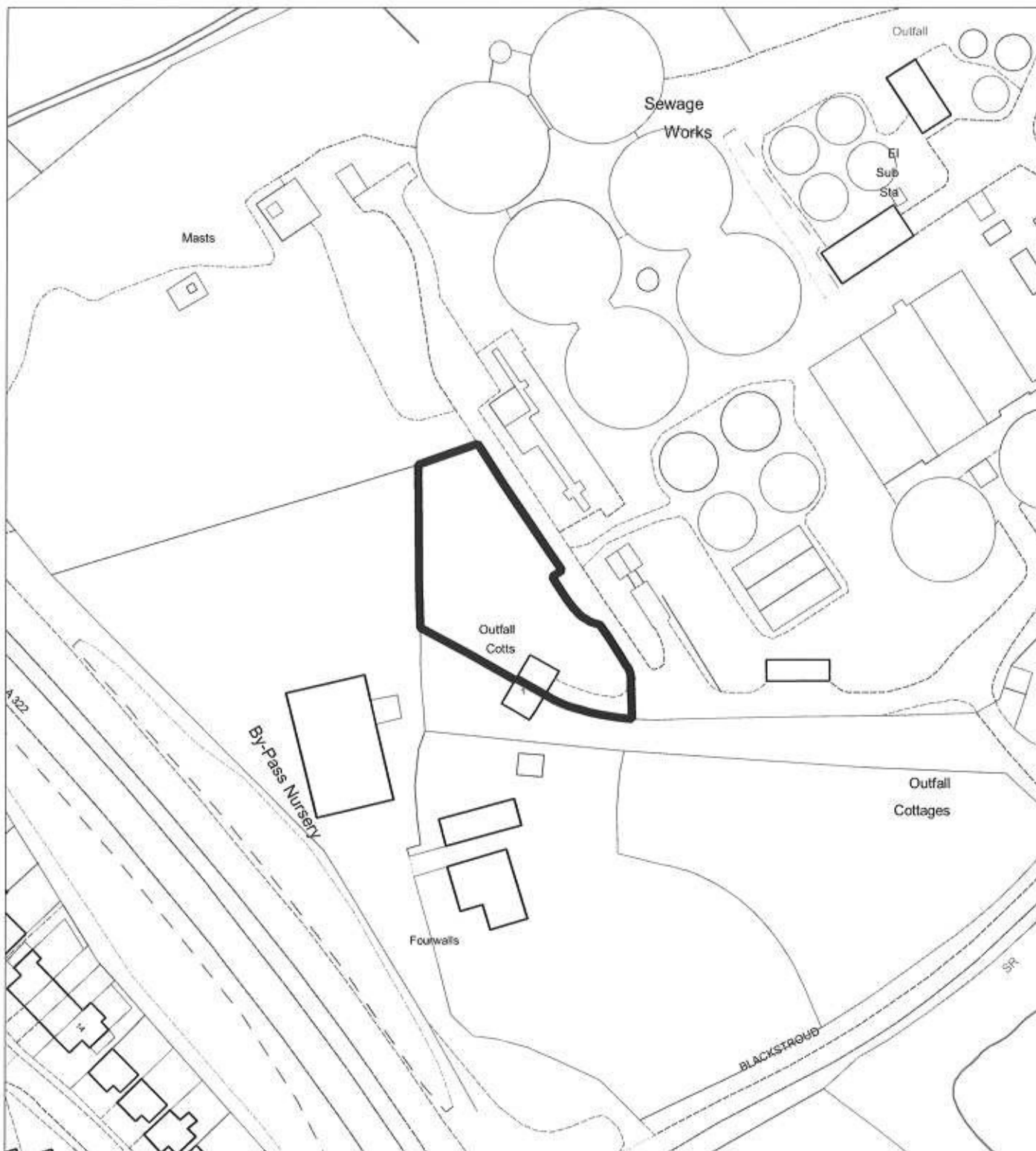
SIDE ELEVATION





GROUND FLOOR



FIRST FLOOR

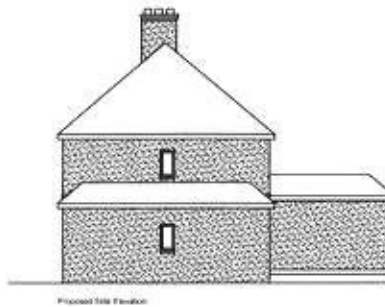
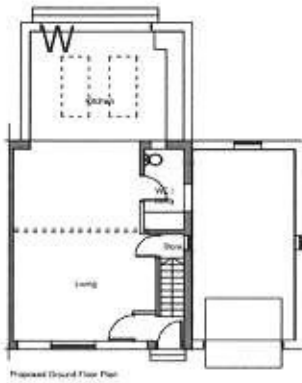
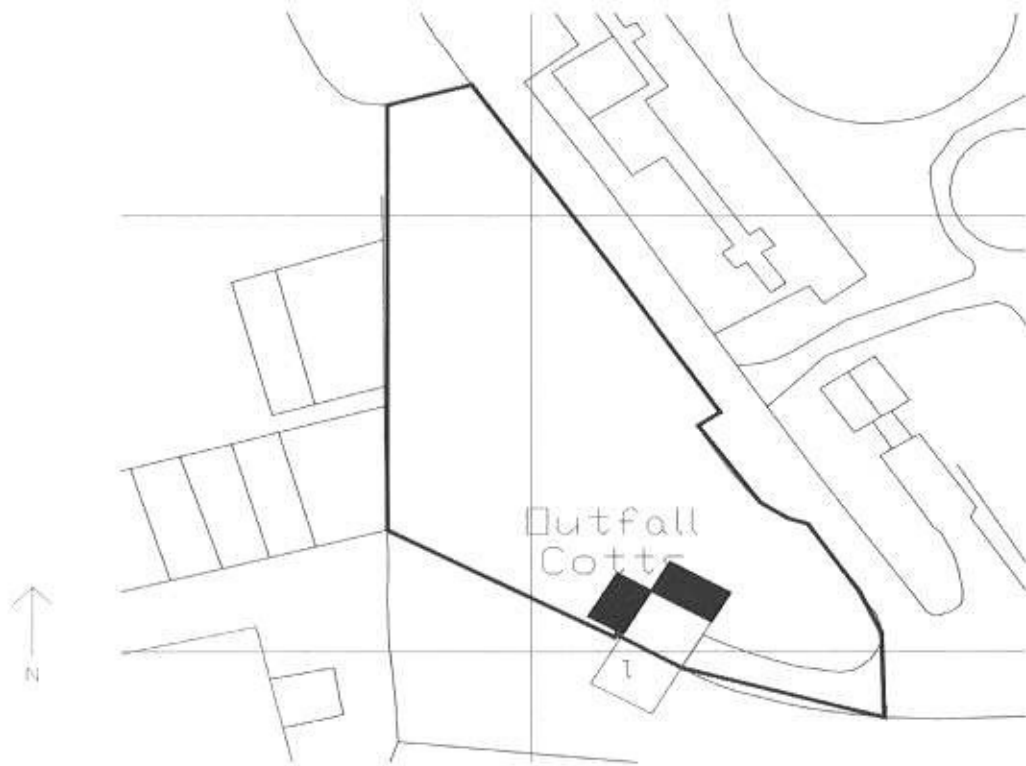


<b>Title</b>	Planning Applications	<b>Page</b>	5 of 7
<b>Application number</b>	14/1086	<b>Scale @ A4</b>	1:1,250
<b>Address</b>	OUTFALL COTTAGES, BLACKSTROUD LANE EAST, LIGHTWATER	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Change of Use from Class B8 (Storage) to Class C3 (Residential Dwelling) following the provision of a single storey side and rear extension.	 	
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SU/14/1086 – OUTFALL COTTAGES, BLACKSTROUD LANE



SU/14/1086 – OUTFALL COTTAGES, BLACKSTROUD LANE

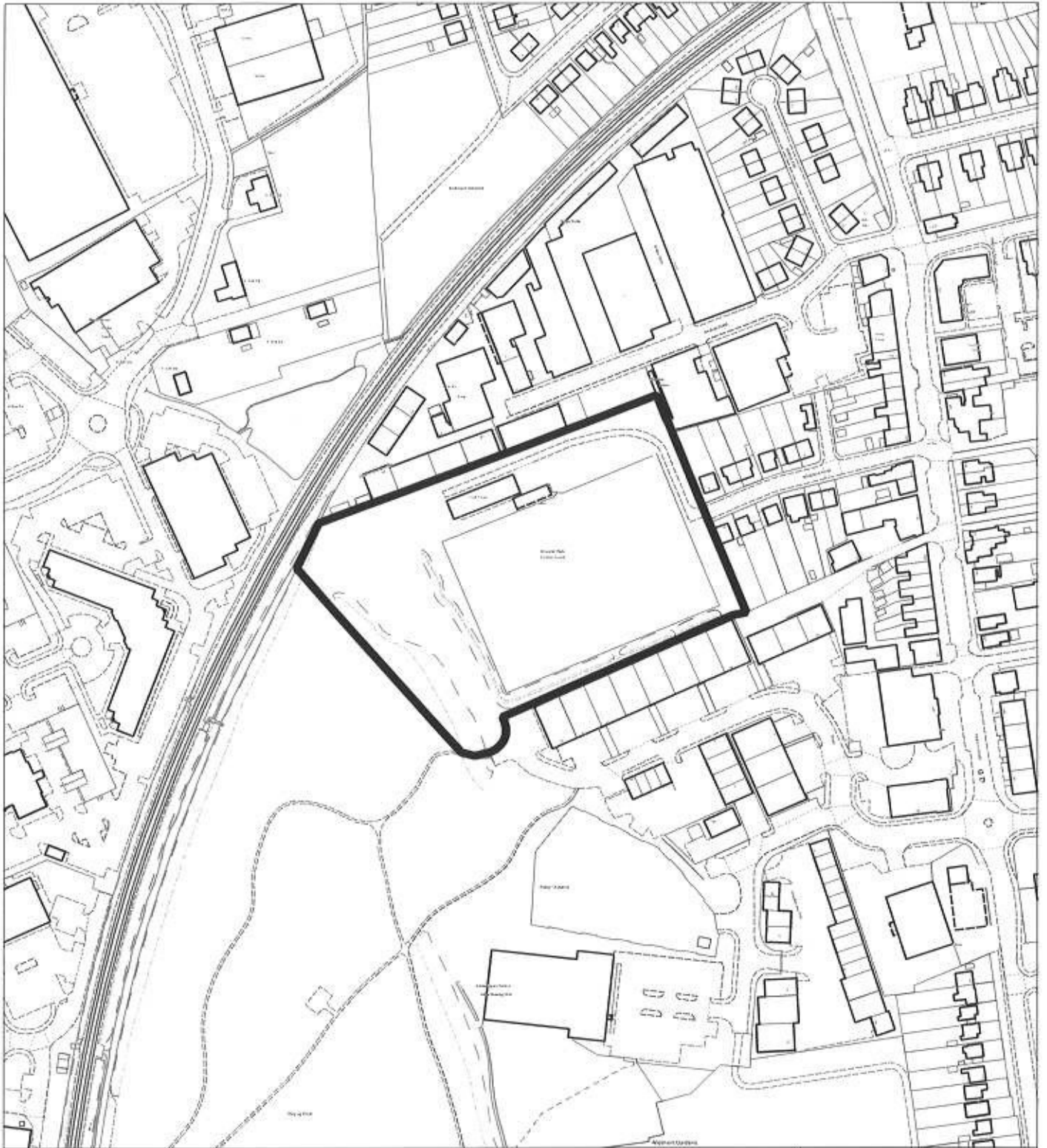




Architectural drawing details including a logo and a table with project information.

<b>M3</b>	
Project Name	SU/14/1086 – OUTFALL COTTAGES, BLACKSTROUD LANE
Client	Blackstroud Lane Cottages, 11111111
Architect	M3
Scale	1:50
Date	11/11/11
Drawn by	111111
Checked by	111111
Project No.	111111
Sheet No.	111111

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<b>Title</b>	Planning Applications	<b>Page</b>	3 of 7
<b>Application number</b>	14/0893	<b>Scale @ A4</b>	1:2,500
<b>Address</b>	KROONER PARK, AND LAND AT CRATREE PARK. WILTON ROAD, CAMBERLEY, GU15 2QP	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.	 	
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SU/14/0893 – KROONER PARK, AND LAND AT CRABTREE PARK.  
WILTON ROAD, CAMBERLEY, GU15 2QP

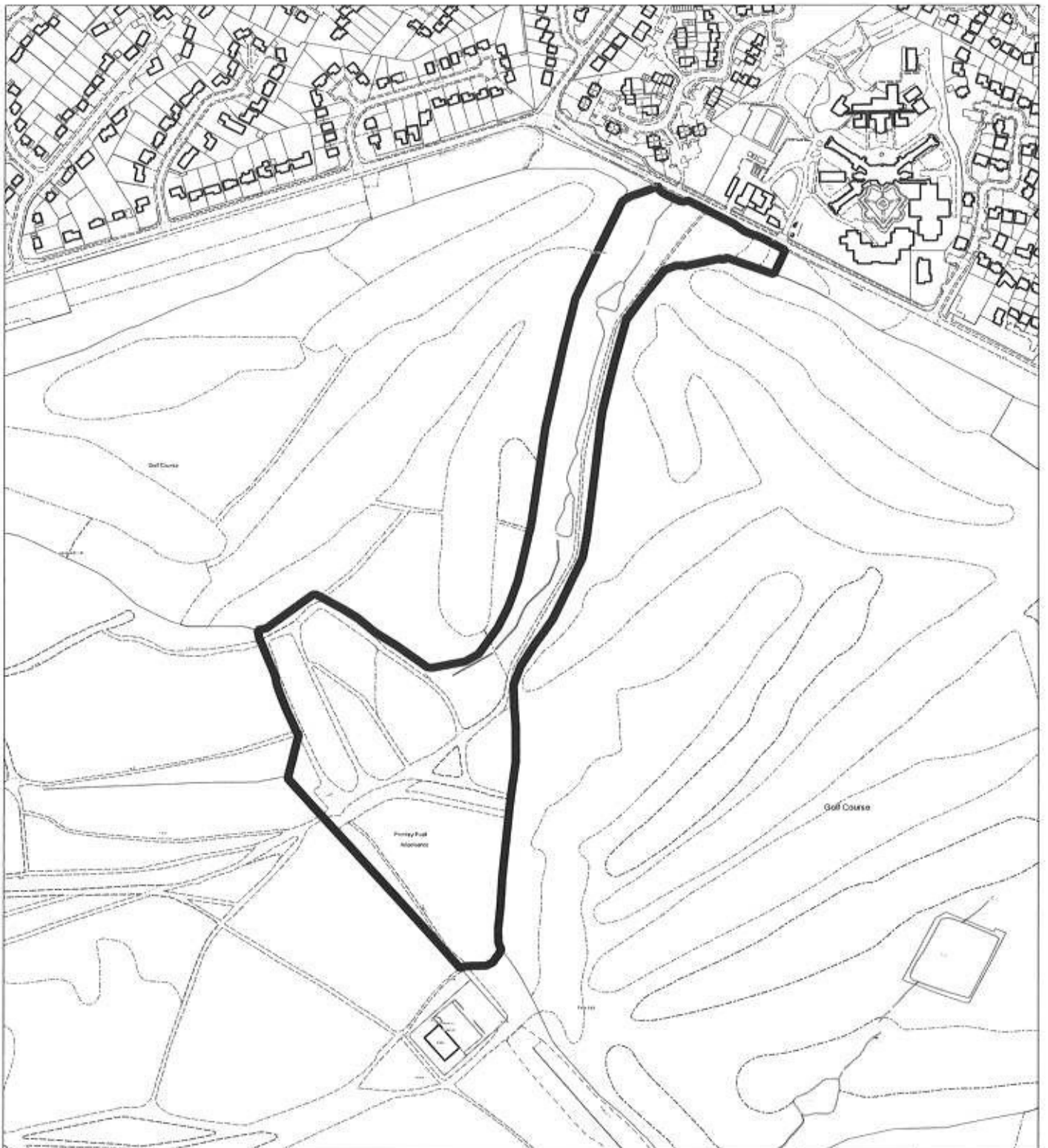





SU/14/0893 – KROONER PARK, AND LAND AT CRABTREE PARK.  
WILTON ROAD, CAMBERLEY, GU15 2QP









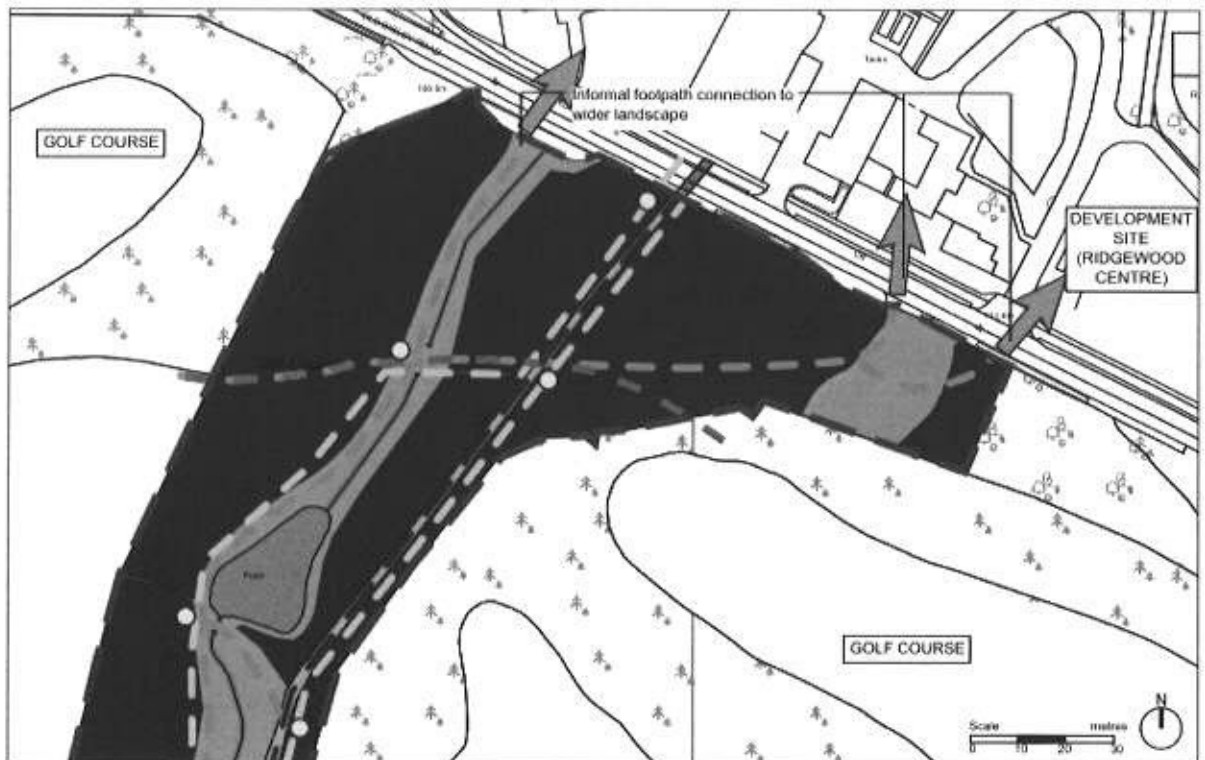
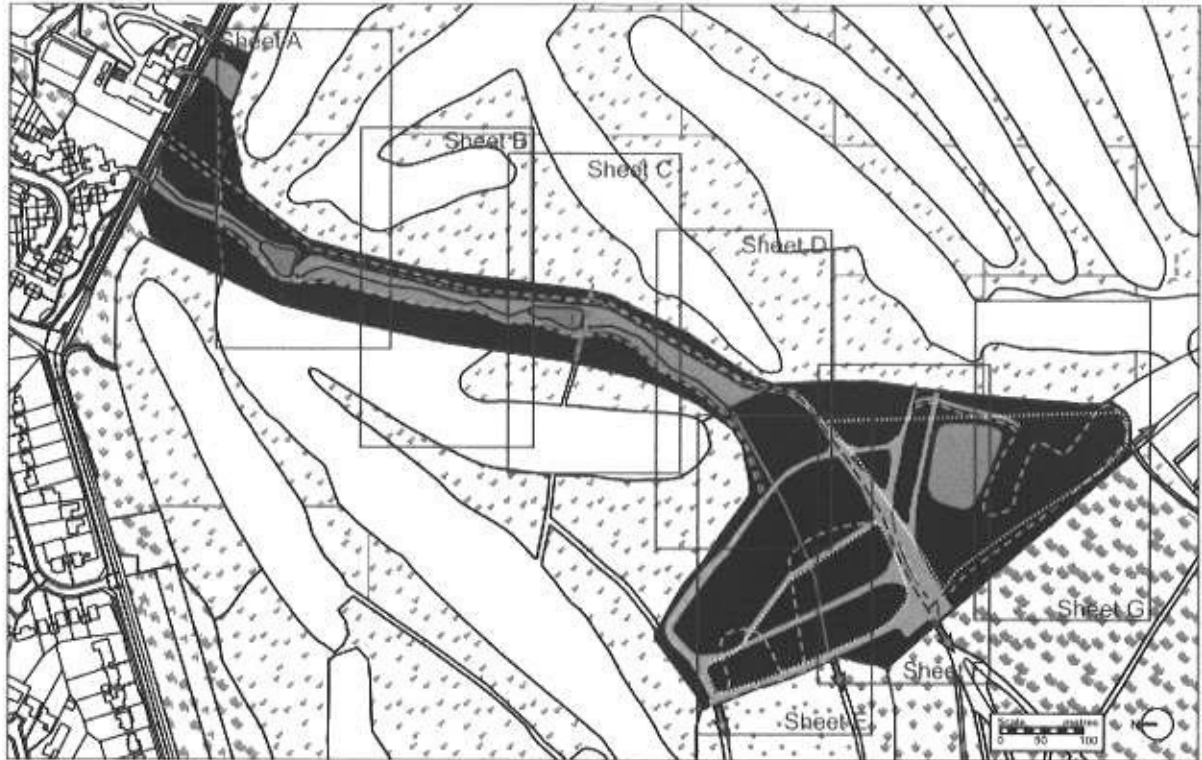
<b>Title</b>	Planning Applications		<b>Page</b>	2 of 7
<b>Application number</b>	14/0802		<b>Scale @ A4</b>	1:5,000
<b>Address</b>	LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY, CAMBERLEY		<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Change of Use of land from informal recreational use to the provision of a Suitable Alternative Natural Greenspace (SANG) and associated development. (Amended key plans rec'd 24/09/14).		 	
				

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SU/14/0802 – LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY



SU/14/0802 – LAND AT FRIMLEY FUEL ALLOTMENTS, OLD BISLEY ROAD, FRIMLEY





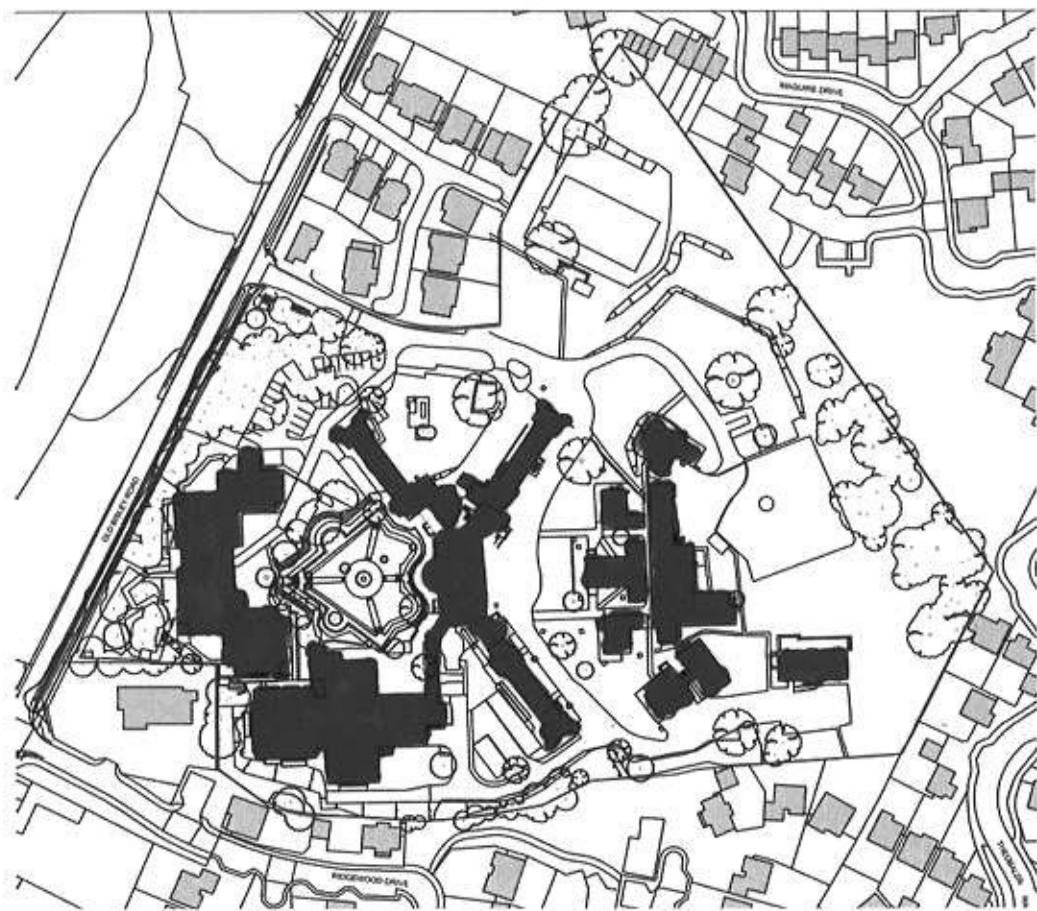
<b>Title</b>	Planning Applications	<b>Page</b>	1 of 7
<b>Application number</b>	14/0800	<b>Scale @ A4</b>	1:2,500
<b>Address</b>	THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY, CAMBERLEY, GU16 9QE	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Residential development of 100 dwellings (comprising 9 one bed, 27 two bed, 49 three bed, 11 four bed and 4 five bed units) with garaging/parking, access roads, other ancillary development and landscaping following the part demolition/part conversion.	 	
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SU/14/0800 – THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY



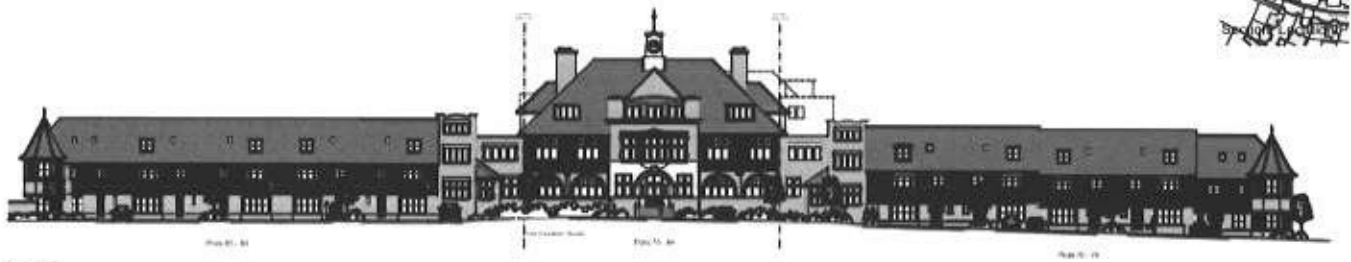
SU/14/0800 – THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY



SU/14/0800 – THE RIDGEWOOD CENTRE, OLD BISLEY ROAD, FRIMLEY



Section D-D



Section E-E





Section F-F



Front Elevation (South)



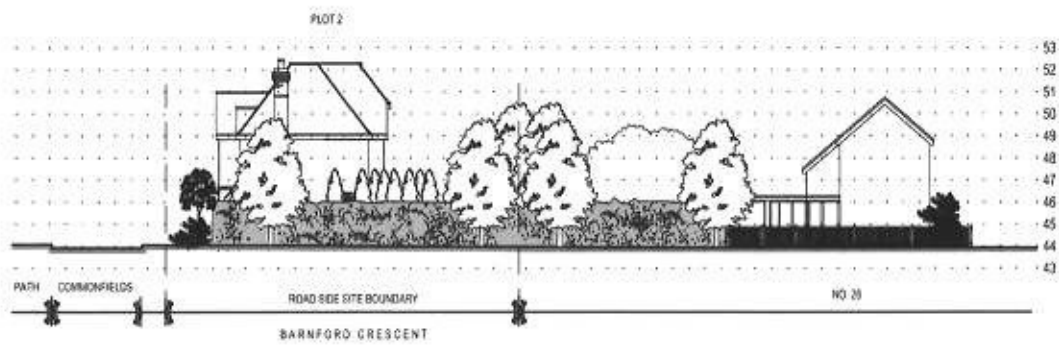
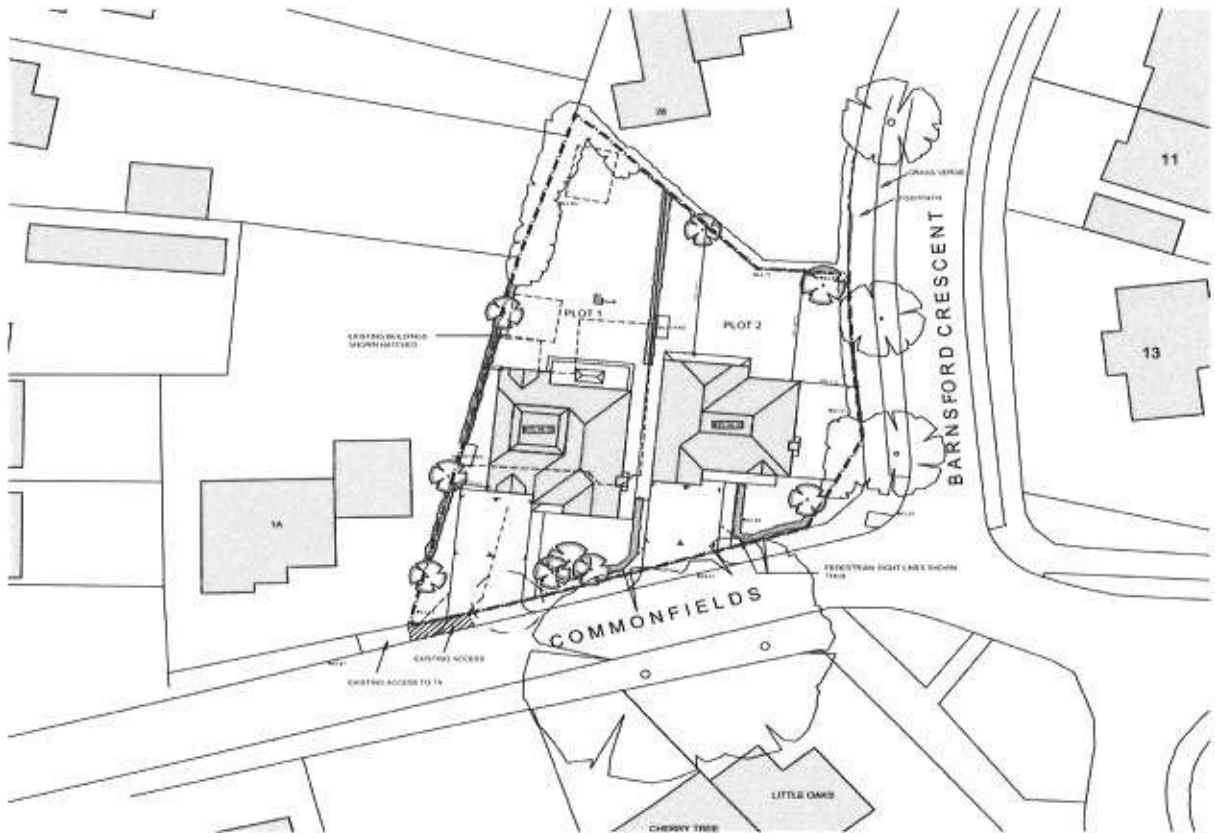
<b>Title</b>	Planning Applications	<b>Page</b>	6 of 7
<b>Application number</b>	14/1097	<b>Scale @ A4</b>	1:1,250
<b>Address</b>	1 COMMONFIELDS, WEST END, WOKING, GU24 9HY	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Erection of two detached two storey dwellings following demolition of existing bungalow.	 	
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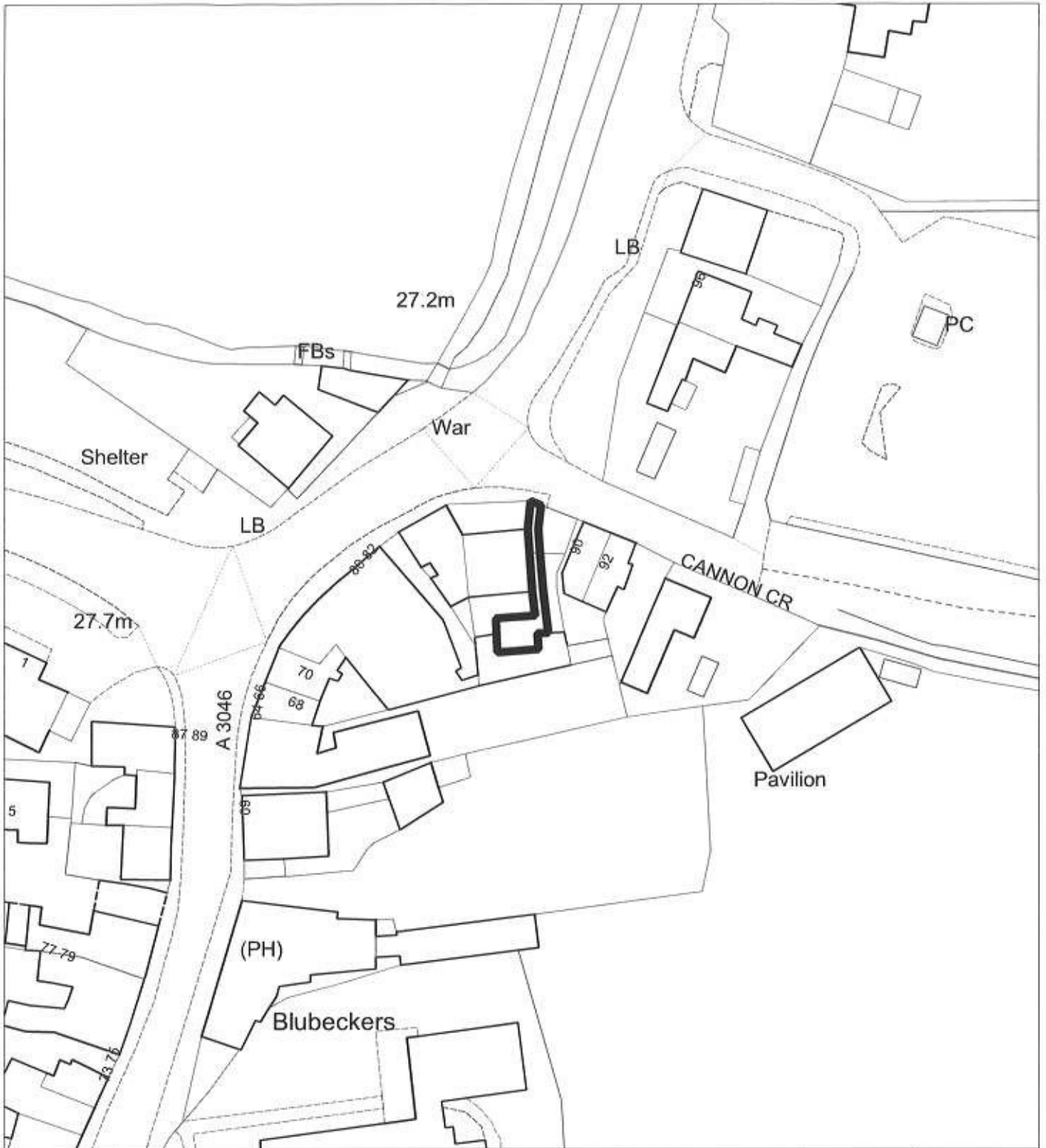
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SU/14/1097 – 1 COMMONFIELDS, WEST END, GU24 9HY



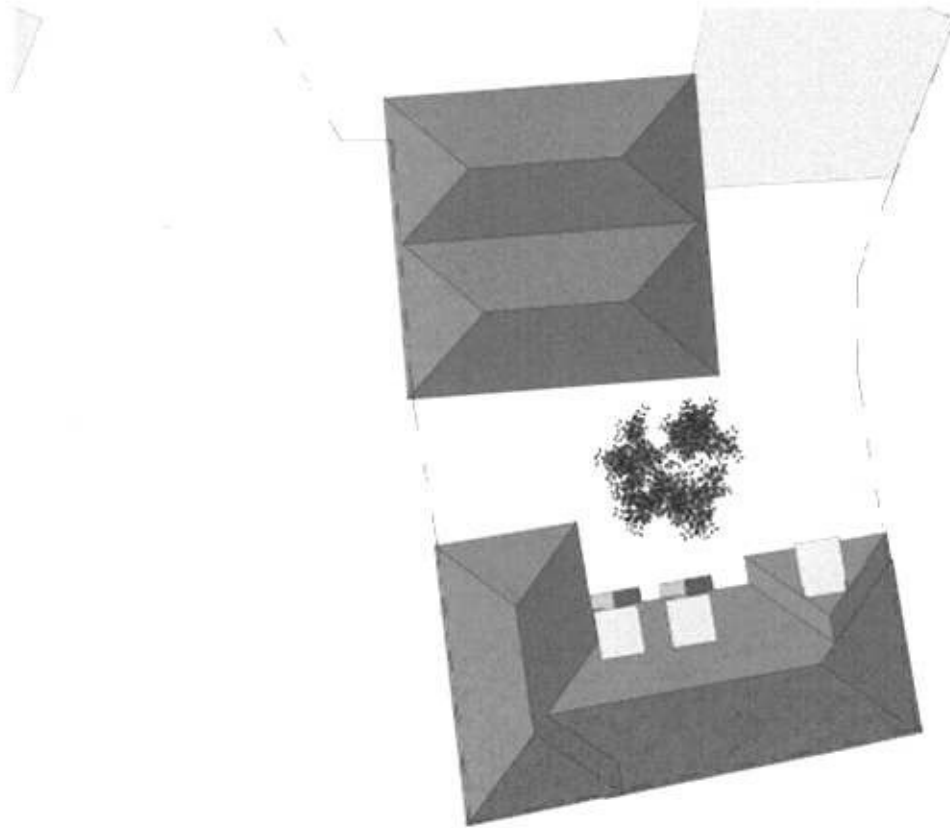


<b>Title</b>	Planning Applications	<b>Page</b>	7 of 7
<b>Application number</b>	14/1115	<b>Scale @ A4</b>	1:750
<b>Address</b>	86 HIGH STREET, CHOBHAM, WOKING, GU24 8LZ	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Demolition of existing single storey building at the rear of Saddlers Halt and replacement with 2 two bedroom cottages.	 	
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SU/14/1115 – 86 HIGH STREET, CHOBHAM, GU24 8LZ



② Plan at Ground  
1 : 100



③ Plan at First  
1 : 100





⑤ Rear elevation  
1 : 100



④ Elevation towards courtyard  
1 : 100

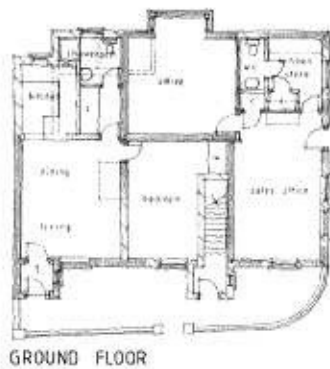
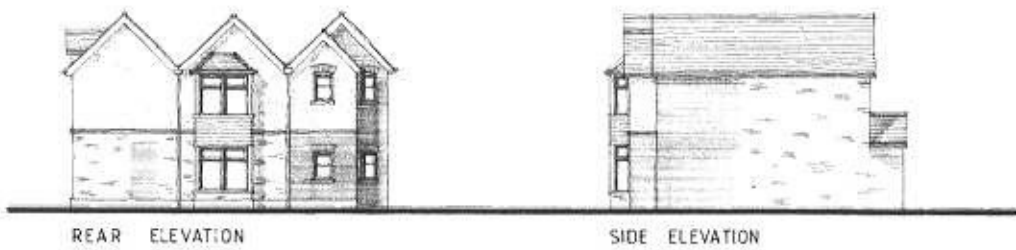
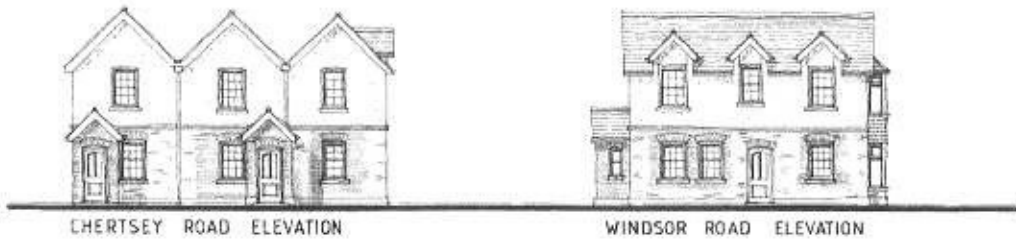
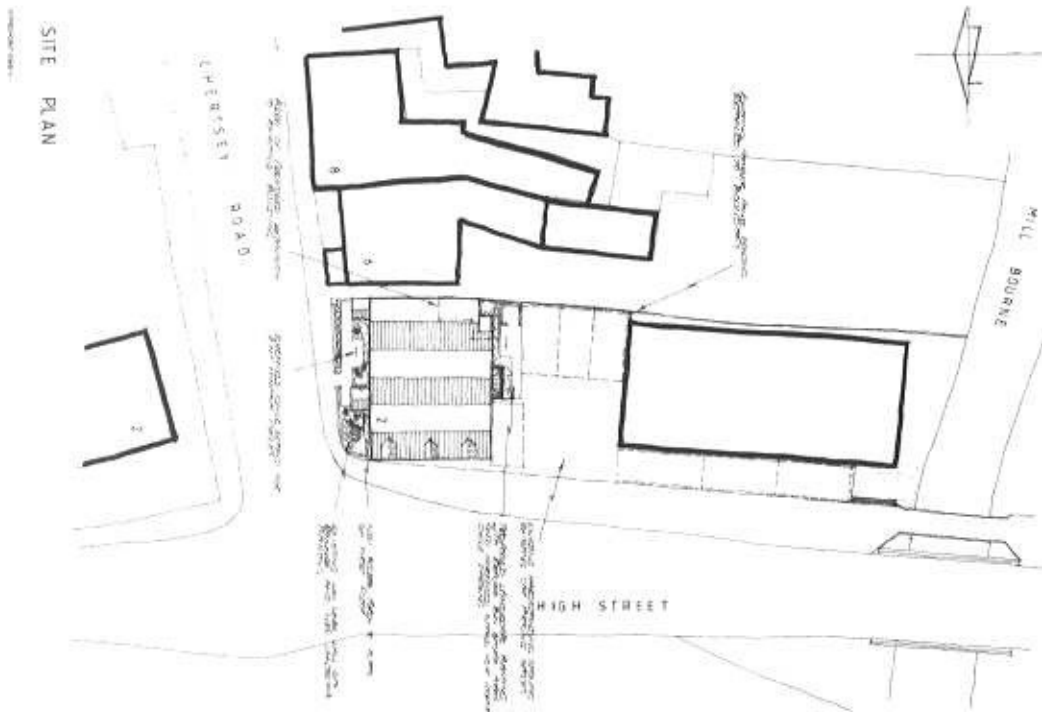


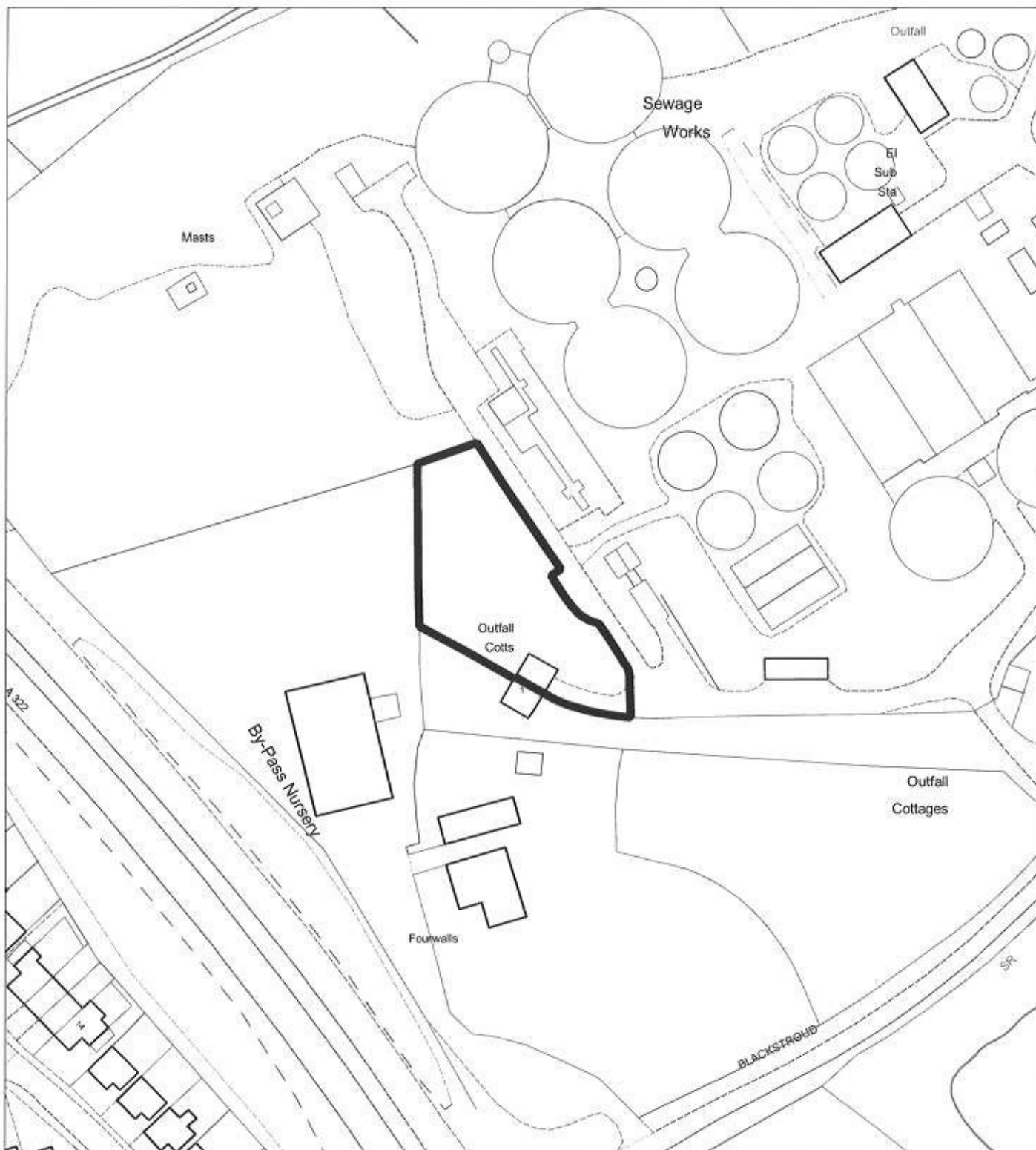
<b>Title</b>	Planning Applications		<b>Page</b>	4 of 7
<b>Application number</b>	14/1012		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	2 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8NB		<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Change of Use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat, to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flat.		 	
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SU/14/1012 – 2 CHERTSEY ROAD, CHOBHAM, GU24 8NB



SU/14/1012 – 2 CHERTSEY ROAD, CHOBHAM, GU24 8NB



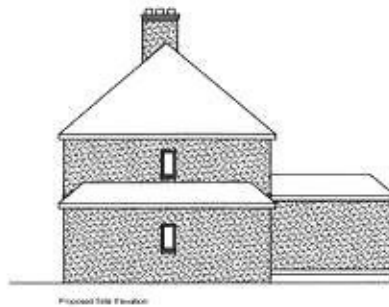
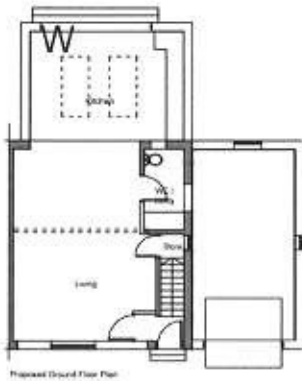
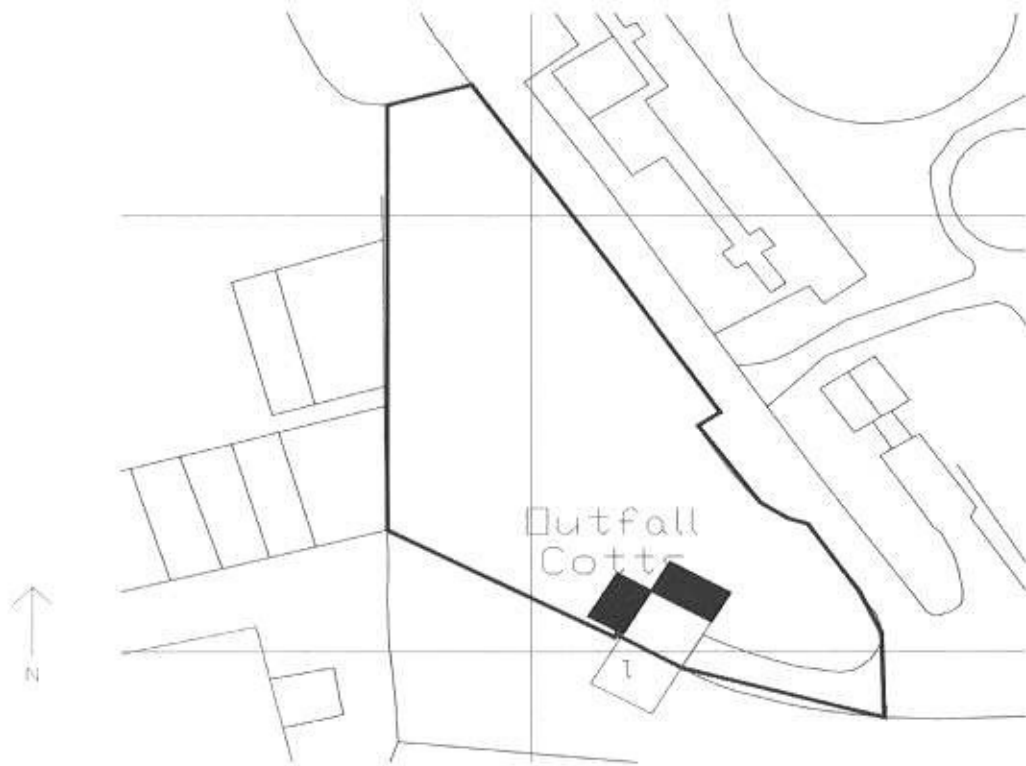


<b>Title</b>	Planning Applications	<b>Page</b>	5 of 7
<b>Application number</b>	14/1086	<b>Scale @ A4</b>	1:1,250
<b>Address</b>	OUTFALL COTTAGES, BLACKSTROUD LANE EAST, LIGHTWATER	<b>Date</b>	23 Jan 2015
<b>Proposal</b>	Change of Use from Class B8 (Storage) to Class C3 (Residential Dwelling) following the provision of a single storey side and rear extension.	 	
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SU/14/1086 – OUTFALL COTTAGES, BLACKSTROUD LANE



SU/14/1086 – OUTFALL COTTAGES, BLACKSTROUD LANE



M3

Project Name	SU/14/1086 – OUTFALL COTTAGES, BLACKSTROUD LANE
Client	MR & MRS J. & K. SMITH
Site	10 BLACKSTROUD LANE, OUTFALL, BRISTOL, BS37 7YU
Architect	M3 ARCHITECTS
Project No.	14/001
Date	15/03/2014
Scale	1:50

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**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR  
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

**NOTES**

**Officers Report**

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

**How the Committee makes a decision:**

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

**The Committee cannot base decisions on:**

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

**Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995** (as amended) is summarised for information below:

<b>A1. Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
<b>A2. Financial &amp; professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3. Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
<b>A4. Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not nightclubs).
<b>A5. Hot Food Takeaways</b>	For the sale of hot food consumption off the premises.
<b>B1. Business</b>	Offices, research and development, light industry appropriate to a residential area.
<b>B2. General Industrial</b>	Use for the carrying on of an industrial process other than one falling within class B1 above.
<b>B8. Storage or Distribution</b>	Use for the storage or as a distribution centre including open air storage.
<b>C1. Hotels</b>	Hotels, board and guest houses where, in each case no significant element of care is provided.
<b>C2. Residential Institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A. Secure Residential Institutions</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3. Dwelling houses</b>	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
<b>C4. Houses in Multiple Occupation</b>	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1. Non-residential Institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
<b>D2. Assembly &amp; Leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.