

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath House  
on 9 March 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: None

In Attendance: Lee Brewin, Michelle Fielder, Gareth John, Jonathan Partington and Chenge Taruvunga

**114/P Minutes**

The minutes of the meeting held on 9 February 2015 were confirmed and signed by the Chairman.

**115/P Application Number: 14/1127 - Kennels, 79 Guildford Road, Bagshot, Surrey GU19 5NS - Bagshot Ward**

The application was for the demolition of boarding kennels and erection of six 3 bed dwelling houses.

Members were advised of the following updates:

- *'SAMM payment as required of £3,209.00 has been received;*
- *Method of construction statement (Condition 5 on page 22) has been revised to include a requirement for the developer to confirm that there will be no on site burning.'*

Some Members asked why the development had been recommended for approval when it was located in the Green Belt. Officers advised that it was a re-use of existing land. Furthermore, some Members sought clarification on whether there was a sufficient turning circle at the site to avoid any cars parked down the side of the houses being blocked in. Officers advised that the County Highways Authority had raised no objections.

**Resolved that application 14/1127 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Pat Tedder.

**Note2**

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, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder and Judi Trow,

Voting against the recommendation to approve the application:

Councillors Valerie White and John Winterton.

**116/P Application Number: 15/0055 - 113 Frimley Road, Camberley, Surrey GU15 2PP - Watchetts Ward**

This application was for the change of use from A1 (Coffee Shop) to A3 (Dessert Parlour).

Members were advised of the following update:

- *'Two additional representations of objection have been received expressing similar concerns to those already recorded.'*

Some Members were concerned about the possibility of the existing extraction system being brought back into operation in the future. Officers advised that the condition would be amended to reflect the removal of the system.

**Resolved that application 15/0055 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

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

**Note2**

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 as amended:

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

**117/P Application Number: 15/0015 - 55 The Avenue, Camberley, Surrey GU15 3NF - St Michaels Ward**

This application was for the change of use from C1 Bed and breakfast/Guest house to C2 Residential Institution including detached garage for 8 service users with learning disabilities.

Members were advised of the following updates:

- *'SAMM payment as required of £2,104.00 has been raised;*
- *Three additional representations of objection raising similar concerns to those recorded in the report have been submitted;*
- *A representation of support has also been received.'*

**Resolved that application 15/0015 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Glyn Carpenter

**Note2**

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, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton

**118/P Application Number: 14/0987 - 67-69 Park Street, Camberley, Surrey GU15 3PE - Town Ward**

This application is for the change of use from retail use (class A1) to a flexible use (class A1, A2 and A3) use.

**Resolved that application 14/0987 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Judi Trow

**Note2**

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, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**119/P Application Number: 14/1146 - Crabtree Park, Crabtree Road, Camberley, Surrey - Watchetts Ward**

This application was for the change of use of land to provide an extension to the northern boundary of existing pumping station and erection of associated boundary fence (amendment to SU/12/0870).

**Resolved that application 14/1146 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

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

**Note2**

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, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**120/P Application Number: 14/1016 - 67 High Street, Bagshot, Surrey GU19 5AH - Bagshot Ward**

This application was for the change of use of the ground floor from a Class A3 restaurant to a Class C3 two bedroom residential unit.

Members were advised of the following updates:

*'An email from the planning agent has been received in response to an objection to the application from the Planning Policy Manager. In summary this email seeks to counter a number of the points of objection raised by the Policy Officer and states:*

- 1. The person providing the marketing evidence has 25 years' experience as a commercial and residential agent.*
- 2. They consider £15,000 pa rent not to be excessive.*
- 3. In the last 6 months there have only been 9 viewings on the shop equating to 1.5 viewings per month. There have been no second viewings.*

4. *Between 19th May 2012 and 21st July 2014, there had been a total of 66 viewings. This has been described as a successful marketing campaign because it concluded in a sale. There are a number of points to note here. Firstly, from an agency perspective any sale taking in excess of a 6-12 month window is considered problematic and extremely worrying. Secondly, my client's purchase reflected the attractiveness of the office accommodation which could be converted, under permitted development rights, into residential units. It did not reflect the attractiveness of the retail unit or the retail market and its buoyancy in Bagshot.*
5. *The planning policy to preserve and maintain retail use in the High Street should not be applied to this part of the High Street which is a quiet backwater characterised by non-retail uses, notably office and residential.*
6. *In the absence of a viable retail business in this location, it must be accepted that some beneficial use (in this case residential) is better than a vacant shop unit and will do more to preserve the character of the conservation area.*

*In essence this amounts to a difference of opinion and does not raise any new material not included within the application when the committee report was written. It is considered that the assessment of the application and the recommendation reached in the committee report is appropriate and it remains that the application is recommended for refusal for the reason stated.'*

The Committee was advised that a SAMM payment had not been received; therefore a further reason for refusal would be included in relation to the SPA.

**Resolved that application 14/1016 be refused as amended for the reasons as set out in the report of the Executive Head – Regulatory.**

#### **Note 1**

It was noted for the record that Members had received an email from the applicant.

#### **Note 2**

The recommendation to refuse the application as amended was proposed by Councillor Glyn Carpenter and seconded by Councillor Judi Trow.

#### **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 as amended:

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

**121/P Application Number: 14/1120 - Unit 1 Frimley Road, Camberley, Surrey GU15 3EN - St Michaels Ward**

This application was for the erection of a ground floor entrance to service first floor flat.

Members welcomed this as an improvement to this site.

**Resolved that application 14/1120 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

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

**Note2**

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, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

**122/P Application Number 14/1138 - 1 Dean Parade, Camberley, Surrey GU15 4DQ - Old Dean Ward**

This application was for the change of use from Class A1 (Retail) to Class A3 Cafe. (Retrospective)

Members were advised of the following updates:

*'The applicant has request that the opening hrs prescribed by condition 1 on page 60, be amended to 0630 to 1900hrs Monday to Sunday. However Officers are of the opinion that such an early start, 7 days a week would be unreasonable and no change to the condition as drafted is proposed.*

*An **informative** is also proposed:*

*The applicant is advised that the existing sanitary accommodation would be inadequate for environmental health purposes if it is to serve more than 15 'eat in' customers, at any one time.'*

**Resolved that application 14/1138 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application as amended was proposed by Councillor Glyn Carpenter and seconded by Councillor Surinder Gandhum

**Note2**

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

Voting in favour of the recommendation to approve as amended the application:

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

**123/P Application Number: 15/0088 - 9 Garrick Way, Frimley Green, Camberley, Surrey GU16 6LY - Frimley Green Ward**

This application was for the erection of single storey rear extension and conversion of detached garage into domestic store.

This application had been reported to this Committee as the applicant was a Ward Councillor.

Members were advised of the following updates:

*'One representation received in support (making no specific comments).'*

*One representation received raising an objection making the following comments:*

- Impact of flooding from water collecting on rear patio and garden which will be exacerbated by proposal particularly with change in levels between properties [Officer comment: The application site falls within Flood Zone 1 (low risk) and any ground level difference between these properties is limited. Matters of surface water drainage from this proposal would be considered under the Building Regulations]*
- Drawings do not indicate details of drainage. [Officer comments: The notes provided on the proposed drawings indicate methods for dealing with foul and surface water drainage with options given for soakaway or connections to the mains drainage for surface water. However, such matters would be considered under the Building Regulations]'*

**Resolved that application 14/0088 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 the Chairman declared that the applicant was a serving councillor.

**Note 2**

The recommendation to approve the application was 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, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

Chairman