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Friday, 27 March 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 Monday 30 March.

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Thursday, 9 April 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

AGENDA

	Pages
1 Apologies for Absence	
2 Minutes	3 - 10

To confirm and sign the non-exempt minutes of the meeting held on 9 March 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

4	Application Number: 14/1041 - 21-33 York Road, Camberley, Surrey GU15 4HS - Town Ward	11 - 24
5	Application Number: 14/1129 - 325 Guildford Road, Bisley, Woking, GU24 9BD - Bisley Ward	25 - 38
6	Supporting Documents	39 - 46

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 9 March 2015

+ 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

2014/1041

Reg Date 02/01/2015

Town

LOCATION: 21-33 YORK ROAD, CAMBERLEY, GU15 4HS
PROPOSAL: Erection of 7 two/three storey houses with access and parking following the demolition of 1 dwelling with the refurbishment of 6 two storey houses. (Amended plan rec'd 23/02/15).
TYPE: Full Planning Application
APPLICANT: Mr W Dunphy
OFFICER: Duncan Carty

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

1.0 SUMMARY

- 1.1 The proposal relates to the erection of 4 no. semi-detached two/three storey and 3 no. detached two/three storey houses following the demolition of one dwelling with the refurbishment of 6 no houses with the new houses served by a new access and parking. The proposal relates to the reversion of houses which have more recently been used as unauthorised houses in multiple occupation (a Class C4 use) back to residential (Class C3) use. The application site is on the north side of York Road within the settlement of Camberley.
- 1.2 No objections are raised to the proposal on character, residential amenity and highway safety grounds.
- 1.3 The current proposal would be CIL liable and, in addition, would require the provision of a legal obligation to provide mitigation against the impact of the proposal on the SPA (in the form of a SAMM payment). Subject to the completion of a legal agreement prior to 9 April 2015, the application is considered to be acceptable.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on the north side of York Road in Camberley. The 0.4 hectare site falls predominantly within a residential area, with residential properties (and a business) within Cromwell Road to the rear and residential properties to either flank and opposite the site. The site falls within a "Victorian/Edwardian subdivisions" character area as defined within the Western Urban Area Character Supplementary Planning Document 2012. The application site relates to seven detached 1930's residential properties which have more recently been used as unauthorised houses in multiple occupation (providing, it is understood, 35 bedrooms). The front garden areas of these dwellings are predominantly hardstanding, often gravel, and used for parking purposes. The rear gardens of these properties have become a shared area for use by the residents of these properties.

These residential properties have front drives. The land falls from east to west across the site and from the front to the rear of the site.

- 2.2 York Road and Cromwell Road predominantly comprise two and single storey detached dwellings. However, there are flatted developments at Minster Court and York Place, on York Road and to the west of the application site, and at Nutfield Court and Almond Court on Cromwell Road. The application site falls about 700 metres from the Thames Basin Heaths Special Protection Area (SPA) and about 200 metres from Camberley Town Centre.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/13/0616 Erection of 12 no three storey 3 bedroom town houses with accommodation in the roofspace, a two storey building with accommodation in the roof to provide 12 no one bedroom flats and a two storey building with accommodation in the roof to provide 12 no two bedroom flats with associated parking, access and landscaping following the demolition of existing properties.

This application was withdrawn in August 2014 following officers' concerns about the quantum of development and impact on the established pattern and character of the streetscene and the local area.

4.0 THE PROPOSAL

- 4.1 The proposal relates to the erection of 4 no. semi-detached two/three storey and 3 no. detached two/three storey houses following the demolition of one dwelling (27 York Road) with the refurbishment of 6 no houses with the new houses served by a new access and parking. The proposal relates to the reversion of houses which have more recently been used as unauthorised houses in multiple occupation (a Class C4 use) back to residential (Class C3) use.
- 4.2 The proposed dwellings to the rear of the York Road frontage would be set back about 35 metres from the highway with rear garden depths of about 11 metres. These properties would be split level, having a two storey appearance to the front and a three storey appearance to the rear, with associated land raising (and lowering) to accommodate this level change. These properties are to be set at levels below the general ground level so that the maximum height of these units is less than the ridge height of the properties to the front. The residential properties would be set-in 7.4 metres from the west flank boundary and 5 metres from the east flank boundary of the site.
- 4.3 As indicated in Paragraph 4.2 above, the proposal would require some level changes across the site. The increase in levels (in the general vicinity of the access road and frontages to the rear properties) would occur, primarily in the west half of the site, with a maximum increase of 1.7 metres (for the front drive of Plot 1), tapering to no increase to the site boundaries.

The pitched roofs would have a maximum height of about 7 metres to the front (9.5 metres to the rear).

- 4.4 The proposal would provide 14 parking spaces for the new properties (two spaces per property), with an access road provided between 25 and 29 York Road which extends towards each flank boundary of the site forming the rear boundary of the reduced gardens, of about 11 metres, for the existing properties. Two parking spaces per property would be retained to the front of the existing properties.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Tree Officer No objections (verbal).

6.0 REPRESENTATIONS

At the time of the preparation of this report, one representation in support on the basis so long as the appearance of the existing properties are improved. Five representations raising an objection had been received summarised below:

- 6.1 Impact on privacy and overlooking of neighbouring properties and gardens [*See Paragraph 7.3*]
- 6.2 Overbearing impact of development, including height, scale and density, which is out of keeping with local character [*See Paragraph 7.2*]
- 6.3 Loss of privacy [*See Paragraph 7.3*]
- 6.4 Inadequate parking provision [*See Paragraph 7.4*]
- 6.5 Impact on trees [*See Paragraph 7.2*]
- 6.6 Impact on noise [*See Paragraph 7.3*]
- 6.7 Impact of increased traffic on local highway network [*See Paragraph 7.4*]
- 6.8 Impact on right to light [*Officer comment: This is a legal matter falling outside of planning law*]
- 6.9 Impact on wildlife and flora [*Officer comment: Noting the site location, it is not considered that there is any likely presence of any protected species*]
- 6.10 Backland form of development is out of character [*See Paragraph 7.2*]
- 6.11 Overbearing impact on neighbouring properties [*See Paragraph 7.3*]
- 6.12 More details on gas, water (including water pressure) and electricity supply, as well as drainage and appearance, required [*Officer comment: Gas, water and electricity supply are matters for the relevant utility company concerned. The*

matters relating to drainage could be considered by condition. There is sufficient information regarding appearance to determine this application]

- 6.13 The poor quality of the existing properties and the insistencies of anti-social behaviour emanating from the site and the improvements proposed to these properties should not be reasons to grant the proposal [*Officer comment: The current proposal is assessed on the merits of the proposal*]
- 6.14 Light pollution [*See Paragraph 7.3*]
- 6.15 Lack of ridge height defined on submitted drawings and developer could increase size of development at a later date [*Officer comment: the drawings are scaled and maximum heights for these dwellings can be provided (see Paragraph 4.2 above). Any requirement to increase the roof height, retrospectively or not, would require separate consent and would be assessed on its own merits*]
- 6.16 Impact on and loss of major tree on privacy [*See Paragraphs 7.2 and 7.3*]
- 6.17 Impact on third party trees [*Officer comment: the proposal would not have an adverse impact on major trees. Any impact on smaller trees (not worthy of retention) is a private matter*]
- 6.18 Concern about boundary creep if boundary fences are removed and potential damage to garage on site boundary [*Officer comment: These are private matters*]
- 6.19 The extent of refurbishment needs to be defined and delivery guaranteed [*Officer comment: These alterations would be undertaken by condition, if minded to approve*]
- 6.20 Impact on streetscene view from Cromwell Road [*see Paragraph 7.2*]
- 6.21 Loss of daylight and overshadowing of gardens [*see Paragraph 7.3*]
- 6.22 Impact of proposed (smaller) plot sizes on local character [*see Paragraph 7.2*]
- 6.23 Impact on important characteristic of 1930's detached housing with traditional back gardens [*see Paragraph 7.2*]
- 6.24 New houses would be intrusive, uncomfortably close and uncharacteristically close to neighbouring property [*see Paragraphs 7.2 and 7.3*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The current proposal is to be assessed against Policies CP1, CP2, CP5, CP6, CP11, CP12, CP14, DM9, DM11 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012; saved Policy NRM6 of the South East Plan 2009; and, the National Planning Policy Framework (NPPF). In addition, advice in the Infrastructure Delivery SPD 2014; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; Interim Affordable Housing Procedure Note 2012; and, the Planning Practice Guidance (PPG) should be relied upon. The lawful planning use of the site is as seven houses and the requirements for contributions, as set out below have been assessed on this basis.

The main issues in the consideration of this application are:

- Impact on local character and trees;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on the Thames Basin Heaths Special Protection Area and CIL; and
- Impact on affordable housing provision.

7.2 Impact on local character and trees

- 7.2.1 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.
- 7.2.2 Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 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 of the Surrey Heath Core Strategy and Development Management Policies 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. The Western Urban Area Character SPD reiterates achieving good design that respects and enhances the character of the area as a key objective.
- 7.2.3 The application site falls within a “Victorian/Edwardian subdivisions” character area as defined within the Western Urban Area Character Supplementary Planning Document 2012 within the settlement of Camberley. This character area is typified by attractive streetscenes with repetitive rhythms of building proportions, materials and colours. The SPD indicates that new development in such areas should pay particular regard to the historic plot dimensions, opportunities to soften closely set development with vegetation, high quality design (particularly of publicly visible elevations), and buildings to address the road frontage.
- 7.2.4 The proposed new dwellings would provide a form of backland development. Private residential gardens are excluded from the NPPF's definition of previously developed land and the NPPF encourages the effective use of land that has previously been developed. However, there is no impediment to the principle of the development of land that is not previously developed in such settlement locations. As such, it is the impact on the character of the area which has to be addressed in such cases.
- 7.2.5 In this location, backland development is limited to a small two storey block (which provides a flat over a garage block) to the rear of the nearby flatted development at York Court. The traditional pattern of development in the local area is predominated by detached dwellings with relatively long and generously sized rear

gardens. However, as indicated in Paragraph 2.2 above, there are some nearby flatted developments including two such developments in York Road. Minster Court, located to the west and much closer to the Kings Ride road junction was constructed in the 1960's and is a three storey frontage block of 12 flats with parking to the side and a rear amenity area. York Place located between the application site and Minster Court, is a part three storey, part two storey flatted development of 29 flats built in the 1990's. The more recent development of Almond Court lies to the rear of the application site, fronting Cromwell Road.

- 7.2.6 The proposed layout would provide shorter rear gardens depths, reducing from 40 metres for the existing properties to about 12.2 metres for the frontage dwellings and 10.8 metres for the new properties to the rear. Whilst, this does not reflect the traditional dwellings, and their plots sizes, in the local area, such garden lengths are typical of the newer houses in Cromwell Road, as a part of the Almond Court development to the rear. Smaller garden areas are also provided for the nearby flats (Minster Court, York Place and Almond Court). It is therefore considered that, with the mix of plot sizes and rear garden sizes in these nearby developments, the proposed plot dimensions for the current proposal are acceptable.
- 7.2.7 The existing vertical emphasis from the seven detached houses together with the adjoining properties provides a rhythm of development, including gable roofs (with ridges running from front to back) with gaps and levels of separation typical of the street and this rhythm of development contributes significantly to the local distinctiveness (referred to in Paragraph 7.2.2 above). The retention of six of the frontage dwellings would broadly retain this rhythm and would be partly replicated with the development to the rear.
- 7.2.8 The new properties would have a two storey form to the front and would include a number of features (such as the brick finish to ground floor and render finish above) which reflects the frontage properties. However, the proposed design of the front elevation would, in other respects, depart from the design of the frontage properties, including the half hipped roof form and different fenestration, including a single upper floor square window and ground floor slit (high level) window and glass blocks to the side of the front door, which give the dwellings a modern appearance which it is considered adds interest to these new dwellings. The proposal would provide 4no. semi-detached dwellings to the rear (with each pair to be located closest to the flank boundaries of the site) which, whilst attached, would retain the dwelling widths, proportions and roof form of the remainder of the new dwellings and would be acceptable in this location, set back and partly obscured by the frontage dwellings from York Road. In addition, one of these new detached dwellings has been deliberately aligned with the access road, so that its full width is clearly visible from York Road. The new properties would also be set, even with the proposed land raising, on lower land level than the frontage properties and, whilst noticeable between the retained dwellings to the site frontage, would not have an adverse visual impact from York Road.
- 7.2.9 The new properties would be split level, having a three storey form to the rear, with the lower level partly cut into the ground. However, development including the nearby York and Minster Courts and part of Almond Court to the rear, have a three storey form, which is much bulkier than the current proposal. Views of this part of the development from Cromwell Road would also be predominantly obscured by

existing properties, including the Almond Court development, fronting that highway.

- 7.2.10 It is therefore considered that the scale of the proposed development would result in a built form which would reflect the rhythm of development in the immediate area and would not be harmful to the character of the local area and streetscene.
- 7.2.11 There are two sycamore trees close to the rear boundary of the site which would be retained within the development scheme. No objections are raised by the Tree Officer to the proposal. The proposal would also give opportunity for some landscaping to the site frontage, which would be of benefit to the character of the area and streetscene.
- 7.2.12 As such, it is considered that the proposed development would be acceptable in terms of its impact on the streetscene, local character and trees, complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF, advice in the Western Urban Area Character Supplementary Planning Document 2012 and the PPG.

7.3 Impact on residential amenity

- 7.3.1 The proposed rear dwellings would be located close to the flank boundaries of Nos. 19 and 35 York Road. The proposal would provide a three storey form of development, although this impact is reduced by the lower finished floor levels and two storey form when viewed from the front. The land raising, particularly in closer proximity to the flank boundary with 19 York Road, would also taper down to this flank boundary to reduce its impact on this property. In addition, noting the level of separation of the proposed dwellings to each flank boundary (7.4 metres from the west flank boundary with 19 York Road and 5 metres from the east flank boundary of the site with 35 York Road) which would provide a significant landscaped buffer, it is not considered that the proposal would result in an adverse impact on these residential properties.
- 7.4.2 The proposed rear dwellings would be located about 11 metres from the rear boundary of the application site. The current proposal would provide rear facing windows which would look towards and partly over the rear gardens of residential properties in Cromwell Road. However, noting the level of separation (about 25 metres to the rear boundaries and 35 metres to the rear walls of these properties), it is not considered that the proposed development (even at a three storey height) would have an adverse impact on the amenity of the occupiers of these dwellings.
- 7.4.3 The front walls of the proposed dwellings would be set about 21 metres from the main rear walls of the frontage development and this level of separation would be acceptable and not have any detrimental impact on the amenity of the future occupiers of this development.
- 7.4.4 As such, no objections to the proposal are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Highway safety and parking

7.5.1 The proposal would provide two parking spaces to serve each dwelling, Whilst it is noted that there are some on-street parking restrictions (which prevent parking on one side of much of York Road and would appear to provide on-street parking for a limited number of visitors to the town centre, set about 200 metres from the site), the current proposal is not considered to significantly add to the on-street parking demand. As such and with no objections raised by the County Highway Authority to the proposal, the proposed development is considered to be acceptable on highway safety and parking capacity grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on the Thames Basin Heaths Special Protection Area and CIL

7.6.1 The application site lies approximately 700 metres from the Thames Basin Heaths Special Protection Area (SPA). 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 contribution towards SANG delivery/maintenance if there is available capacity (which is available for this proposal). The proposal is CIL liable and this provision would be provided under the CIL charging scheme.

7.6.2 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). CIL is a land charge that is payable at commencement of works. The proposed development is CIL liable and an informative advising of this would be added.

7.6.3 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA 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. This project does not form part of the CIL scheme and a separate contribution of £3,945 is required through a planning obligation to secure this contribution.

7.6.4 As such, subject to the receipt of a completed planning obligation which secures this provision by 2 April 2015, the proposal complies with Policies CP12 and CP14

of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009, the National Planning Policy Framework and advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012, and the Infrastructure Delivery SPD 2014.

7.7 Impact on affordable housing provision

7.7.2 The proposal would require the provision of 2 no. affordable housing units to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012. However, since November 2014, the national Planning Practice Guidance (PPG) now advises that residential development proposals of fewer than 10 dwellings (net gain) should be exempt from the provision of affordable housing. In the light of the above, therefore, no contributions are sought in respect of affordable housing.

7.8 Other matters

7.8.1 Paragraph 206 of the NPPF indicates that:

"Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and enforceable."

The landscape belts and general level of separation between the new dwellings (i.e. the rear plots) and the surrounding properties are considered to be acceptable but may be comprised by any future development which could be later provided through permitted development. As such, it is considered prudent to remove such rights for the new dwellings by a condition which would meet the government tests.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its impact on local character, residential amenity and highway safety. The proposal is CIL liable. Subject to the completion of a planning obligation to deal with the provision of a contribution towards the SAMM project by 9 April 2015, the application proposal is considered to be acceptable.

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

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 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.

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 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 and the West Urban Area Character Supplementary Planning Document 2012.

3. No development shall take place in accordance with the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. as indicated on Drawing No. 872-301 received on 19 February 2015 unless the prior written approval has been obtained for 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.

4. The parking spaces shown on the approved plan 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.

5.
 1. 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].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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**.

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. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

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. The proposed access to York Road shall be provided with visibility zones in accordance with the approved drawings, all to be permanently maintained to a height between 0.6 and 2 metres above carriageway level and the visibility zones shall be kept permanently clear of any obstruction.

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. A refurbishment scheme for the frontage dwellings (currently known as 21, 23, 25, 29, 31 and 33 York Road) shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first occupation of the new dwellings hereby approved.

Reasons: In the interests of the visual amenity of the surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. Before first occupation of the development hereby approved the first floor window(s) in the flank elevations 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 in this elevation 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.

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) method of keeping mud off the highway
- (h) confirmation that there will be no on-site burning of material

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 amenity, 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.

11. The proposed development shall be built in accordance with the following approved plans: 872-11, 872-104, 872-203 and 872-204 received on 2 January 2015 and 872-301 received on 19 February 2015, 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.

12. Notwithstanding the provisions of Classes A, B 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 residential curtilages of the new dwellings hereby approved 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 visual and residential amenity and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Party Walls (etc) Act 1996 DE3
3. Building Regs consent req'd DF5
4. CIL Liable CIL1

In the event that a satisfactory legal agreement has not been completed by the 9 April 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 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.
2. 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).

2014/1129

Reg Date 16/02/2015

Bisley

LOCATION: 325 GUILDFORD ROAD, BISLEY, WOKING, GU24 9BD
PROPOSAL: Erection of 9 dwellings (including four 2 storey (with accommodation in the roof) three bedroom, three 2 storey four bedroom and two 2 storey (with accommodation in the roof) five bedroom properties) with garages, parking, cycle stores, ancillary works, landscaping and access from Foxleigh Grange, following demolition of the existing buildings. (Amended plans rec'd 18/03/2015).

TYPE: Full Planning Application
APPLICANT: Mr & Mrs MacDonald
 Affordable Rentals
OFFICER: Duncan Carty

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

1.0 SUMMARY

- 1.1 The proposal relates to the erection of 9 houses comprising 4 no. two storey (with accommodation in the roof) terraced dwellings, 3 no two storey linked-detached dwellings and 2 no. two storey (with accommodation in the roof) detached dwellings. The proposal would, in effect, be an extension to the recently completed Foxleigh Grange residential development (under permissions SU/10/0933 and SU/11/0559 on the site of the former Fox Garage, 333 Guildford Road), with the access to the proposal via Foxleigh Grange.
- 1.2 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety. The current proposal is CIL liable and would require the provision of a legal obligation to provide SAMM. Subject to the completion of a legal agreement by 12 April 2015, the proposal is considered to be acceptable.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on the north flank of Foxleigh Grange, the recently completed redevelopment of the former Fox Garage located within the settlement of Bisley. The application site relates to Affordable Rentals car and van hire, a single storey building with hardstanding across the remainder of the site. The application site has a typical width of 40 metres and a depth of 115 metres. There is an access road to the immediate north boundary (serving residential properties 321 and 323 Guildford Road and the vacant industrial building (on which a residential redevelopment was recently granted under SU/13/0327) beyond. Part of this boundary is with 323 Guildford Road.

- 2.2 The application site includes access through the Foxleigh Grange development, which forms a part of the application site.

3.0 RELEVANT PLANNING HISTORY

The application site has an extensive planning history of which the following is the most relevant:

- 3.1 BGR 461 Erection of a factory. Approved in August 1951 and implemented.
- 3.2 SU/05/0696 Change of use from general industrial (Class B2) to servicing, repair and MoT testing of motor vehicles (Class B2); and as an operating centre for motor car and van hire; alterations to existing building and provision of additional parking spaces (retrospective). Approved in March 2006.
- 3.3 SU/14/0262 Erection of 13 three bedroom, two storey (with accommodation in the roof) residential dwellings with parking, cycle stores, landscaping, ancillary works and access from Foxleigh Grange following the demolition of existing buildings.

Refused permission in July 2014 on SPA grounds (lack of SANG capacity for the scale of the development proposal), and affordable housing and local infrastructure (refused without securing mitigation through a legal obligation).

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the erection of 4 no. two storey (with accommodation in the roof) terraced dwellings, 1 no detached two storey dwelling, 2 no two storey semi-detached dwellings and 2 no. two storey (with accommodation in the roof) detached dwellings. The proposal would provide a total of 17 parking spaces, including 4 garage spaces.
- 4.2 The current proposal would provide three blocks of development, lining up roughly with the Foxleigh Grove development to the south east. The frontage block of four terraced houses would be sited slightly forward of 1-6 Foxleigh Grange, the middle block of three units including a pair of semi-detached units and a detached unit aligning with 7 and 8 Foxleigh Grange and the rear block of two detached units aligning with 9-14 Foxleigh Grange. The proposed parking would be arranged between these blocks with access through the adjoining parking courts serving existing Foxleigh Grange properties.
- 4.3 Each residential dwelling would have a ridge height of about 9 metres, reducing to 5.1 metres at the eaves, except Plot 5 which would have a reduced ridge height of approximately 7.5 metres. The frontage dwellings would have a front and a rear dormer each to provide roof level accommodation and, in terms of building height and design would reflect the residential properties in Foxleigh Grange. The middle block would include two storey dwellings, and those to the rear would have front

rooflights and rear dormers also providing roof level accommodation for these properties. One metre gaps would be retained between the south flank boundary and the new dwellings (for Plots 4, 7, and 8) and 1.8 metre gaps between the new (separate) residential dwellings (between Plots 5 and 6, and Plots 8 and 9).

4.4 The previously refused scheme under SU/14/0262 would have provided 13 terraced dwellings all having a two storey form with accommodation in the roof including front and rear dormers, arranged in three terraces reflecting the existing residential properties in the Foxleigh Grange development. The main differences between the current proposal and the previously refused scheme (SU/14/0262) are:

- reduction in the number of dwellings from 13 to 9
- replacement of dwelling type in central and rear blocks (as indicated in Paragraphs 4.2 and 4.3 above).

However, the frontage block and access points (from Foxleigh Grange) remains as previously proposed under the earlier application.

5.0 CONSULTATION RESPONSES

5.1	County Highway Authority	No objections.
5.2	Tree Officer	No objections (verbal).
5.3	Environmental Health	No objections.
5.4	Surrey Wildlife Trust	No objections (verbal).
5.5	Bisley Parish Council	No objections subject to this Council considering that the development would not have an adverse impact on the SPA or highway safety.

6.0 REPRESENTATIONS

At the time of the preparation of this report, three representations had been received raising the following objections:

- 6.1 Additional traffic on Foxleigh Grange [*see Paragraph 7.5 below*]
- 6.2 Noise and disturbance from construction work [*Officer comment: This would not be a reason to refuse this application. Nevertheless, a method of construction, including the limiting of construction hours is proposed by condition*]
- 6.3 Maintenance and any emergency access and potential damage to side of property [*Officer comment: This is a private matter*]
- 6.4 Loss of light and overshadowing [*see Paragraph 7.4 below*]

- 6.5 Impact on flood risk [*Officer comment: The site falls within Flood zone 1 (low risk) and matters regarding drainage would be dealt with a drainage condition, if minded to approve*]
- 6.6 Impact of dust from construction on property [*Officer comment: This is a private matter*]
- 6.7 Access to Foxleigh Grange is proposed without any consultation with existing residents of this cul-de-sac [*Officer comment: There is no obligation for the applicant to undertake such a pre-consultation process*]
- 6.8 Foxleigh Grange was advertised and sold on the basis of the development now built and without reference to the new proposal. Foxleigh Grange is a private road for which existing residents pay a service charge [*Officer comment: This is a private matter*]
- 6.9 Loss of secluded nature of Foxleigh Grange [*see Paragraph 7.4 below*]
- 6.10 Lack of adequate parking [*see Paragraph 7.5 below*]
- 6.11 Impact of overspill parking during construction [*Officer comment: This would not be a reason to refuse this application. Nevertheless, a method of construction, including the provision of on-site parking facilities for construction traffic is proposed by condition*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The current proposal is to be assessed against Policies CP1, CP2, CP5, CP6, CP8, CP9, CP11, CP14, DM9, DM11 and DM12 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, advice in the Developer Contributions SPD 2011; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; Interim Affordable Housing Procedure Note 2012; and, the Planning Practice Guidance (PPG) are relevant. The main issues in the consideration of this application are:
- Principle for the development;
 - Impact on local character;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on the Thames Basin Heaths Special Protection Area and CIL;
 - Impact on affordable housing provision; and
 - Impact on biodiversity.

7.2 Principle for the Development

7.2.1 Policy CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the loss of other employment sites, such as the application site, will only be permitted where wider benefits to the community can be shown. For the consideration of the earlier refused scheme, it was indicated in the officer report that *“whilst the site is operating as a vehicle rental premises, the applicant has advised that the current operator is about to retire and the current level of staffing is low (three full-time, two part-time employees)”*. In addition, the proposal would remove a non-conforming use being the last in a group of commercial businesses (317-9, 333 and 335 Guildford Road) which have permission for redevelopment for residential purposes. It is therefore considered, in the same manner as the earlier refused scheme SU/14/0262, that the principle for the development is acceptable, complying with Policy CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF, subject to the assessment below.

7.3 Impact on local character and trees

7.3.1 The application site falls within the settlement of Bisley with part of the north flank boundary and the east (rear) boundary with the Green Belt. The current proposal would result in the loss of an industrial building and associated hardstanding (to the front and around the site) which do not contribute to the quality of the local character. The frontage properties within the current proposal would replicate the design and overall height of residential units on the adjoining site and would appear as an extension to that development. This would include adequate spacings to both flank boundaries and soft landscaping to the frontage and northern flank boundary. The proposal would provide a 4 dwelling terrace to the site frontage, smaller than the existing 1-6 Foxleigh Grange frontage terrace of 6 dwellings. The proposed terrace would be set back about 10 metres from the Guildford Road front boundary of the site. Whilst this would result in this terrace being positioned 4 metres in front of 1 Foxleigh Grange, the proposed setback from Guildford Road would still be greater than the southern end of the terrace of 1-6 Foxleigh Grange (i.e. no. 6 Foxleigh Grange has a setback of 8 metres from Guildford Road). In addition, this setback would also be greater than the approved development (but not yet built) at 317-319 Guildford Road to the north (at 8-8.5 metres). As such, it is considered that the proposed frontage block would be acceptable in terms of its impact on the streetscene (in an identical manner as proposed and considered to be acceptable under SU/14/0262).

7.3.2 The proposed units to the centre and rear of the site would have a different appearance from the properties in Foxleigh Grove. However, these properties would have a traditional form, within the centre Plot 5 being a two storey detached property, Plots 6 and 7 being two storey semi-detached properties and Plots 8 and 9 to the rear being two storey with accommodation in the roof with rooflights to the front roof slope and dormers to the rear roof slope. Adequate gaps, as set out in Paragraph 4.3 above, would be provided between the dwellings with more separation to the north site boundary. The appearance and siting of these proposed dwellings is considered to be acceptable.

- 7.3.3 There are three significant trees located close to the application site, none of which are considered to be of a high enough quality for protection under a Tree Preservation Order. However, these trees (all on third party land) are not likely to be adversely impacted by the proposal and, as confirmed in the submitted tree report, it is proposed that these trees are retained. The Tree Officer has raised no objections and with the opportunity available to provide improved landscaping (including trees), no objections are raised to the proposal on tree grounds.
- 7.3.4 As such, it is considered that the proposed development would be acceptable in terms of its impact on local character and trees, complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.4 Impact on residential amenity

- 7.4.1 The proposed frontage block would be located to the flank of 1 Foxleigh Grange. This block would be located 4 metres forward of the main front wall of this property, but located 2 metres from the flank wall of this property. This forward projection would have an impact on light to the front rooms of this property, but given the orientation with the proposed development to the north, the loss of light would not be material. The level of (flank-to-flank) separation would also limit any overbearing impact on the front of this property. The rear wall of this proposed block would not project beyond the rear wall of 1 Foxleigh Grange, and with adequate level of separation from the proposed middle block (a distance of over 32 metres between the main rear wall of 1 Foxleigh Grange and the front main front wall of the middle block), no adverse impact to the rear is envisaged. No objections are raised to the impact of the proposed development on 1 Foxleigh Grange.
- 7.4.2 The proposed Plot 7 would be located to the flank of 7 Foxleigh Grange. The front and rear walls of this proposed dwelling would be located principally in line with the main front and rear walls of this property. There would be a single storey front and rear projections for this new dwelling, but this projection would set away from the flank boundary with 7 Foxleigh Grange and the relationship with this property is considered to be acceptable.
- 7.4.3 The proposed Plot 8 would be located to the flank of 9 Foxleigh Grange. The main front and rear walls of this proposed dwelling property would similarly be located in line with this neighbouring property. There would be a single storey front and rear projections for this new dwelling, but this projection would set away from the flank boundary with 7 Foxleigh Grange and the relationship with this property is considered to be acceptable.
- 7.4.4 The ground floor windows to the flank walls of 1, 7 and 8 Foxleigh Grange are secondary windows to serve living/dining rooms with first floor windows serving secondary accommodation (bathrooms) and so any loss of light to these rooms would not be a reason to refuse this application. In addition, any increase in noise and disturbance to properties in Foxleigh Grange and any other residential property needs to be considered against the existing use of the site and the background noise of the A322 Guildford Road to the front of the site, and an objection on these grounds cannot be sustained.

- 7.4.5 The dwelling proposed for Plot 9 would be positioned close to the mutual flank boundary of no. 323 Guildford Road, which is sited immediately to the north. The main front and rear walls would not extend beyond the main front wall of the dwelling and this neighbour's single storey rear extension, with a single storey rear projections extending further, but set away from the mutual flank boundary. The principal rear elevation of no. 323 is sited further away and so it is considered that the level of impact on this neighbour would not be significant.
- 7.4.6 The impact of the proposal on the approved development at 317-319 Guildford Road also needs to be assessed in terms of its impact on the residential amenity of future occupiers of this development (if built). The flank wall of Plot 1 (within the frontage block) would be set approximately 13 metres from the flank wall of the nearest dwelling on that development which would front Guildford Road. The flank wall of Plot 5 would be set about 14 metres from the flank wall of the nearest residential dwelling. These levels of separation, taking into consideration the height and mass of the proposal, would result in very little impact on the residential amenity of future occupiers of this development (if built).
- 7.4.7 The applicant has provided a ground investigation report to support the proposal with regards to contamination that has resulted from the existing use (and former industrial uses) of the ground, Environmental Health have raised no objections on these grounds.
- 7.4.8 As such, and in the same manner as the previously refused 2014 scheme, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Highway safety and parking

- 7.5.1 The proposal would provide seventeen parking spaces to serve the development, to meet parking standards. The use of the existing access onto Guildford Road from Foxleigh Grange and the removal of the existing access onto Guildford Road is to the benefit of the flow of traffic and highway safety on Guildford Road, and would represent the best use of land. The County Highway Authority raises no objections to the proposal. As such, and in the same manner as the previously refused 2014 scheme, the proposed development is considered to be acceptable on highway and parking capacity grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on the Thames Basin Heaths Special Protection Area and CIL

- 7.6.1 The application site lies approximately 0.8 kilometres from the Thames Basin Heaths Special Protection Area (SPA). 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 contribution towards SANG delivery/maintenance if there is available capacity (which is available for this proposal). The proposal is CIL liable and this provision would be provided under the CIL charging scheme.

- 7.6.2 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted 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). CIL is a land charge that is payable at commencement of works. The current proposal is CIL liable and an informative advising of this would be added.
- 7.6.3 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA 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. This project does not form part of the CIL scheme and a separate contribution of £6,825 is required through a planning obligation to secure this contribution.
- 7.6.4 As such, subject to the receipt of a completed planning obligation which secures this provision by 12 April 2015, the proposal complies with Policies CP12 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009, the National Planning Policy Framework and advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012, and the Infrastructure Delivery SPD 2014.

7.7 Impact on affordable housing provision

- 7.7.1 The proposal would deliver 9 residential dwellings and accordingly, the provision of 2 affordable housing units within the scheme is required to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012. However, since November 2014, the national Planning Practice Guidance (PPG) now advises that residential development proposals of fewer than 10 dwellings (net gain) should be exempt from the provision of affordable housing. In the light of the above, therefore, no contributions are to be sought in respect of affordable housing.

7.8 Impact on biodiversity

- 7.8.1 The current proposal would seek the removal of existing buildings on the site and a Phase 1 and Phase 2 bat survey has been provided to support this application, which concludes that *"emergence surveys conducted at the site identified a low-status roost for a single Common Pipistrelle bat within one of the buildings. Prior to development commencing, an additional bat survey is recommended at the peak of the breeding season to confirm the status of the roost....Mitigation by which this can be achieved through provision of a range of new bat roosting opportunities and suitable timing and approach to development activities...[and such measures] should form the basis of a method statement which could accompany a [licence] application to Natural England...Subject to the implementation of the proposed mitigation works..., it is currently considered that favourable conservation status of*

local populations of the bat species present would be maintained and, through long-term provision of higher quality roosting habitat, enhanced." Surrey Wildlife Trust raise no objections to the proposal. It is therefore considered that the proposal is acceptable on these grounds, complying with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.9 Other matters

7.9.1 Paragraph 206 of the NPPF indicates that:

"Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and enforceable."

The general level of separation between the new dwellings and the surrounding properties and size of rear gardens are considered to be acceptable but may be comprised by any future development which could be later provided through permitted development. As such, it is considered prudent to remove such rights for the new dwellings by a condition which would meet the government tests.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its impact on local character, residential amenity, biodiversity and highway safety. The proposal is CIL liable and an informative to that effect is proposed. Subject to the completion of a legal obligation to provide a SAMM payment by 12 April 2015, the current proposal is considered to be acceptable.

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

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 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.

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 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.
 1. 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].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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 [X] 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.

4. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

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.

5. The parking and garage spaces shown on the approved plan 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.

6. Before first occupation of the development hereby approved the first floor window(s) in the flank elevations of the dwellings proposed for Plots 4, 6 and 8 (as shown on approved drawing 2012-28-03D) facing 1, 7 and 9 Foxleigh Grange, respectively, 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. No additional openings shall be created in this elevation 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.

7. The development shall be implemented in accordance with the mitigation and enhancement measures as set out in Part 5 of the Bat Survey Report by Hankinson Duckett Associates dated November 2013 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interest of nature conservation and to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The approved development shall be constructed in accordance with Part 5: "Protection of retained trees" of the Impact Assessment of Development Proposals on Trees by Ian Keen Ltd. dated 9 April 2014 and tree protection details set out on Tree Protection Plan drawing no. 8338./02 unless the prior written approval has been obtained from the Local Planning Authority.

Retained tree means an existing tree, group of trees or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (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 shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority.

(b) If any retained tree is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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

9. The proposed development shall be built in accordance with the following approved plans: 2012-28-03E, 2012-28-06F, 2012-28-07F, 2012-28-08F, 2012-28-09E, 2012-28-10E, 2012-28-13E, 2012-28-14F, and 2012-28-15E received on 18 March 2015 and 2012-28-4B, 2012-28-5B, 2012-28-11C and 2012-28-12C received on 17 December 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.

10. Notwithstanding the provisions of Classes A, B 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 residential curtilages of the new dwellings hereby approved 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 visual and residential amenity and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. 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) method of keeping mud off the highway
- (h) confirmation that there will be no on-site burning of material

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 amenity, 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.

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 Liable CIL1

In the event that a satisfactory legal agreement has not been completed by the 9 April 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 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.
2. 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).

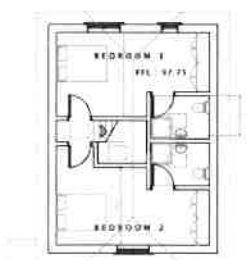
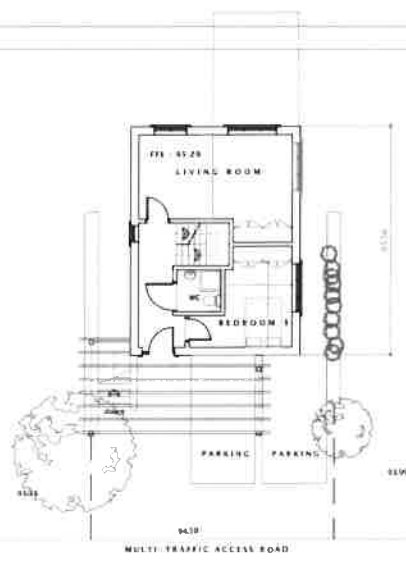
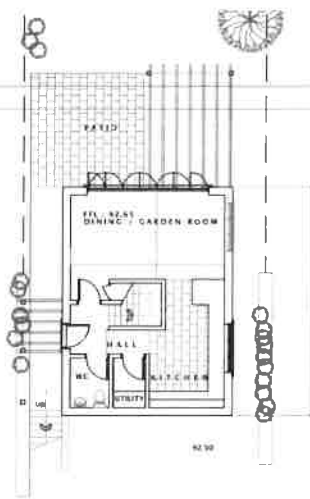
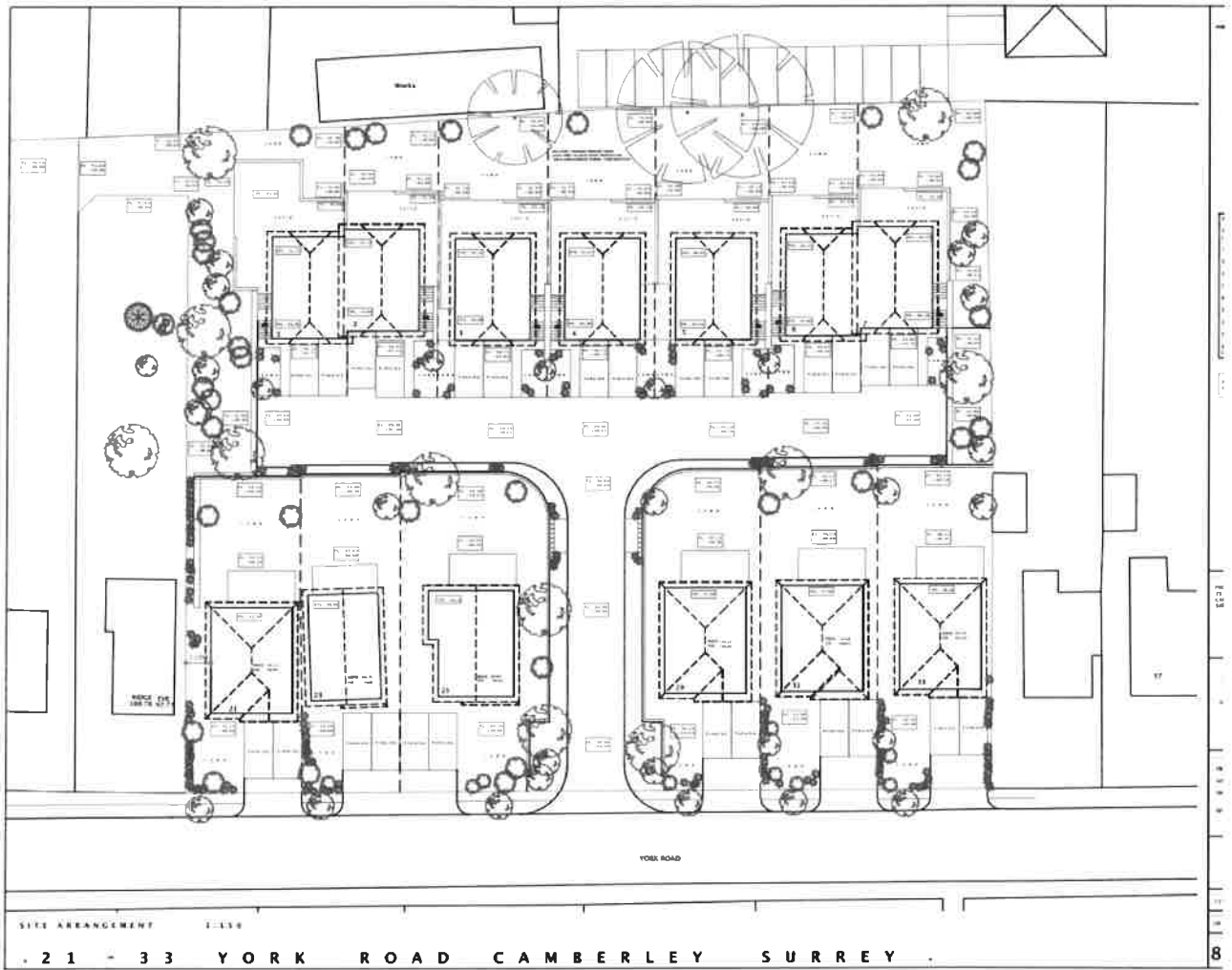


Title	Planning Applications		Page	1 of 2
Application number	14/1041		Scale @ A4	1:1,250
Address	21-33 YORK ROAD, CAMBERLEY, GU15 4HS		Date	19 Mar 2015
Proposal	Erection of 7 two storey houses with access and parking following the demolition of 1 dwelling with the refurbishment of 6 two storey houses. (Amended plan rec'd 23/02/15)			

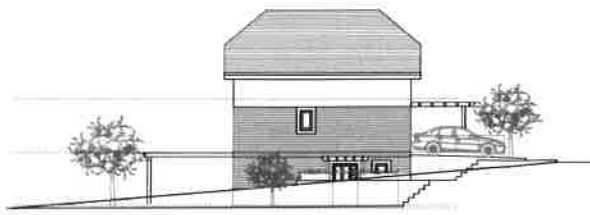
SU/14/1041 – 21-33 YORK ROAD, CAMBERLEY



SU/14/1041 – 21-33 YORK ROAD, CAMBERLEY



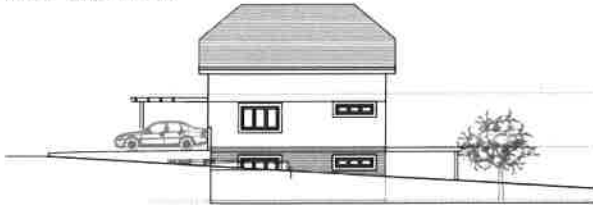
SU/14/1041 – 21-33 YORK ROAD, CAMBERLEY



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

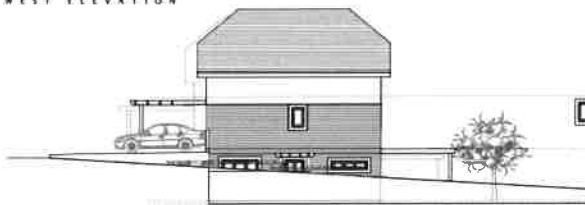
2 1 - 3 3 Y O R K R O A D C A M B E R L E Y S U R R E Y .



WEST ELEVATION



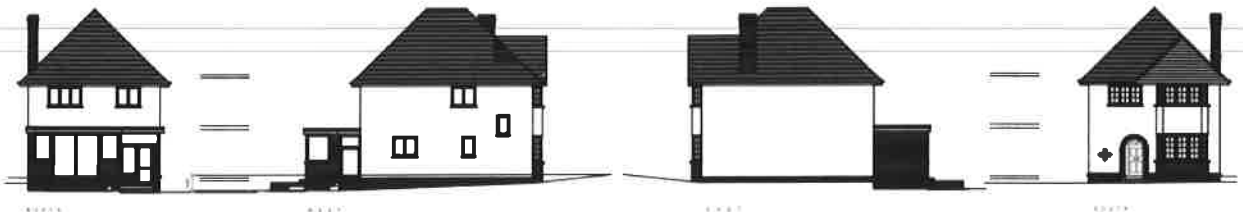
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

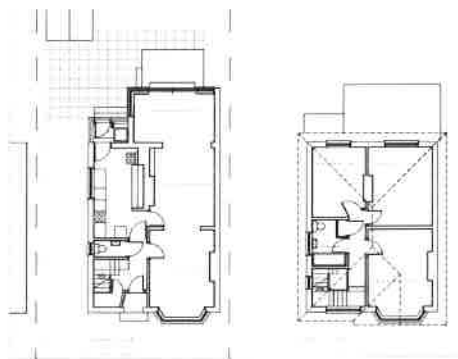


WEST

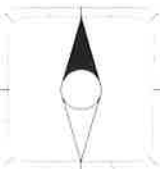

EAST

SOUTH

WEST



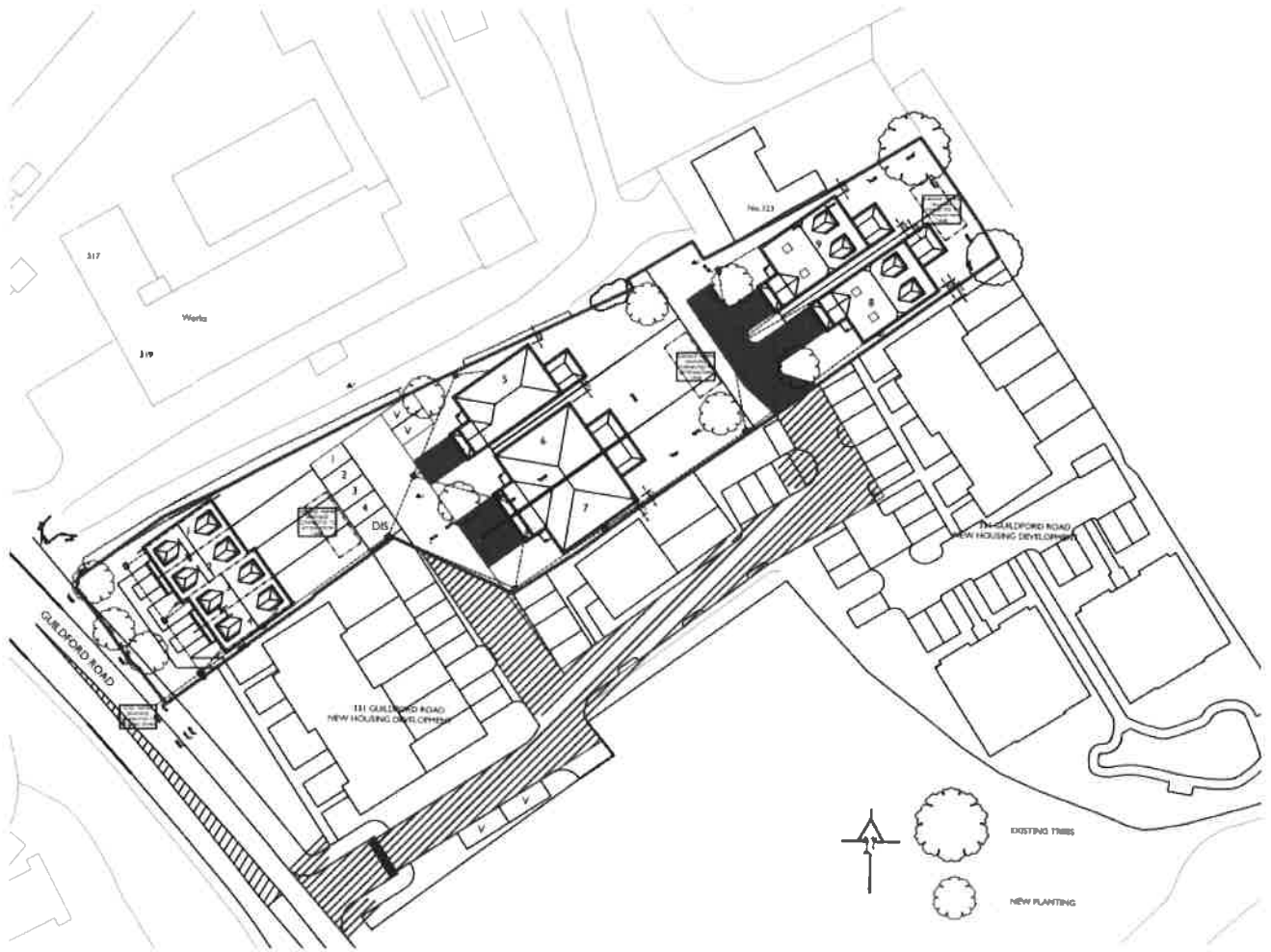


Title	Planning Applications		Page	2 of 2
Application number	14/1129		Scale @ A4	1:1,250
Address	325 GUILDFORD ROAD, BISLEY, WOKING, GU24 9BD		Date	19 Mar 2015
Proposal	Erection of 9 dwellings (including four 2 storey (with accommodation in the roof) three bedroom, three 2 storey four bedroom and two 2 storey (with accommodation in the roof) five bedroom properties) with garages, parking, cycle stores and ancillary work		 	
<p style="text-align: center;">© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2015</p>				

SU/14/1129 -325 GUILDFORD ROAD, BISLEY



SU/14/1129 – 325 GUILDFORD ROAD, BISLEY



SU/14/1129 –325 GUILDFORD ROAD, BISLEY

Plots 1-4



FRONT ELEVATION - SOUTH WEST

Plots 5-7



FRONT ELEVATION - SOUTH WEST

Plots 8-9



FRONT ELEVATION - SOUTH WEST

**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:

A1. Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
A2. Financial & professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3. Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4. Drinking Establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).
A5. Hot Food Takeaways	For the sale of hot food consumption off the premises.
B1. Business	Offices, research and development, light industry appropriate to a residential area.
B2. General Industrial	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8. Storage or Distribution	Use for the storage or as a distribution centre including open air storage.
C1. Hotels	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2. Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A. Secure Residential Institutions	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.
C3. Dwelling houses	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.
C4. Houses in Multiple Occupation	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.
D1. Non-residential Institutions	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.
D2. Assembly & Leisure	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).
Sui Generis	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.