

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 30 April 2015**

+ Cllr Edward Hawkins (Chairman)

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

+ Present

- Apologies for absence presented

In Attendance: Cllr Tim Dodds, Cllr Wynne Price, Andrew Crawford,
Michelle Fielder, Gareth John, Jonathan Partington and Paul Watts

127/P Minutes

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

**128/P Application Number: 15/0067 - Former British Oxygen Corporation,
Chertsey Road, Windlesham**

The application was for the Hybrid planning application comprising:

- a) Full application for two new wings to existing building, extension to existing garage next to the clock tower and enlarged plant enclosure to existing energy centre; plus two new buildings 1 and 2 for research and development located at the southeast corner of the site together with circular test road, gatehouse, cycle/waste storage building with new vehicular access from Highams Lane; and, monorail stations and monorail track between the existing building and proposed building 1;
- b) Outline application with all matters reserved for extension to restaurant; enlarged test road and monorail track in the western field; and, new building 3 for research and development adjacent to the M3 motorway, monorail station adjoining building 3, and test building. (Additional plans recv'd 6/3/15) (Additional plans rec'd 30/03/15) (Amended Travel Plan recv'd 25/3/15) (Additional info rec'd 08/04/15).

Members were advised of the following updates:

Re-consultation responses

A further letter of objection has been received from Chobham Parish Council. The main points made by CPC are summarised below:

- *Not convinced by the arguments in the additional Green Belt statement;*
- *The site is not sustainable;*
- *Highams Lane unsuitable for traffic. Concern over HGVs being directed past Valley End School by Sat. Nav. and impracticality for HGV traffic to approach from the A30 due to the narrow railway bridge at Sunningdale;*

[Officer's comments: The suitability of Highams Lane and routing has been fully considered by the CHA. The configuration of the proposed vehicular access would make it impossible for HGV vehicles to turn right out of the site towards the school. Condition 10 on page 29 would control construction traffic. Once the site is operational the applicant advises that the same drivers would be relied upon, like at Mytchett Place, but the applicant would also ensure all drivers are made aware of the correct route]

- *State of the art factory being built near Coventry by Zhejiang Geely Holding Group for building low emission vehicles so question why a showcase facility is needed*

[Officer's comments: See paragraph 8.7 of agenda for consideration of the showcase facility. In addition, this proposal is for prototypes only and is not a factory for mass production of cars]

A further 4 letters of objection have been received (in total 21 letters received), which reiterate those points stated on page 14 of the agenda report but also raise the following additional points:

- *Additional Green Belt statement adds little weight to original submission;*
- *The applicant's discount of alternative sites is a brief resume of a few site's close by and does not consider all of the south of England for alternatives;*

[Officer's comments: See paragraph 8.4.2. The agenda report recognises that on the basis of the information submitted only moderate weight can be given to this argument]

- *The release of green belt land for McLaren and Guilford developments are not comparable. McLaren was already substantially developed with large farm buildings;*
- *The proposal does not represent sustainable development as social and environmental improvements would not be sought jointly and simultaneously; it is located in the wrong place; would not create jobs in cities, town and villages; and, it would not reduce but increase vehicle trips on already congested roads.*

One letter of support has been received, with no reasons given.

Additional information from the applicant

On request of officers the applicant has submitted information on the need for the monorail [see paragraph 8.4.2 of agenda]; the existing situation at Mytchett and

the economic benefit [see paragraph 8.2.4 of agenda]; an explanation of the campus development; and, further detail as to why alternative sites were discounted [see paragraph 8.4 of agenda]. This is appended to the update.

Drainage

SuDS design details have been submitted for the full planning application. The Council's Drainage Engineer is working with the applicant to ensure a suitable design. It is therefore recommended that these final details are agreed under delegated powers.

For the outline proposal, details would be required during the reserved matters stage. It is therefore recommended that the EA drainage condition be imposed, as for all major applications received before the 6 April 2015 the responsibility remains with the EA (and not the LLFA) where the EA has made comments.

Recommendation

Delegate to officers for agreement on drainage details for the full planning application and REFER to the Secretary of State

Add the additional conditions:

20. The total floor area of the outline development proposals shall not exceed 3,380 sq metres unless otherwise agreed in writing by the Planning Authority.

Reason: To retain control in the interests of the Green Belt and to comply with Policy CP1 of the Surrey Heath Core Strategy and Development Management Policies and the NPPF.

21. Development shall not begin until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment, Kamkorp Park Ltd reference: KP-AR-I-XXX-RP-C- 500 dated: 3 February 2015 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. This shall include:

- An overarching master plan for the development site as a whole and where development is to be carried out in phases details of those phases indicating that they are independent of another and demonstration that should one phase not take place there will be no detriment to the site as a whole.*
- Details of all storage, attenuation and drainage features and volumes for the outline phase of works and changes to existing*
- Drainage calculations*
- Retention of the Greenfield run off rate for the entire site*
- Infiltration testing results*

Reason: To ensure that the proposed development will prevent the increased risk of flooding, in accordance with paragraph 103 of the NPPF and Policy DM10 of the Surrey Heath Core Strategy.

Some Members requested that the application be deferred so that Chobham residents had the opportunity to go to exhibits. Officers advised that there would be no justification for a deferment.

It was noted that the County Highways Agency had raised no objection to the scheme and a detailed Transport Assessment had been carried out.

There was some concern about development in the Green Belt but it was advised that Members would have to decide whether the special circumstances carried sufficient weight.

There was also concern that the traffic would travel along Chertsey Road and through Chobham village but officers advised that this would be heavily controlled.

Some Members raised the issue of flooding however officers advised that the Environment Agency had raised no objections. In terms of the sustainable drainage systems, work was being carried out with the applicant to ensure that this would be in place.

It was noted by some Members that the scheme would encroach on a huge area of Green Belt but officers advised that this would be an opportunity to enhance the landscape and produce a 20 year management programme.

Some Members requested that a noise level condition be added to prevent any new company changing. There would be an opportunity to discuss further with Environmental Health, however, Members agreed to include a condition to ensure that any future occupant must submit a noise assessment.

Resolved that application 15/0067 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory and referral to the Secretary of State as a departure from the Development Plan.

Note 1

It was noted for the record that:

- i) Councillor Edward Hawkins had been contacted by an individual on behalf of the Chobham Society and a number attended the site visit;
- ii) Councillor Colin Dougan visited a parent site in Mytchett;
- iii) Councillor Richard Brooks visited a parent site some years ago;
- iv) Councillor Judi Trow had received a letter from NGA Town Planning regarding the application;
- v) Councillor Pat Tedder had attended an exhibition at BOC in December.

Note 2

As this application triggered the Council's Public Speaking Scheme, Mr Siddiqi spoke in support of the application.

Note 3

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

Note 2

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

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

Councillors David Allen, Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Ian Sams, and Valerie White.

Voting against the recommendation to approve the application, as amended:

Councillors Ken Pedder, Pat Tedder, Judi Trow.

129/P Application Number: 15/0035 - 17 Queens Road, (formerly Bisley Office Furniture), Bisley, Woking, GU24 9BJ

The application was for the erection of a total of 110 dwellings (including affordable housing) with principal access off Queens Road and access serving 2 no. dwellings off Chatton Row together with internal roads, footways and car parking including garages, drainage, landscaping, open space and other associated works following demolition of the existing factory buildings and areas of hardstanding (Additional info recv'd 13/3/15).

Members were advised of the following updates:

One further letter of objection has been received. This does not raise any new or additional material considerations.

A consultation response has been received from Natural England and no objection is raised. Amendment to proposed conditions 3, 4, 8, 23 and 25 as detailed below:

- 3. No development shall take place until written confirmation has been obtained from the LPA in agreement with Natural England that the applicant has secured a SANG in perpetuity (including its management plan); and no dwelling shall be occupied before written confirmation has been obtained from the LPA that the works required to bring the land up to acceptable SANG standard have been completed.*

Reason: as originally drafted.

- 4. Prior to any building works comprising the construction of dwellings the applicant shall have submitted to and have approved in writing (by the Local Planning Authority) a scheme to relocate the watercourse to the southern end*

of the site (on or off the site). The details to be submitted shall include the full details of the proposed design of the watercourse, a timetable for delivery and on-going maintenance.

Reason: as originally drafted.

- 8. A minimum of 7 working days before any development, including any works of demolition or site clearance, a pre-commencement meeting must be arranged with the Arboricultural Officer. The purpose of this meeting is to agree the extent of any facilitation or management tree works, tree and ground protection, demolition, storage of materials and the extent and frequency of Arboricultural site supervision. In all other regards the development shall proceed in accordance with the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** compliant report prepared by Pegasus Planning Group Limited [Mathew Reid] and dated 12 January 2015.*

Reason: as originally drafted.

- 23. The garages to plots 46 and 47 shall be retained as garages and shall not be used for any other purpose other than for the parking of cars. In addition, notwithstanding the details shown on the approved plans a revised layout for these plots shall be submitted to, and approved (in writing) by the LPA prior to the development hereby approved commencing. The details to be submitted shall show how vehicles can turn on site such that it is demonstrated to the LPA, that vehicles can enter leave site in a forward gear.*

Reason: as originally drafted.

- 25. No development approved by the permission shall be commenced until a scheme for the improvement of the existing sewerage system has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved. There shall be no occupation of any dwellings hereby approved until the approved improvement scheme has been completed. In the alternative, if subsequent investigations reveal that there is sufficient capacity within the existing network to accommodate the development hereby approved, written details of those subsequent investigations shall be submitted to and approved in writing by the Local Planning Authority before any development commences on site.*

Reason: as originally drafted Additional conditions

- 27. The proposed vehicular access to plots 46 and 47 in Chatton Row including the associated new turning head shall all be designed and constructed and provided with visibility zones in accordance with the approved plans and details to be submitted to and approved in writing by the Local Planning Authority. Once agreed the access and turning head shall be constructed in accordance with the agreed details prior to the first occupation of plots 46 and 47. The turning head shall be maintained for permanent uninterrupted use by users of Chatton Row, all to the satisfaction of the Local Planning Authority. Any agreed visibility zones shall be kept permanently clear of any obstruction. Reason: In order that the development should not prejudice*

highway safety nor cause inconvenience to other highway users. They are also required to ensure that the development is able satisfy the Surrey Heath Core Strategy and Development Management Policies Document (2012) Policy DM11 and meet the aims and objectives of the National Planning Policy Framework.

28. *Notwithstanding the approved plans, prior to the commencement of development the applicant shall provide written confirmation of that part of the south eastern boundary (adjacent to plots 46 and 53 to 63) which is to remain open to facilitate pedestrian access across the common to bridleway 147. Reason: To provide a sustainable form of development and to accord with Policies DM11 and the aims and objectives of the NPPF.*

The speakers in objection to the application urged Members to consider prohibiting all construction traffic from Chatton Row and the removal of the footpath/cycleway.

The local ward Member also urged Members to consider removing the footpath/cycle link and that the turning circle in Chatton Row was amended so that it would not block the drainage ditch.

Members agreed that the footpath and cycleway be removed from the scheme as illustrated in the applicant's plan B. It was also agreed that an additional sentence (i) be added to condition 6, no burning on site during construction, the wording to be finalised by officers.

Resolved that application 15/0035 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory and receipt of a satisfactory legal agreement.

Note 1

It was noted for the record that:

- i) Councillor Edward Hawkins had received a letter from the applicant.
- ii) Councillor David Mansfield knew people who worked at the site and had attended exhibitions held by Redrow Homes. He did not give an opinion and made it clear he was a serving councillor.

Note 2

As this application triggered the Council's Public Speaking Scheme, Mr Swan and Ms Hadwick spoke in objection to the application and Mr Hutchinson, the agent, spoke in support.

Note 3

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

Note 4

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

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

Councillors David Allen, Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Ian Sams, Pat Tedder, Judi Trow, Valerie White.

130/P Application Number: 11/0485/1 - Valley End Institute, Highams Lane, Chobham GU24 8TD

The application was for a Non Material Amendment following the grant of planning reference 11/0485 for the moving of a ground floor door, enlargement of one ground floor window and insertion of two new ground floor windows.

Resolved that application 11/0485/1 be approved as set out in the report of the Executive Head – Regulatory.

Note 1

In accordance with the Council's Code of Conduct, Councillor Pat Tedder declared a pecuniary interest as she was the applicant, and left the Chamber during its consideration.

Note2

The recommendation to approve the application was proposed by Councillor Colin Dougan 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 approve the application:

Councillors David Allen, Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Ken Pedder, Ian Sams, Judi Trow, and Valerie White.

Chairman