

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 27 May 2015**

- + Cllr Edward Hawkins (Chairman)
- Cllr David Mansfield (Vice Chairman)

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| + Cllr David Allen | - Cllr Robin Perry |
| - Cllr Richard Brooks | + Cllr Ian Sams |
| + Cllr Nick Chambers | + Cllr Conrad Sturt |
| + Cllr Mrs Vivienne Chapman | + Cllr Pat Tedder |
| + Cllr Colin Dougan | + Cllr Victoria Wheeler |
| + Cllr Surinder Gandhum | + Cllr Valerie White |
| + Cllr Rebecca Jennings-Evans | |
| + Cllr Katia Malcaus Cooper | |

- + Present
- Apologies for absence presented

Substitutes: Cllr Dan Adams (In place of Robin Perry) and Cllr Paul Ilnicki (in place of Cllr Richard Brooks)

In Attendance: Cllr Ruth Hutchinson, Cllr Charlotte Morley, Cllr John Winterton, Lee Brewin, Ross Cahalane, Michelle Fielder, Jessica Harris-Hooton, Karen Limmer, Jonathan Partington, Neil Praise, Jenny Rickard, Paul Watts, Sadaf Malik and Emma Pearman

1/P Minutes

The minutes of the meeting held on 30 April were confirmed and signed by the Chairman.

2/P Application Number: 14/0893 - Krooner Park and Land at Crabtree Park, Wilton Road, Camberley GU15 2QP

The application was for the creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating. (Additional info rec'd 23/02/15)

A site visit was carried out at the site.

Members were advised of the following updates:

'Change to recommendation – Ordinarily an application of this size and nature would be determined by the Council as the Local Planning Authority. However, following an application by a third party requesting the Secretary of State (SoS) intervenes on this application, the SoS has written to the Local Planning Authority and advised that if Members agree with the recommendation to grant planning permission, the application must be referred to the SoS for consideration. This gives the SoS the opportunity to either make no comment and on that basis the

application would be approved or the SoS can use call-in powers and make his own decision on the application.

Therefore the officer's recommendation changes to - GRANT subject to conditions and legal agreement and referral to the Secretary of State.'

The speakers in objection still had some concern about the length and gradient of the ramp and health and safety issues with regard to pedestrians. The ramp also had a camber on one side which could cause issues in inclement weather. Concern was also expressed about the impact on the natural green space and the habitat for wildlife. It was proposed that two extra conditions be added to application to help alleviate concerns about the ramp in inclement weather:

- that a salt box be located at the ramp and maintained; and
- signage be erected to remind drivers that they should leave via the ramp in a forward direction.

The speakers in support considered the scheme to be of benefit to the wider community, which would create more employment and would be at no cost to the Council.

Some Members shared the concern regarding the ramp, the lack of enough parking spaces and traffic issues. Officers advised that the scheme had not been refused on traffic or parking issues previously and County Highways Agency had not raised any objections.

Resolved that application 14/0893 be approved as amended subject to:

- i) conditions as set out in the report of the Executive Head – Regulatory;**
- ii) two extra conditions that a salt box be located at the ramp and maintained, and signage be erected to remind drivers that they should leave via the ramp in a forward direction;**
- iii) the completion of a suitable obligation to secure the following:**
 - a) a financial contribution of £25,000 towards environmental improvements to Crabtree Park;**
 - b) a financial contribution of £27,000 towards the implementation of shared cycleway/footway on Frimley Road; and**
- iv) referral to the Secretary of State for consideration.**

Note 1

It was noted for the record that Councillor Edward Hawkins declared that emails had been received by some Members in relation to this application.

Note 2

As this application triggered the Council's Public Speaking Scheme, Mr Harding and Mr Couzens spoke in objection and Mr Funnell and Mr Cooper spoke in support.

Note 3

The recommendation to approve the application as amended was proposed by Councillor Valerie White and seconded by Councillor Edward Hawkins.

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 as amended:

Councillors Dan Adams, David Allen, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, Katia Malcaus Cooper, Ian Sams and Valerie White.

Voting against the recommendation to approve the application as amended: Nick Chambers, Vivienne Chapman, Conrad Sturt, Pat Tedder and Victoria Wheeler.

3/P Application Number: 15/0106 - Whitehill Farm, Kings Ride, Camberley Surrey GU15 4LJ

This application was for the erection of a two storey 64 bedroom (Class C2) Care Home with parking, access and landscaping. (Amended plans rec'd 27/03/2015)

Members were advised of the following updates:

'For information, the current proposal would result in a reduction in volume (about 4%) over the approved scheme SU/11/0451.

Changes to conditions:

Condition 9 (for clarity):

Details and the proposed position of a protective reptile fencing during construction shall be submitted to and approved by the Local Planning Authority. The protective fencing shall be provided and retained for the duration of construction works in accordance with the agreed details and position unless otherwise agreed in writing with the Local Planning Authority.

Condition 10 (to reflect SWT comments):

The mitigation measures as set out in Section 6 of the Preliminary Ecological Assessment Report by Middlemarch Environmental dated March 2015, except where expanded upon within: Paragraphs 5.8 - 5.19 inclusive of the Badger and Hazel Dormouse HSA Survey Report (Version 2) by the Ecology Consultancy

dated 05/02/15; Paragraphs 4.4 - 4.7 inclusive and Appendix 3 of the Ground-based Bat Tree Report dated January 2015 by the Ecology Consultancy dated 05/02/15; and the recommendations set out in the Destructive search for Reptiles by Middlemarch Environmental dated 12/03/15; shall be implemented in full within the specified time periods as detailed in the aforementioned documents, 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.

*Planning obligation has been completed and as a consequence the recommendation should be changed to **GRANT**.*

CORRECTION TO COMMITTEE REPORT

A query has been raised with regards to the committee report advising that the development approved under application 2005/0028 approved 14 bedrooms. This is incorrect – this application approved 7 bedrooms within consented leisure development.'

Members were also advised that a petition with five signatures in objection had been received by the Council.

Speakers in objection to the scheme felt that the design was out of keeping and was overbearing, and there was concern about traffic issues and encroachment into the countryside. Traffic calming measures, such as 'build outs' were sought should the Committee be minded to approve the application.

The speaker in support reminded Members that the previous application had extant planning permission but this scheme was a re-design. Members were advised that the applicant had agreed to traffic calming measures, and condition 17 which related to this would be re-worded to be more specific and include the description of 'build outs'.

Resolved that application 15/0106 be approved as amended subject to:

- i) conditions as set out in the report of the Executive Head – Regulatory;**
- ii) condition 17 to be re-worded to be more specific to mention 'build outs' to be installed; and**

Note 1

As this application triggered the Council's Public Speaking Scheme, Ms Garner and Mr McCarthy spoke in objection and Mr Banham spoke in support.

Note 2

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

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 as amended:

Councillors Dan Adams, David Allen, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, Ian Sams and Conrad Sturt.

Voting against the recommendation to approve the application as amended: Councillors Nick Chambers, Rebecca Jennings-Evans, Pat Tedder and Valerie White

Councillor Victoria Wheeler abstained.

4/P Application Number: 15/0196 - Frimley Park Hospital, Portsmouth Road, Frimley GU16 7UJ

This application was for the reconfiguration of existing car park and erection of extension to the existing decked car park to provide 273 visitor car parking facilities and 6 disabled parking spaces; a net increase of 121 spaces.

Members were advised of the following updates:

'County Highways have requested that conditions 4 and 5 be updated as detailed below:

4. Prior to the occupation of the car park development, details shall be submitted to the Local Planning Authority of the existing car park barrier entry system and where necessary adjustments shall be made to optimise vehicle entry into the car park to accommodate the additional vehicle flow as a result of the development. Prior to any of the additional car parking spaces being brought into use, the required adjustments to the barriers shall be implemented.

5. Prior to the reconfiguration of the surface car park, details of a dedicated pedestrian/cycle access from Portsmouth Road to the main entrance of the hospital, shall be submitted to the Local Planning Authority, such details to include new surfacing, improved signage and associated facilities. Once the scheme of work has been approved, such works shall be implemented prior to any of the additional parking spaces being brought into use.'

Some Members felt that one deck for parking would not be enough to remedy the traffic issues. Officers proposed that an informative would be added to establish

that any future application would be supported by a master plan. This would avoid 'piece meal' applications.

Some Members however, expressed concern that more decks would be harmful for residents.

Resolved that application 15/0196 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory and an informative as detailed above.

Note 1

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

Note 2

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

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

Councillors Dan Adams, David Allen, Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, Katia Malcaus Cooper, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

5/P Application Number:15/0153 - Land rear of 4,6,8 MacDonald Road, Lightwater GU18 5TN

This application was for the erection of one pair of three bedrooms, two storey semi-detached dwellings on land rear of 4, 6 and 8 Macdonald Road with new access off Catena Rise, car parking and associated works.

The application would normally have been determined under the Council's Scheme of Delegation, however, at the request of a local ward Member, it had been called in for determination by this Committee.

Members were advised of the following updates:

*'Correction to typo at paragraph 4.1, this should read "**without** rooms in the roofspace"*

The speaker in objection felt that the development was inappropriate, over bearing causing loss of privacy and loss of residential amenity.

The speaker in support felt that the scheme was not overbearing and the window of plot 1, which overlooked existing properties was obscure glazed. It was noted that the floor area had reduced and the gardens had increased. Members were informed that the applicant had written to residents offering to discuss the development with them but only one replied.

Some members were concerned about the loss of trees but they were advised by the Arboricultural Officer that the trees which had been removed were either diseased or dangerous.

Resolved that application 15/0106 be refused for the reason set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that:

- Councillor Jennings – Evans had a conversation with the applicant, prior to being appointed as a Member of the Planning Applications Committee, but gave no opinion;and
- Councillor Malcaus Cooper advised that Windlesham parish Council Planning Committee had been lobbied on the past in relation to this site.

Note 2

As this application triggered the Council's Public Speaking Scheme, Mr Dodds spoke in objection and Mr Vaughan spoke in support.

Note 3

The recommendation to refuse the application was proposed by Councillor David Allen and seconded by Councillor Valerie White.

Note 4

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

Voting in favour of the recommendation to refuse the application:

Councillors Dan Adams, David Allen, Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Rebecca Jennings-Evans, Katia Malcaus Cooper, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application: Councillor Ian Sams.

Chairman

