

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 13 October 2015**

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

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

+ Present

- Apologies for absence presented

Substitutes: Cllr Ruth Hutchinson (In place of Pat Tedder), Cllr Max Nelson (In place of Conrad Sturt) and Cllr Adrian Page (In place of Richard Brooks)

In Attendance: Duncan Carty, Jonathan Partington, Gareth John, Lee Brewin, Cllr Charlotte Morley and Jenny Rickard

30/P Minutes

The minutes of the meeting held on 14 September 2015 were confirmed and signed by the Chairman.

31/P Monitoring Report

Members received a report on the function and performance of the Development Management Service from April 2014 to September 2015.

The Committee was also advised of the following update to the report:

'2. Staff Turnover and Recruitment

Para 2.3

One of the trainee officers has handed in her notice as she has decided that a career in planning is not for her.

Para 2.5

A contract planner was due to start on Monday 6th October but pulled out on Friday 3rd October due to finding an alternative contract closer to his home. We are actively seeking to find another contractor and interviewing this week.

4. Applications Performance

Para 4.3

The Q2 figures (July – September 2015) have now been received and so the table has been updated below:

	Q1 2014	Q2 2014	Q3 2014	Q4 14/15	Q1 2015	Q2 2015	Average
Majors (Target 60%)	86%	100%	75%	100%	100%	91%	92%
Minors (Target 65%)	74%	61%	59%	70%	73%	83%	70%
Others (Target 80%)	86%	88%	78%	77%	78%	92%	83%

5. Appeal Performance

Corrections:

Corrected Para 5.2

There were 14 appeals (or 40%) allowed. The additional two appeals allowed were:

- *12/0812* - Change of use to retail (103 Mytchett Road, Mytchett, Surrey GU16 6ES)*
- *13/0771 - Advert appeal (Unit 12, Nelson Way, Camberley, GU15 3DH).*

14/0067 should read 14/0667

Corrected Para 5.3

*Of these 14 allowed appeals, 6 of these were reported to Planning Applications Committee. Of the 6 determined by Committee, 5 of them were Member overturns (denoted by *).'*

Four key points were noted:

- i) The difficulty with staff retention was Surrey wide and not just an issue experienced by Surrey Heath;
- ii) The speed of decision making;
- iii) Service changes had improved despite recruitment issues;
- iv) There was a commitment to further service changes over the next three years.

Resolved that the report be noted.

32/P

Application Number: 15/0445 - LAND NORTH EAST OF MALTHOUSE FARM 70, BENNER LANE, WEST END, WOKING, GU24 9JG

The application was for the erection of residential development to provide 95 dwellings (including 5 one bed, 25 two bed, 32 three bed and 33 four bed units) with vehicular/pedestrian accesses, parking, landscaping and open space. (Addl information recv'd 24/8/15)

Members were advised of the following updates:

'County Highways Authority raise no objections requesting conditions concerning the provision of vehicular access requirements and secure bicycle parking facilities, retention of parking, provision of a construction management plan and a travel plan

Lead Local Flood Authority (SCC) raises no objections.

A statement has been provided to address the impact on trees. The Arboricultural Officer has subsequently removed his objections.

*It is proposed to **remove refusal Reason 4.***

Correction:

The Reason 3 wrongly includes reference to SANG (which can be dealt with by condition instead) and Condition 3 is amended to indicate:

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 2012 and Policy NRM6 of the South East Plan 2009 (as saved) in relation to the provision of a contribution towards strategic access management and monitoring (SAMM) measures in accordance with the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012.'

Some Members had concerns regarding flooding, the density of the development, traffic congestion, parking and the lack of health and education provision in the scheme. Members also sought clarification on S106 and CIL payments. Officers also advised the Committee that they had requested specific information from Surrey County Council regarding how the education request directly related to the development, but no information had been provided, and therefore the planning obligations tests under the NPPF could not be met.

It was noted that any additional reasons for refusal would have to be defensible. It was proposed by the Committee that a further reason for refusal be added in relation to the density, layout and the relationship with immediate neighbours to the scheme.

Resolved that application 15/0445 be refused as amended for the reasons as set out in the report of the Executive Head – Regulatory including an additional reason in relation to density, layout and the relationship with immediate neighbours to the scheme.

Note 1

It was noted for the record that Committee Members declared that they had received a letter from the West End Action Group and emails from several villagers.

Note 2

As the application triggered the Council's Public Speaking Scheme, Mr Bain and Mr Llewellyn spoke in objection to the application and Mr Bond, the agent spoke in support.

Note 3

The recommendation to refuse the application as amended was proposed by Councillor David Mansfield and seconded by Councillor Victoria Wheeler.

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 as amended:

Councillors David Allen, Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Ruth Hutchinson, Rebecca Jennings - Evans, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Ian Sams, Victoria Wheeler and Valerie White.

Voting in against the recommendation to refuse the application as amended:
Councillor Max Nelson.

33/P**Application Number: 15/0332 - NOTCUTTS GARDEN CENTRE, 150-152 LONDON ROAD, BAGSHOT, GU19 5DG**

The application was for the Variation of Condition 3 and 10 of planning permission SU/13/0435 (relating to the erection of a part single storey, part two storey building to provide 2 retail units (Class A1) with ancillary cafe and storage facilities as well as parking, landscaping, and access following the demolition of existing garden centre) to allow the provision of 4 retail units (including cafe).

Members were advised of the following update:

'Four further objections received with these new objections:

- *Impact on a dog grooming business;*
- *Impact on businesses in Bagshot;*

A new application SU/15/0859 has been received for this proposal, with the addition of the sale of pets.

A non-determination appeal has been submitted to the Planning Inspectorate under the written representation procedure. The appeal is waiting to be made valid by the Inspectorate. As such, the Council is not in a position to determine this application.

Amended RECOMMENDATION

The Council WOULD HAVE REFUSED if it had been the determining authority.'

Some Members had concerns about the development not complying with the original planning application and that resident and business views had not been considered. However officers advised that comments could be forwarded to the Planning Inspector with regard to the appeal.

Resolved that application 15/0332, had the Council had been the determining authority, be refused for the reason as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Councillor David Mansfield had received information from the agent and Councillor Nick Chambers lived 12 houses down from the site.

Note 2

The recommendation to refuse the application had the Council been in a position to determine it was proposed by Councillor David Mansfield and seconded by Councillor Victoria Wheeler.

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 had the Council been in a position to determine the application:

Councillors David Allen, Nick Chambers, Colin Dougan, Edward Hawkins, Rebecca Jennings - Evans, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application had the Council been in a position to determine the application:

Councillors Vivienne Chapman and Ruth Hutchinson.

Chairman

