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Tuesday, 16 August 2016

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman), David Allen, Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Rebecca Jennings-Evans, Katia Malcaus Cooper, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

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 Dan Adams, Rodney Bates, Ruth Hutchinson, Paul Ilnicki, Max Nelson and Adrian Page

Site Visits

Members of the Planning Applications Committee and Local Ward Members 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 the Thursday preceding the Planning Applications Committee meeting.

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Thursday, 25 August 2016 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 - 18

To confirm and sign the minutes of the meeting held on 21 July 2016.

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.

Human Rights Statement

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

Planning Applications

- | | | |
|----------|---|----------------|
| 4 | Application Number: 16/0353 - Land to the Rear of 31 Windsor Road, Chobham, Woking, GU24 8LA | 19 - 30 |
| 5 | Application Number: 16/0575 - 8 Turpins Rise, Windleham, GU20 6NG | 31 - 40 |

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 21 July 2016

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

+ Cllr David Allen	+ Cllr Adrian Page
+ 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 Katia Malcaus Cooper	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Substitutes: Cllr Paul Ilnicki (In place of Cllr Ian Sams)

In Attendance: Cllr Paul Deach (minute 4/P to 6/P), Cllr Jonathan Lytle (minute 1/P to 6/P), Cllr Alan McClafferty and Cllr Nic Price (minute 1/P to 3/P).

Officers in attendance: Duncan Carty, Michelle Fielder, Laura James, Jonathan Partington, Neil Praine, Jenny Rickard and Rachel Whillis.

1/P Minutes

The minutes of the meeting held on 30 June 2016 were confirmed and signed by the Chairman.

2/P Monitoring Report

The Committee received a report which provided an overview of the function and performance of the Development Management Service since October 2015 in relation to the following areas:

- Major Applications
- Applications Performance
- Planning Appeal Performance
- Enforcement Performance
- Trees
- Drainage
- Staff Turnover and Recruitment

RESOLVED to note the contents of the report.

3/P Application Number:16/0323 - Land north of Beldam Bridge Road, West End, GU24 9LP

The application was for outline planning application for the erection up to 85 dwellings with new access, landscaping and open space.

Members were advised of the following updates on the application since the publication of the agenda:

“A further objection has been received by the West End Action Group, which has been separately circulated to Members, indicating these additional objections:

- The Supreme Court decision in March 2016 *Suffolk Coastal DC v Hopkins Homes Ltd. and Richborough Estates v Cheshire East BC & Secretary of State for Communities and Local Government [2016] EWCA Civ. 168* indicates that relevant policies in the NPPF remain in full force and effect, notwithstanding a housing shortfall. Greater weight can be given to local housing supply policies [*Officer comment: The Court of Appeal decision confirms that whether a policy is “out of date” under Paragraph 49 of the NPPF, and the different weight put to different policies, is not a decision for the Courts. The refusal of the High Court challenge for SU/15/0884 was made following this Court of Appeal decision and that refusal indicated that the decision for SU/15/0884 was lawful*]
- Proposed access is of an inadequate design, failing to comply with the planning authority requirements that a left-turn lane into the development is required [*Officer comment: The revised Condition 2 and Condition 12 require the approval of access details. An approach taken with planning permission SU/15/0884 and is an approach considered to be a lawful in the High Court rejection of the legal challenge for SU./15/0884. See Paragraph 3.2*]
- The site is frequented by bats and inadequate surveys have been provided to date [*Officer comment: The approach to on-site ecological matters has previously been dealt with under SU/15/0884, measures which were agreed with the Surrey Wildlife Trust. See, proposed Condition 14*]
- The provision of affordable housing is a requirement of local and national policy and the application must be refused without a binding commitment to this provision [*See Paragraph 7.4. A legal agreement is proposed to be completed tomorrow*]

Two further objections raised on the following additional grounds:

- Impact on flood risk to neighbouring, including listed, properties [*See Paragraph 7.4 and comments of the LLFA below*]
- Loss of hedgerows [*See Paragraph 7.4*]
- Level of density of development [*See Paragraph 7.4*]

Slightly amended comments from the Local Lead Flood Authority have been received indicating a requirement for the scheme to provide greenfield discharge rates.

As such, an **additional Condition** is proposed as below:

16. The development hereby permitted shall not commence until details of the design of as surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- a) A design that satisfies the SuDS hierarchy;
 - b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statements on SuDS;
 - c) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+30% allowance for climate change) storm events during all stage of the development (pre, post and during), associated discharge rates and storage volumes shall be provided with a greenfield discharge rate offsite no greater than a total of 11.26 litres per second for the whole site area.

Reason: To ensure that the design meets the technical standards for SuDS and the final drainage design does not increase the flood risk on or off site and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

And an additional Informative:

The applicant proposes to discharge to a watercourse. The applicant has not supplied details showing whether discharge infiltration is feasible. The applicant needs to undertake infiltration in accordance with BRE Digest 365 or show suitable evidence that infiltration is not feasible. If feasible, the applicant could adapt their design so that permeable paving and attenuating SuDS assets can discharge directly into the ground instead of into a piped network. A full geotechnical survey that details bore logs, ground water levels, details of ground water source protection zones and details of any contamination should be supplied. Only if infiltration is then found not to be feasible should discharge to watercourses be considered. Should the applicant propose to discharge into a Main River, a Flood Defence Consent is required from the Environment Agency. Should the applicant propose to discharge into a watercourse, they should check that the watercourse is able to receive the additional flows and is fully functional.

Amendments to proposed Conditions:

Condition 2:

Replace reference to "Condition 11" with "Condition 12"

Condition 11:

Replace reference to "Conditions 8 and 9" with "Condition Nos 9 and 10, and 16 below".

RESOLVED that application 16/0323 be approved subject to a legal agreement and conditions, as set out in the Executive Head of Regulatory's report, and as amended.

Note 1

It was noted for the record that Committee Members had received a letter from the West End Action Group.

Councillor Adrian Page also declared that he had received emails and had visited residents in relation to the application.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Dr Llewellyn, on behalf of West End Action Group, and Mrs Doney spoke in objection to the application and Mr Woolf, the agent for the application, spoke in support.

Note 3

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Colin Dougan.

Note 4

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

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki and Robin Perry.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, David Mansfield, Adrian Page, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

4/P Application Number:16/0389 - development at land at former Little Heath Nursery, Burr Hill Lane, Chobham GU24 8QD

The application was for the change of use of land at Little Heath Nursery from a commercial nursery to residential, the demolition of the existing nursery buildings and the erection of 35 affordable dwellings and associated works to include parking, landscaping, raising of the ground levels, drainage and on site open space. Proposed use of 6.7 hectares of land at Little Heath Meadow and Little Heath Common as Suitable Alternative Natural Green Space and associated works to include replacement/proposed bridges, the formation of a circular walk, creation of an attenuation feature, regrading of the existing pond and the erection of an information board and markers. (Amended & Additional plans rec'd 03/06/16).

Members were advised of the following updates on the application since the publication of the agenda:

"Since writing the committee report the applicant has now entered into an acceptable legal agreement and as such the recommendation changes from

'Grant subject to conditions and completion of a legal agreement' to 'Grant subject to conditions'

Also since writing the committee report a further objection has been received from Chobham Parish Council, this objection reiterates the previous concerns raised and the issues are addressed within the committee report. Additionally 10 further objections have also been received from the public; these also raise no new comments / objections which are not already addressed within the committee report.

Finally Natural England has also responded and raise no objection to the proposal."

RESOLVED that application 16/0389 be approved subject to conditions, as set out in the Executive Head of Regulatory's report.

Note 1

It was noted for the record that Committee Members had been contacted by Chobham Action Group.

Councillors Pat Tedder and Victoria Wheler also declared that they had received a number of emails in respect of the application.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mrs Dunsmuir, on behalf of the Chobham Society, and Mrs Parvin spoke in objection to the application and Mr Cobley, the agent for the application, spoke in support.

Note 3

The recommendation to approve the application was proposed by Councillor David Mansfield and seconded by Councillor Robin Perry.

Note 4

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

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield and Robin Perry.

Voting against the recommendation to approve the application:

Councillors Adrian Page, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

5/P Design Codes - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley GU16 6RN

The application was for the approval of Design Codes pursuant to planning conditions.

The application would normally have been determined by officers in accordance with the Scheme of Delegation of Functions to Officers. However, given the importance of the redevelopment of the former Princess Royal Barracks site and the aspirations to deliver a high quality, sustainable development, Member approval was being sought for the approach being taken.

Members were advised of the following updates regarding the application since the publication of the agenda:

“Deletion of text required at paragraph 6.2 as shown below:

By necessity this report has only been able to touch upon a small fraction of the content of either of the submitted codes; but nevertheless has attempted to show how they are to be used by the Council as a tool to resist poor design. In this regard it is considered the codes build upon the long established principles for the site, are easy to use and apply. It is therefore recommended that, ~~subject to the amendments set out at section 6 of this report~~ the ‘Site Wide Design Code’, ‘The Regulatory Plan’ and the ‘Phase 1 Infrastructure Design Code’ be approved in partial consideration of the relevant planning conditions.”

RESOLVED to approve the Design Codes.

Note 1

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

Note 2

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

Voting in favour of the recommendation to approve the Design Codes:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dugan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

6/P Application Number:15/1062 - Princess Royal Barracks, Brunswick Road, Deepcut GU16 6RN

The application was for the approval of Reserved Matters for Infrastructure (Spine Road), Central SANGS, and Village Green submitted pursuant to Condition 4 (Reserved Matters: internal access arrangements, layout, scale, appearance, landscaping), and the partial submission of details pursuant to Conditions 16 (Detailed Ecological Management Strategy & Management Plan), 29 (Tree Retention and Protection Plans), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended). (Amended information recv'd 9/12/15). (Amended information

rec'd 11/12/15). (Amended plans and information recv'd 18/12/15 & 22/12/15).
(Amended and Additional plans and information recv'd 25/5/16).

Members were advised of the following updates on the application since the publication of the agenda:

“One further letter of objection has been received.

Correction to report – para 1.1 reference to application 15/0676 should be deleted.

Update to para 3.4 – application 12/0546/3 has been approved.

Update to para 4.4 to reflect acceptable revision to the codes were received.
Amended text below:

This application was submitted to the LPA in December 2015, however it has been held in abeyance pending resolution of a number of concerns regarding the Design Codes. As detailed in the report regarding that matter this has now been resolved and ~~the design codes have been agreed subject to review of the additional information set out in section 6 of the report for the approval of the design codes.~~ It is considered these provide a robust framework against which this application should be assessed. The additional work on the design codes has driven a fundamental review of this application and approximately 90% of the material submitted with the application in December 2015 has been revised and resubmitted in late May 2016 and a full re-consultation undertaken.

Insert word 'road' after spine in second sentence of para 9.1 Insert the word 'green' after 'village, in the fourth sentence of para 9.3.5.

Amendments to proposed condition

Condition 4 as proposed is to be updated following the receipt of amended information and West Surrey Badger Group confirming 'no objection' to the proposal:

Condition 4

The development hereby approved shall be undertaken in accordance with the details approved pursuant to condition 15 of 12/0546 (Ecological Management Strategy) and the Ecology Technical Note prepared by NPA and submitted to the LPA pursuant to application 15/1062 on 7 July 2016 at 1003hrs.

Reason: In the interests of biodiversity and to ensure the development accords with Policy CP4 and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Other condition updates

Condition 3

The development hereby approved shall be undertaken, and retained, in strict accordance with the details to be agreed pursuant to condition 13 of permission 12/0546.

Reason: To secure mitigation for the potential impact on the TBH SPA the development accords with Policy NRM6 of the South East Plan 2009 and Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Condition 5

Notwithstanding the details shown on the approved plans; no play equipment shall be installed on the combined NEAP/LEAP in the Village Green until full details of its specification have been submitted to and approved in writing by the Local Planning Authority.

The details to be submitted shall make provision for the equipment to be installed prior to the Village Green coming into first use.

Reason: To ensure the development accords with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Condition 8

Prior to any commencement of works associated with the central SANGS hereby approved details of any proposed bat roost, including its proposed location, shall be submitted to and approved by the LPA in writing.

Reason: To secure mitigation for the potential impact on the TBH SPA and to ensure a satisfactory and safe form of development in accordance with Policy NRM6 of the South East Plan 2009, Policy CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Condition 11

Within 5 working days of the implementation of the permission hereby given for the construction of the Mindenhurst Road (the spine road) commencing the Council will be notified of the date such works began.

Within two months of the notified date, details showing the location and treatment of any parking along Mindenhurst Road (the spine road), together with a indicative plan showing the proposed layout and access arrangements for the Village Green car park and cycle parking shall be submitted and approved in writing by the LPA. The details to be submitted will include an indicative date for the implementation of the submitted detail.

Reason: To ensure a satisfactory form of development and in the interest of highways safety and ensuring adequate parking provision, and to accord with the

NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

Condition 12

Details of the posts, bollards or other means of preventing un-authorized incursion onto the Village Green shall be submitted to the Local Planning Authority prior to its /their installation. Once approved the bollards shall be installed prior to the use of the Village Green commencing. The approved details shall be retained in perpetuity.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

Condition 13

Notwithstanding the detail shown on the approved plans, details of all street furniture (seating, bins, cycle stands, signage and lighting) proposed to the Village Green and Mindenhurst Road (the spine road) shall be submitted to and approved in writing by the Local Planning Authority prior to any such items being installed or erected. Only the approved specification shall be installed / erected.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

Condition 16

Notwithstanding details shown on the approved plans the detailed design of the proposed footway linking the formal park (around St Barbara's Church) and the Village Green shall be submitted to and approved in writing by the Local Planning Authority prior to any works on this link commencing.

Reason: To ensure a satisfactory form of development and to promote sustainable transport methods in accordance with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Design Codes.

Condition 17

Unless otherwise stated in this decision notice the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site location plan DC1-NPA-LX-000-00-DR-04-300 R2
Phase 1 Infrastructure Strategy diagram DC1-NPA-LX-000-00-DR-04-101 R4
Central SANGS General Arrangement DC1-NPA-LX-104-00-DR-04-301 R0
Central SANGS General Arrangement DC1-NPA-LX-104-00-DR-04-302 R0
Mindenhurst Road General Arrangement 1/12 DC1-NPA-LX-102-00-DR-04-301 R1

Mindenhurst Road General Arrangement 02/12 DC1-NPA-LX-102-00-DR-04-302 R1
Mindenhurst Road General Arrangement 03/12 DC1-NPA-LX-102-00-DR-04-303 R1
Mindenhurst Road General Arrangement 04/12 DC1-NPA-LX-102-00-DR-04-304 R2
Mindenhurst Road General Arrangement 05/12 DC1-NPA-LX-102-00-DR-04-305 R2
Mindenhurst Road General Arrangement 06/12 DC1-NPA-LX-102-00-DR-04-306 R3
Mindenhurst Road General Arrangement 07/12 DC1-NPA-LX-102-00-DR-04-307 R2
Mindenhurst Road General Arrangement 08/12 DC1-NPA-LX-102-00-DR-04-308 R2
Mindenhurst Road General Arrangement 09/12 DC1-NPA-LX-102-00-DR-04-309 R1
Mindenhurst Road General Arrangement 10/12 DC1-NPA-LX-102-00-DR-04-310 R2
Mindenhurst Road General Arrangement 11/12 DC1-NPA-LX-102-00-DR-04-311 R1
Mindenhurst Road General Arrangement Key Plan 12/12 DC1-NPA-LX-102-00-DR-04-312 R1
Mindenhurst Road & Village Green Plant Schedule DC1-NPA-LX-102-00-DR-04-501 R1
Primary Street Landscape Management Plan DC1-NPA-LX-102-00-RP-04-801 R1
Northern Access Roundabout Planting Plan DC1-NPA-LX-101-00-DR-04-501 R2
Typical Hard Landscape Details DC1-NPA-LX-000-00-DR-04-701 R0
Typical Tree Pit Details DC1-NPA-LX-000-00-DR-04-710 R0
Village Green Landscape Masterplan DC1-NPA-LX-103-00-DR-04-301 25.05.16
Village Green General Arrangement DC1-NPA-LX-103-00-DR-04-302 R2
Village Green Landscape Management Plan DC1-NPA-LX-103-00-DR-04-302 R1
Village Green Landscape Management Plan DC1-NPA-LX-103-00-RP-04-801
Village Green Contours and Cross Sections DC1-NPA-LX-103-00-DR-04-401 R1
Village Green Pond Sections 01/03 DC1-NPA-LX-103-00-DR-04-402 R1
Village Green Pond Sections 02/03 DC1-NPA-LX-103-00-DR-04-403 R1
Village Green Pond Sections 02/03 DC1-NPA-LX-103-00-DR-04-404 R1
Mindenhurst Road Soft Landscape Management and Maintenance Schedule DC1-NPA-LX-102-00-SH-04-802 R1
Mindenhurst Road Hard Landscape Management and Maintenance Schedule DC1-NPA-LX-102-00-SH-04-803 R1
Village Green Soft Landscape Management and Maintenance Schedule DC1-NPA-LX-103-00-SH-04-802 R1
Village Green Hard Landscape Management and Maintenance Schedule DC1-NPA-LX-103-00-SH-04-803

And is so far as the alignment of Mindenhurst Road together with the siting and alignment of all cycleways and footpaths are concerned:

Spine Road Longitudinal Section Sheet 1 DC1-ODM-CH-102-XX-DR-03-0100 T01
Spine Road Longitudinal Section Sheet 2 DC1-ODM-CH-102-XX-DR-03-0101 T01

Spine Road Longitudinal Section Sheet 3 DC1-ODM-CH-102-XX-DR-03-0102
T02
Spine Road Longitudinal Section Sheet 4 DC1-ODM-CH-102-XX-DR-03-0103
T02
Spine Road Longitudinal Section Sheet 5 DC1-ODM-CH-102-XX-DR-03-0104
T02
Spine Road Longitudinal Section Sheet 6 DC1-ODM-CH-102-XX-DR-03-0105
T03
Spine Road Longitudinal Section Sheet 7 DC1-ODM-CH-102-XX-DR-03-0106
T03
Spine Road Longitudinal Section Sheet 8 DC1-ODM-CH-102-XX-DR-03-0107
T02
Spine Road Longitudinal Section Sheet 9 DC1-ODM-CH-102-XX-DR-03-0108
T02 Spine Road General Arrangement DC1-ODM-CH-102-XX-DR-03-0001 T0
S38 Coloured Plan Sheet 1 of 3 DC1-ODM-CH-102-XX-DR-03-0002 T03
S38 Coloured Plan Sheet 2 of 3 DC1-ODM-CH-102-XX-DR-03-0003 T03
S38 Coloured Plan Sheet 3 of 3 DC1-ODM-CH-102-XX-DR-03-0004 T03
Spine Road Removal Plans and Schedule V2 combined Dec 2015
Spine Road Retention and Protection Plans and Schedule V2 combined 2015
Village Green Removal Plans and Schedule V1 combined Dec 2015
Village Green Retention and Protection Plans and Schedule V1 combined Dec
2015
Ecological Mitigation and Management Plan April 2016
Ecology Technical Note (7 JULY 2016)

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 NPPG.

Condition 19

Notwithstanding the detail(s) shown on any submitted or approved plan or document, full details of all soft landscaping works to any part of Mindenhurst Road (the spine road) shall be submitted to and approved in writing by the Local Planning Authority prior to such landscaping works being implemented.

The details to be submitted shall make provision for the landscaping to be implemented prior to the use of the road first commencing and shall include an updated landscape management plan and maintenance schedule for all landscape area / areas of open space abutting or associated with Mindenshurt Road (the spine road) and which do not form part of the central SANGS or Village Green.

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.

Condition 20

Notwithstanding the detail(s) shown on any submitted or approved plan or document, full details of all soft landscaping works to the Village Green shall be submitted to and approved in writing by the Local Planning Authority prior to such landscaping works being implemented.

The details to be submitted shall make provision for the landscaping to be implemented prior to the use of the Village Green first commencing and shall include an updated landscape management plan and maintenance schedule for all landscape area / areas of open space abutting or associated with the Village Green and which does not form part of the central SANGS or landscaping of Mindenhust Road (the spine road).

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.”

RESOLVED that application 15/1062 be approved subject to conditions, as set out in the Executive Head of Regulatory’s report, as amended.

Note 1

As the application had triggered the Council’s Public Speaking Scheme, Mrs Baker spoke in objection to the application.

Note 2

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Edward Hawkins.

Note 3

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

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield, Robin Perry and Valerie White.

Councillors Pat Tedder and Victoria Wheeler abstained from voting.

Councillor Conrad Sturt was not present at the start of the item and therefore did not vote on the application.

7/P Application Number:15/0701 - Vernon House, 16 Southwell Park Road, Camberley GU15 3PY

The application was for the erection of a two storey building with accommodation in the roof to provide 1no three bedroom, 3no two bedroom and 1no one bedroom flats with parking and access onto Southern Road. (Additional plans rec'd 29/10/15), (Additional plan rec'd 30/10/15), (Amended plans rec'd 02/11/15). (Additional plan rec'd 11/12/15).

The application would normally have been determined by officers in accordance with the Scheme of Delegation of Functions to Officers. However, at the request of Councillor Alan McClafferty it had been called in for determination by the Planning Applications Committee.

Members were advised of the following updates on the application since the publication of the agenda:

“Two petitions of 149 and 71 signatures have been received raising objections to the proposal on the following grounds:

- Loss of public landscape [*Officer comment: The proposed access would result in the loss of part of a 2 metre high hedge and grass in front. As indicated at Paragraph 6.13 of the officer report, this loss is not considered to be significant enough to warrant the refusal of this application*]
- Would result in unwelcome traffic movements onto a pedestrian route to and for the town centre [See Paragraph 7.6]
- Reversing manoeuvres onto the pedestrian route would be a health and safety risk to pedestrians, including children coming to and from school [See Paragraph 7.6]”

Members were further advised that, in relation to the petitions referred to in the updates, which had been received electronically, a hard copy of the 2 petitions had been received which had contained additional signatures.

It was reported that a Member site visit had taken place prior to the meeting.

The Committee considered the application and discussed concerns regarding the proposed access onto Southern Road, a shared surface for pedestrians and cars. It was recognised that the access would result in reverse manoeuvres into Southern Road.

The existing building was located centrally on the plot, with parking provided to the rear, with access from Southwell Park Road. However, it was noted that the increased footprint of the proposed building would prevent the car parking spaces at the rear of the site being accessed from the existing access on Southwell Park Road.

Officers had recommended that the application be approved. However, after consideration, Members felt the application should be refused on the grounds of bulk, massing, and loss of amenity value due to vehicle movements.

RESOLVED that application 15/0701 be refused for reasons relating to bulk, massing, and loss of amenity value due to vehicle movements on Southern Road, with the wording for the refusal to be finalised in consultation with the Chairman, Vice Chairman and Ward Councillors.

Note 1

It was noted for the record that

- (i) Councillor Colin Dougan declared that he was lived on Southwell Park Road and was a member of Southwell Park Residents' Association. Cllr Dougan advised that he had consulted the Monitoring Officer when the site had previously been considered by the committee.
- (ii) Councillor Victoria Wheeler declared that her sister was the Vice Chairman of Southwell Park Residents' Association, whose Chairman would be speaking on the item. Councillor Wheeler left the room during the consideration of the item.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mr Kirkland spoke in objection to the application on behalf of the Southwell Park Residents' Association.

Note 3

There was no proposer or seconder for the officer's recommendation to approve the application.

Note 4

The recommendation to refuse the application was proposed by Councillor Colin Dougan and seconded by Councillor Valerie White.

Note 5

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

Voting in favour of the recommendation to refuse the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

Chairman

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2016/0353

Reg Date 07/04/2016

Chobham

LOCATION: LAND TO THE REAR OF 31 WINDSOR ROAD,
CHOBHAM, WOKING, GU24 8LA

PROPOSAL: Provision of gated access to field and gravel apron.
(Amended & additional plans rec'd 06/07/16). (Additional
Information rec'd 19/07/2016).

TYPE: Full Planning Application

APPLICANT: LID Limited

OFFICER: Duncan Carty

The application would normally be determined under the Scheme of Delegation, however, it is being reported to Planning Applications Committee at the request of Cllrs Tedder and Wheeler.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application proposal relates to the provision of a gated access and gravel apron to a field in the Green Belt to enable the use and maintenance of the agricultural field. The proposal is considered to be acceptable in terms of its impact on the Green Belt, local character and trees, residential amenity and highway safety. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The 1.45 hectare application site relates to a field to the rear of 31-35 Windsor Road. The site falls predominantly within Zone 1 (low risk) with the south and west edges falling within Zones 2 and 3 (medium and high risk), respectively, of the floodplain. The development site (i.e. access points and gravel apron) would fall within Zone 1.
- 2.2 The proposed access point would be from the west side of The Grange, a cul-de-sac serving a 1980's residential development of 36 bungalows for the elderly, with a proportion of the access provided across the end of the rear garden of 31 Windsor Road. 31 Windsor Road and The Grange fall within the "washed over" Green Belt settlement of Chobham. The field is also located to the rear of 31-35 Windsor Road.
- 2.3 Area A1 of TPO No. 4/76 relates to the application site and adjoining/nearby land (The Grange, 31 Windsor Road, etc.).

3.0 RELEVANT HISTORY

3.1 There is no relevant planning history for the site.

4.0 THE PROPOSAL

4.1 The current proposal is to provide a gated access for a field onto The Grange. The field is used by a group of local residents under the name of Lid Ltd. The access would cross third party land, with a Certificate B provided which confirms that a notice has been served on the owner of this strip of land (Persimmon Homes). The access would be angled across a sliver of residential garden land at the rear of 31 Windsor Road. The access would be provided to allow maintenance/use of the field (i.e. grass cutting and general husbandry/agricultural use).

4.2 The proposed access would have a 10 metre wide bellmouth, with the gates setback about 25 metres, having a width of about 6 metres. The access would be gravelled up to the gated access point. The proposal would replace the access across third party land, to which access has been blocked. The gate would be five-barred with a maximum height of 1.7 metres. The proposal would result in the loss of hedging and some small trees.

5.0 CONSULTATION RESPONSES

5.1 County Highway Authority No objections.

5.2 Arboricultural Officer No objections (verbal).

5.3 Chobham Parish Council An objection is raised on the grounds that the site falls within the Green Belt, the development is detrimental to the area, the gate is 1.5 times wider than the road and the different material (tarmac instead of paviers).

6.0 REPRESENTATION

At the time of preparation of this report, no representations have been received in support and 20 representations and two petitions, with a combined 37 signatures, have been received which raise the following issues:

6.1 Encroachment onto The Grange [*See Paragraphs 7.4 and 7.5*]

6.2 Out of keeping with surroundings [*See Paragraph 7.4*]

6.3 Disruption (heavy construction traffic, noise and dust) and highway safety issues during construction, particularly with no footways/pavements in The Grange and users with walking aids and mobility scooters [*Officer comment: This would not be a reason to refuse this application*]

- 6.4 Access will allow future building on the land [*Officer comment: Each application is considered on its own merits*]
- 6.5 Reduction in on-street parking capacity, particularly with The Grange providing overflow car parking to local services (dentist, doctors, chemist, post office) [*Officer comment: The impact of the proposal on the level of on-street parking capacity (in this case, two spaces) in the local area is not a reason to refuse this application*]
- 6.6 All local residents in The Grange should have been notified [*Officer comment: The neighbour notification process met the statutory requirements*]
- 6.7 Why is a 10 metre wide access required? [*Officer comment: the maximum bellmouth width is 10 metres, reducing to 6 metres at the gate access. The applicant has confirmed that this access is required to allow the machinery (which does not fold) into the site and see Paragraph 7.5*]
- 6.8 Why cannot the applicant get access from his own land (31 Windsor Road) [*Officer comment: It is clear that the applicant could not provide such an access to this field through the garden of this property*]
- 6.9 Congestion to, and increased traffic on, Windsor Road [*See Paragraph 7.5*]
- 6.10 Impact on access for service vehicles (fire engines, ambulances and refuse vehicles) [*See Paragraph 7.5*]
- 6.11 Request information on any restrictive covenants on this land [*Officer comment: This is not a planning matter*]
- 6.12 Land ownership of strip between field and highway [*See Paragraph 4.1*]
- 6.13 "Maintenance purposes" is too general a term and they should be more specific [*Officer comment: The applicant has confirmed that maintenance includes grass cutting and general husbandry*]
- 6.14 Impact on high water table (flood risk) [*See Paragraph 2.1*]
- 6.15 If maintenance is to drain the land for future development, this could have an impact on other properties [*Officer comment: Each application is considered on its own merits*]
- 6.16 Impact on protected species (badgers) [*Officer comment: The small scale nature of the proposal would have little such impact*]
- 6.17 Are trees protected? [*See Paragraph 2.2*]
- 6.18 Proposal crosses our land [*Officer comment: This has now been corrected and formal notice, which has been confirmed by the objector, provided along with Certificate B. The objector has indicated that there is no agreement in place with the applicant to provide this access which is a private matter and does not prevent the decision for this application being made. Please also see Paragraph 4.1*]
- 6.19 Access is not needed [*Officer comment: This is not a reason to refuse this application*]

- 6.20 Impact on services (water pipes, sewer drainage and telecommunications) and road condition from use of heavy vehicles [*Officer comment: This would be a matter for the Highway Authority*]

7.0 PLANNING CONSIDERATION

- 7.1 The application site falls predominantly within the Green Belt, with only a small part of the site within the washed over Green Belt settlement of Chobham. As such, the relevant policies are Policy CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework (NPPF). The proposal is not CIL liable.
- 7.2 The main considerations are:
- Impact on the Green Belt;
 - Impact on local character;
 - Impact on residential amenity; and
 - Impact on highway safety.

7.3 Impact on the Green Belt

- 7.3.1 The application site is located in the Green Belt. Paragraph 81 of the NPPF indicates that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, including opportunities to provide access to it. The current proposal would improve access for the users of the agricultural field for maintenance/use and the works, including the gate and apron and would not have any significant impact on the openness of the Green Belt. It is therefore considered that the development is appropriate in its Green Belt location, complying with the NPPF.

7.4 Impact on local character and trees

- 7.4.1 The proposal would provide a five-bar gate along side a post and rail fence. This type of traditional 1.7 metre high wooden gate would not be out of character against this fence and the local area. The gravel apron, in front of the gate, would have a very limited impact.
- 7.4.2 Area A1 of TPO No. 4/76 relates to the application site and adjoining/nearby land (The Grange, 31 Windsor Road, etc.) and relates to all significant trees (minimum 25mm in diameter at 1.5 metres above ground level) when the Order was made in 1976. However, the trees, including an acer, a willow, conifer and cherry trees, that are affected by the proposal are much younger trees and are therefore not protected. Replacement planting is proposed to be provided by condition.
- 7.4.3 No objections are raised on character and tree grounds, with the proposal complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.5 Impact on residential amenity

7.5.1 The proposal would have very limited impact on residential amenity, noting its limited height and scale. No objections are raised on residential amenity grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on highway safety

7.6.1 The proposal would provide a new access from the field onto The Grange. This is a relatively narrow (4.8 metre wide) highway, with some on-street parking which would be reduced (by 2 spaces) by this proposal. The County Highway Authority has indicated that *"the proposal has been assessed by the Highway Authority as submitted which is for an access from The Grange to a field for maintenance purposes. Should any subsequent applications be submitted in the future for development that is likely to lead to an intensification in traffic movements from the site, the Highway Authority will assess the suitability of the access to accommodate any such increase."* For the current proposal, no objections are raised by the County Highway Authority and no objections are therefore raised on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8.0 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.

9.0 CONCLUSION

- 9.1 The application proposal is considered to be acceptable in terms of its impact on the Green Belt, local character, residential amenity and highway safety. As such, the application is recommended for approval.

10.0 RECOMMENDATION

GRANT 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. The proposed development shall be built in accordance with the following approved plans: LID03/16 and LID04/16 received on 7 April 2016 and LID010/16 and LID01RevB/16 received on 5 July 2016, 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.

3. No development shall take place until details of the proposed access to The Grange is submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to its first use.

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.

4.
 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, the existing trees and hedges to be retained, together with the new planting to be carried out and the tree protection requirements for retained trees.
 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.

5. 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.

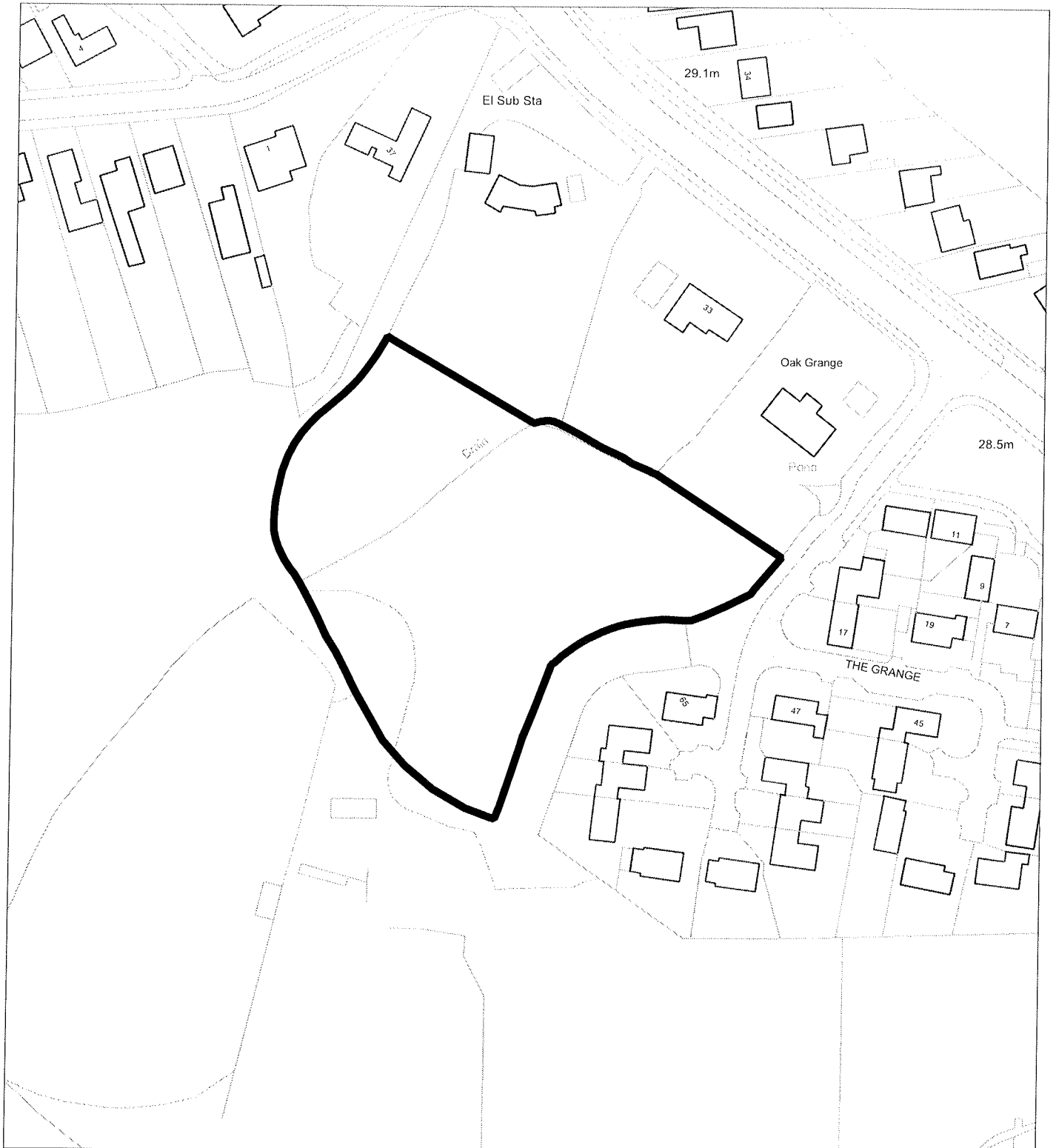
6. The field access hereby approved shall only be used as access to the field to support the agricultural use of the site, including its maintenance, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To maintain planning control of this application site in the interests of the Green Belt and to accord with Policies, CP1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. HI(Inf)13 (Highway) HI13
2. Details submitted on behalf of the applicant indicated that the proposed development will cross third party land. The applicant will need to secure the approval of this landowner prior to the commencement of the development.

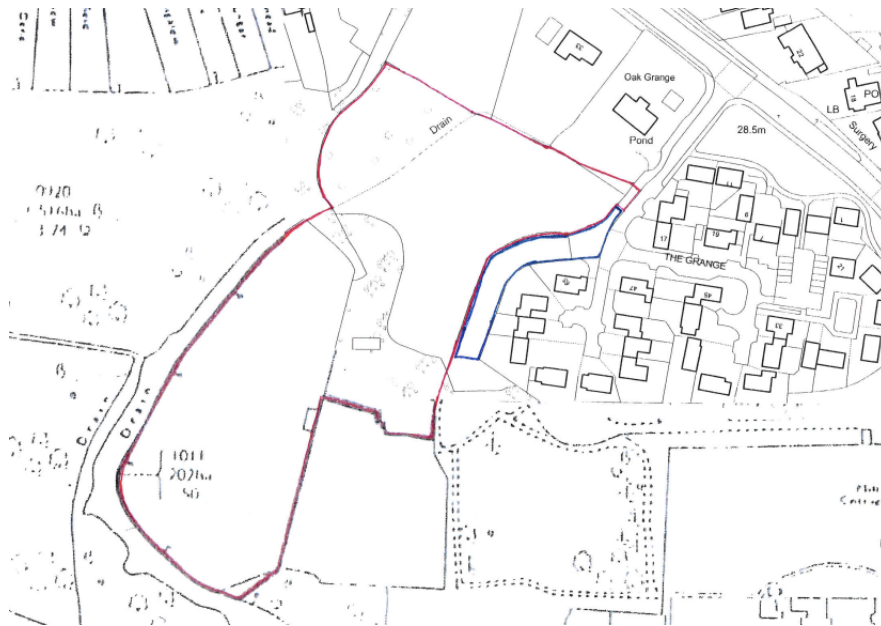
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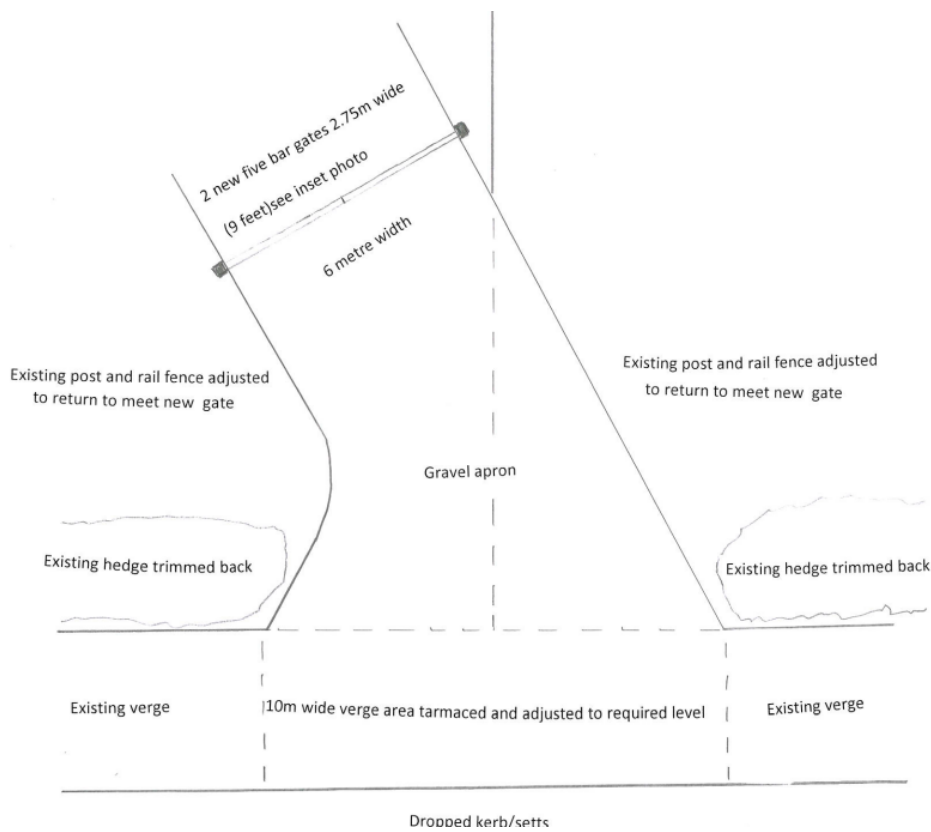
Title	Planning Applications		Page	3 of 4
Application number	16/0353		Scale @ A4	1:1,250
Address	LAND TO THE REAR OF 31 WINDSOR ROAD, CHOBHAM, WOKING, GU24 8LA		Date	29-07-2016
Proposal	Provision of gated access to field and gravel apron.			

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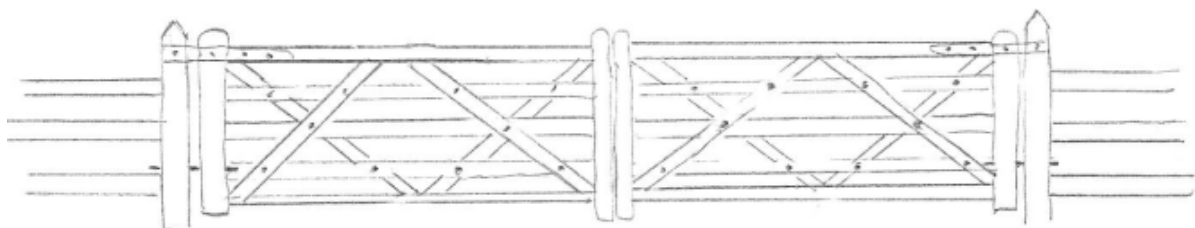
Location Plan



Access details



Elevation details



Application site



The Grange



2016/0575

Reg Date 06/06/2016

Windlesham

LOCATION: 8 TURPINS RISE, WINDLESHAM, GU20 6NG
PROPOSAL: Single storey front extension.
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Cummings
OFFICER: David Islip

This application would normally be determined under the Scheme of Delegation, however, it is being reported to Planning Applications Committee at the request of Councillor Sturt.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks planning permission for single storey front extension. The report concludes that the proposed extension would not be harmful to the character of the area, residential amenities and the highway. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement area of Windlesham. It comprises a detached two storey dwelling located in a short cul-de-sac spur off Turpins Rise. This spur cul-de-sac comprises 6 two storey detached dwellings of similar age and character; however, there is some variation in materials and architectural treatments within the immediate streetscape. The dwellings are built in two rows, which are roughly parallel, on either side of the highway. They have modest front gardens with separation distances of approximately 18 to 21 metres between facing front elevations.
- 2.2 The front garden to No 8 Turpins Rise is largely open in character. There is a small border by the lounge window and an area of lawn adjacent to the mutual boundary with No 10 Turpins Rise, located opposite the application property. The remainder of the frontage is laid to hardstanding and is used for parking. The backdrop to the garden, when viewed from the road is a 5m high Leylandii hedge which has been planted in the rear garden of No 9 Newark Road located to the north of the application site, and which shares a common boundary with No 8. A mature Wild Cherry is also prominent in the view of the application site when looking along the cul-de-sac towards the front of the property. This tree which is approximately 5 metres high is planted in the lawned area between Nos 8 and 10 Turpins Rise. The front gardens to the other properties in the cul-de-sac spur are also open in character.

3.0 RELEVANT PLANNING HISTORY

3.1	87/280 10.06.87	First floor extension and extension to garage	<i>Approved</i>
	10/0596 27.07.10	Conversion of existing garage to habitable accommodation.	<i>Approved</i>
	16/0233 29.04.16	Erection of a two storey front extension.	<i>Withdrawn</i>

4.0 THE PROPOSAL

- 4.1 The planning application relates to the erection of a single storey front extension which would enlarge the existing living room. The extension would measure 3 metres deep by approximately 4.6m wide and would extend from the northwest corner of the house up to the entrance porch which is centrally position in the front elevation. It is designed with a gable end pitched roof with the ridge set just below the cill of the first floor bedroom window directly above the extension. The eaves level of the extension would be identical to that of the single slope roof over the front entrance and adjoining family room and which projects approximately 1m forward of the principal elevation of the house. The extension incorporates two openings; a casement window matching in size and design with the bedroom window above; and a smaller casement window in its southeast flank elevation looking down the road.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|---------------------------------|---|
| 5.1 | Surrey County Highway Authority | No objection. |
| 5.2 | Windlesham Parish Council | No objection but express concerns over loss of parking. |
| 5.3 | Council's Tree Officer | No objection subject to a condition. |

6.0 REPRESENTATION

- 6.1 At the time of writing this report two letters have been received which object to the proposal. One letter has been received from the occupants of No 10 Turpins Rise. The second letter has been sent by a firm of solicitors who write on behalf of the occupants.
- 6.2 The objections are summarised below:
- Obtrusive overdevelopment of site [*Officer comment: Please see paragraph 7.3.3*]
 - Reduced separation distance between Nos 8 and 10 [*Officer comment: Please*

see paragraph 7.3.3]

- Direct overlooking and serious loss of privacy
[Please see paragraph 7.4.3]
- Loss of trees/hedge *[Officer comment: Please see paragraph 7.3.4]*
- Loss of parking *[Officer comment: Please see paragraph 7.3.3].*

7.0 PLANNING CONSIDERATIONS

7.1 The proposal is considered against the National Planning Policy Framework (NPPF) para, Policies DM9 (Design Principles) and DM11 (Traffic management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP).

7.2 It is considered that the main issues to be addressed in assessing this application are:

- Impact on the character of the area;
- Impact on residential amenities, and;
- Impact on highway safety.

7.3 Impact on the character of the area.

7.3.1 The NPPF promotes high quality standards with the objective to achieve sustainable development. Design Principles Policy DM9 of the CSDMP 2012 is reflective of the NPPF and seeks high quality design that respects and enhances the character of the area with consideration of scale, materials, massing, bulk and density.

7.3.2 Although the proposed extension would be seen in views along the cul-de-sac spur it is considered that its impact would be relatively modest. It would project just 2m beyond the front of the entrance porch/family room. Its scale and design is considered sympathetic to the host dwelling and as No 8 is located at the northern end of the row of houses the proposal would be seen against the tall conifer screen which together with the Wild Cherry dominates the street scene.

7.3.3 The size and siting of the proposed extension would result in the loss of a moderate area of amenity space to the front of the dwelling. However, it is not considered that proposal would be visually intrusive or cumulatively with the previous extension to the property result in an overdevelopment.

7.3.4 A tree report has been submitted with the application. Although this identifies the loss of a small specimen of Laurel, adjacent to the front corner of the dwelling it is not considered that its removal would be detrimental to the character of the area. Tree protection measures are set out in the report for those works within the root zone of both the boundary hedge and the Wild Cherry. These measures are considered acceptable by the Council's Arboricultural Officer subject to conditions.

7.3.5 In light of the assessment above the proposal is considered to be acceptable and

compliant with the aims and objectives of Policy DM9 of the CSDMP 2012 and the NPPF.

7.4 Impact on residential amenity

7.4.1 The NPPF sets out a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 ensures that any new proposals respect the amenities of the occupiers of the neighbouring properties and uses.

7.4.2 The dwelling most affected by the proposed development is No 10 Turpins Rise, located opposite the application property. This neighbouring dwelling is similar in style to No 8, as originally constructed, and is built of identical materials with a lounge window in the front elevation. The proposed extension would result in a reduction from approximately 18m to 15m in the separation distance between the facing front elevations of the two properties. The height and width of the proposed extension combined with the separation distance would be sufficient to prevent any significant overbearing impact and loss of light to the front of No 8. The fundamentally open character of the front garden to the application property would be retained. Consequently it is not considered that the proposal would have a detrimental impact on the outlook of the neighbouring property.

7.4.3 Turning to the issue of overlooking and loss of privacy it should be noted that the front elevations to the two properties are not precisely parallel and their alignment is slightly off set so that lounge windows to both properties, which are currently identical in size and design, are facing each other but not directly opposite one another. This gives a marginally obscure view between the facing windows and on balance when taking into account this relationship and the separation distance it is not considered that it would enable the occupants of the application property to see beyond the neighbour's front window into the depth of their lounge. In the light of this it is considered that the proposed front extension would not result in an unacceptable loss of privacy.

7.4.4 The proposed development is considered a sufficient distance from all other neighbouring properties as to not give rise to any harm. The proposal is therefore considered to be acceptable in terms of Policy DM9 and the NPPF.

7.5 Impact of the highway.

7.5.1 Policy DM11 encourages the provision of safe and high quality design particularly when considering vehicle access, egress and layouts which considers the needs and accessibility of all highway users as well as cyclists and pedestrians.

7.5.2 The proposed extension would result in the loss of a very small area of hardstanding at the front of the property. However, space would be retained for the parking of two vehicles and there would be no reduction in the level of onsite parking. It is therefore envisaged that the proposed development would not conflict with the aims of Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.7 Other matters

7.7.1 The proposal is not CIL liable.

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

8.1 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 by providing feedback through the validation process including information on the website, correcting identified problems and ensuring the application was correct and could be registered.

9.0 CONCLUSION

9.1. The proposal is considered acceptable to the character of the area and would cause no adverse impact on residential amenities or any other harm. Accordingly it is recommended the application be approved.

10.0 RECOMMENDATION

GRANT 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. The proposed development shall be built in accordance with the following approved plans: Existing Plans, Elevations and Location Plan - Sheet 1 and Proposed Plans, Elevations and Site Plan - Sheet 2 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.

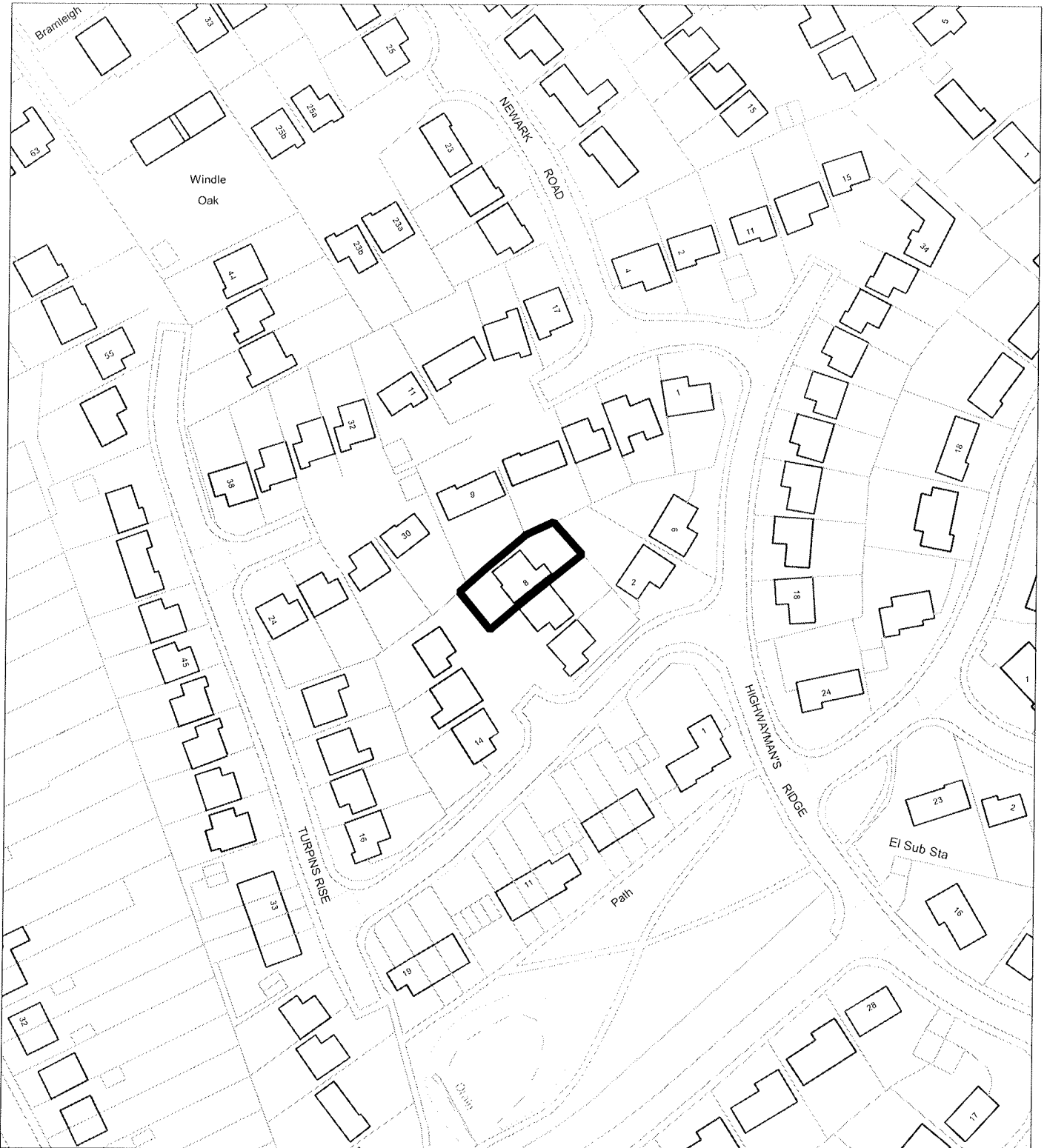
3. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

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

4. The development hereby permitted shall be carried out wholly in accordance with the submitted Development Tree Report prepared by SMW (Tree) Consultancy Ltd dated 28 May 2016. No development shall

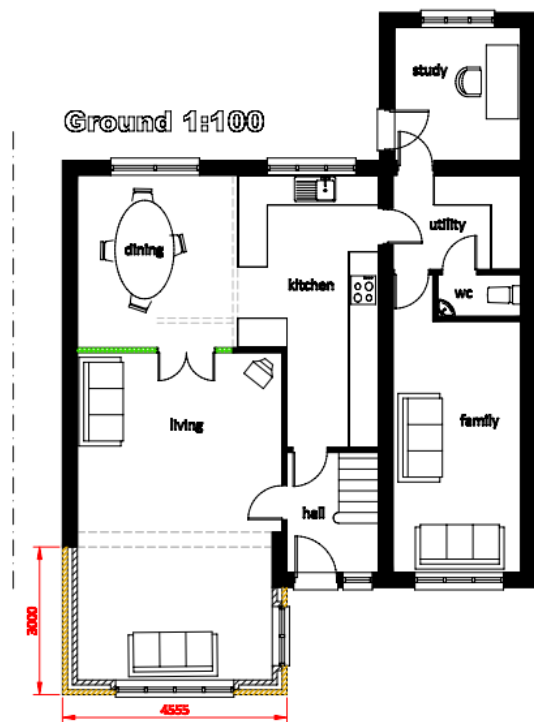
commence until photos have been provided to and approval received from the Council's Arboricultural Officer of the tree protection measures having been implemented in accordance with this Method Statement. The tree protection measures shall be retained until completion of all works hereby permitted.

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.

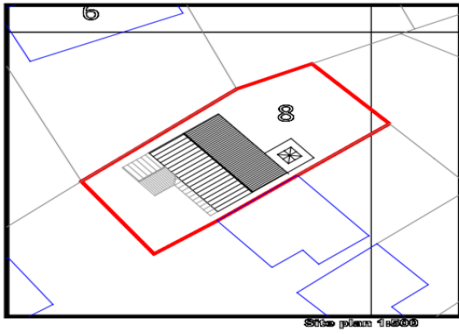


Title	Planning Applications		Page	4 of 4
Application number	16/0575		Scale @ A4	1:1,250
Address	8 TURPINS RISE, WINDLESHAM, GU20 6NG		Date	29-07-2016
Proposal	Single storey front extension.			

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16/0575 – 8 TURPINS RISE, WINDLESHAM



View towards no.8 Turpins Rise (on the right)



**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.