



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Telephone: (01276) 707100
Facsimile: (01276) 707177
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Department: Democratic and Electoral Services
Division: Corporate
Please ask for: Lee Brewin
Direct Tel: 01276 707335
E-Mail: democratic.services@surreyheath.gov.uk

Tuesday, 13 September 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, Katia Malcaus Cooper, Adrian Page, 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, Rebecca Jennings-Evans, Paul Ilnicki and Max Nelson

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, 22 September 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 - 8

To confirm and sign the non-exempt minutes of the meeting held on 25 August 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: 15/0934 - Woodhall, Woodhall Lane, Sunningdale, SL5 9QW | 9 - 22 |
| 5 | Application Number: 16/0537 - Old Dean Recreation Ground, Wimbledon Road, Camberley | 23 - 34 |

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 25 August 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(arrived part way through min 10/P)	+ Cllr Valerie White

+ Present

- Apologies for absence presented

Substitutes: Cllr Paul Ilnicki (In place of Cllr Colin Dougan) and Cllr Max Nelson (In place of Cllr David Allen)

In Attendance: Lee Brewin, Michelle Fielder, Gareth John, Jonathan Partington and Cllr Jonathan Lytle

8/P Minutes

The minutes of the meeting held on 21 July 2016 were confirmed and signed by the Chairman.

9/P Hook Meadow Appeal Decision

The Committee was advised that this item was for information only and was not for discussion at the meeting.

10/P Application Number: 16/0353 - Land to the Rear of 31 Windsor Road, Chobham, Woking, GU24 8LA

The application was for the provision of gated access to field and gravel apron. (Amended & additional plans rec'd 06/07/16). (Additional Information rec'd 19/07/2016).

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

A Member site visit took place on the site.

The Committee was advised that the application was classed as a major application as the site area exceeded one hectare.

Members received the following updates:

'Reference to Cllr Wheeler having called the application in to Committee is incorrect.

Evidence concerning the maintenance equipment used (tractor) at the site has been received indicating the cutting blades pulled up as the tractor passes through the gate access.

The applicant has responded by letter to indicate that this manoeuvre is not best practice and the wider access point proposed under this application will improve access and allow other maintenance vehicles to access the site.

A response to this letter has been provided by an objector (Chobham Poor Allotments Charity who own the shared access) which confirms that the existing access has not impeded any access by a contractor in the last 30 years, the maintenance/upkeep of the watercourse is undertaken by the Environment Agency who would still be able to use this access and that whilst an independent access is required under this application, this cannot be obtained because the access crosses third party land (i.e. owned by Persimmon Homes).

The objection includes other comments/objections previously indicated in the officer report.

Correspondence has been received from Surrey County Council who has fielded concerns from a local resident about access to The Grange being restricted by cars parked on this highway (i.e. in the vicinity of the proposed access point).

A previous objector, Persimmon Homes, confirms that the formal notice has now been correctly served (as part owner of the site with the new access proposed across their verge) and confirms that there has been no prior agreement to this proposal.

Correspondence has been received from Surrey County Council who has been (email) copied an email to Persimmon Homes from a local objector to resist this proposal (as part landowner).'

Some councillors felt that the development was unneighbourly, too big and there would be a loss in residential amenity. Further views included that the development would cause visual harm, there would be a loss of boundary and landscaping and there would be safety issues for pedestrians. The width of the new access had not been demonstrated.

Officers had recommended approval of the application but some Members felt that the development would be harmful to the area and to residents.

Resolved that application 16/0353 be refused for the reasons set out below:

- **Impact on residential amenity;**
- **Visual harm;**
- **Loss of boundary and landscaping;**

- **Pedestrian safety**
- **No demonstration of the width of new access.**

The wording would be finalised after consultation with the Chairman and Vice Chairman and Ward Members.

Note 1

It was noted for the record that Cllr Tedder was a Trustee on the Chobham Poor Allotments charity.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Ms Pauline Isle spoke in objection.

Note 3

The recommendation to approve the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Max Nelson.

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 Vivienne Chapman, Max Nelson, Robin Perry and Ian Sams.

Voting against the recommendation to approve the application:

Councillors Nick Chambers, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, David Mansfield, Adrian Page, Conrad Sturt, Pat Tedder, and Valerie White.

The recommendation was lost.

Note 5

The recommendation to refuse the application was proposed by Councillor Edward Hawkins and seconded by Councillor Pat Tedder.

Note 6

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 Nick Chambers, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, David Mansfield, Adrian Page, Conrad Sturt, Pat Tedder, and Valerie White.

Voting against the recommendation to refuse the application:

Councillors Vivienne Chapman, Max Nelson, Robin Perry and Ian Sams.

11/P Application Number: 16/0575 - 8 Turpins Rise, Windleham, GU20 6NG

The application was for a single storey front extension.

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

Members were advised of the following updates:

'A further letter of objection on behalf of the objector at No.10 has been received from a firm of solicitors. This 4 page A4 document contains 18 bullet points and raises a number of concerns regarding perceived inaccuracies or omissions within the committee report.

The points raised, fall into 3 areas, namely: character, amenity and parking.

In respect of character, the further letter of objection notes an area of lawn between the border referenced at para 2.2 of the report and the hardstanding has not been referenced; submits there is an established building line in the spur, but then also submits that the dwellings are staggered to one another and further adds that the report overly relies on the presence of vegetative features as visual mitigation to the proposal, a further area of concern raised is that the case officer has not understood the nature of previous works undertaken at the application property. Substantive detail is provided on each of the points raised; however officers note that the consideration of the proposal's impact on character is largely subjective and it is not considered the matters raised in this letter of objection materially alter the assessment undertaken in the committee report.

In terms of amenity, the objection cites a failure to have regard to the cumulative impact of the proposed works and those previously undertaken on the objector's amenity, claims the case officer assessment in terms of loss of privacy is flawed and cites, by reference to a photograph that direct views into the front facing windows already exists. In respect of this latter point, if this is accepted by the Committee it becomes a question of whether the proposal could be said to significantly and detrimentally alter the existing relationship.

The final concern is the loss of available parking spaces to serve the property. In this regard there is no evidence to suggest that the proposal would impede the applications property ability to provide 2 on-site parking spaces. It is also noted that there is no County Highways objection to the application.

In summary while the content of this letter of objection is noted this does not materially alter the assessment undertaken on the merits of the application and it remains that officers recommend that the application be approved.'

The Ward Member advised Members that there were strict deeds related to the property therefore the development would be out of character and there would be a parking and amenity issue.

Other Members felt the proposal would constitute overdevelopment, when all the houses were meant to be set back. There would also be a loss of a parking space and trees and shrubs.

Resolved that application 16/0575 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Committee Members had received a letter from the applicant.

Councillor Conrad Sturt also declared that he had been contacted by the resident at number 10 in relation to the application.

Note 2

The recommendation to approve the application was proposed by Councillor Max Nelson and seconded by Councillor Nick Chambers.

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 Nick Chambers Vivienne Chapman, Edward Hawkins, Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry and Ian Sams.

Voting against the recommendation to approve the application:

Councillors, Surinder Gandhum, Paul Ilnicki, David Mansfield, Conrad Sturt, Pat Tedder, and Valerie White.

Chairman

This page is intentionally left blank

2015/0934

Reg Date 12/11/2015

Windlesham

LOCATION: WOODHALL, WOODHALL LANE, SUNNINGDALE, ASCOT, SL5 9QW

PROPOSAL: Erection of part two storey, part single storey 6 bedroom dwelling house with basement with associated walled courtyard to include 2 part single, part two storey buildings to provide ramped basement access and 4 self contained apartments following the demolition of existing building. (Amended plan rec'd 11/04/2016), (Additional info recv'd 18/07/16).

TYPE: Full Planning Application

APPLICANT: Ms Susanna Williams

OFFICER: Duncan Carty

This application is being referred to the Committee because it follows an earlier approval SU/12/0161 for the same development by the Committee (against the officer recommendation).

RECOMMENDATION: REFUSE

1.0 SUMMARY

- 1.1 This application relates to the erection of a part two storey, part single storey six bedroomed dwellinghouse with basement with associated walled courtyard to include 2 no part single, part two storey buildings to provide ramped access and 4 no self-contained apartments following the demolition of existing buildings. The site is located at the end of the short lane, Woodhall Lane, and is located within the Green Belt.
- 1.2 The report concludes that whilst there is a planning permission for this proposal, this was granted against officer advice by the Planning Applications Committee. With that permission now expired (and not commenced), and no material change in circumstance since that decision, in the same manner as the earlier officer recommendation, this application is recommended for refusal.

2.0 RELEVANT PLANNING HISTORY

- 2.1 BGR 3882 – Convert house into five flats. Approved in June 1962 and implemented.
- 2.2 BGR 5112 - Erection of concrete garages following the demolition of wooden garages. Approved in June 1965 and implemented.
- 2.3 SU/12/0161 - Erection of a two storey detached dwelling with associated walled courtyard to contain 4 self-contained flats, following the demolition of Woodhall. this application was recommended for refusal by officers for the following reason:

"The development proposed would constitute an inappropriate form of development in the Green Belt in that it would conflict with the purposes of including land within the Green Belt and would have a greater impact on openness than the development which is to be replaced. Furthermore the scale and bulk of the proposed building, the increased spread of development through the site, and the loss of trees within the site would be harmful to the rural character of the area and the visual amenity value of the Green Belt..."

However, the Members of the Planning Applications Committee granted permission, against officer advice, in July 2012. This permission expired in July 2015 and this consent has not been implemented.

3.0 CONSULTATION RESPONSES

- | | | |
|-----|---------------------------|-------------------------------|
| 3.1 | County Highway Authority | No objections. |
| 3.2 | Surrey Wildlife Trust | No objections. |
| 3.3 | Arboricultural Officer | No objections (verbal). |
| 3.4 | Windlesham Parish Council | No comments received to date. |

4.0 REPRESENTATION

At the time of preparation of this report no representations have been received.

5.0 SITE DESCRIPTION

- 5.1 The application site is located at the southern end of Woodhall Lane, a private drive which serves a number of large detached properties set in spacious well landscaped plots. The application site extends to approximately 1.7ha and currently comprises a detached building in use as 8 self-contained flats and a detached garage block. As such, the site would be defined, under Annex 2 of the NPPF, as a previously developed site. The site also includes a tennis court and contains areas of formal gardens with other areas which are overgrown and semi-natural.
- 5.2 The site is bounded to the north and the west by residential properties while Sunningdale Golf Course adjoins the site to the east and south. The boundaries of the site are generally marked by dense landscaping which screens the site from the adjoining land uses. Access to the site is from Woodhall Lane.

6.0 THE PROPOSAL

- 6.1 The current proposal is to erect a part two storey, part single storey six bedroomed dwellinghouse with basement and associated walled courtyard including 2 no. part single storey, part two storey buildings to provide ramped basement access and 4 no. self-contained apartments following the demolition of existing buildings. The main building would have a maximum height of 10.0 metres, with a maximum width of 52.5 metres (33.6 metres at a two storey height) and depth of 20.6 metres.
- 6.2 The proposal is the same as that previously approved under SU/12/0161.

7.0 PLANNING ISSUES

- 7.1 The current proposal follows an earlier planning permission SU/12/0161 for the same development. This application was considered by the Planning Applications Committee in July 2011 to be acceptable, against officer advice, in terms of its impact on the Green Belt.
- 7.2 This application is assessed against:
- Impact on the Green Belt, character and trees;
 - Impact on streetscene;
 - Impact on the loss of residential stock;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on ecology; and
 - Impact on local infrastructure.

7.3 Impact on the Green Belt, character and trees

- 7.3.1 The current proposal would be located in the Green Belt. Paragraph 79 of the NPPF confirms that *"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green belts are their openness and their permanence."* Paragraph 80 also confirms that one of the purposes of Green Belt is to safeguard the countryside from encroachment.
- 7.3.2 Paragraph 89 of the NPPF indicates that the construction of new buildings would be inappropriate except in a number of circumstances. These circumstances include *"limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use..., which would not have a greater impact on the openness of the Green Belt and purposes of including land within it than the existing development"*. The officer report for the previous application indicated that the proposal amounted to an increase in the floorspace on the site from 1,478 to 2,598 square metres which represents a 76% increase in floorspace. The current proposal due to the increased size and

spread of development across the site would have a detrimental impact on openness and would, by association, have an urbanising effect conflicting with one of the purposes of the Green Belt.

- 7.3.3 Area A1 of TPO No. 10/10 relates to the application site. The current proposal would result in the loss of a number of trees on this site. These trees are principally located central to the plot and the tree cover will be maintained to site boundaries and this level of loss is the same as the previously approved scheme SU/12/0161, and no objections have been raised to the proposal by the Arboricultural Officer. However, this loss also forms a part of the urbanisation of the site, and is detrimental to the rural character of the site and local area.
- 7.3.4 There has been no change in policy, and no other considerations presented to change the officer's opinion on this current application. Consistent, therefore, with the 2012 application officer's recommendation, this application is recommended for refusal on Green Belt grounds. In the officer's opinion, the 2012 permission carries very limited weight as this decision has expired and was never implemented. There would, however, appear to be no change in circumstance since the Members of the Planning Applications Committee previously deemed the proposal to be acceptable, despite the officer's recommendations. Members previously considered that the reduction in the number of units (and corresponding traffic movements and general activity), the size of the surrounding properties/plots meant that there were very special circumstances sufficient to outweigh the harm to the Green Belt.

7.4 Impact on streetscene

- 7.4.1 The application site is located at the end of a private road which serves a number of large detached houses set within large well landscaped plots. The application site reflects this character. The proposed development whilst providing a large principal dwelling on this site, the dwelling would be located broadly within the centre of the site and the mature landscaping on the boundaries of the site would ensure that the development would not be overly visible from the public highway. No objections are raised to the proposal on streetscene grounds.
- 7.4.2 As such, there are no objections on streetscene grounds, with the proposal complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Impact on the loss of residential stock

- 7.5.1 Policy CP3 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that in making provision for additional dwellings within the borough, the Council will resist "*any development that involves a net loss of housing unless it can be demonstrated that the benefits outweigh the harm.*" In respect of the earlier application SU/12/0161, the officer report indicated that whilst the proposal had been in use as weight flats, the lawful use of the building was as

five units (under BGR 3882) with the three extra units having been converted without the benefit of planning permission. The report concluded that *“in light of this it is considered that no objection could be raised to the loss of these units and it can be concluded that the development would retained the [authorised] stock of residential units on this site.”*

- 7.5.2 As such, no objections are raised to the loss of residential accommodation in this case, with the proposal complying with Policy CP3 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on residential amenity

- 7.6.1 The nearest residential properties to the application site, the Pines to the west and Woodhall Grange to the north) are set some distance from the mutual boundaries with the application site. In addition, the development is set in from these boundaries, with heavy landscaping in between. As such, and in the same manner as the approved application SU/12/0161, it is considered that the proposed development would not have an adverse impact on residential amenity complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.7 Impact on highway safety

- 7.7.1 The current proposal would provide 11 parking spaces to support this proposal, which would meet parking standards, and would result in reduced traffic movements due to the reduction in the number of units at the site. The County Highway Authority has not raised an objection to this proposal. As such, and in the same manner as the approved application SU/12/0161, it is considered that the proposed development would not have an adverse impact on highway safety complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on ecology

- 7.8.1 The application site adjoins Sunningdale Golf Course which is designated as a Site of Nature Conservation Importance and is identified for its heathland and grassland habitat. The application site itself also contains habitat features capable of supporting protected species including grassland, rough vegetation and mature trees. An ecological assessment has been provided which indicates that bat activity and roosting occurs within the existing building for which mitigation is proposed. This mitigation includes at the stripping/demolition phase; the removal of identified bat roost areas and features by a licensed bat worker (and under licence from Natural England); all external lighting to directed away from trees; and, replacement roosting facilities provided within the replacement building. The Surrey Wildlife Trust has raised no objections to this approach but expressed a need for further surveys of bat activity within the trees to be removed. This report has been provided which recommends that for the seven trees to be lost, with potential to support roosting bats, a precautionary sectional felling approach be adopted. On the basis of this report, the comments of the Trust are awaited. Subject to no objections being raised by the Trust to tis approach, it is considered that the proposal is acceptable on ecological grounds, complying with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.9 Impact on local infrastructure

7.9.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This development would be CIL liable and the final figure would need to be agreed following the submission of the necessary forms. For example, the applicant is claiming part exemption due to the provision of affordable housing and at the time of writing the final amount of social housing relief is unknown. However, on the basis of the information submitted to date the amount of CIL payable would be in the region of £48,355. Informatives would be added to the decision advising the applicant of the CIL requirements.

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 1 or more of 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.

RECOMMENDATION

REFUSE for the following reason(s):-

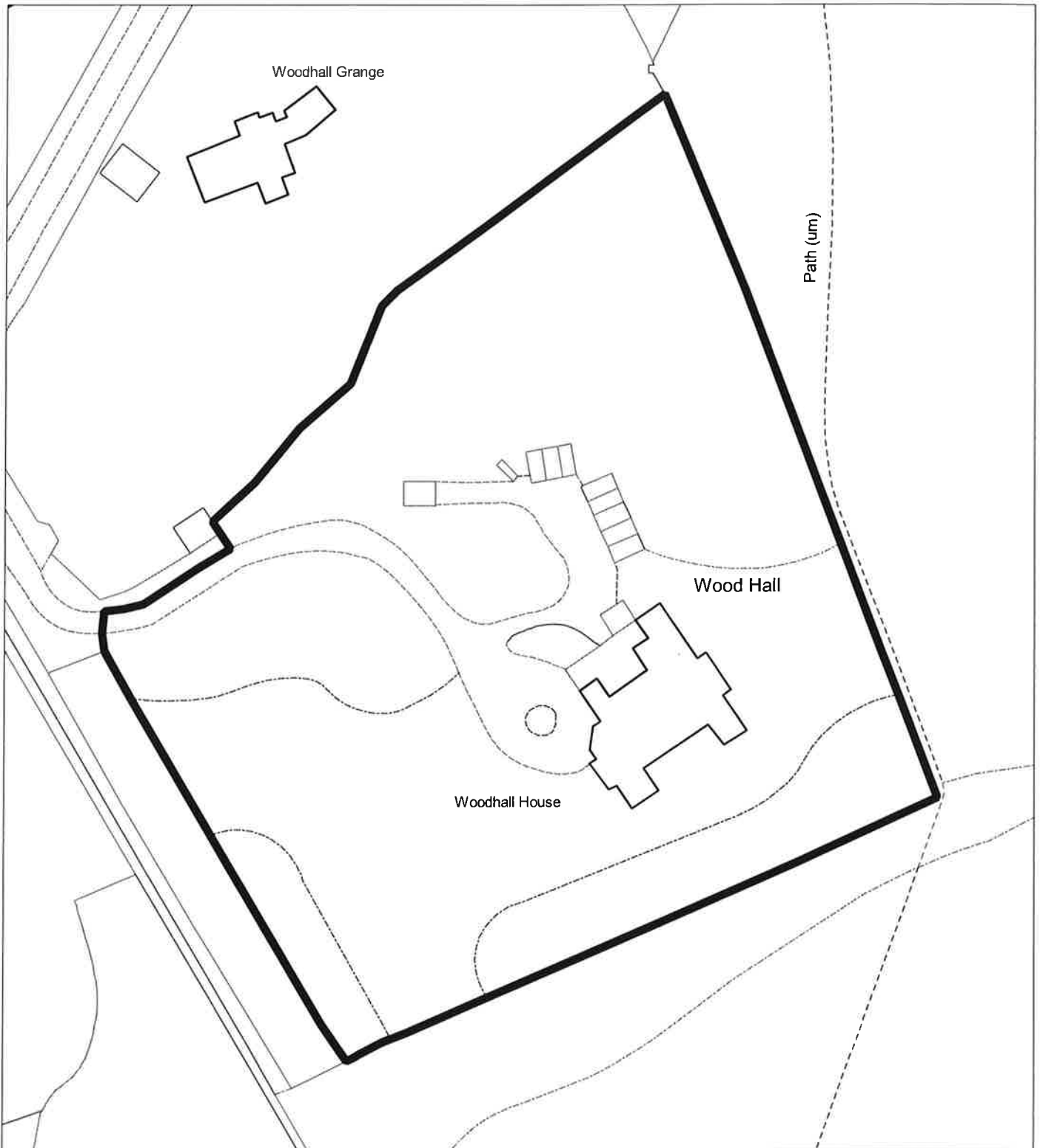
1. The proposed development would by reason of its floor area, scale, bulk and spread of development across the site would represent an inappropriate form of development in the Green Belt in that it would have a greater impact on openness than the development which is to be replaced and, by association, would conflict with the purposes of including land within the Green Belt. There are no very special circumstances to outweigh the

inappropriateness and harm of the development and, furthermore, the loss of trees within the site would be harmful to the rural character of the area and the visual amenity value of the Green Belt. The development would therefore be contrary to the policy contained in the National Planning Policy Framework and would conflict with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Advise CIL Liable on Appeal CIL3

This page is intentionally left blank



Title	Planning Applications		Page	2 of 2
Application number	15/0934		Scale @ A4	1:1,000
Address	WOODHALL, WOODHALL LANE, SUNNINGDALE, ASCOT, SL5 9QW		Date	05-09-2016
Proposal	<p>Erection of part two storey, part single storey 6 bedroom dwelling house with basement with associated walled courtyard to include 2 part single, part two storey buildings to provide ramped basement access and 4 self contained apartments following the demolition of existing building. (Amended plan rec'd 11/04/2016), (Additional info rec'd 18/07/16).</p>			
<p>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 2001/15679 2016</p>				

This page is intentionally left blank

LOCATION PLAN



View of application property.

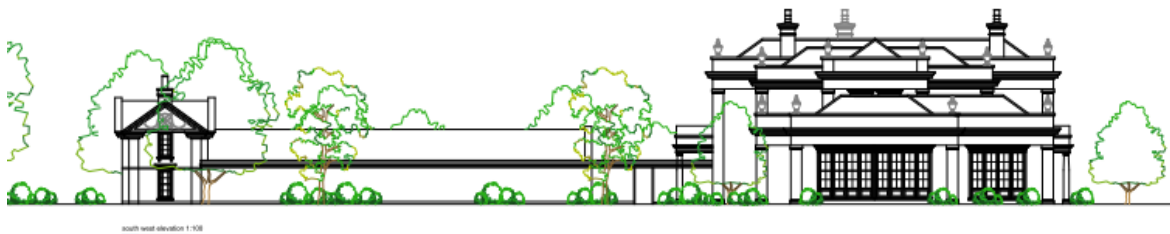
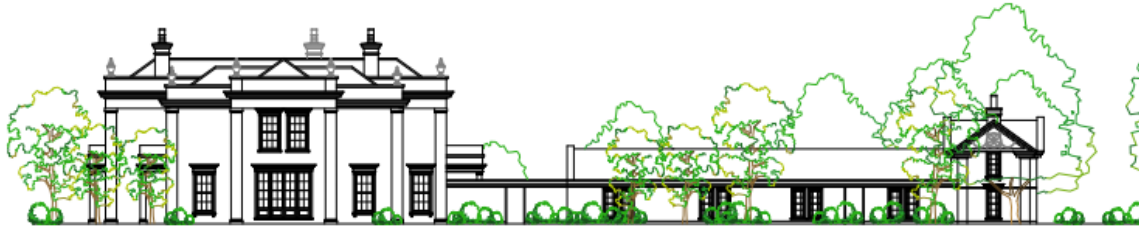
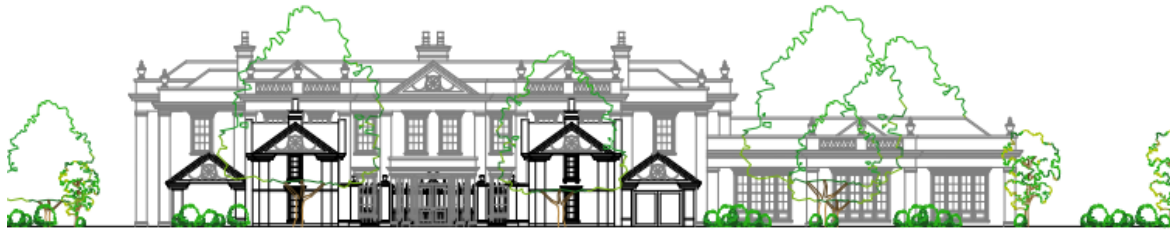


View along site access



View towards Sunningdale Golf Course

Proposed Elevations



Proposed Site Plan



This page is intentionally left blank

2016/0537

Reg Date 01/07/2016

Old Dean

LOCATION: OLD DEAN RECREATION GROUND, WIMBLEDON ROAD, CAMBERLEY

PROPOSAL: Application for consent to display a non-illuminated freestanding community notice board, measuring 1m x 1.06m, and displayed at a height of 1m above ground level.

TYPE: Advert - (Non-Illuminated)

APPLICANT: Mr L Thornton

OFFICER: David Islip

This application is being reported to Committee because the applicant is Surrey Heath Borough Council.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks Advertisement Consent for the display of a freestanding non illuminated community notice board. The sign would be situated on the eastern side of the Recreation Ground facing Bracknell Road at a point opposite its junction with Mitcham Road. The report concludes that the proposed advertisement would not be harmful to the character of the area, residential amenities or the highway. The scale and purpose is appropriate and the chosen location is adjacent to the footpath to Bracknell Road therefore this would make it visible to pedestrians and serve its purpose as an informative notice board. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Old Dean Recreation Ground is located in a predominantly residential area surrounded by properties in built along Wimbledon Road, Bracknell Road and Bracknell Close. The area is characterised by blocks of 4 storey flats and semi-detached houses.
- 2.2 The Recreation Ground comprised of two distinct areas; the western half comprises sports pitches and is open in character whilst the eastern part contains with a number of buildings including the Community Hall, Changing Pavilion and the Old Dean Bowling Club plus a hard surface car park and children's playgrounds. The proposed notice board would be erected on the eastern side of the toddlers playground, just inside the metal railing which run along the boundary of the play area with Bracknell Road.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Advertisement Consent for the erection of a non-illuminated mounted notice board to a maximum height of 2.1m above ground level (12/0310).
Consent Granted 01/08/12

4.0 THE PROPOSAL

- 4.1 The proposed advertisement comprises a noticeboard for the display of community information and details of events for local residents. The noticeboard would have a blue metal frame with overall dimensions of 2.06m high by 1.06m wide. The glazed area of the display case would be 0.84m square with the underside of the sign fitted 1m above ground level. The notice board would be freestanding and non-illuminated. It would be used for the display of community notices.
- 4.2 Under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 local authorities have deemed consent (i.e. not requiring an application) for signage within its administrative area, subject to certain criteria. In this case Advertisement Consent is only required because the size of the proposal exceeds 1.55 square metres.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objection, subject to informative.

6.0 REPRESENTATION

- 6.1 At the time of writing this report no representations have been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application is considered against the principles of policies DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP), along with the guidance given in the National Planning Policy Framework (NPPF).
- 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 Paragraph 67 of the National Planning Policy Framework advises that poorly placed advertisements can have a negative impact upon the character and appearance of the built and natural environment. This paragraph also advises that only those advertisements which will have an appreciable impact upon a building or their surroundings should be subject to the local planning authority's detailed assessment.
- 7.3.2 The National Planning Policy Framework 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.
- 7.3.3 The proposed sign is designed to serve the purpose of an informative noticeboard for members of the public and the local community and would be sited in a position where it would be visible to pedestrians and car users travelling along Bracknell Road and from its junction with Mitcham Road. The scale, proportions, design, materials and colours of the noticeboard are considered to be appropriate to its location and although it would be sited adjacent to a light column and a street name sign it is not considered that it would result in street clutter along this otherwise open stretch of the road. Given the modest size of the proposed noticeboard it is not considered that it would have a significant impact in the street scene or have a negative impact on the character of the area. No objection is raised on these grounds.
- 7.3.4 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 nearest neighbours to the proposal would be the semi-detached houses on the southeast side of the junction of Bracknell Road and Mitcham Road and the flats on the north east side of the junction. Both are sited on the opposite side of the road to the proposed notice board. The flats are built at an angle to the road looking towards the site of the sign. There is an area of grass and hardstanding, used for parking, in front of them. They would be more than 35m from the sign and given the size of the sign and the separation distance it is not considered that it would have a significant impact on these flats which overlook the park. The corner of the nearest semi-detached houses would be approx. 25m from the sign. However, these houses are not directly opposite the site of the proposed noticeboard which would not be clearly visible in their outlook. Consequently, it is unlikely that any significant overlooking/loss of privacy or direct views into the windows of these properties would occur from people viewing the noticeboard or gathering around it.

7.4.3 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 County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

7.5.3 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.

7.6 Other matters

7.6.1 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 in terms of amenity and public safety taking in to account the cumulative impact of the development. The proposal is not considered to impact on the visual of the local area or the residential amenity of neighbouring properties. The proposal would not have any material impact on the safety and operation of the adjoining public highway. Accordingly it is recommended the application be approved.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. (a) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

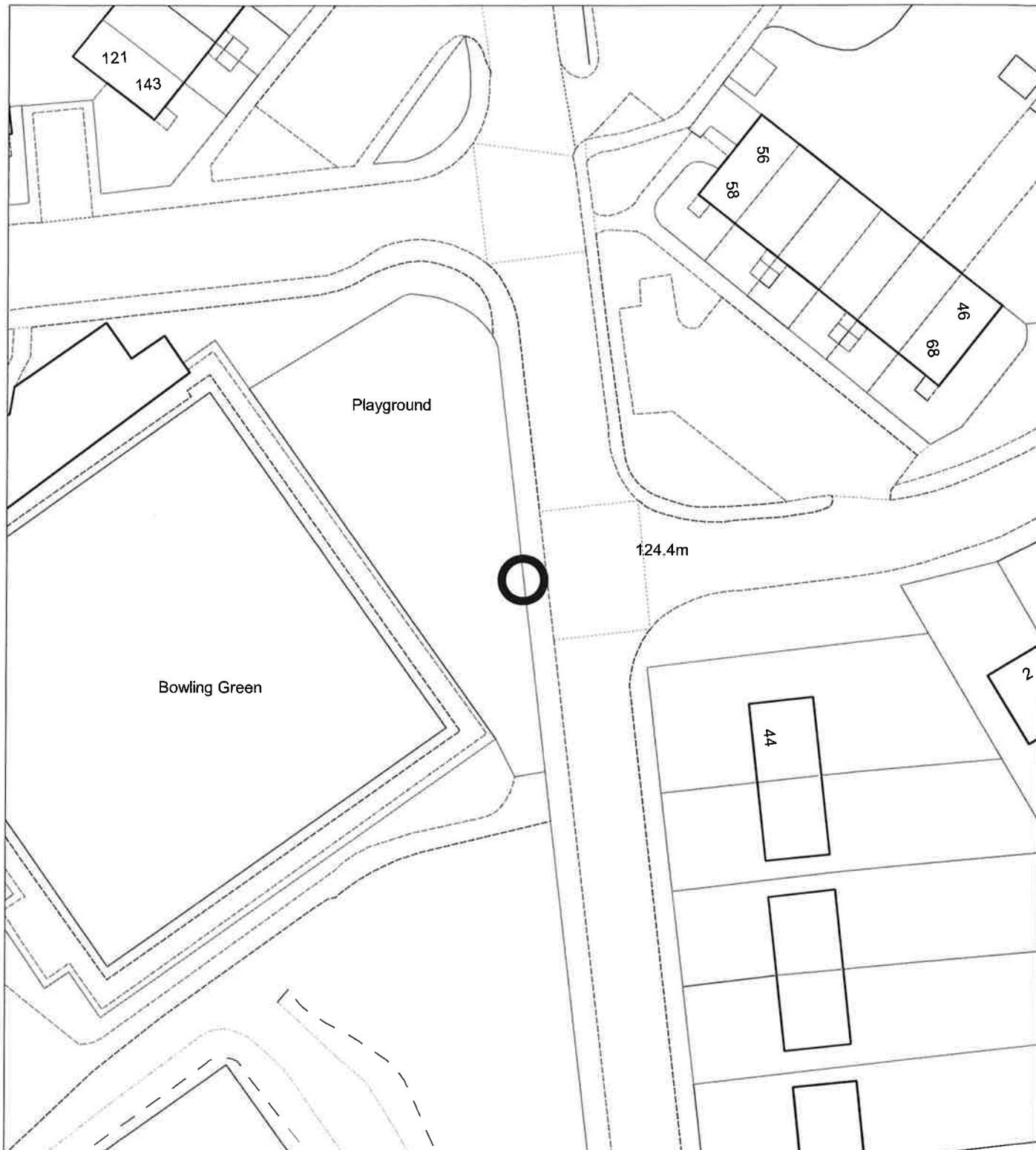
(e) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: To comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

2. The proposed development shall be built in accordance with the following approved plans: Unnumbered location plan, site plan and elevations and dimensions plan(all received 26th May 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.

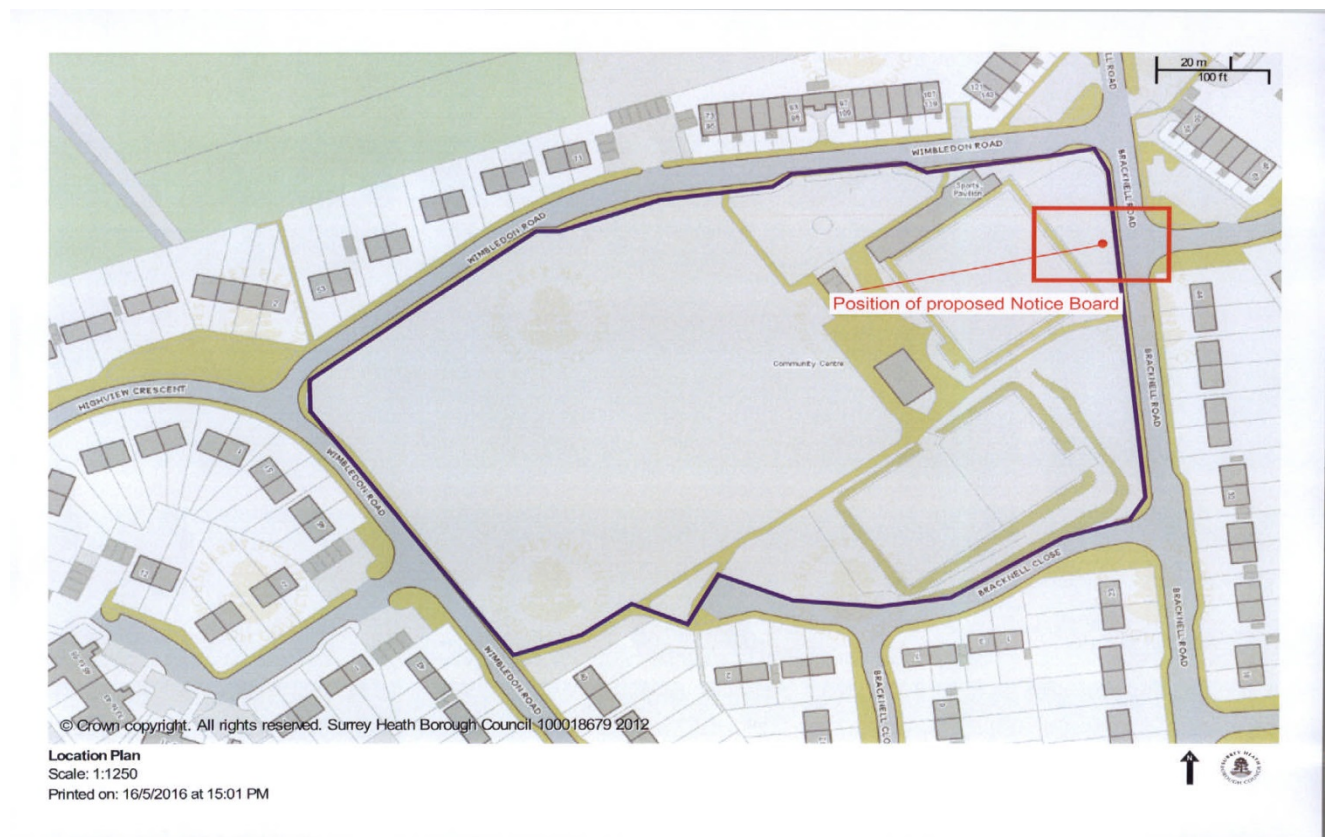
This page is intentionally left blank



Title	Planning Applications		Page	1 of 2
Application number	16/0537		Scale @ A4	1:500
Address	OLD DEAN RECREATION GROUND, WIMBLEDON ROAD, CAMBERLEY		Date	05-09-2016
Proposal	Application for consent to display a non-illuminated freestanding community notice board, measuring 1m x 1.06m, and displayed at a height of 1m above ground level.			
<p>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</p>				

This page is intentionally left blank

LOCATION PLAN



View of application site from Mitcham Road looking west.

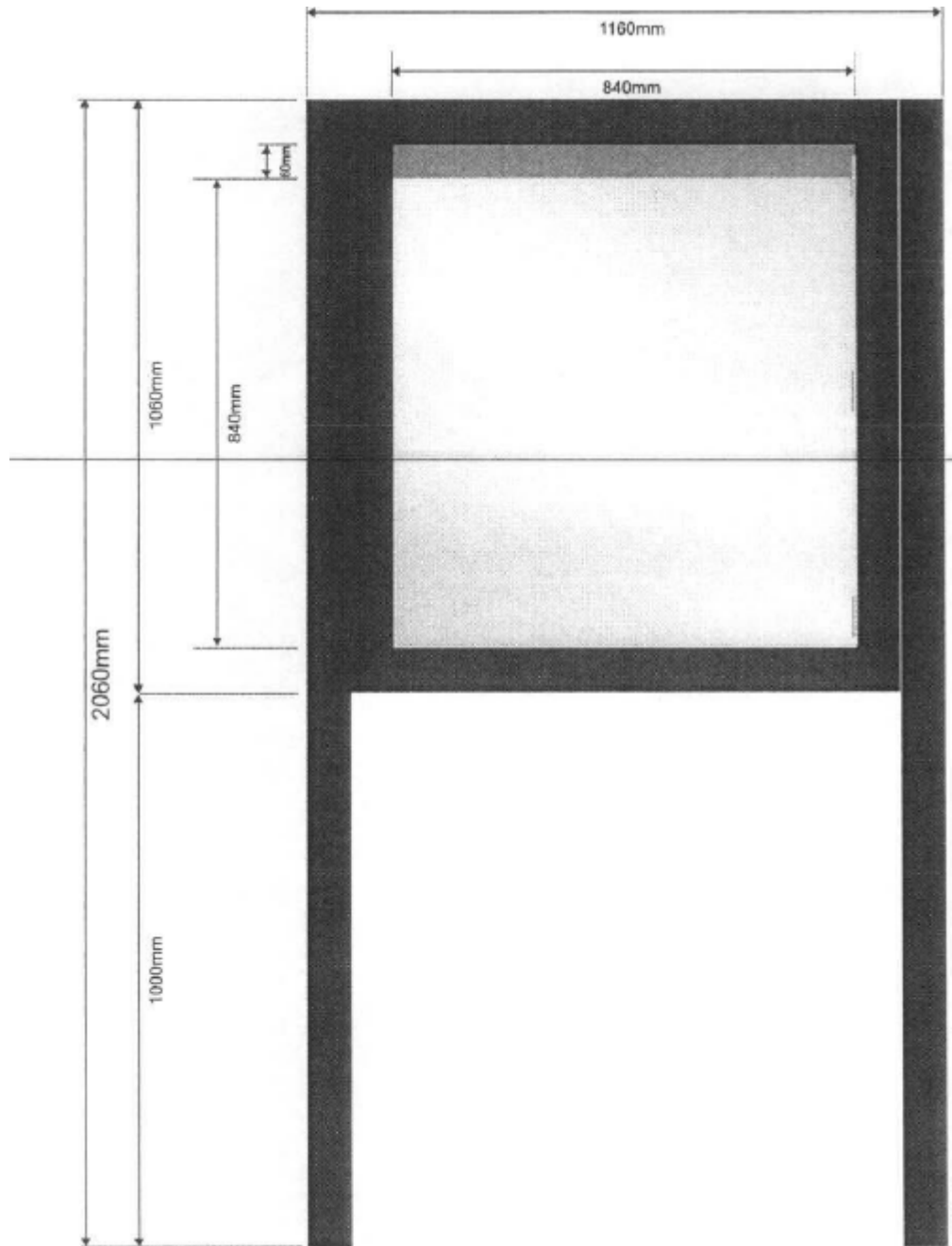
16/0537 – OLD DEAN RECREATION GROUND, WIMBLEDON ROAD, CAMBERLEY



View along Bracknell Road looking north



View along Bracknell Road looking south



This page is intentionally left blank

**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.