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Tuesday, 8 November 2016

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman), Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Jonathan Lytle, 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, Paul Ilnicki, Rebecca Jennings-Evans 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, 17 November 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 - 12

To confirm and sign the non-exempt minutes of the meeting held on 20 October 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: 16/0447 - 15-17 Obelisk Way, Camberley GU15 3SD	13 - 30
5	Application Number: 16/0669 - Longacres Nursery, London Road, Bagshot GU19 5JB	31 - 46
6	Application Number: 16/0678 - Bovingdon Cottage, and Cattery, Bracknell Road, Bagshot GU19 5HX	47 - 70
7	Application Number: 16/0836 - Cadet Training Centre, Frimley Park, Frimley Road, Frimley GU16 7HD	71 - 82
8	Application Number: 16/0837 - Cadet Training Centre, Frimley Park, Frimley Road, Frimley GU16 7HD	83 - 92
9	Application Number: 16/0693 - Cadet Training Centre, Frimley Park, Frimley GU16 7HD	93 - 104
10	Application Number: 14/1000 - Hawk Farm, Church Lane, Bisley GU24 9EA	105 - 120

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 20 October 2016

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

- 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 Jonathan Lytle	+ Cllr Valerie White
+ Cllr Katia Malcaus Cooper	

+ Present

- Apologies for absence presented

Substitutes: Cllr Dan Adams and Cllr Ruth Hutchinson

In Attendance: Lee Brewin, Duncan Carty, Joe Fullbrook, Daniel Harrison, Laura James, Jonathan Partington, Emma Pearman and Jenny Rickard

15/P Minutes

The minutes of the meeting held on 22 September were confirmed and signed by the Chairman.

16/P Application Number: 14/0451 - Land South of Beldam Bridge Road, West End, Woking

The application was for the erection of 2 no. five bedroom and 1no. four bedroom two storey detached dwellings with detached double garages and accommodation in the roof with landscaping and access. (Amended and additional plans/information recv'd 26/5/16)

This application had been reported to the Planning Applications Committee at the request of the Executive Head of Regulatory Services because of its strategic significance.

Members received the following updates:

Update – At Paragraph 3.7, the hearing for appeal for SU/15/0455 was held in September 2016.

An upfront SAMM payment of £2,696 has been received.

CHANGE TO RECOMMENDATION:

TO GRANT, subject to conditions

Add additional condition:

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:

- a) A design that satisfies the Sustainable Drainage Systems (SuDS) Hierarchy and is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS;*
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+30% Climate Change allowance for climate change storm events), during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided. This shall include evidence if applicable showing that no further storage is viable for this site to provide for restriction to closer to Greenfield runoff rates;*
- c) A finalised drainage layout plan that details impervious areas and the location of each SuDS element, pipe diameters and their respective levels;*
- d) Long and cross sections of each SuDS element;*
- e) Details of how the site drainage will be protected and maintained during the construction of the development; and*
- f) Details of the proposed maintenance regimes for each of the SuDS elements and details of who is responsible for their maintenance.*

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site and to comply with Policies CP2 and Dm10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.'

Some Members were concerned about any further development around the site. Officers advised that the land south and east of the site was Green Belt land.

Resolved that application 14/0451 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Cllr Mansfield, in his capacity as Chairman of Bisley Scouts, declared that he had received a donation from the developer.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mrs Diane Doney spoke in objection and Mr Edmund Bain and Mr Hutchinson, the agent spoke in support.

Note 3

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

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 Dan Adams, Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, and Valerie White.

17/P Application Number:16/0526 - Frimhurst Farm, Deepcut Bridge Road, Deepcut, Camberley GU16 6RF

The application was for the continued use of the existing industrial centre (use classes B1, B2 and B8) and movement between these uses. (Retrospective). (Additional Plan Rec'd 21/09/2016).

Members received the following updates:

Paragraph 3.8

A split decision was issued for application 16/0528 for a Certificate of Lawful Existing Use. This allowed most of the E areas applied for (E2, E3, E4A and E4B) but refused the certificate in respect of E1B as it was not considered that it had been in continuous use for at least 10 years prior to the first Enforcement Notice being served on this area.

These areas lie outside the application site of this application and are subject to an Inquiry on 8th November.

Location Plan

This has been updated because it was incorrect on the western boundary. The correct plan will be shown on the presentation.'

Some Members felt that as the applicant had carried out the changes required that the proposal was acceptable.

It was suggested that should the Committee approve the application, an informative be added to the decision notice stating that the approval represented

the limit of acceptable development on this site and no further applications would be considered favourably.

Resolved that application 16/0526 be approved subject to conditions, and an informative, stating that the approval represented the limit of acceptable development on this site, the wording to be finalised in consultation with the Chairman and Vice Chairman.

Note 1

It was noted for the record that Cllr Colin Dougan declared that he had visited the applicant and the site in his role as Economic Development Officer; and Cllr Katia Malcaus Cooper declared that she worked with the applicant's husband on a different site.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mr Stephen Andrews, the agent spoke in support.

Note 3

The recommendation to refuse the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Edward Hawkins.

Note 4

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

Voting in favour of the recommendation to refuse the application:

Councillors Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, David Mansfield and Ian Sams.

Voting against the recommendation to refuse the application:

Councillors Dan Adams, Colin Dougan, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, and Valerie White

The recommendation was lost.

Note 5

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

Councillors Dan Adams, Colin Dougan, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, and Valerie White.

Voting against the recommendation to approve the application:

Councillors Ian Sams, Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson and David Mansfield.

The recommendation was carried.

18/P Application Number: 16/0814 - London Road Recreation Ground, (Camberley on Ice), Grand Avenue, Camberley

The application was for the Installation and operation of a temporary ice rink and associated structures for a Christmas Market on the tennis court and old putting green areas to be held annually for a 5 year period (2016 to January 2021) between November to January (including construction and dismantling periods) and open daily to the public until 9pm, excluding Christmas Day. To include a skate lodge/café/bar marquee, chalets/trader huts, children funfair rides, a bandstand, toilet trailers and ancillary floodlighting and festoon lighting, and perimeter fencing with pedestrian access off Grand Avenue and event traffic management measures. (Amended Plan - Rec'd 28/09/2016). (Additional information rec'd 06/10/2016).

This application had been reported to Committee because it is a Council sponsored event and it has also been called in by Cllr E Hawkins and Cllr Dougan.

A site visit took place at the site.

Members received the following updates:

Paragraph 6.1

- *A total of 15 objections (i.e. from different households) have now been received. One objector comments the number of weeks the event is on is too long, otherwise these letters reiterate the concerns reported on pages 60 and 61 of the agenda.*

Paragraph 7.7.2 (see also paragraphs 5.2 and 5.8)

- *The applicant has now provided a Waste Management Plan. The Environment Health Officer (EHO) supports this plan provided that the bins adhere to the Council colour scheme for collections, the skip for general waste are covered and location of the waste to be taken is provided. The EHO has agreed that this can be secured by informative.*

Further details have also been provided on the freezing process and ice disposal, summarised below:

- The antifreeze (glycol) is contained entirely within the pump system. At least 5 days before the rink is ready to open the system would be filled and the process to create ice would happen
- The glycol is watered down and not a neat chemical. With the rink being bunded the likelihood of large quantities pouring away are next to nil.
- During use of the rink the ice dump volumes would not be more than 1,000L per day in snow scraped off the ice. The dump is located on the east side of the rink and water run off can be to this point.
- The only water would be from an on-site hosepipe and as none of the water/ice would be contaminated no containment is required for the small quantities of run-off and there would be no requirement to discharge into the foul system
- When the rink is de-rigged the ice can be melted quickly within 24 hours by heating the glycol or melted slowly by just turning the system off and allowing melting over several days.

The EHO and Council's Drainage Engineer support these details. The Drainage Engineer advises that in the event that the melting process is unmanned then the longer melt process ought to be employed to minimise risk. The applicant has confirmed that the melting process would be manned.

Amended conditions

10. The footprint produced by artificial lighting of the application site shall not extend into the curtilage of any adjacent residential property; and, no lighting associated with the development, other than security lighting (the specifics of which shall be agreed with the Council's Environmental Health Department at least 14 days prior to the setting up of each annual event), shall operate outside the hours of 09:00 and 21:30, unless required for emergency purposes.

Reason: as per agenda

11. Delete the word 'broadly'

13. The applicant shall arrange a site meeting with the Council's Tree Officer at least 7 days prior to the setting up of each annual event for the Officer to confirm and agree the correct positioning of tree protection fencing which shall be chestnut pale fencing supported by tree stakes. Thereafter the protection shall be retained throughout the period of operation.

Reason: as per agenda.

Amended informatives

1. Insert additional final sentence to state, '...The applicant will need to provide details to angela.goddard@surreycc.gov.uk at least 21 days prior to implementation.'
2. Amend last sentence to state '...The local background levels will need to be agreed with the Council's Environment Health Department at least 28 days prior to the premises being opened to the public.'

Additional informative

3. *The applicant is advised that the bins ought to adhere to the Council's colour scheme for collections and that the skip for general waste be covered. The applicant is requested to advise the Council's Environmental Health Department of the destination as to where the waste will be transported to, at least 28 days prior to the premises being opened to the public.'*

There was some concern regarding the noise that would be generated by live music, fairground rides and plant equipment and the responsibility for monitoring this. There were also concerns regarding whether the traffic management plan would be ready in time for the opening of the event, particularly with the proposed changes in traffic movement on Southwell Park Road.

Members were advised that an independent company would be used to monitor noise and the County Highways Authority had raised no objection to the changes to the traffic movement. The traffic management plan had already been submitted in draft form and there were minor changes to be made.

Some Members felt that the retail units at the site would take custom from the High Street whereas others felt the event would attract more customers into Camberley.

Some Members were concerned that the application was for a five year period and should the event cause problems for residents, it may be difficult to address this. Officers advised that the premises licence could be reviewed to address any concerns.

Condition 9 of the report stated that there would be no delivery and service vehicles in operation between 23.00 hours and 7.30 hours on any day. Members felt that the times in this condition should be amended to 21.00 hours to 7.30 hours.

Resolved that application 16/0814 be approved subject to conditions as set out in the report of the Executive Head – Regulatory and the amendment condition 9 to 'there would be no delivery and service vehicles in operation between 21.30 hours and 7.30 hours on any day.'

Note 1

Councillor Colin Dougan declared a disclosable pecuniary interest as he lived close to the site and he left the Chamber during the consideration of the application.

It was noted for the record that Cllrs Valerie White and Ruth Hutchinson declared that they had been members of the Licensing Sub Committee which had considered the premises licence application for this site.

It was noted for the record that Councillor Edward Hawkins declared that he had been present at the Licensing Sub Committee meeting where the applicant's premises licence had been considered.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mr Alan Kirkland and Mr Chris MacDonald, representing the Southwell Park Residents' Association, spoke in objection. Mr James Hitchens, the agent spoke in support.

Note 3

The recommendation to approve the application was proposed by Councillor Edward Hawkins and seconded by Councillor Vivienne Chapman.

Note 4

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

Voting in favour of the recommendation to approve the application:

Councillors Dan Adams, Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Ian Sams. Conrad Sturt, and Valerie White.

Voting against the recommendation to approve the application:
Councillor Pat Tedder

19/P Application Number: 16/0759 - 49 Bosman Drive, Windlesham GU20 6JN

The application was for the division of existing 6 bedroom dwelling to form 2 two bedroom dwellings with associated parking and garden space.

The application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Sturt.

Officers had recommended that the proposal be approved as they felt that the development would be acceptable in terms of the principle of development, in character terms and impact on residential amenity, highways and impact on infrastructure.

However, some Members felt that the proposal would not be in keeping with the character of the neighbourhood and there would be a large increase in the density of the dwelling. Parking was also a concern. It was suggested that the reason for refusal given at a previous Planning Applications Committee meeting for the same proposal should be considered:

'The sub-division of the site to create a separate additional dwelling would result in a density of use that would be inappropriate development, not in keeping with the established neighbourhood and harmful to the character of the area, contrary to Policies CP2 and DM9 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.'

Some Members felt that as the dwelling would not change externally, the proposal was reasonable and there would be enough parking for two properties on the existing site. The proposal would provide extra housing which was needed in accordance with the need in the five year housing supply.

Resolved that application 16/0759 be refused due to the inappropriate density in the area and being out of character with the established neighbourhood, the wording to be finalised in consultation with the Chairman and Vice Chairman.

Note 1

It was noted for the record that all Members had received documentation from the applicant, and Councillor Sturt had been contacted by residents in his ward.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mr Roger Chatfield and Mr Andrew Barette spoke in objection and Mr Gareth Bertram, the applicant spoke in support.

Note 3

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Nick Chambers.

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 Dan Adams, Nick Chambers, Colin Dougan and Ian Sams.

Voting against the recommendation to approve the application:

Councillors Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, David Mansfield, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, and Valerie White.

The recommendation was lost.

Note 5

The recommendation to refuse the application was proposed by Councillor Conrad Sturt 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:

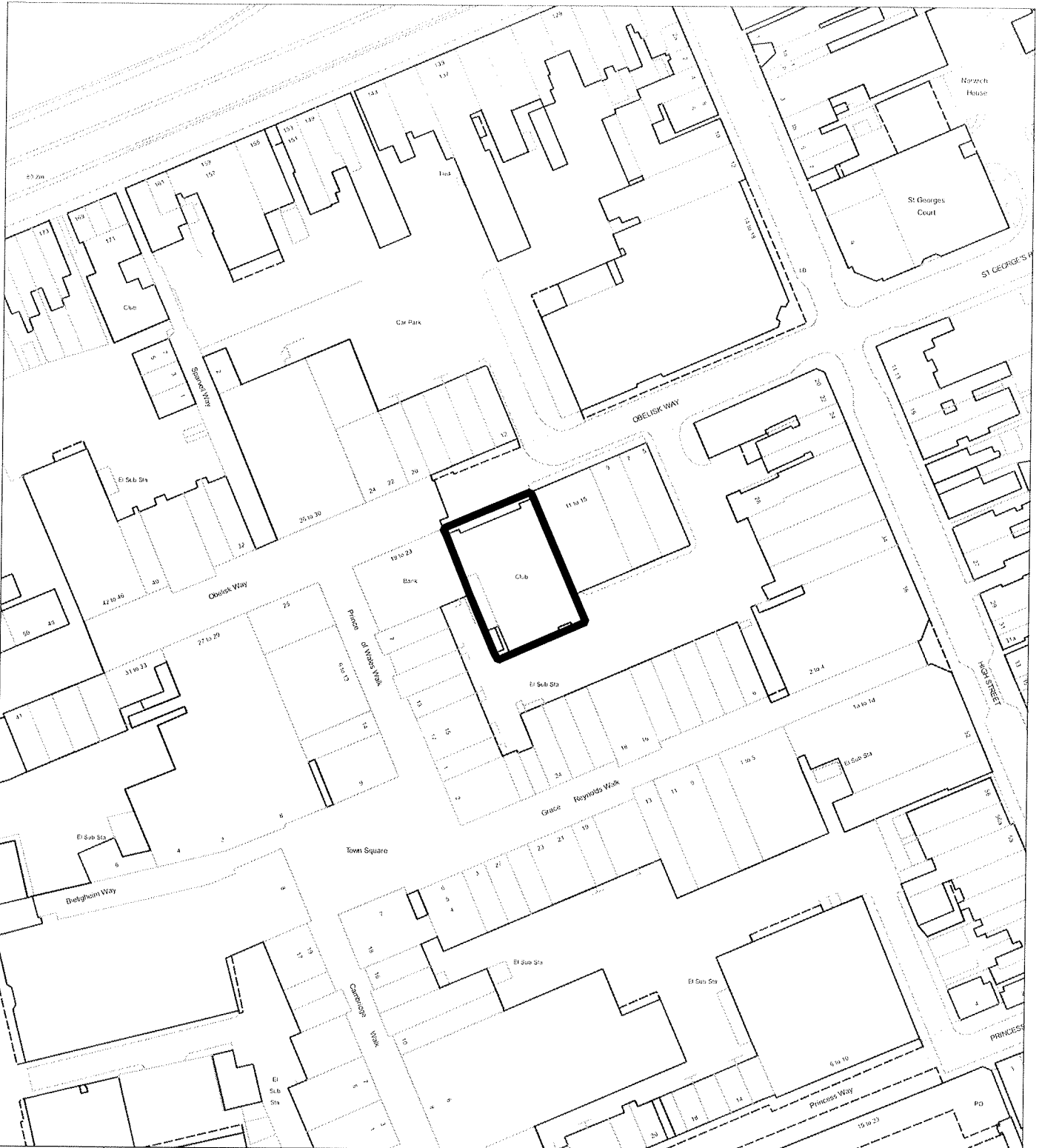
Councillors Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, David Mansfield, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, and Valerie White.

Voting against the recommendation to refuse the application:

Councillors Dan Adams, Nick Chambers, Colin Dougan and Ian Sams.

The recommendation was carried.

Chairman



Title	Planning Applications		Page	5 of 7
Application number	16/0447		Scale @ A4	1:1,250
Address	15-17 OBELISK WAY, CAMBERLEY, GU15 3SD		Date	01-11-2016
Proposal	Outline application for planning permission for the erection of a four storey building comprising Use Class A1-A5 on the ground floor and 16 residential units (Use Class C) on the three upper floors (with access, layout and scale to be considered and appearance and landscaping being reserved matters) following the demolition of existing buildings.			
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LOCATION: 15-17 OBELISK WAY, CAMBERLEY, GU15 3SD
PROPOSAL: Outline application for planning permission for the erection of a four storey building comprising Use Class A1-A5 on the ground floor and 16 residential units (Use Class C) on the three upper floors (with access, layout and scale to be considered and appearance and landscaping being reserved matters) following the demolition of existing buildings. (Amended plans & Additional Information rec'd 14/07/2016). (Additional information rec'd 23/09/2016).
TYPE: Outline
APPLICANT: Mr Simon Taylor
Hunot (Camberley) LLP
OFFICER: Michelle Fielder

RECOMMENDATION: **GRANT subject to legal agreement and conditions**

1.0 SUMMARY

- 1.1 This application seeks outline planning permission for the erection of a four storey building following demolition of the existing two storey building in use for community purposes. While in outline access, layout and scale are known at this stage and only appearance and landscaping are reserved.
- 1.2 The report notes that the application site is part of the wider London Road block as defined by the Town Centre Area Action Plan (AAP) but raises no objection to the site coming forward for development at this time. The proposed mix, that is the loss of the existing community use and its replacement with a flexible 'A' class use at ground floor and the provision of 16 residential units over three upper floors is acceptable, and would meet with the objectives for the town centre. The proposal would result in a replacement building which is taller than the existing and taller than those immediately surrounding it, however, the proposal features a number of set back on the upper floors and this will reduce the mass and visual presence of the building from street level. This is considered acceptable.
- 1.3 The proposal would be CIL liable and an informative would be added to address this. A SAMM contribution will also either need to be paid in advance of the application being determined or a UU provided to secure this. These matters aside it is considered the proposed development is acceptable and subject to planning conditions and a legal agreement it is recommended that permission be granted.

2.0 SITE DESCRIPTION

- 2.1 The existing building is one of the remaining Edwardian buildings in Camberley Town Centre. The building sits on the south side of a small public square and is on a main pedestrian movement corridor.

The existing building is of similar height to others in the street, however, its high status and design makes it one of the grandest. The building is not, however, statutorily or locally listed.

- 2.2 The building is two storey in height with a pitched roof of approximately 11m (8m to the eaves) and is of red brick construction and is commonly referred to as Camberley Working Men's Club. The high quality front façade is not replicated on the side and rear elevations which are more functional in appearance and feature a varied overall height, albeit are mainly two storey. The rear of the site is accessed via a service yard the access to which lies adjacent to no.5 Obelisk Way (to the east).

3.0 RELEVANT HISTORY

- 3.1 None directly relevant to this proposal.

4.0 THE PROPOSAL

- 4.1 This is an outline planning application with means of access, layout and scale being considered now. Appearance and landscaping are reserved matters and are not being considered at this time.
- 4.2 The proposal would require the demolition of the existing building in community use (class D2) and the erection of a four storey building with retail on the ground floor and residential above. The existing and proposed uses are set out in the table below:

	Existing		Proposed			No of residential units		
	GIAm ²	Use	GIAm ²	Use class		1 bed	2 bed	3 bed
Ground	678	D2	624	A1-A5				
First	472	D2	474	C3		2	2	1
Second	0		431	C3		4	2	0
Third	0		371	C3		2	3	0
Total	1,150		1,900			8	7	1

- 4.5 The application is supported by a number of plans, a planning statement, a statement of community involvement, a design and access statement and a drainage strategy.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|---|------------------------------------|
| 5.1 | Surrey County Council Highway Authority | No objection subject to condition. |
| 5.2 | Surrey County Council LLFA | No objection. |
| 5.3 | Environmental Health | Comments awaited. |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report there have been no letters of representation received.

7.0 PLANNING CONSIDERATION

- 7.1 The National Planning Policy Framework; policies CP1, CP2, CP8, CP10, CP11, CP12, CP14, DM7, DM9, DM10, DM11 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012; NRM6 of the South East Plan 2009; Developer Contributions Supplementary Planning Document 2011; Thames Basin Heath Special Protection Area Avoidance Strategy Supplementary Planning Document 2012; the Camberley Town Centre Area Action Plan 2014 (AAP) and the Camberley Town Centre Masterplan and Public Realm Strategy 2014 form material considerations in this case.
- 7.2 The main considerations in this application are therefore:
- Principle of the development;
 - Design and impact on the character of the surrounding area;
 - Impact on residential amenity;
 - Impact on highway safety and parking capacity;
 - Impact on the Thames Basin Heaths Special Protection Area;
 - Impact on local infrastructure (including drainage); and,
 - Affordable housing and housing mix.

7.3 Principle of the development

- 7.3.1 The application site is within the defined town centre as indicated by the inset map to the Core Strategy and Development Management Policies 2012 (CSDMP). The provisions of Policy CP10 of the CSDMP therefore apply. This overarching policy sets the 'in principle' acceptability for sites redevelopment. The application site is also identified within the wider London Road block opportunity area as designated by the Camberley Town Centre Area Action Plan (AAP). The AAP advises that this area provides the best opportunity for the town to improve its retail offer. The AAP recognises that sites or elements of the development

may come forward in phased manner and that, subject to this not undermining wider objectives of the AAP, is acceptable. Taken as a whole policy TC14 seeks to deliver a significant contribution to the additional 41,000m² retail offer to be delivered; and also notes that in addition to A1 uses, residential, financial and other 'A use class' are acceptable.

- 7.3.2 As detailed in paragraph 4.2 of this report this application seeks to deliver a flexible A1 – A5 use and as such the ground floor of the redeveloped site could be used for anything from financial services, to a shop, or a café, restaurant, public house or take away. In addition to the general advice of policy TC14, policies TC2 and TC3 of the AAP support such a mix of uses on the proviso that it does not undermine the wider town centre objective. Of these the desire to deliver a vibrant and viable town centre is paramount. The policies note that this vibrancy is as much about offering a mix of uses; albeit with the emphasis on retail, but also ensuring that piecemeal redevelopment does not undermine the accessibility and servicing improvements enshrined in policies TC7, 9 and 10 of the AAP. It is, however, noted that any A3, A4 and A5 use of the ground floor could impact on both the visual and residential amenity of the area. However, due to the early stages of the town centre redevelopment, the LPA cannot reasonably restrict the current application to only A1 and A2 uses on the grounds of viability or vitality and as such the question is therefore whether conditions can be imposed to ensure that any A3 – A5 uses do not impact on residential or visual amenity. It is considered that this can be addressed in this manner and condition 6 is proposed to address this.
- 7.3.3 Policy TC4 of the AAP is also of note which makes provision for up to 200 additional residential units to be delivered in the town centre during the plan period.
- 7.3.4 The proposal would result in the loss of the existing community use; however it has been historically accepted (Policy TC22 of the Local Plan 2000 refers) that the sites redevelopment may result in the loss of this D2 use. This earlier policy was deleted upon adoption of the CTC AAP and as such Policy TC6 of the AAP applies to the development proposal. Part iii) of this policy advises that the loss of community facilities will be acceptable where it supports development that assists in the regeneration of the town centre.
- 7.3.5 On the basis of the information above it is considered the principle of the redevelopment of the site for the range of uses proposed and as detailed at section 4.2 of this report is acceptable subject to other policy considerations set out in the remainder of this report.

7.4 Design and impact on the character of the surrounding area

- 7.4.1 The NPPF requires good design as one of the ways of delivering sustainable development. Policy CP2 (iv) of the CSDMP requires new development to respect and enhance the quality of the urban environments; Policy CP10 (Camberley Town Centre) requires new development in the town centre to create a well-designed environment; and, DM9 (Design Principles) of the CSDMP continues to

promote high quality design that respects and enhances the local environment. Policy TC11 (General Design) of the AAP requires all new development to make a positive contribution toward improving the quality of the built environment. Where appropriate it should respect its local context in terms of continuity of building lines; heights and roof lines of buildings and materials. In addition this policy lists six criteria that new development should adhere to. This includes: (i) give consideration to the introduction of contemporary materials that respect or enhance existing built form; (ii) include a level of architectural detail that gives the building visual interest for views both near and far; and, (iii) make a positive contribution to the public realm - facing the street, animating it and ensuring that all adjacent open space is positively used. Policy TC14 (London Road Block) of the AAP seeks to reinforce local distinctiveness, contribute to the delivery of public realm improvements and create pedestrian friendly areas on Obelisk Way. The advice in the Public Realm Strategy re-iterates much of the requirements on the AAP.

- 7.4.2 The proposal would result in the loss of the existing building and this is considered regrettable given the quality and relative rareness of this development form in the town centre. However, the existing building is not statutorily or locally listed and as such an objection to its demolition cannot be sustained.
- 7.4.3 The proposal is in outline form and the Council can only consider whether the access, layout and scale proposed are acceptable. In this regard the proposed 4 storey and 13.75m overall height proposed would be taller than the existing built form (at around 11m high maximum). However, the proposal seeks to retain the existing set back at ground floor, framing Obelisk Way. The policy framework identifies the importance of this public square and seeks to enhance its function and appeal. By retaining the existing set back the development proposal retains the status quo and does not undermine the appeal or functionality of this area.
- 7.4.4 The proposed site sections and floor plans also indicate how the bulk of the 1st and 2nd floor of the proposed development would be set back from the site frontage with terraces providing amenity space and lessening the impact of the proposal. Similarly the 3rd floor of development would be set even further back from the site frontage and again a terrace would be provided to serve the residential units on this level. This plan form indicates that while the additional mass proposed could be visible from the street and public vantage points, it is not considered it would be oppressive or significantly undermine the quality or attractiveness of the existing public square or the character of the area.
- 7.4.5 It is, however, considered the overall height and massing shown on the submitted drawings is at the upper limit of what could be satisfactorily accommodated on site. The submitted section and floor plans are not marked as being for illustrative purposes only, and accordingly a condition requiring any future reserved matters application not exceeding these parameters is reasonable. Subject to this condition, and consideration of the text at 7.3.2 and condition 6, it is not considered the proposal would undermine the objectives of the relevant policies or guidance.

7.5 Impact on residential amenity

- 7.5.1 The application site is set in a mixed use area where commercial uses tend to be located on the ground floor and residential use located above.
- 7.5.2 Insofar as it is possible to assess given the outline nature of the proposal, it is not considered the principle of the development would be harmful to commercial occupiers in the vicinity. Moreover, subject to the usual amenity considerations during works of implementation, it is not considered the proposed scale and layout would in itself give rise to harmful amenity relationships to neighbouring residential properties.
- 7.5.3 The proposed floor plans submitted show that the units to be delivered would be of an appropriate size and would be afforded with amenity space. The units to the front of the building, overlooking Obelisk Way would benefit from a significantly better outlook than those to the rear which would overlook the service area; however, in itself it is not considered this justifies the refusal of the development proposal. Floor plans showing the internal layout of the proposed residential units have not been provided and as such it is not possible to assess whether or not habitable rooms would each be provided with an external light source, however, it is accepted that this is matter for the developer to assess at reserved matters stage.
- 7.5.4 In summary and recognising the outline status of the application (and in light of the considerations at 7.3.2 and condition 6) it is not considered the proposal would result in harmful amenity relationships or give rise to unsatisfactory living conditions. The proposal is therefore considered to comply with the requirements of Policy DM9 of the CSDMP.

7.6 Impact on highway safety and parking capacity

- 7.6.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented. Policy CP2 states that development should be sustainable and have easy access to a range of high quality services and Policy CP11 states that new development that will generate a high number of trips will be directed towards previously developed land in sustainable locations and that all new development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards.
- 7.6.2 The existing building does not have any dedicated parking provision, however, it is serviced by a rear service yard and this is accessed via the entrance adjacent to No.5 Obelisk Way. The proposal does not seek to alter the serving arrangements which would be retained.
- 7.6.3 The proposal does not seek to provide any dedicated parking for any of the uses proposed. While it is noted the residential element to be provided provides a mix of dwelling sizes, it is not considered a nil parking provision is unreasonable in this

highly sustainable town centre location, and as noted by the applicant, has been accepted on other town centre sites. It is also noted that any increase in vehicles accessing the site (as would arise if parking were provided on site) could undermine the Council's ability to realise the objectives of making the town centre more pedestrian friendly (Policy TC9 of the AAP) and the delivery of public realm improvements (Policy TC13 of the AAP) more difficult.

- 7.6.4 The submitted plans indicated that residential development would be served by its own pedestrian access off Obelisk Way. It is considered this would allow a continuation of activity along the frontage at all times and provide a safe and accessible means of access for future occupiers. The plans also show a cycle and refuse store for the residential units at ground floor. A planning condition requiring any detailed reserved matters application to demonstrate compliance the relevant cycle parking standard could be imposed to ensure compliance at reserved matters application.

7.7 Impact on the Thames Basin Heaths Special Protection Area

- 7.7.1 The Thames Basin Heaths SPA was designated in March 2005 and is protected from adverse impact under European Law. Policy NRM6 of the South East Plan 2009 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Policy CP14B of the CSDMP states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths SPA. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA.
- 7.7.2 The SPD requires all new development to either provide SANG on site (for larger proposals) or for smaller proposals such as this one to make a financial contribution towards SANG provision. This is now collected as part of CIL. The proposed development would result in a CIL liability and as such this mitigation can be secured under the CIL regime.
- 7.7.3 The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and would depend on the sizes of the units proposed. While in outline form, the mix, in terms of proposed bed spaces is known and as such subject to the payment of SAMM or a satisfactory legal obligation to secure a SAMM contribution, the proposal complies with Policy CP14B and Policy NRM6, and the Thames Basin Heaths SPD. Informatives relating to CIL would also be imposed.

7.8 Impact on local infrastructure

- 7.8.1 In October 2011 the Council formally adopted the Developer Contributions Supplementary Planning Document which sets out guidance on how and when financial contributions are sought from development to support infrastructure within the Borough. Contributions are required for any development comprising new build residential development (minus the floor area of any development to be demolished). In this instance the development requires a contribution of £38,700 and an informative to this effect can be added to any approval. As detailed

above this contribution includes the SANG payment but is in addition to the SAMM payment and any required contribution towards the interim SANG monitoring and maintenance charge.

- 7.8.2 The proposal incorporates a retail element but this proposal is not CIL liable given the town centre location. The AAP and public realm strategy indicate that improvements to, for instance the public realm, will be funded from S106 contributions and other income sources. However, in light of the scale of the development the proposal it is not considered appropriate at this time to seek contributions outside of the CIL and SAMM requirements.
- 7.8.3 The application site is not located in an area with a high flood risk. However, as a major proposal it is a requirement to show that a sustainable drainage system can be put in place. Following an initial objection from the LLFA revised details have been supplied and found to be acceptable subject to conditions being imposed.

7.9 Affordable Housing and Housing Mix

- 7.9.1 The Core Strategy 2012 contains policies, namely CP5 (Affordable Housing) and CP6 (Dwelling Size and Type) that require a particular housing mix and type on larger development sites. Policy CP5 seeks a target of 40% of units on sites of more than 10 dwellings to be affordable, split evenly between social rented and intermediate.

- 7.9.2 Policy CP6 indicates that the market housing should be of the following mix:

- 10% of 1 bed units;
- 40% of 2 bed units;
- 40% of 3 bed units; and
- 10% of 4 bed units.

The proposed development would provide 50% 1 bed units, 44% 2 bed and 6% 3 bed units. In light of the town centre location and the nature of the proposal this mix is considered acceptable.

- 7.9.3 The proposal should provide for 6 of the 16 residential units to be provided to be affordable if the scheme is to comply with Policy CP5. The application is supported by a viability assessment which seeks to demonstrate the proposal cannot meet this policy requirement. This has been assessed by the Council's external consultant and following receipt of initial comments expanded upon and subject to further review. This review has confirmed the validity of the applicant's submission that the development proposal is not viable if it provides any level of affordable housing contribution. On this basis it is considered the requirement for AH cannot reasonably be met on this site and under the proposal for which planning permission is sought. No objection on the grounds of Policy CP5 is therefore raised.

7.10 Other Matters

- 7.10.1 Any development proposal for new residential development attracting New Homes Bonus payments as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) is a local financial consideration which must be taken into account, as far as they are material to an application, in reaching a decision. It has however been concluded this proposal accords with the Development Plan and whilst the implementation and completion of the development will result in a local financial benefit this is not a matter that needs to be given significant weight in the determination of this application.

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:

- 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 provided regular updates and advised of any problems affecting the applications determination

9.0 CONCLUSION

- 9.1 This application seeks outline planning permission for the demolition of an existing high quality building and its replacement with a four storey building. This report notes that an objection to the loss of the original building cannot be sustained as the building is not afforded any statutory protection. The report notes that the application site is part of the London Road frontage block as defined in the AAP, however no objection is raised to the application coming forward at this time and it is not considered the proposal would undermine any AAP, or Public Realm Strategy objective.
- 9.2 The report concludes that subject to planning conditions and any necessary legal agreements being in place to secure SAMM monies the proposal is acceptable and should be approved.

GRANT subject to the following conditions:-

1. Approval of the details of the appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(a) Application for approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission.

(b) The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 (2) of the Planning and the Compulsory Purchase Act 2004.

2. The reserved matter application(s) to be submitted shall be in compliance with the submitted site plan (PW.1001.D.006(E), ground floor plan (PW.1001.D.050(D), first floor plan (PW.1001.D.051(C), second floor plan (PW.1001.D.052 (C), third floor plan (PW.1001.D.053(C) and the height of the development hereby permitted shall not exceed that shown for the proposed development on the cross section plan ref PW.11001.D.055 (C).

Reason: to ensure a satisfactory form of development and to accord with Policy DM9 of the Core Strategy and Development Management Policies 2012, the Town Centre AAP, the Public Realm Strategy and the NPPF 2012.

3. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

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 and the National Planning Policy Framework.

4. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 1. A design that satisfied the SuDs Hierarchy
 2. A design that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDs
 3. 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 stages of the development (pre, post and during)), associated discharge rates and storage volumes shall be provided using a greenfield discharge rate of 0.4l/s (as per the SuDs preforms or otherwise agreed by the LPA)
 4. Details of how the orifice plate / discharge mechanism offsite will be protected from blockage
 5. Calculations demonstrating that the attenuating structure will not compact under loading from the buildings on top
 6. Details of management and maintenance regimes and responsibilities

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

5. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage Systems has been constructed as per the agreed scheme.

Reason: to ensure the SuDs systems is designed to technical and to comply with the NPPF and Policy DM10 of the Core Strategy and Development Management Policies 2012.

6. Prior to the ground floor of the development hereby approved being used for any purposes within use class A3, A4 and A5 as defined by the Town

and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order) details of the all plant (including but not restricted to flues and any and all mitigation measures to protect against nuisance from noise, odour and fumes) shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be implemented prior to the use A3, A4 or A5 use commencing.

Reason: To ensure a satisfactory form of development in the interests of visual and residential amenity and to accord with the Surrey Heath Core Strategy and Development Management Policies 2012 and the AAP and the National Planning Policy Framework.

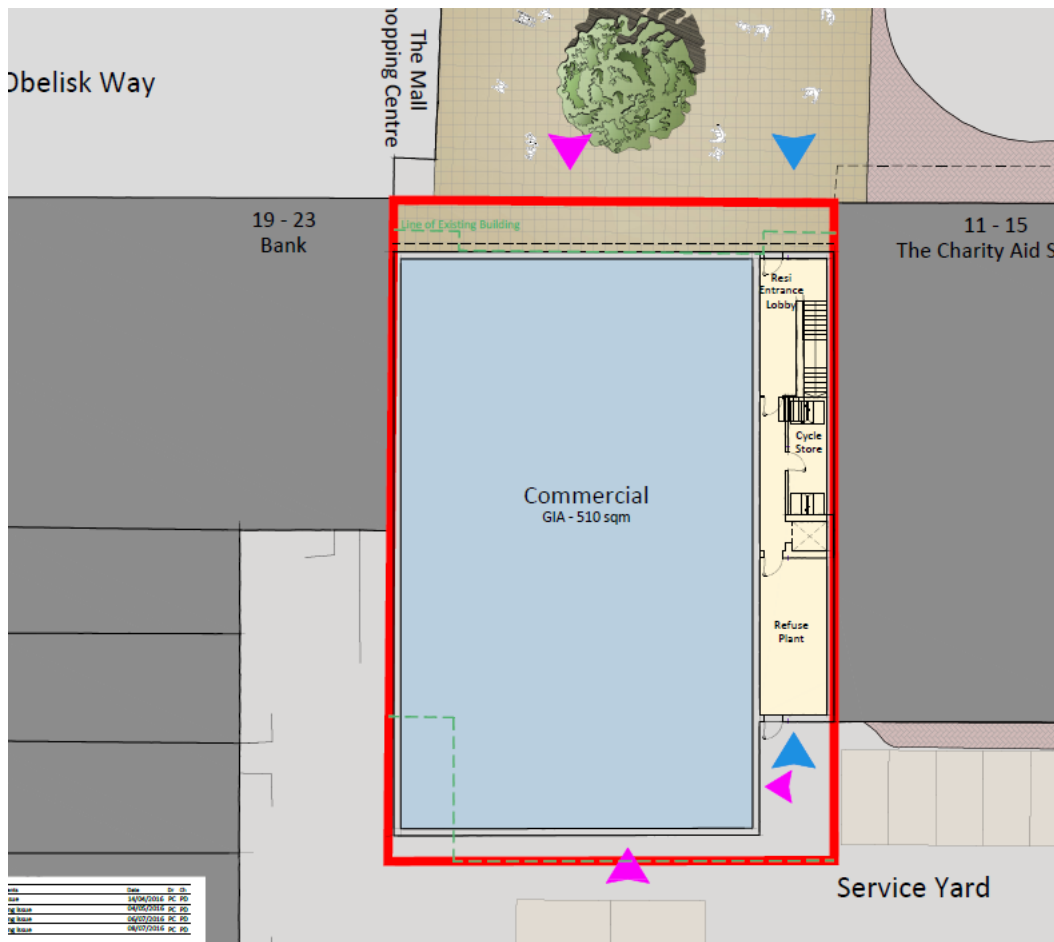
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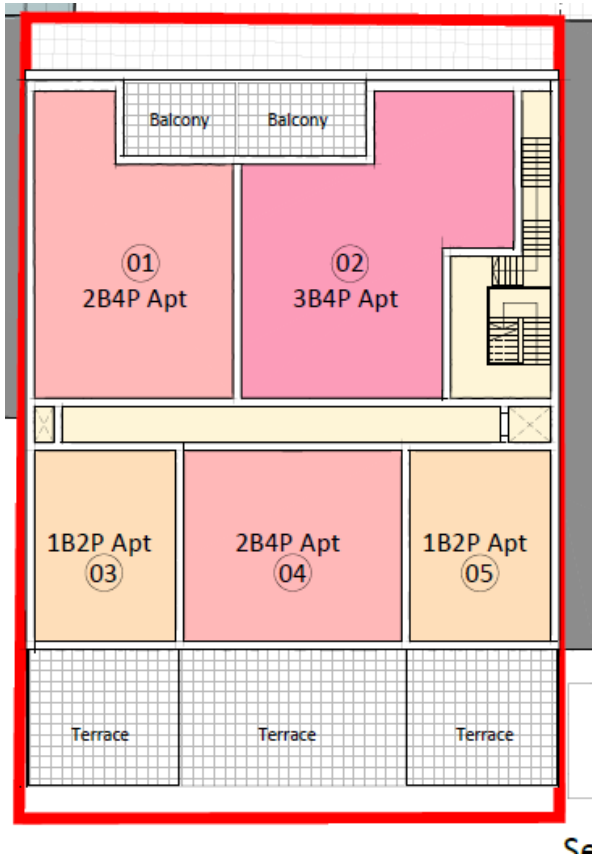
Proposed site layout



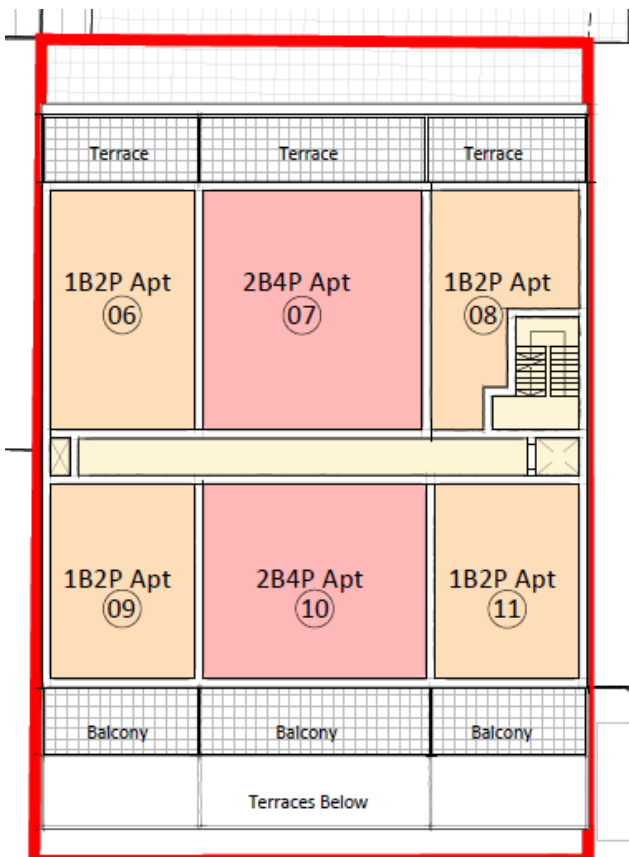
Proposed ground floor plan



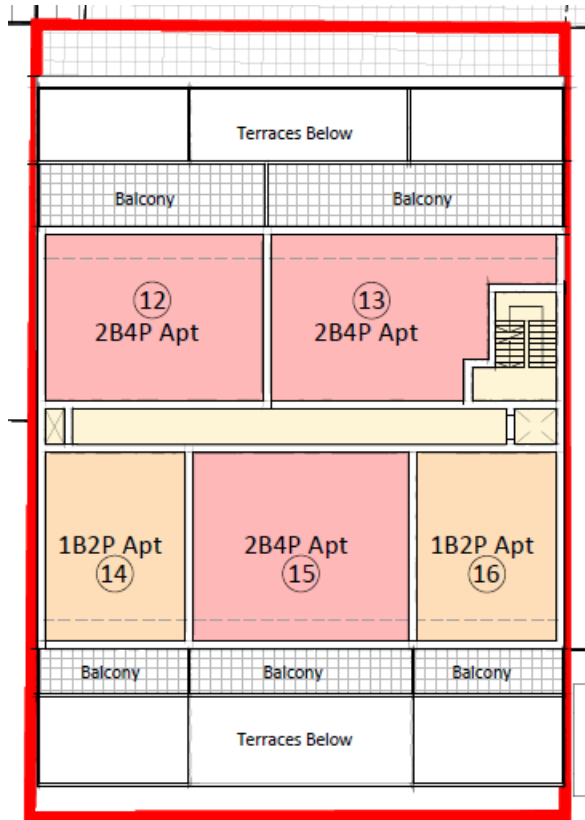
Proposed first floor



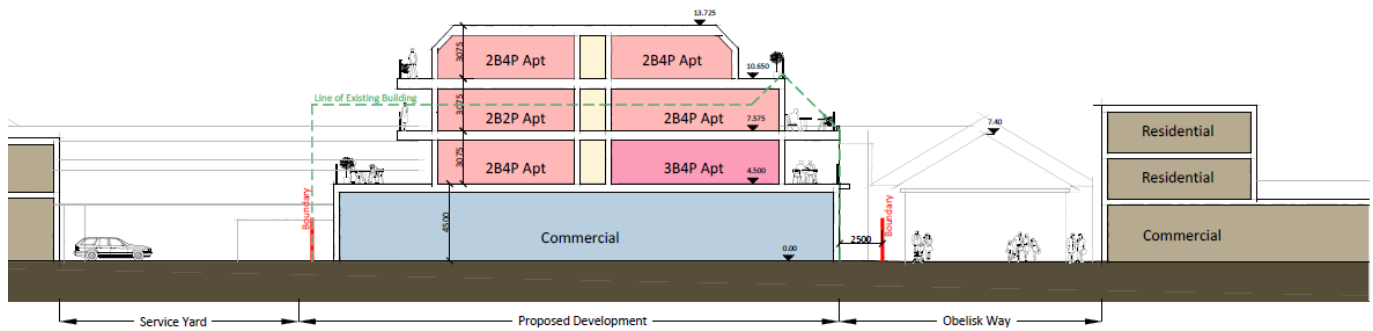
Proposed second section floor



Proposed third floor



Proposed sections



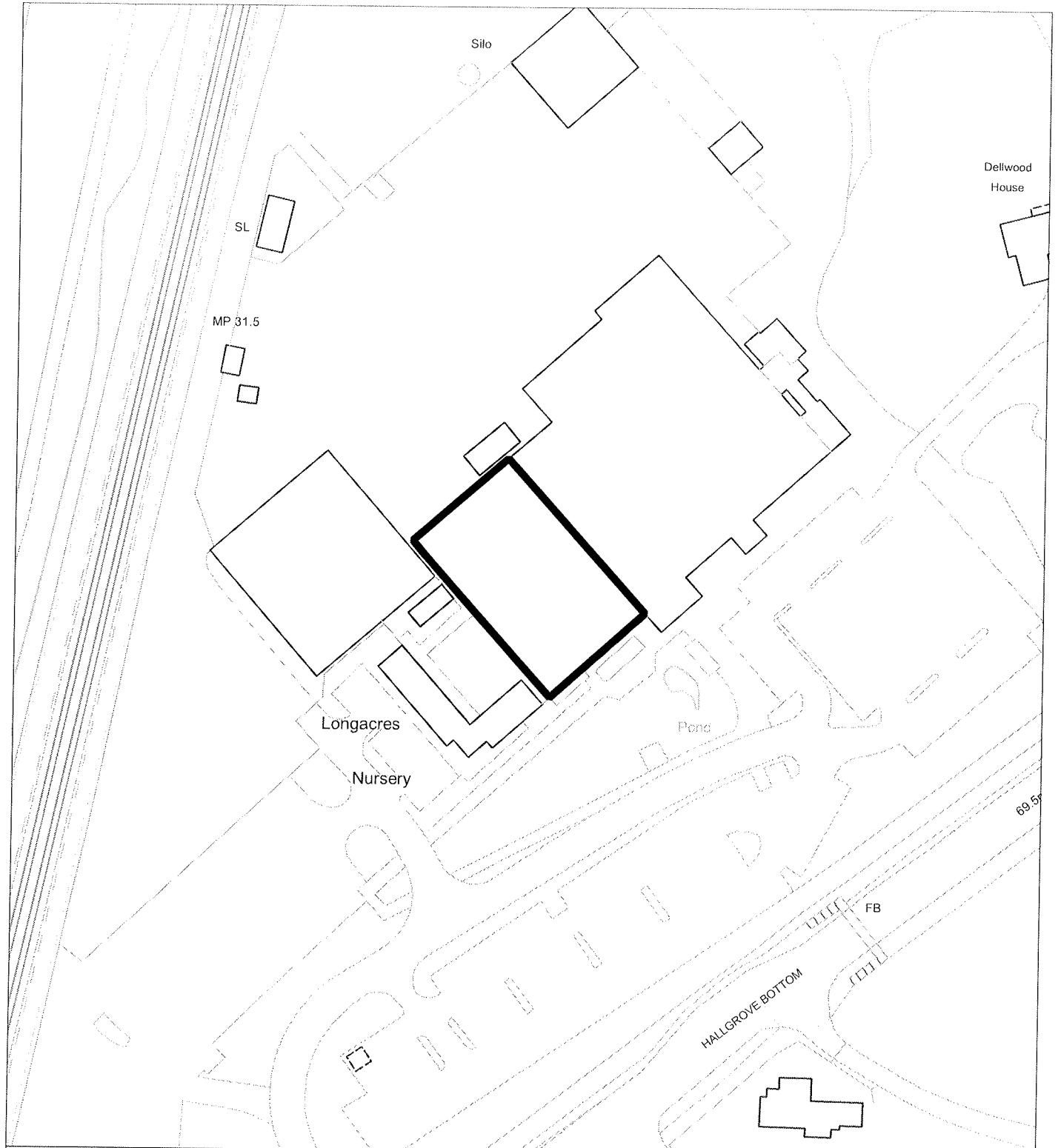
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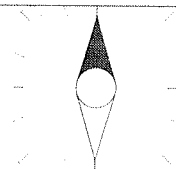

The front elevation



The rear elevation





Title	Planning Applications		Page	3 of 7
Application number	16/0669		Scale @ A4	1:1,250
Address	LONGACRES NURSERY, LONDON ROAD, BAGSHOT, GU19 5JB		Date	01-11-2016
Proposal	Erection of an attached glass house following part demolition of existing glass house for garden centre.			
<p style="font-size: small;">© Crown Copyright. All rights reserved. Surrey Heath Borough Council 10008679 2016</p>				

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LOCATION: LONGACRES NURSERY, LONDON ROAD, BAGSHOT, GU19 5JB
PROPOSAL: Erection of an attached glass house following part demolition of existing glass house for garden centre.
TYPE: Full Planning Application
APPLICANT: Mr De Kerckhove
Longacres Garden Centre Ltd
OFFICER: Duncan Carty

1.0 SUMMARY

- 1.1 The application site relates to a garden centre lying within the Green Belt. The proposal is to erect a glasshouse extension to the garden centre following the demolition of an existing glasshouse extension and four linked structures. The proposal would provide no overall increase to the floorspace of the garden centre, but would increase its height/mass.
- 1.2 The proposal would be inappropriate development within the Green Belt because by virtue of the increase in size, it would have a limited harm on openness. However, as explained at Paragraph 9.3.4, there are very special circumstances that outweigh the harm.
- 1.3 With the limitations on the retail sales as proposed to be re-imposed for this garden centre extension, as set out in previous planning permissions (see planning history below), and no overall increase in retail sales area and building footprint, the extension is not considered to have an adverse impact on the vitality and viability of local retail centres. In addition, there are no objections raised on highway safety or residential amenity grounds.
- 1.4 In view of the above, the proposal is considered to be acceptable and is accordingly recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to 5.41 hectares and falls within the Green Belt. It is located on the north side of A30 London Road, east of the Camberley to Ascot rail line and immediately north of the roundabout junction with Grove End and Hall Grove School. The site is triangular in shape. Longacres Nursery is a well-established and large garden centre operation, which has gradually expanded over the years.
- 2.2 The existing site comprises a garden centre building with associated car parking to the front and retail sales and storage areas to the rear. There are warehouse and ancillary office buildings to the west of the main garden centre building. The existing garden centre has a floorspace of approximately 5,043 square metres. The main garden centre building had comprised of a series of co-joined glasshouses of different ages, but with the east wing and central atrium built more recently

replaced under permission SU/10/0291. The glasshouse to be demolished includes the oldest remaining part of the glasshouse structure.

5.0 RELEVANT HISTORY

The application site has an extensive planning history of which the following is the most relevant:

- 5.1 SU/93/0747 Continued use of glasshouses and polyhouses, other buildings and land for mixed nursery and garden centre purposes; retrospective consent for glasshouse extensions, formation of new access to London Road, closure of existing access, extension of and alterations to existing car park, construction of secure open storage area and access roadway within the site together with associated landscaping. Approved in November 1994.

Condition 11 of this permission states:

“The development hereby approved shall be used for the retail sales of house plants and garden shrubs, trees, gardening sundries, including gardening tools and equipment and chemicals, garden associated objects such as statues, containers, garden furniture, landscaping materials, country craft produce such as dried flowers, baskets, greeting cards, Christmas trees and decorations, fresh flowers, wreaths and bouquets and for no other purpose...”

- 5.2 SU/96/0658 Erection of extension to existing glasshouse following the demolition of existing glasshouses, polyhouses and sheds. Approved in September 1996.

This relates to the front part of the structure to be replaced under the current application.

- 5.3 SU/01/1283 Erection of an extension to main glasshouse building following the demolition of existing glasshouses. Approved in February 2002.

This relates to the rear part of the structure to be replaced under the current application.

- 5.4 SU/03/1044 Variation of Condition 11 of planning permission SU/93/0747 to widen the range of goods sold within the premises to include pet food/sundries, books, pottery, glass, clothing, toys and introduction of coffee shop. Approved in February 2005.

Condition 1 of this permission indicates:

“No more than 15% of the total floor area of the existing main glasshouse building shall be used for the sale of goods the subject of this application and no more than 7% of the total annual retail sales of the Garden Centre, the subject of this application, shall compromise goods the subject of this application.

Pursuant to this condition details of annual retail sales are to be submitted to the Local Planning Authority. Each year, no later than 31 January.”

- 5.5 SU/10/0291 Erection of a glasshouse extension following the demolition of part of existing glasshouse. Approved in October 2010.

Condition 4 of this permission indicates:

“Except for further retail sales allowed by Condition 5 below, the development hereby approved shall only be used for the retail sales of house plants and garden shrubs, trees, gardening sundries, including gardening tools and equipment and chemicals, garden associated objects such as statues, containers, garden furniture, landscaping materials, country craft produce such as dried flowers, baskets, greeting cards, Christmas trees and decorations, fresh flowers, wreaths, and bouquets, and for no other purposes...”

Condition 5 of this permission indicates:

“Except for the retail sales allowed by Condition 4 above, the development hereby approved shall only be used for the retail sales of pet food and sundries, books, pottery, glass, clothing, toys and the provision of a coffee shop and for no other purpose...The retail floorspace provided for the retail sales allowed by this condition shall only be provided on no more than 15% of the total floor area of the main glasshouse building.”

- 5.6 SU/10/0516 Variation of Condition 11 of planning permission SU/93/0747 (as amended by planning permission SU/03/1044) to widen the range of goods sold within the main garden centre greenhouse to include the sale of food and drink (retrospective). Approved in October 2011.

Condition 1 of this permission indicates:

“The retail area provided for the sale of food and drink shall not exceed an area of 275 square metres...”

6.0 THE PROPOSAL

- 6.1 The application proposal is to demolish an existing glasshouse and replace this with a glasshouse extension to the garden centre. The proposal would lead to the demolition of the western half of the existing main garden centre building, amounting to approximately 1,386 square metres. Its replacement would have an identical floor area and footprint but would be a higher structure.
- 6.2 The existing glasshouse (to be demolished) has a series of seven pitched roofs to a maximum height of 4.4 metres, reducing to a minimum height of 2.8 metres. The proposed glasshouse extension also provides a series of four pitched roofs and would have a maximum height to 4.7 metres at the ridge and 3.6 metres to the eaves. The resulting roof would not exceed the existing maximum height of the

existing building (which is the roof ridge of the atrium at 6.9 metres), but there would be an overall increase in mass for this part of the structure.

- 6.3 The proposed extension would have a brick wall of 1.1 metres in height to all elevations, and would be predominantly glazed to the front and rear elevations above, and roof over. To the flank elevation, there would be a polycarbonate panelled finish above the brick wall. No alterations to the existing access and car parking arrangements are proposed.
- 6.4 The current proposal is seen as the last phase of the reconstruction and upgrading of the garden centre, with the earlier phase as approved under SU/10/0291. The roof height, design and external materials are proposed to be similar to those provided for this earlier phase.

7.0 CONSULTATION RESPONSES

- | | | |
|-----|----------------------------------|--|
| 7.1 | County Highway Authority | No objections received. |
| 7.2 | Local Lead Flood Authority (SCC) | Further details requested. |
| 7.3 | Windlesham Parish Council | No objections are raised, so long as the footprint of the proposed development does not exceed the existing footprint. |

8.0 REPRESENTATION

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

9.0 PLANNING CONSIDERATIONS

- 9.1 The proposal relates to a retail development (with no increase in floorspace) on the Green Belt. The relevant policies relating to the above proposal are Policies CPA, CP2, CP8, CP9, CP11, DM1, DM9, DM10, DM11, DM12 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework. The proposal is not CIL liable.
- 9.2 The main issues in the consideration of this application are:
- Impact on Green Belt;
 - Impact on retail centres;
 - Impact on the character;
 - Impact on residential amenity;

- Impact on highway safety; and
- Impact on drainage.

9.3 Impact on the Green Belt

9.3.1 The proposed development would not extend the footprint/floorspace of the existing garden centre. Paragraph 89 of the NPPF confirms that the provision of extensions to buildings need not be inappropriate where *“limited infilling or 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 the purpose of including land within it than the existing development.”* The existing building in this case has 5,034 square metres and the existing proposal would not increase the floorspace nor change the use of the building. The only change will be an increase in the height of the eaves/ridge by 0.8/0.3 metres, respectively. This would provide a development which would not have any greater impact on the purposes of including land within the Green Belt, but by virtue of its increase in size, there would be a marginal impact on openness. As such, it is considered that, although the changes to the built form are minor, the proposal still represents an inappropriate form of development.

9.3.2 Paragraphs 87 and 88 of the NPPF indicate that:

“As with previous Green Belt policy, inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”

The applicant is seeking the demolition of the remaining older structure and replace with a similar structure to that approved for the east part and central atrium (under SU/10/0291).

9.3.3 The proposal would not increase the maximum height of this part of the garden centre building, over the existing structure. In addition, the structure would remain light in form to the front and rear elevations. However, there would be a resulting increase in mass resulting from an increase in the eaves height of the structure (particularly with the proposed flank wall finish), which would have a very limited harm on the openness of the Green Belt.

9.3.4 It is acknowledged that the site is an important employment generator in the Bagshot area, and the proposal would improve the internal visual appearance of this part of the garden centre, by increasing internal ceiling heights (resulting from the increased eaves heights) and providing a better ventilated glasshouse structure. In addition, the existing glasshouse is in a poor condition and generates high heating costs in the winter and cooling costs in the summer. These benefits outweigh the very limited harm this proposal would have on the Green Belt. No objections are therefore raised to the proposal on Green Belt grounds with the proposal complying with the NPPF.

9.4 Impact on retail centres

9.4.1 The application site falls outside of the designated retail centres, falling within the Green Belt. In such out-of-centre locations, retail development would not normally be supported where it is considered it would affect the vitality and viability of local centres. However, the proposal would not increase the retail floorspace for the garden centre. With the addition of conditions, as proposed below, to reflect the existing limitations on retail sales at the site, no further impact on retail centres is envisaged. As such, no objections are therefore raised on these grounds with the proposal complying with Policies CPA, CP9, DM1, DM11, DM12 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

9.5 Impact on local character

9.5.1 The existing garden centre buildings are set back on the application site behind a landscaped strip and large car park. The proposed glasshouse extension would have a very similar appearance to the existing structure as viewed from London Road. The proposal is therefore not considered to have a significant impact, bearing in mind the set back of the proposal and the landscaped screening to the site frontage, on local character and the streetscene.

9.5.2 No objections are raised on the impact of the proposal on local character or the streetscene complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9.6 Impact on residential amenity

9.6.1 The nearest residential property to the application site is Dellwood House, set 50 metres approximately from the proposal. This property is owned by the applicant with the next nearest residential property (Field House) being set 95 metres away. The limited height increase of the proposal over the existing situation, the existing built form between these properties and large separation distance would limit the impact of the proposal on the occupiers of Field House.

9.6.2 No objections are therefore raised on the proposed development on residential amenity grounds complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9.7 Impact on parking and highway safety

9.7.1 The parking arrangements are to remain as existing with 533 spaces provided for the garden centre. The proposal would increase internal retail accommodation, but not overall retail provision (internal/external sales areas). No objections to the proposal have been received by the County Highway Authority. The proposed development is considered to be acceptable on parking and highway safety grounds complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

9.8 Impact on drainage

- 9.8.1 In 2015, the Government introduced new guidance requiring, along with the responsibility for surface water drainage (i.e. the Local Lead Flood Authority (LLFA)) transferring from the Environment Agency to Surrey County Council, which has required greater scrutiny of the required drainage strategy prior to determination (rather than dealing later with these details by condition). This has provided more robustness in the decision making process on drainage matters.
- 9.8.2 The application site is in an area of low flood risk (Zone 1) and is predominantly hardstanding around the existing buildings. The current proposal would replace an existing structure with no increase in footprint or hardstanding. Whilst the comments of the LLFA are noted, the proposal would not increase built or hardstanding cover on the site and it is not considered appropriate to request further details under this application. However, to ensure that the development does not add to surface water run-off, it is considered prudent to agree details/connections to the existing system. This approach has been agreed with the Council's Drainage Engineer. As such, no objections are raised to the proposal on these grounds, complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

10.0 CONCLUSION

- 10.1 The proposed development is considered to be inappropriate development in the Green Belt. The very special circumstances put forward by the applicant outweigh the very limited harm the development has on the openness of the Green Belt. The proposal is also acceptable in terms of its impact on retail centres, character and streetscene, residential amenity, parking and highway safety, and drainage. The application is therefore recommended for approval.

11.0 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.

12.0 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 building works, hereby approved, shall be constructed in external fascia materials 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.

3. The proposed development shall be built in accordance with the following approved plans: 14051-502 Rev. C, 14051-522 Rev. B and 14051-542 Rev. B, 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.

4. The development hereby approved shall not commence until surface water drainage details, including an implementation programme has been submitted to and approved by the Local Planning Authority. Once approved the agreed works shall be carried out prior to first occupation and retained in accordance with the approved details.

Reason: To ensure a satisfactory development and to accord with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. Except for the further retail sales allowed by Conditions 6 and 7 below, the garden centre shall only be used for the retail sales of house plants and garden shrubs, trees, gardening sundries, including gardening tools and equipment and chemicals, garden associated objects such as statues, containers, garden furniture, landscaping materials, country craft produce such as dried flowers, baskets, greeting cards, Christmas trees and decorations, fresh flowers, wreaths, and bouquets, and for no other purpose in Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any other provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order.

Reason: To ensure that the proposal would not have an adverse impact on the vitality and viability of local retail centres and to comply with Policies CP1, CP9, CP10 and DM12 of the Surrey Heath Core Strategy and

Development Management Policies 2012 and the National Planning Policy Framework.

6. Except for the retail sales allowed by Conditions 5 above and 7 below, the garden centre shall only be used for the retail sales of pet food and sundries, books, pottery, glass, clothing, toys and the provision of a coffee shop and for no other purpose in Classes A1 and A3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any other provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order. The retail floorspace provided for the retail sales allowed by this Condition shall only be provided on no more than 15% of the total floor area of the main glasshouse building.

Reason: To ensure that the proposal would not have an adverse impact on the vitality and viability of local retail centres and to comply with Policies CP1, CP9, CP10 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. The retail area provided within the garden centre for the sale of food and drink shall not exceed an area of 275 square metres unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To ensure that the proposal would not have an adverse impact on the vitality and viability of local retail centres and to comply with Policies CP1, CP9, CP10 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

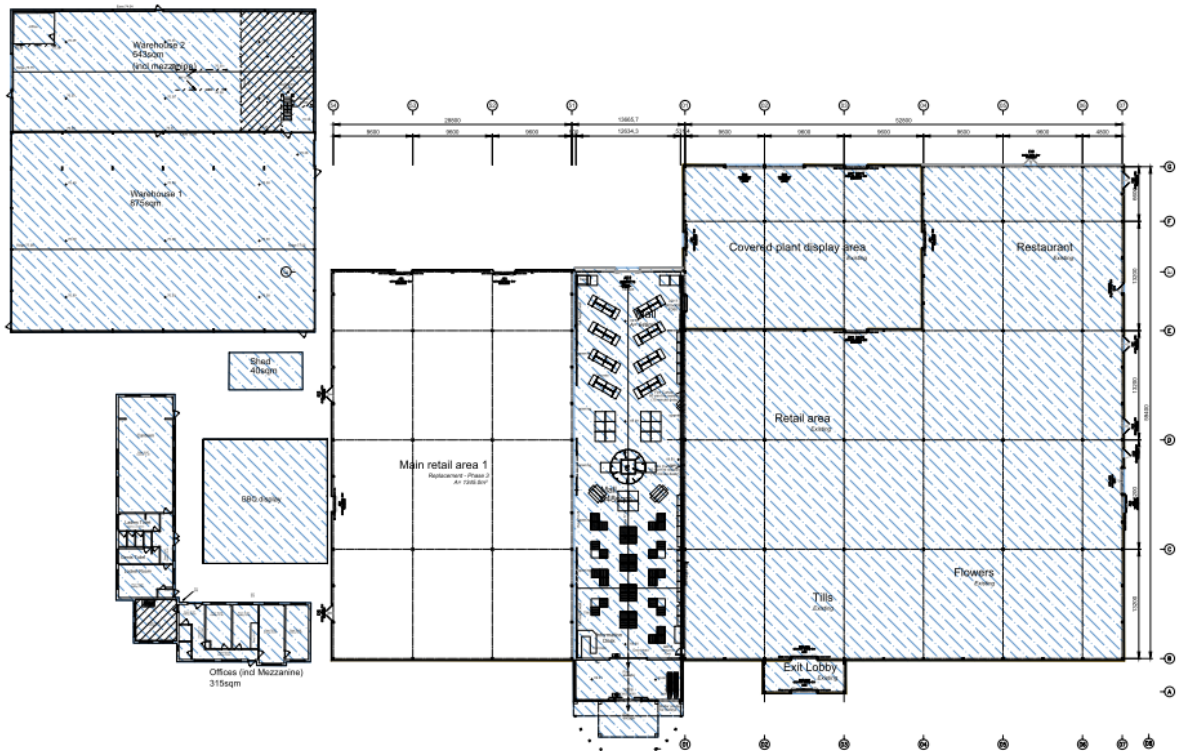
Reason: The condition above is required in order that the development should not prejudice residential amenity or highway safety; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

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Proposed site layout

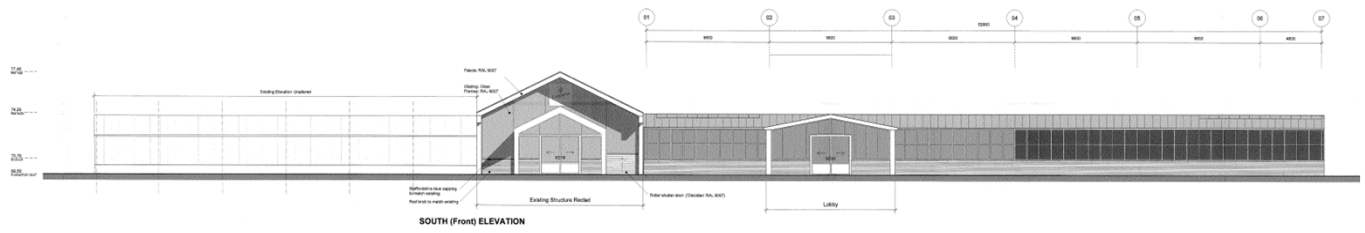


Proposed ground floor plan

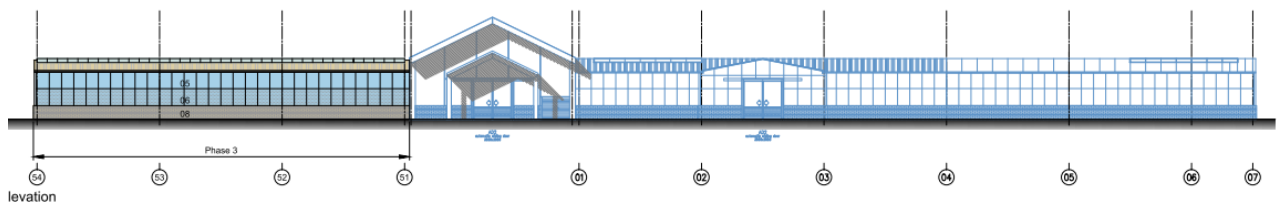


The front elevation

Existing

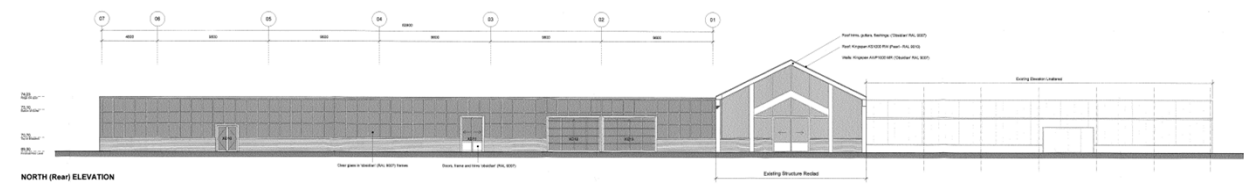


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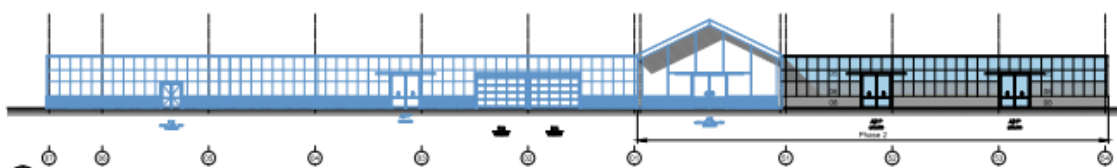


The rear elevation

Existing

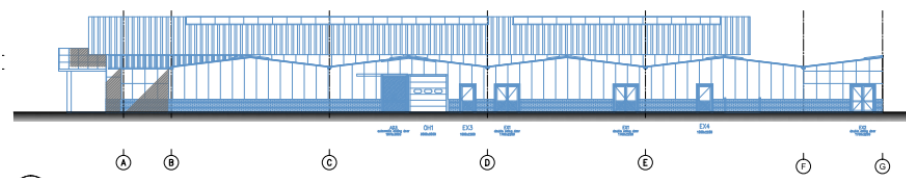


Proposed



Flank elevation

Proposed



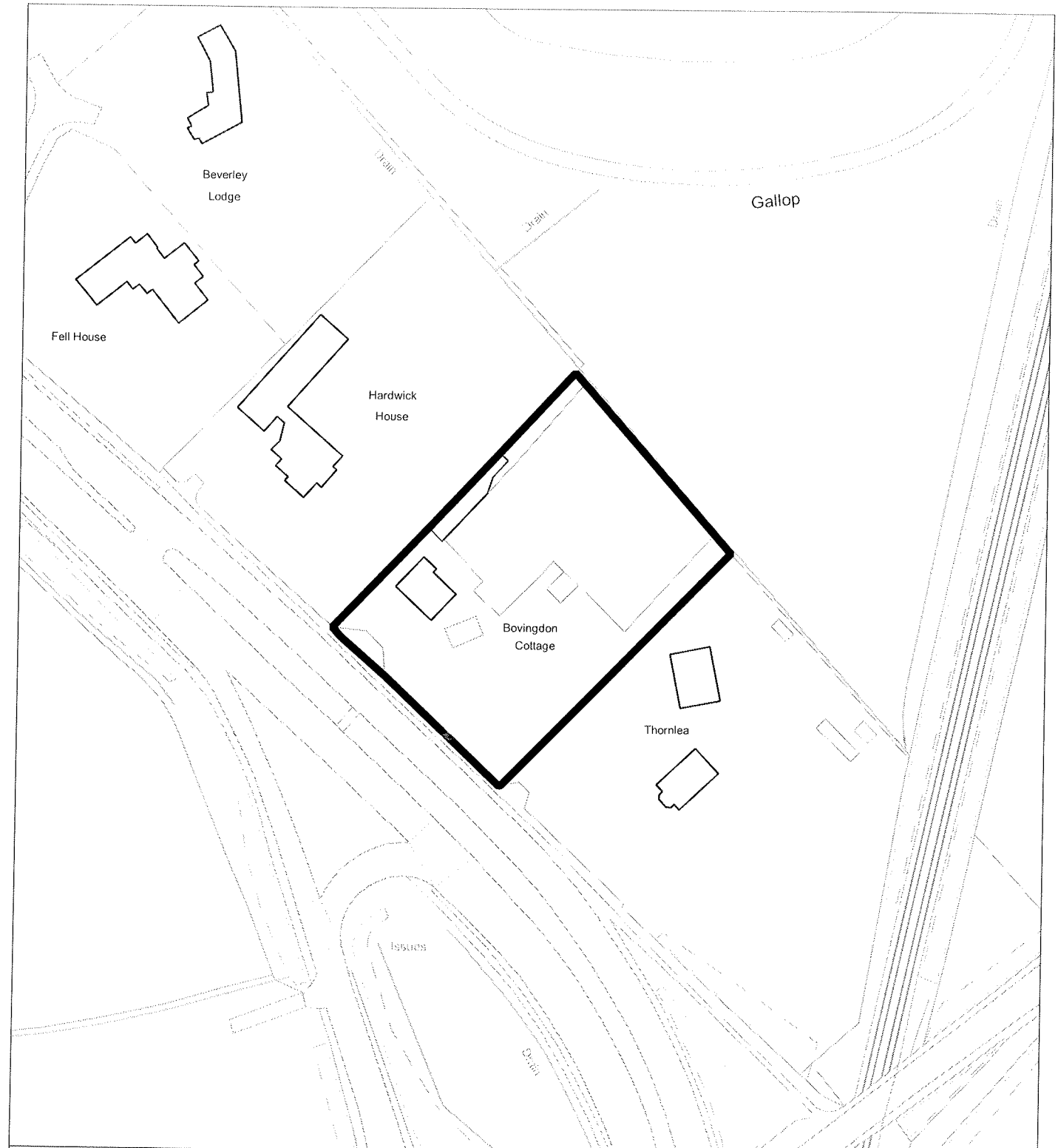
View from front of site

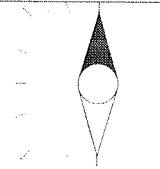



View from rear of site



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Title	Planning Applications		Page	6 of 7	
Application number	16/0678			Scale @ A4	1:1,250
Address	BOVINGDON COTTAGE, AND CATTERY, BRACKNELL ROAD, BAGSHOT, GU19 5HX			Date	01-11-2016
Proposal	Erection of 3 x 3 bedroom dwellings with attached garages, following demolition of existing bungalow and cattery/kennel buildings.				
<p style="text-align: center;">© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</p> <p style="text-align: center;">Page 47</p>					

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LOCATION: BOVINGDON COTTAGE, AND CATTERY, BRACKNELL ROAD, BAGSHOT, GU19 5HX

PROPOSAL: Erection of 2 x 3 bedroom and 1 x 2 bedroom dwellings with attached garages, following demolition of existing bungalow and cattery/kennel buildings. (Amended Plan - Rec'd 20/10/2016 & 21/10/16).
(Amended Plans + Additional Plan - Rec'd 24/10/2016.)
(Amended & additional plans recv'd 25/10/16)

TYPE: Full Planning Application

APPLICANT: Mr Richard Waple
Lovelace Homes Ltd

OFFICER: Emma Pearman

This application would normally be determined under the Council's Scheme of Delegation, however it is being reported to the Planning Applications Committee at the request of Cllr White.

RECOMMENDATION: GRANT, subject to conditions.

1.0 SUMMARY

- 1.1 This application seeks redevelopment of an existing site comprising a residential dwelling and garage, and cattery buildings. The cattery has not been in use for a number of years and is in a dilapidated state. The site is located on the western side of the A322 Bracknell Road in Bagshot, with access directly from the A322. The site falls outside the settlement area of Bagshot and lies wholly within the Green Belt.
- 1.2 The amended proposal would provide two 3-bedroom dwellings and one 2-bedroom dwelling, which are of a size that is in need in Surrey Heath, on a site that has been previously developed. (The original proposal was for 3 x 3-bedroom dwellings with a flat roofed design). The development is considered appropriate in Green Belt terms as the replacement dwelling would not be materially larger than existing, and the redevelopment of the cattery to provide two further dwellings would not have a greater impact on openness than existing. The dwellings have a modern appearance with shallow-pitched roofs however there is no prevailing design in this area and visibility from the main road would be limited. It is considered that the application is acceptable in other regards, subject to comments in terms of the impact on ecology and contaminated land; and subject to receiving the appropriate payments or legal agreement in respect of SAMM and SANG prior to Committee. It is considered planning permission should be granted.

2.0 SITE DESCRIPTION

- 2.1 The application site is a 0.44ha area of land located on the western side of the A322 Bracknell Road, outside the settlement area of Bagshot and within the Green Belt. The application site comprises a single storey dwelling and garage which is still occupied, and a former cattery (disused since 2010) which features a number of small outbuildings to the south and rear of the dwelling. The site is accessed directly from the A322 and has a driveway area to the front with space for several cars, and the front is bordered by a wall. To the rear there is a large garden which was associated with the dwelling rather than cattery, which is currently in an overgrown state.

3.0 RELEVANT PLANNING HISTORY

- 3.1 90/0214 – Erection of 15 ‘kennel’ units for cats.
Granted 24/05/1990
- 3.2 14/1127 – Kennels, 79 Guildford Road, Bagshot – Demolition of boarding kennels and erection of six 3-bed dwelling houses.
Granted 10/03/2015

4.0 THE PROPOSAL

- 4.1 This proposal is for the erection of 2 x 3-bedroom dwellings and 1 x 2-bedroom dwelling with detached garages, following demolition of existing bungalow and cattery/kennel buildings. There would be a replacement dwelling and garage on the site of the existing residential dwelling and garage (Plot 1) and there would be two dwellings on the site of the cattery buildings, one to the front (Plot 3 – the two-bedroom dwelling) and one to the rear (Plot 2). The dwellings would be accessed via the existing access off Bracknell Road, with each dwelling having a garage and additional parking for up to 4 cars. Plots 1 and 2 would have a large rear garden behind the houses, with Plot 3 having a smaller garden to the eastern side.
- Plot 1 would have a shallow pitched roof with maximum height of 5.9m, maximum width of 17.6m and maximum depth of 10.3m. There would be a glazed link to the garage which would have a pitched roof and measure 5.4m in width by 7.1m in depth with a roof height of 3.9m.
 - Plot 2 would have a total width of 16.2m and depth of 9.7m with a maximum height of 4.8m and its garage would have a maximum height of 3.4m, depth of 6.2m and width of 3.5m.
 - Plot 3 (the 2-bedroom dwelling) would have a total width of 13m, depth of 10.1m and height of 4.9m with a shallow pitched roof and a small flat roofed element to the front. Its garage would have a maximum height of 3.4m, depth of 6.2m and width of 3.5m.

5.0 CONSULTATION RESPONSES

5.1	Surrey County Highway Authority	No objection, subject to condition.
5.2	Environmental Health Officer	Comments awaited.
5.3	Environment Agency	Comments awaited.
5.4	SCC Archaeology	No objection, subject to condition.
5.5	Council's Arboricultural Officer	No objection, subject to conditions.
5.6	Surrey Wildlife Trust	Comments awaited.
5.7	Windlesham Parish Council	Objection – overdevelopment of the site, not in keeping with local area, site may be in Green Belt.

6.0 REPRESENTATION

6.1 At the time of preparation of this report two letters of objection has been received which raises the following issues:

- Bracknell Road is a dangerous road and would be an increase in traffic *[Officer comment: compared to the former cattery use this is not an increase in traffic – see section 7.6]*
- This is Green Belt and neighbour's applications have been refused on this basis *[see section 7.3]*
- Flat-roofed design of the dwellings is unattractive and should this override concerns about volume increase? *[Officer comment: This letter appears to be in response to the first round of consultation on the previous drawings and the design has since been amended to feature shallow pitched roofs].*

7.0 PLANNING CONSIDERATION

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policy CPA, CP2, CP5, CP6, CP8, CP12, CP14, DM9, DM11, DM13 and Policy DM17. It will also be considered against the National Planning Policy Framework (NPPF).

7.2 The main issues to be considered are:

- Principle of the loss of the cattery;
- Principle of the development in the Green Belt;
- Character;

- Residential amenity;
- Highways, parking and access;
- Trees;
- Housing mix and affordable housing;
- Impact on infrastructure;
- Impact on the Thames Basin Heaths SPA; and
- Other matters – ecology, contaminated land, archaeology.

7.3 Principle of the use

7.3.1 At the heart of the NPPF is a requirement to deliver a wide choice of quality homes, and to boost significantly the supply of housing. Surrey Heath does not currently have a 5-year housing land supply. Policy CPA directs new development to the redevelopment of previously developed land. This proposal accords with the NPPF in that it would provide two additional dwellings and additionally the site constitutes previously developed land.

7.3.2 Policy CP8 seeks to make provision for new jobs and utilising existing employment areas, and Policy DM13 resists the loss of employment sites unless it can be demonstrated that there is no longer a need for such units. In this case the cattery falls within sui generis use (not Class B which the policies refer to) and was run by the occupier of the dwelling and his late wife, however it has not been in use since 2010. As such no objection is raised in this regard to the principle of the redevelopment of the site.

7.4 Impact on the Green Belt

7.4.1 Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts, and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence.

7.4.2 Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

7.4.3 Paragraph 89 states that local planning authorities should regard the construction

of new buildings as inappropriate in the Green Belt, but lists some exceptions; two of which are relevant to this application. Firstly, the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; and secondly the partial or complete redevelopment of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 7.4.4 In this case, the replacement of the house and garage with another house and garage, can be considered to be the replacement of a buildings in the same use, and as such this is not considered inappropriate in the Green Belt if the buildings are not materially larger. The existing footprint of the house is 136m² and the proposed footprint of Plot 1 on the same area is 169m² which is an increase of 24%. The existing volume of the house is 571m³ and the proposed volume is 640m³ which is an increase of 12%. As such this is not considered to be materially larger than existing. While there would be a mezzanine floor inserted, which would see the floorspace increase within the region of 52%, this is within the fabric of the building, not visible externally, and within the overall footprint and volume increase which is considered acceptable. The bulk and massing of the development, as indicated by the volume calculations, is not considered to appear significantly larger than existing.
- 7.4.5 The existing area of the garage is 41m² and proposed for Plot 1 is 28m², which is a reduction of 46%. The existing volume is 90m³ and proposed is 85m³ and this is a reduction of 5%. As such the garage is also considered acceptable in terms of its impact on the Green Belt. There would also be outbuildings removed next to the dwelling which have a floorspace of 12m² and a volume of 30m³.
- 7.4.6 The cattery part of the site can be considered to be previously developed land, and as such its redevelopment is not considered to be inappropriate provided that it would not have a greater impact on openness than the existing development. The existing cattery buildings are mostly to the southern side of the property and to the rear. These comprise mainly small shed-like buildings with wire mesh sides on concrete slabs, which are located very close together and over a wide area. There are also some larger shed-like buildings. The proposed dwellings (Plots 2 and 3) would be to the southern side of the existing dwelling with the cattery buildings in this location and to the rear removed. The existing floorspace of the cattery buildings in total is approximately 408m² and proposed is 305m², a reduction of 25%. The existing volume is 1082m³ and the proposed is 1132m³ so this would be an increase of 11%. Given the reduction in footprint, this volume increase is considered to be acceptable in terms of the overall impact on openness of the development compared to existing. The existing buildings are single storey in nature and the proposed dwellings would also be single storey with shallow pitched

roofs. As such the bulk and massing of the development, as indicated by the volume calculations, is not considered to be significantly larger than existing.

- 7.4.7 While there is hardstanding proposed by way of the new access within the site, the proposed footprint of the buildings is smaller than existing, and the amount of hardstanding overall would be reduced compared to the existing development. It is therefore considered that the redevelopment of the PDL part of the site would not have a greater impact on openness than the existing development.
- 7.4.8 The residential garden to the rear of the existing property will form the residential gardens for Plots 1 and 2 and as such is not considered to be significantly different in terms of its impact on the Green Belt. While there would be a division of the garden there are already fences on site and the details of the boundary treatments can be secured by condition. Given that the quantum of development is at the limits of acceptability in the Green Belt, it is considered that permitted development rights should be removed to prevent any enlargement of the dwellings however, and prevent any outbuildings being erected. The proposal is therefore not considered to be inappropriate development within the Green Belt as it falls within two of the exceptions under paragraph 89 of the NPPF.

7.5 Impacts on the character and quality of the area

- 7.5.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture. Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density. Policy CP2 requires development to ensure that all land is used efficiently within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments.
- 7.5.2 The property is in a continuous line of residential development on this side of the road which includes two cul-de-sacs, Dukes Hill and Dukes Covert. The residential dwellings are generally not visible from the A322 with some exceptions, however are mostly set back behind gates, walls and vegetation to the front. As such while the area is characterised by detached dwellings on fairly large plots, these are of varied design and architectural styles. While the provision of three smaller dwellings on this plot would result in a denser development than the surrounding plots, it would be a reduction in the current built form across the site, and it is not considered likely that Plots 2 and 3 would be clearly visible from the road. Also while Plot 3 is sited side on to the road, given its single storey nature this is not likely to be significantly visible, and the front boundary treatment can be

secured by condition.

- 7.5.3 The design of the buildings has been carefully considered in the context of the existing development and its impact on the Green Belt. The dwellings are all single storey with shallow pitched or part flat roofs, and this reflects the existing single storey nature of the existing dwelling and cattery buildings. Due to the restrictions on volume increase within the Green Belt, anything taller than this would be likely to have a greater impact on openness, although the applicant has amended the designs since they were submitted to feature shallow pitched roofs rather than flat roofs as this is considered to be a better design response.
- 7.5.4 It is acknowledged that the design appears modern rather than traditional but paragraph 60 of the NPPF is clear that planning decisions should not attempt to impose architectural styles or particular tastes, and that they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, though it is proper to promote or reinforce local distinctiveness. In this case, the dwellings on Bracknell Road have no distinctive character, other than being detached dwellings as are proposed, and are all of differing architectural styles. The site does not fall within a conservation area, and as such it is not considered there is any basis on which to object to the design of the dwellings. The materials to be used can be required by condition to ensure that they are high quality and result in attractive dwellings. While there is hardstanding proposed by way of the new access road this will be less than exists on the site at present.
- 7.5.5 It is also noted in this regard that the existing dwelling, garage and cattery buildings which are in a dilapidated state (although only the house and garage are visible from the streetscene) do not contribute positively to the appearance of the area and as such the proposed dwellings are likely to be an improvement in this regard. It should also be noted that the front elevation of Plot 1 will be set back from that of the existing dwelling which is only visible to a limited degree through the entrance gate, so Plot 1 will not be any more visible than existing. The top of the side elevation of Plot 3 will be somewhat visible from the A322 depending on front boundary treatments, though this is not considered to be significantly harmful, and Plot 2 is not likely to be significantly visible in the street scene given its set back behind Plot 3. Details of the proposed boundary treatments can also be required by condition.
- 7.5.6 It is therefore considered that, subject to the proposed conditions, that the development is acceptable in character terms and in line with Policy DM9 and the NPPF in this regard.

7.6 Impact on residential amenity

- 7.6.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form.
- 7.6.2 The application site shares a boundary with Hardwick House to the north. There are some windows proposed in the mezzanine level of Plot 1 which will face towards the rear garden and as such this is a normal overlooking relationship between neighbouring properties. Additionally, these windows are of limited height and Hardwick House is some 25m from the boundary on the opposite side, with significant mature vegetation in between. No windows are on the side elevation facing this neighbour. The proposed dwelling is of a height and distance away that no overbearing or overshadowing impacts are likely. As such the impact on this neighbour is considered to be acceptable.
- 7.6.3 The application site shares a boundary with Thornlea to the south. This property is approximately 7m from the boundary at its closest point. Plot 2 on this side would be approximately 4.5m from the boundary, and Plot 3 11.3m from the boundary though Plot 3 would be adjacent to the front of the dwelling in any case. Given these distances and the single storey nature of the proposed dwellings, it is not considered that there would be any adverse impacts on this nature in terms of overbearing, overshadowing or overlooking issues. Additionally there is significant mature vegetation along the boundary which is proposed to be retained.
- 7.6.4 The proposed development provides very large residential gardens for Plots 1 and 2 and a moderately sized garden for Plot 3, however all three are considered sufficient for the size of the dwellings. There is not considered to be any harm to amenity between the dwellings themselves such as overlooking, given the distances between them and single storey nature. The windows in the mezzanine level of Plot 1 would have some views of the garden of Plot 2 however this is a normal relationship between neighbours.
- 7.6.5 It is therefore considered that the proposal is acceptable in terms of its impact on residential amenity and in line with Policy DM9 in this regard.

7.7 Highways, parking and access

- 7.7.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can

be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

7.7.2 Although there is only one dwelling on the site and the proposal would result in three dwellings, this is still likely to have a reduced impact in terms of highway trips than the former cattery use (which is also beneficial in Green Belt terms). The existing single access to the site would be utilised and improved. Each dwelling would have a single garage, a driveway with space for 1-2 cars, and two further parking bays, resulting in a total of 4-5 spaces for each dwelling. This is well in excess of what would be required by the County Highway Authority. The County Highway Authority have not raised objection to the proposals, provided that the access is laid out in accordance with the plans prior to occupation.

7.8 Trees

7.8.1 Policy DM9 states that development will be acceptable where it protects trees and other vegetation worthy of retention and provides high quality hard and soft landscaping where appropriate.

7.8.2 The site currently has significant mature vegetation along the northern and eastern boundaries particularly, and some large mature trees within the garden of the site. Two small category U trees are proposed for removal for good arboricultural management. The Tree Report identifies several category A trees on the site which will be protected and other category B and C trees also will not be removed. The Council's Arboricultural Officer has been consulted and has not objected, subject to a condition requiring tree and ground protection measures having been implemented, and a comprehensive landscaping plan incorporating native (rather than ornamental) species.

7.8.3 The proposed site plan shows some hardstanding proposed to the front in the form of the driveways and access, and to the rear for patios, however the rest of the site would be residential gardens. There are no details of boundary treatments to the front or within the site provided, and as such these details can be agreed within the landscaping plan. It is therefore considered that the proposal is acceptable subject to the above conditions and in line with Policy DM9 in this regard.

7.9 Housing Mix and Affordable Housing

7.9.1 Policy CP6 requires mix of dwelling sizes to be broadly 10% 1-bed or 4+bed, and 40% 2 and 3-bed houses. As this proposal is for three houses only, and they are two 3-bedroom dwellings and one 2-bedroom dwelling, the sizes of houses which are most in demand in the Borough would be provided and as such no objection is raised to the proposed mix. The development would not be liable to a contribution in terms of affordable housing as the net increase of dwellings is 2 and Policy CP5

requires a contribution for an increase of 3 or more dwellings.

7.10 Impact on Infrastructure

- 7.10.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development and that contributions in the longer term will be through the CIL Charging Schedule. Paragraph 153 of the NPPF states that supplementary planning documents should be used where they can aid infrastructure delivery. The Council's Infrastructure Delivery SPD was adopted in 2014 and sets out the likely infrastructure required to deliver development and the Council's approach to Infrastructure Delivery.
- 7.10.2 The CIL Charging Schedule came into force on 1 December 2014 and details of infrastructure projects that are to be funded through CIL are outlined in the Regulation 123 list, which includes open space, transport projects, pedestrian safety improvements among others. These projects do not have to be related to the development itself.
- 7.10.3 This proposed development is likely to result in a reduction in floorspace compared to the existing development, however it would only be CIL exempt if the existing floorspace has been in use for a period of at least 6 months out of the last 3 years. This is currently being established with the applicant and any updates will be reported to the meeting. If it is CIL liable, CIL would be payable on commencement and an informative regarding CIL would be added.
- 7.10.4 In addition to CIL the development proposed will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. It has been concluded that the proposal accords with the Development Plan and whilst the implementation and completion of the development will result in a local financial benefit this is not a matter that needs to be given significant weight in the determination of this application.

7.11 Impact on the Thames Basin Heaths SPA

- 7.11.1 The Thames Basin Heaths SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. Policy NRM6 of the South East Plan 2009 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Policy CP14B of the SHCS states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths SPA and/or the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC).
- 7.11.2 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA and this site is approximately 650m from the SPA. The Thames Basin Heaths Special

Protection Area Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA. All new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the development, a financial contribution towards SANG provided, which is now collected as part of CIL. There is currently sufficient SANG available and if this development is CIL liable, a contribution would be payable on commencement of development. If it is not CIL liable, the development would be liable instead for a SANG payment of £112.50 per square metre. This would be payable before the application is determined or by provision of a legal agreement.

7.11.3 The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and would depend on the sizes of the units proposed. This proposal is liable for a SAMM payment of £1315 which takes into account the existing floorspace.

7.11.4 It is therefore considered that, subject to the payment of SAMM and SANG (if applicable) or a satisfactory legal obligation to secure SAMM and SANG contributions prior to the Committee date, the proposal complies with Policy CP14B and Policy NRM6, and the Thames Basin Heaths SPD.

7.12 Other matters

7.12.1 Policy CP14A states that the Council will seek to conserve and enhance biodiversity within Surrey Heath. Although the existing site is a residential dwelling and cattery, upon undertaking the site visit it was clear that due to the overgrown nature of the site and additionally the fact it backs onto open land, gave rise to the potential for protected species. As such the applicant intends to submit an ecology report as soon as possible and it is hoped that comments from Surrey Wildlife Trust will be reported to the meeting.

7.12.2 The site lies on a wider area of potentially contaminated land which runs across both sides of the A322 and to all sides of the site. Comments are awaited in this respect from the Environmental Health officer and the Environment Agency and any updates will be reported to the meeting.

7.12.3 Policy DM17 states that on sites of 0.4ha or greater an archaeological assessment will be required. This has been provided and Surrey County Council Archaeology have stated that this is acceptable and concludes that there is a relatively low level chance for remains. However County recommends a condition to secure the necessary archaeological work.

8.0 CONCLUSION

- 8.1 The application would provide three homes of 2 and 3 bedroom size which are in need in the Borough. It is considered to be acceptable in terms of its impact on the Green Belt and there is no objection to the loss of the cattery use. The proposal is also considered to be acceptable in terms of its impact on character, trees, residential amenity, highways, parking and access, archaeology, infrastructure and the impact on the Thames Basin Heaths SPA, subject to receiving payment of SANG (if applicable) and SAMM prior to Committee or a legal agreement for the same.

9.0 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.

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:

Amended Ground Floor Plan Type 1 Proposed BC-03-020 P4 received 25.10.16

Amended Ground Floor Plan Type 2 Proposed BC-03-030 P4 received 25.10.16
Amended Ground Floor Plan Type 3 Proposed BC-03-040 P5 received 25.10.16
Amended Proposed Elevations Type 1 BC-05-010 P4 received 25.10.16
Amended Proposed Elevations Type 2 BC-05-011 P4 received 25.10.16
Amended Proposed Elevations Type 3 BC-05-014 P4 received 25.10.16
Amended Location Plan and Block Plan BC-02-005 P4 received 25.10.16
Amended Proposed Site Plan Ground BC-03-010 P4 received 25.10.16
Amended Proposed Site Plan Roof BC-03-011 P4 received 25.10.16
Amended Proposed Roof Plan Type 1 BC-03-021 P4 received 25.10.16
Amended Proposed Roof Plan Type 2 BC-03-031 P4 received 25.10.16
Amended Proposed Roof Plan Type 3 BC-03-041 P4 received 25.10.16

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 and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of 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 approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan BC-02-020 for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policy Document 2012.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no further extensions to the dwellings hereby approved or additions to their roofs shall be erected under Schedule 2, Part 1, Class A or Class B of that Order; and no buildings, enclosures, pools or containers incidental to the enjoyment of a dwelling house shall be erected under Schedule 2, Part 1, Class E of that order; without the prior approval in

writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement of the development, in order to preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.

6. The development hereby permitted shall not be constructed until any additional outbuildings constructed after the date of this permission have been demolished and all resultant debris removed from the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement of the development, in order to preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved Scheme.

Reason: In order to prevent harm to or loss of any findings of archaeological or heritage interest, in accordance with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

8. Prior to commencement of development, full details of both hard and soft landscaping works, and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include an indication of all level alterations, hard surfaces, walls, fences, access features, any existing trees and hedges to be retained, together with the new planting to be carried out. All plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. 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. The planting shall be carried out after completion of the building programme and prior to first occupation and shall be carried out fully in accordance with the approved details.

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 Document 2012.

9. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Transform Landscapes Ltd. [Ben Clutterbuck] and dated 26 November 2015. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the

Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

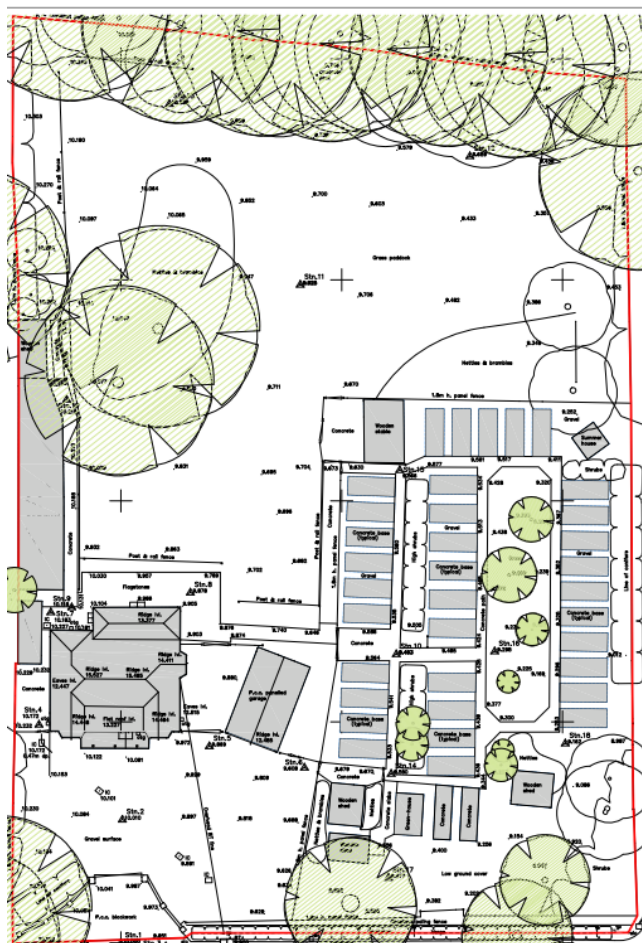
Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

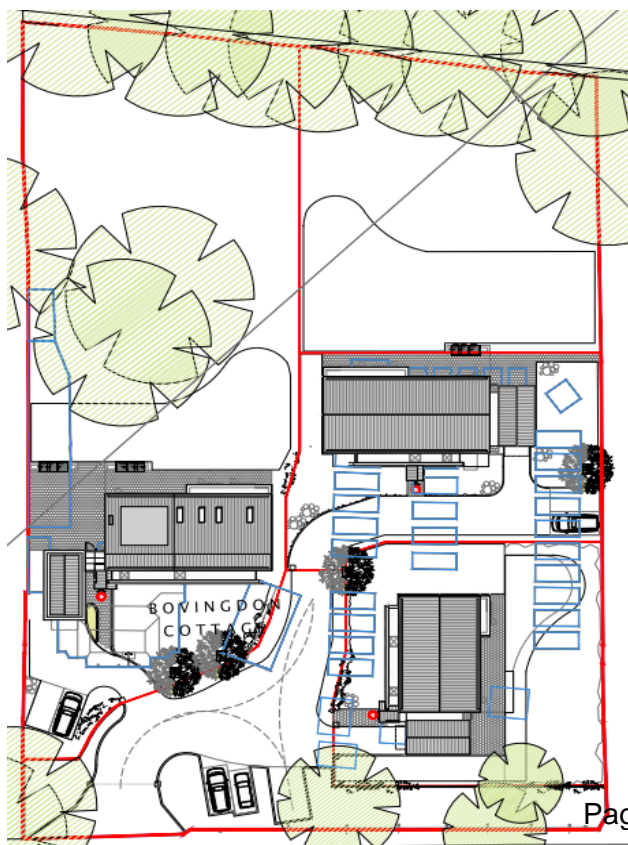
1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1

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Existing Site Plan



Proposed Site Plan

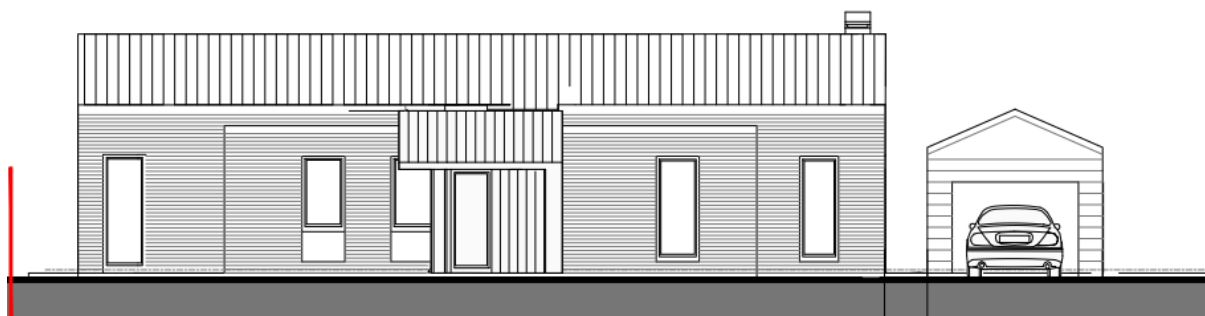


Proposed Elevations

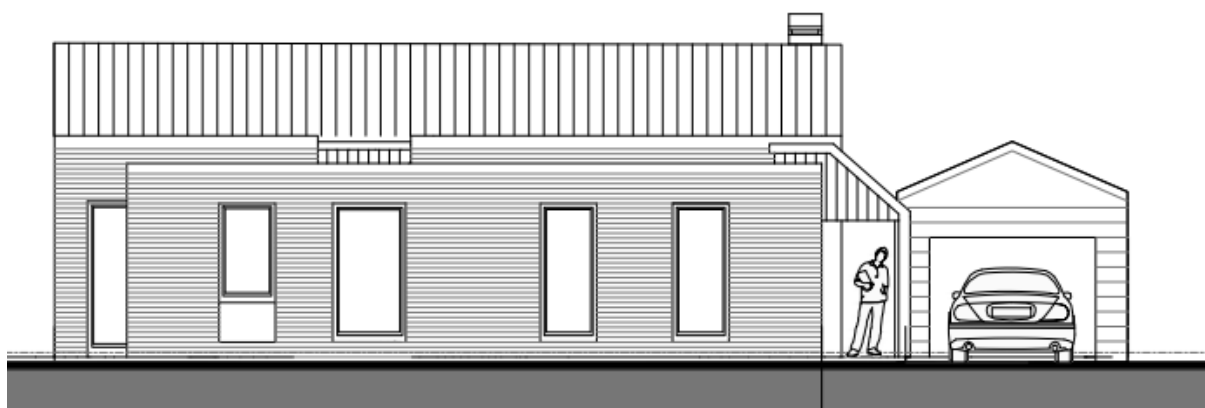
Plot 1



Plot 2



Plot 3



Existing dwelling



Existing residential garden and rear of dwelling



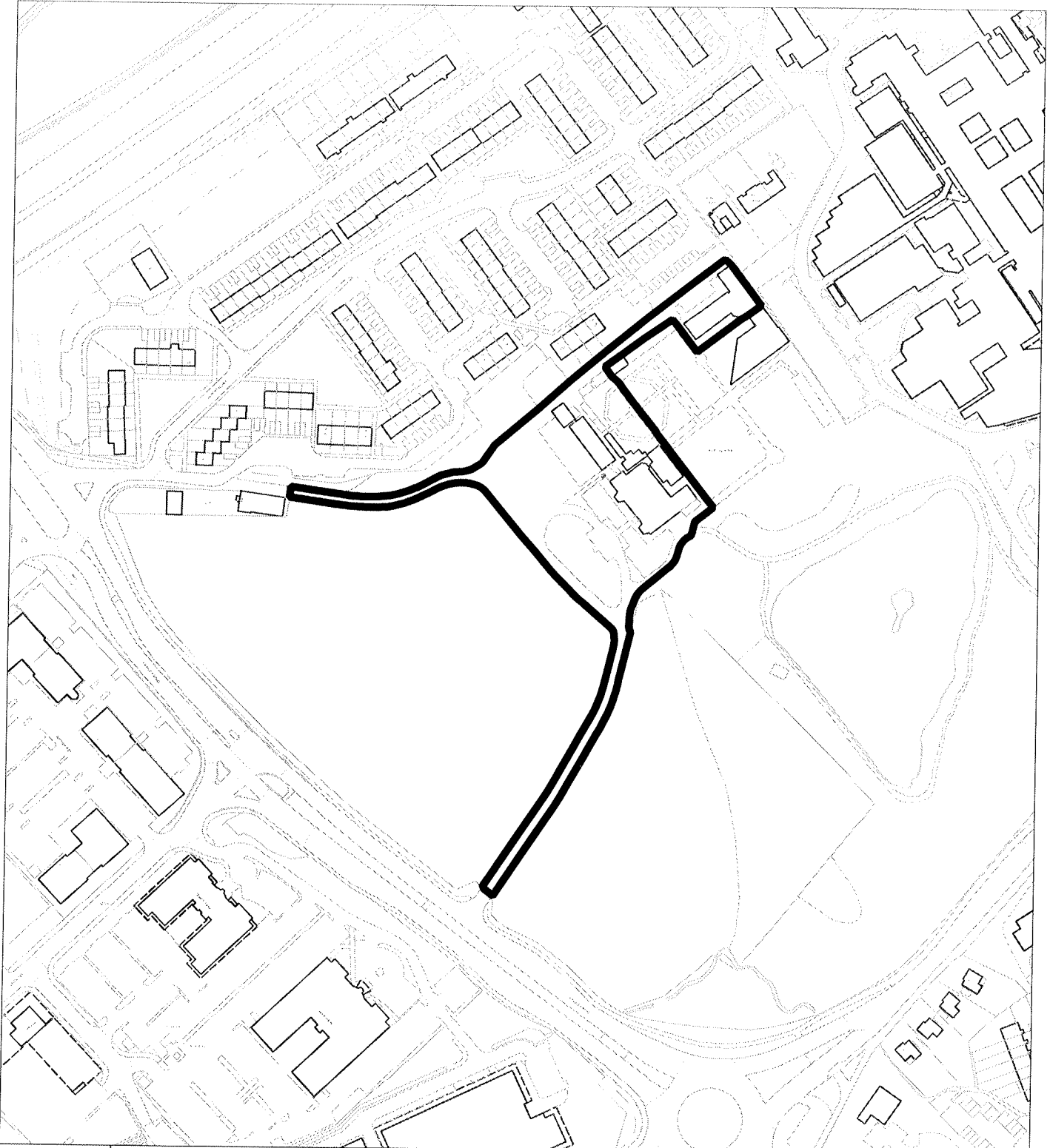
Cattery buildings





Site from the road



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Title	Planning Applications		Page	7 of 7
Application number	16/0836		Scale @ A4	1:2,500
Address	CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD		Date	01-11-2016
Proposal	Demolition of the Quatermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.			
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LOCATION: CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD

PROPOSAL: Demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.

TYPE: Full Planning Application

APPLICANT: Mr Belcher
SERFCA

OFFICER: Mr N Praine

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning consent for the part demolition of existing buildings and the erection of a new building to provide improved facilities at this Ministry of Defence (MoD) site. Officers conclude that the proposals would not harm the character of the area including the Grade II Listed Building, impact upon residential amenity, highway safety or ecology matters. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The Cadet Training Centre, Frimley Park Mansion lies to the north eastern side of the Frimley Road. The building is a Regular Army Unit for various military and civilian personnel attending residential courses, conferences and meetings. The Frimley Park mansion was built approximately in the mid-18th Century. In 1949 the estate was sold to the War Department and became the Women's Royal Army Corps (WRAC) Staff College. In 1959 Frimley Park became the Cadet Training Centre. The northern half of the Park has since been developed into Frimley Park Hospital. The remainder of the site has been retained as an Army Cadet Training Centre, owned by the Ministry of Defence.

- 2.2 The building is Grade II listed and its gardens and land are registered as a Historic Park and Gardens by English Heritage for its special historic interest as early 20th century formal gardens accompanying a country house, surrounded by 19th century pleasure grounds and parkland.

3.0 RELEVANT HISTORY

- 3.1 SU/15/0182 - Erection of a single storey security building with associated parking. *Granted 30/04/15.*
- 3.2 SU/16/0837 - Listed Building Consent for the demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6 No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses. *This proposal is considered elsewhere on this agenda.*
- 3.3 SU/16/0693 - Erection of a 3.4 metre security perimeter fence, single storey security building with associated parking. *This proposal is considered elsewhere on this agenda.*

4.0 THE PROPOSAL

- 4.1 This full planning application is for the following works:
- The demolition of the existing 1950's quartermaster's (QM) building together with various outbuildings (293 sqm to be demolished);
 - The erection of a new 590sqm building to comprise a new kitchen, dining hall, multifunctional space (e.g. lecture theatre, study area etc) and six additional bedrooms. This building will measure approximately 36m x 12m in width and depth and offers a maximum height of 7.7m. Principal materials will include a white rendered finish to visually tie in with the existing walls of the mansion and a grey zinc roof; and
 - Minor alterations to part of the ground floor of the existing administration building to re-house the QM department and minor alterations to the interior of a Grade II listed mansion to remove the redundant kitchen area.
- 4.2 In support of the application the applicant has provided the following need and reasoning for the proposal. The Cadet Training Centre (CTC) at Frimley Park is a Regular Army Unit and National Centre of Excellence providing training for in excess of 2000 personnel attending residential courses. It hosts numerous conferences and meetings throughout the year. Cadet expansion within the region is a longer term goal for the MoD and this will translate into an increase in the usage of the site.
- 4.3 In June 2012, the Prime Minister announced the Government's Cadet Expansion Programme (CEP) to increase the number of state funded schools with their own cadet force unit.

The programme has been given £10.85 million by the Department for Education (DfE) and Ministry of Defence (MoD) so that more young people can benefit from the cadet experience in school and to increase in the number of state schools benefiting from having a cadet force as part of school life. The CEP is a government commitment to deliver 500 parading units in schools by March 2020. Key to the success in the programme is the delivery of trained Cadet Force Adult Volunteers able to deliver training. These volunteers will pass through the National Cadet Training Centre, Frimley and to facilitate the increased volume from this programme the National CTC Frimley Park has to be expanded and improved to meet the demand.

- 4.4 The option of relocating the Centre to a location in central England had been considered. However, having been a CTC since 1959, the MoD has concluded that the CTC should be retained in Frimley. To fulfil current and future needs of the CTC there is a need to improve the existing facilities to accommodate up to 60 adult volunteers and 8 trainers at any one time and therefore this planning application has been lodged to meet these requirements.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--|--|
| 5.1 | Surrey County Council
Highway Authority | No objection. |
| 5.2 | Surrey Wildlife Trust | No response at the time of writing this report <i>[Officer comment, see paragraph 7.5.1 below and if any updates are received, these will be verbally reported to the Committee]</i> |
| 5.3 | SHBC Drainage Officer | No objection. |
| 5.4 | SHBC Tree Officer | No objection. |
| 5.5 | SHBC Environmental
Health Officer | No objection. |
| 5.6 | SHBC Historic Buildings
and Conservation
Advisor | No objection. |
| 5.7 | The Garden History
Society | No response at the time of writing this report <i>[Officer comment, if any updates are received, these will be verbally reported to the Committee]</i> |
| 5.8 | Historic England | No objection. |

6.0 REPRESENTATION

- 6.1 At the time of writing one letter of support has been received. The letter of support states:
- The existing buildings to be demolished are an ‘eyesore’ and the new design is a positive enhancement to a historic building; and,
 - The proposal would be a positive benefit to the lives of young people.

7.0 PLANNING CONSIDERATION

7.1 The application site falls within the curtilage of a Grade II Listed Building. The relevant policies relating to the above proposal are Policies CP14, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). The National Planning Policy Framework (NPPF) and Western Urban Area Character SPD are also material planning considerations.

7.2 The impact of the development on the character of the area and the Listed Building

7.2.1 Given these national requirements set out at paragraphs 4.2 – 4.4 above and the need to balance these with the character of the wider area including the Grade II Listed Building, meetings have been held on site with both Surrey Heath Planning Officers, Surrey Heath Heritage and Conservation Officer and the applicant’s team to discuss the MoD’s aspirations for the site. The submitted design follows detailed discussions between all these parties.

7.2.2 The Council’s Historic Buildings and Conservation Advisor has considered the application and in his ‘no objection’ response states that:

“Following detailed pre-application discussions I am happy the proposals will not harm the special interest of the listed building. The existing Q.M. huts are of little if any historic significance and of no architectural significance. They do not relate well to the eighteenth century country house and their removal is welcomed. These buildings are reflective of the generally unsympathetic changes made to the building in the twentieth century. The dividing walls on the first floor of the house are particularly damaging and the provision of modern accommodation elsewhere will allow for the removal of these divisions. The proposed building is intended to improve the facilities and accommodation at the training centre. The architectural approach has sought to present an ancillary wing to the main house. It reflects certain architectural details under a modern metal roof. This will be a conspicuous roof form but I am satisfied this will not be an uncomfortable contrast. The building will be more overtly modern at the rear but the garden wall will act as a foil to some degree. I am confident the proposed building has an architectural confidence and robustness that will complement the setting of the historic building. I am satisfied the proposed building will not harm the setting of the grade II registered park. The replacement of the prefabricated buildings with the proposed dining hall and accommodation will improve the setting of the garden”

7.2.3 One mature tree is also to be felled, however this is in close proximity to the buildings and is well separated from public vantage points. Likewise given the significant mature tree screening across the whole site and the positive benefits the proposal delivers, it is considered that the removal of this tree is not contentious. In conclusion, having regard to the comments of the Council's Historic Buildings and Conservation Advisor and noting the separation of the proposals from public viewpoints, the retained boundary screening and the sympathetic design of the extension, it is considered that the proposal can be accommodated within the local area without significant harm to the character of the area or setting of the listed building, gardens or park. On this basis no objections are raised on these grounds. The proposal would not conflict with Policy DM9 (Design Principles) or DM17 (Heritage) of the CSDMP.

7.3 Impact on residential amenity

7.3.1 Given the location and separation distances from the nearest residential properties (108 – 120 Gilbert Road), which are a minimum of 25m from the proposal, no undue loss of residential amenity is anticipated by the proposed development to the occupiers of any other adjoining or nearby residential properties.

7.3.2 In conclusion it is envisaged that the proposal would not conflict with Policy DM9 (Design Principles) of the CSDMP.

7.4 Impact on highway safety

7.4.1 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 proposal would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore have no highway requirements. In conclusion it is envisaged that the proposal would not conflict with Policy DM11 (Traffic Management and Highway Safety) of the CSDMP and it is considered that the proposal is acceptable and no objections are therefore raised on these grounds.

7.5 Other matters

7.5.1 An ecological survey, written by a qualified ecologist, has been submitted as part of this application and the methods of the survey accord with current good practice guidelines. Surveys of this type are valuable in terms of helping to determine whether or not wildlife particularly species with special legislative protection are likely to be present in the locality and if so whether they might be affected by development. The survey concludes that general wildlife including statutorily protected and notable species would not be adversely affected should the development proposals be implemented. No objections are therefore raised on these grounds. The proposal would not conflict with Policy CP14 (Biodiversity and Nature Conservation) of the CSDMP.

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. This included:

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 This application seeks planning consent for the part demolition of existing buildings and the erection of a new building to provide improved facilities at this Ministry of Defence (MoD) site. Officers conclude that the proposals would not harm the character of the area including the Grade II Listed Building, impact upon residential amenity, highway safety or ecology matters. The application is therefore recommended for approval.

10.0 RECOMMENDATION

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. Prior to the commencement of development, the following details must be approved in writing with the Local Planning Authority. Once approved, the works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i. new/and/or/replacement windows, external doors, roof lights.

These drawings must show: materials, decorative/protective finish, cross section of frame, transom, mullions, glazing bars, etc, formation of openings including reveals, heads, sills, arches, etc, method of opening and method of glazing
 - ii. Roof details including sections through: eaves, verges and parapets
- b) Samples or specifications of external materials and surface finishes

Reason: To ensure that the historic and architectural character of the Listed Building and surrounding area is maintained with regard to Policies CP2 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

- 3. If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorized works that would constitute a criminal offence

Reason: In order to protect the Listed Building adjacent to this proposal and to accord with the National Planning Policy Framework.

- 4. No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: In order to protect the Listed Building adjacent to this proposal and to accord with the National Planning Policy Framework.

- 5. The proposed development shall be built in accordance with the following approved plans: 3819-GA-02 C, 3819-GA-01 B and 3819-GA-04 A, 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.

Informative(s)

- 1. Building Regs consent req'd DF5
- 2. Decision Notice to be kept DS1

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Site plan



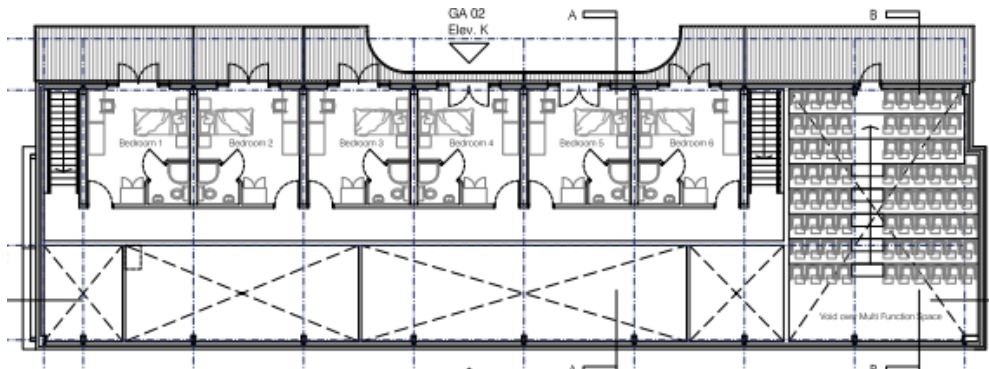
Proposed front elevation



Proposed ground floor plan



Proposed first floor plan

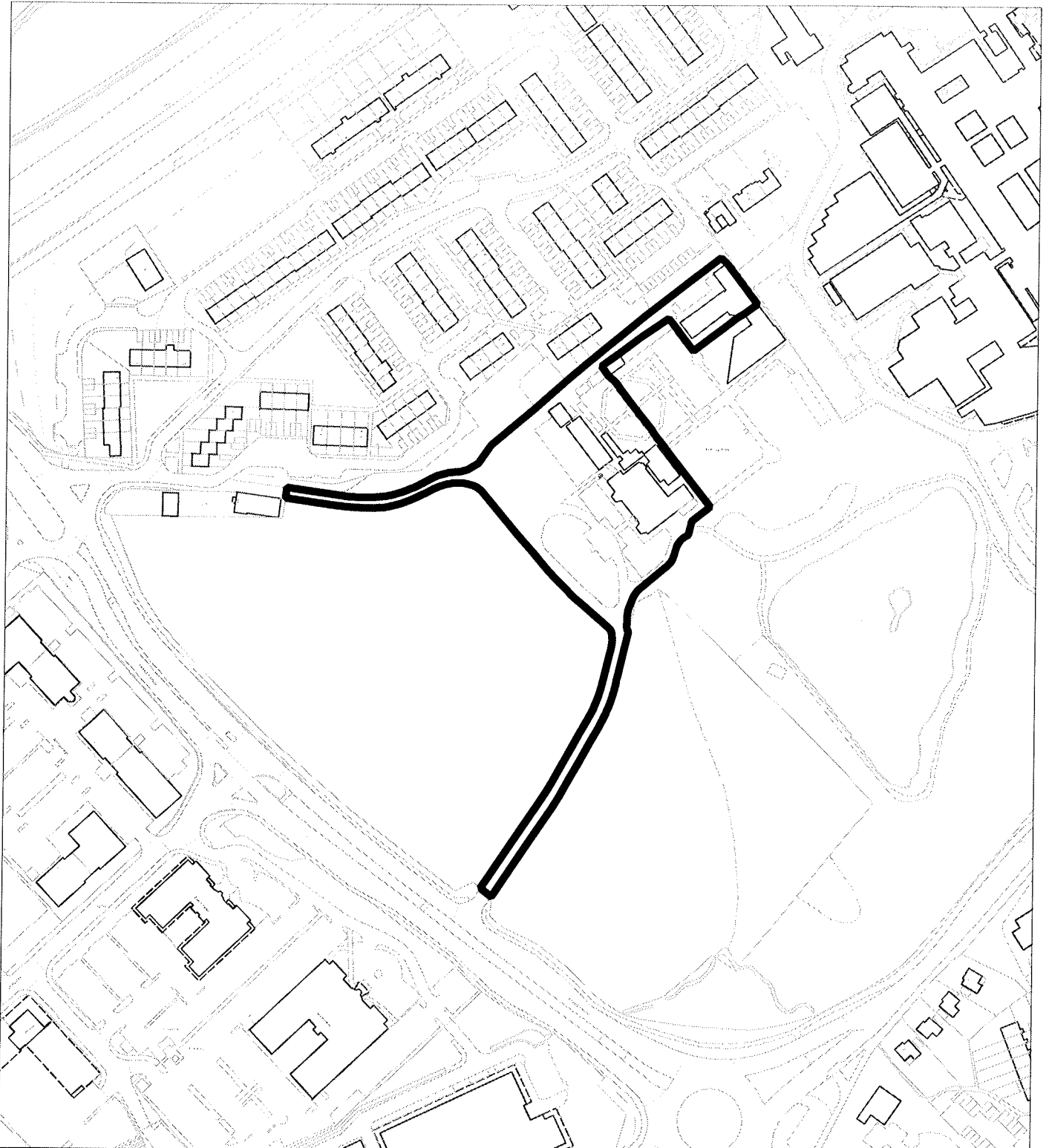




3D visualisation of the proposal



Existing front view of Frimley Park Mansion





Title	Planning Applications		Page	4 of 7
Application number	16/0837		Scale @ A4	1:2,500
Address	CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD		Date	01-11-2016
Proposal	Demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.			
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LOCATION: CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD

PROPOSAL: Listed Building Consent for the demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.

TYPE: Listed Building Consent (Alter/Extend)

APPLICANT: Mr Belcher
SERFCA

OFFICER: Mr N Praine

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks Listed Building Consent for the part demolition of existing buildings and the erection of a new building to provide improved facilities at this Ministry of Defence (MoD) site. Officers conclude that the proposals would not harm the character of the Grade II Listed Building and the application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The Cadet Training Centre, Frimley Park Mansion lies to the north eastern side of the Frimley Road. The building is a Regular Army Unit for various military and civilian personnel attending residential courses, conferences and meetings. The Frimley Park mansion was built approximately in the mid-18th Century. In 1949 the estate was sold to the War Department and became the Women's Royal Army Corps (WRAC) Staff College. In 1959 Frimley Park became the Cadet Training Centre. The northern half of the Park has since been developed into Frimley Park Hospital. The remainder of the site has been retained as an Army Cadet Training Centre, owned by the Ministry of Defence.
- 2.2 The building is Grade II listed and its gardens and land are registered as a Historic Park and Gardens by English Heritage for its special historic interest as early 20th century formal gardens accompanying a country house, surrounded by 19th century pleasure grounds and parkland.

3.0 RELEVANT HISTORY

- 3.1 SU/15/0182 - Erection of a single storey security building with associated parking
Granted 30/04/15.
- 3.2 SU/16/0836 - Demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses – *This proposal is considered elsewhere on this agenda.*
- 3.3 SU/16/0693 - Erection of a 3.4 metre security perimeter fence, single storey security building with associated parking – *This proposal is considered elsewhere on this agenda.*

4.0 THE PROPOSAL

- 4.1 This application for Listed Building Consent seeks permission for the demolition of existing outbuildings and the erection of a new building. The associated planning application 16/0836 provides further details on the extent and reasoning for the proposal.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council Highway Authority No objection.
- 5.2 Historic England No objection.
- 5.3 SHBC Historic Buildings and Conservation Advisor No objection.
- 5.4 The Garden History Society No response at the time of writing this report [*Officer comment, if any updates are received, these will be verbally reported to the Committee*]

6.0 REPRESENTATION

- 6.1 At the time of writing one letter of support has been received. The letter of support states:
- The existing buildings to be demolished are an 'eyesore' and the new design is a positive enhancement to a historic building; and,
 - Proposal would be a positive benefit to the lives of young people.

7.0 PLANNING CONSIDERATION

7.1 The application site falls within the curtilage of a Grade II Listed Building and a formally registered Historic Park and Gardens. The relevant policies relating to the above proposal is DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012. The National Planning Policy Framework (NPPF) is also a material consideration.

7.2 The impact of the development on the historic integrity and setting of the Listed Building

7.2.1 Meetings have been held on site with both Surrey Heath Planning Officers, the Surrey Heath Heritage and Conservation Officer and the applicant's team to discuss the MoD's aspirations for the site. The submitted design follows detailed discussions between all these parties. The Council's Historic Buildings and Conservation Advisor has considered the application and raises no objection to the proposal.

7.2.2 In conclusion, having regard to the comments of the Council's Historic Buildings and Conservation Advisor and noting the sympathetic design of the extension and appropriate choices of materials, it is considered that the proposal can be accommodated within the local area without significant harm to the character, setting or historic integrity of the listed building, gardens or park. On this basis no objections are raised on these grounds. The proposal would not conflict with Policy DM9 (Design Principles) or DM17 (Heritage) 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

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. This included:

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 This application seeks Listed Building Consent for the part demolition of existing buildings and the erection of a new building to provide improved facilities at this Ministry of Defence (MoD) site. Officers conclude that the proposals would not harm the character of the Grade II Listed Building and the application is therefore recommended for approval.

10.0 RECOMMENDATION

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development, the following details must be approved in writing with the Local Planning Authority. Once approved, the works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i. new/and/or/replacement windows, external doors, roof lights.

These drawings must show: materials, decorative/protective finish, cross section of frame, transom, mullions, glazing bars, etc, formation of openings including reveals, heads, sills, arches, etc, method of opening and method of glazing

ii. Roof details including sections through: eaves, verges and parapets

b) Samples or specifications of external materials and surface finishes

Reason: To ensure that the historic and architectural character of the Listed Building and surrounding area is maintained with regard to Policies CP2 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

3. If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorized works that would constitute a criminal offence.

Reason: In order to protect the Listed Building adjacent to this proposal and to accord with the National Planning Policy Framework.

4. No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: In order to protect the Listed Building adjacent to this proposal and to accord with the National Planning Policy Framework.

5. The proposed development shall be built in accordance with the following approved plans: 3819-GA-02 C, 3819-GA-01 B and 3819-GA-04 A, 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.

Informative(s)

1. Decision Notice to be kept DS1

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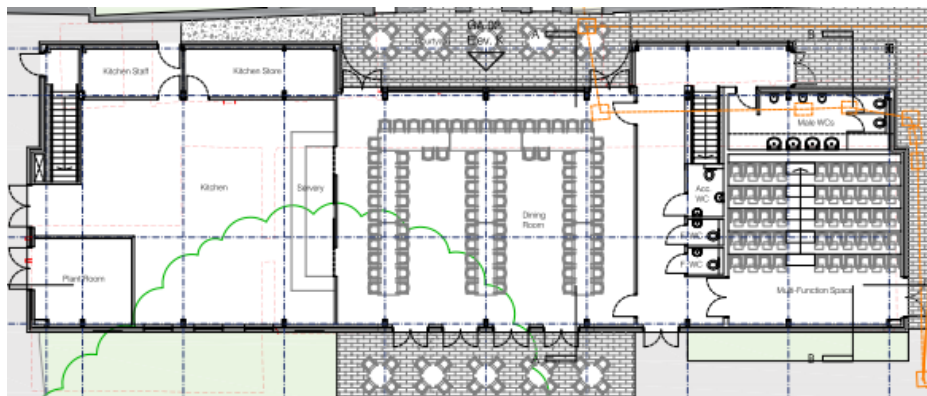
Site plan



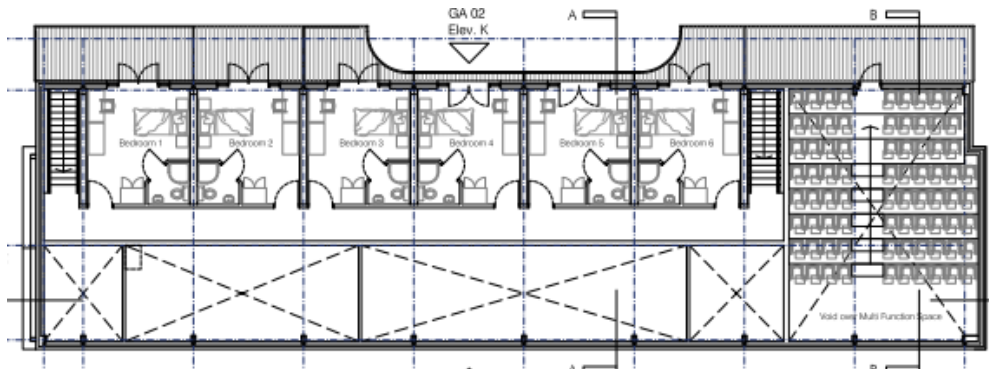
Proposed front elevation



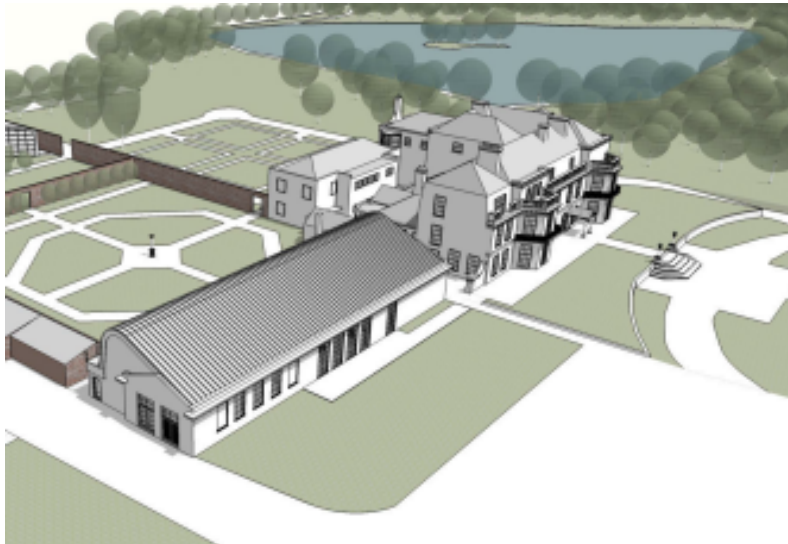
Proposed ground floor plan



Proposed first floor plan



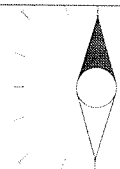

3D visualisation of the proposal



Existing front view of Frimley Park Mansion





Title	Planning Applications		Page	1 of 7
Application number	16/0693		Scale @ A4	1:2,500
Address	CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD		Date	01-11-2016
Proposal	Erection of a 3.4 metre security perimeter fence, single storey security building with associated parking.			

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LOCATION: CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD

PROPOSAL: Erection of a 3.4 metre security perimeter fence, single storey security building with associated parking.

TYPE: Full Planning Application

APPLICANT: Mr Tony Belcher
SERFCA

OFFICER: Mr N Praine

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning consent for the erection of a single storey security building with associated parking and the erection of a 3.4 metre security perimeter fence at this Ministry of Defence (MoD) site. Officers conclude that the security building and fencing would not adversely harm the character of the area or the Listed Building, impact upon residential amenity, highway safety, ecology or matters of flooding. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The Cadet Training Centre, Frimley Park Mansion lies to the north eastern side of the Frimley Road. The building is a Regular Army Unit for various military and civilian personnel attending residential courses, conferences and meetings. The Frimley Park mansion was built approximately in the mid-18th Century. In 1949 the estate was sold to the War Department and became the Women's Royal Army Corps (WRAC) Staff College. In 1959 Frimley Park became the Cadet Training Centre. The northern half of the Park has since been developed into Frimley Park Hospital. The remainder of the site has been retained as an Army Cadet Training Centre, owned by the Ministry of Defence.
- 2.2 The building is Grade II listed and its gardens and land are registered as a Historic Park and Gardens by English Heritage for its special historic interest as early 20th century formal gardens accompanying a country house, surrounded by 19th century pleasure grounds and parkland.

3.0 RELEVANT HISTORY

- 3.1 SU/15/0182 - Erection of a single storey security building with associated parking
Granted 30/04/15
- 3.2 SU/16/0837 - Listed Building Consent for the demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.
This proposal is considered elsewhere on this agenda.
- 3.3 SU/16/0836 - Demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses. *This proposal is considered elsewhere on this agenda.*

4.0 THE PROPOSAL

- 4.1 This application proposes the erection of a single storey security building with associated parking and the erection of a 3.4 metre security perimeter fence. The security building would measure 50sqm in footprint, housing a main counter space for booking in visitors and also functions as a base for regular security perimeter patrols beginning and concluding at this proposed building.
- 4.2 The perimeter fence will be approximately 3m high with an additional 0.5m three strand barbed wire topping and the fence would run a total length of 1,260m around the site. The fence is made from welded mesh (in order to restrict climbing) with a moss green colour (RAL 6005) to match the vegetative surroundings. The parts of the proposed fencing which backs onto residential properties will be similar in design but will have timber inserts added to improve residential amenity.
- 4.3 The Cadet Training Centre at Frimley Park is a Regular Army Unit and National Centre of Excellence providing training for over 2000 personnel attending residential courses on site. It hosts numerous conferences and meetings throughout the year. Cadet expansion within the region and MoD longer term plans will see an increase in the usage of the site. The provision of a new security building and perimeter fence form part of wider MoD proposals for Frimley Park (see paragraphs 3.2 and 3.3 above). Key tasks such as control of access and egress, 'booking in' of civilian and military personnel, perimeter patrols, fire safety watch and general site security cannot be met with the current facilities. The MoD considers this constitutes a failure in the overall provision of security on site and as such the current application has been lodged with the Local Planning Authority.
- 4.4 To address these security concerns the MoD require the following on site:
- The security building must accommodate 4 guards. The current hut is inadequate in this regard being able to house only 2 guards.

- The existing building, being constructed from timber, is not deemed as being ‘blast-proof’ by MoD security standards. The new building must meet this criterion.
- Parking: There currently is no area for vehicles to park whilst the ‘booking in’ process is undertaken. Currently exit/entry is entirely blocked whilst this process is undertaken, posing an overall security concern relating to vehicle borne explosives.
- Security: The guard hut is supposed to be the first point of call for matters related to security, fire, health, CCTV and perimeter patrols. It currently cannot achieve these functions.
- Perimeter: The current perimeter fencing has been identified as substandard by Military Intelligence (MI) and Security Services Group (SSG) units within the region. A new perimeter fence is required that meets current MoD standards.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--|---|
| 5.1 | Surrey County Council
Highway Authority | No objection. |
| 5.2 | Surrey Wildlife Trust | <i>At the time of writing this report no comments had been received [Officer comment, see paragraph 7.5.1 below and if any updates are received, these will be verbally reported to the Committee].</i> |
| 5.3 | SHBC Drainage Officer | No objection. |
| 5.4 | SHBC Tree Officer | No objection. |
| 5.5 | SHBC Historic Buildings
and Conservation
Advisor | No objection. |
| 5.6 | The Garden History
Society | <i>No response at the time of writing this report [Officer comment, if any updates are received, these will be verbally reported to the Committee].</i> |
| 5.7 | Historic England | No objection. |

6.0 REPRESENTATION

- 6.1 At the time of writing this report, one letter of objection has been received. In summary the letter raises the following concerns:
- Impact upon highway safety at the site access and ‘Toshiba Roundabout’ *[Officer comment see paragraph 7.4.1 below];*

- Impact upon wildlife including badgers [*Officer comment see paragraph 7.5.1 below*];
- Impact upon the Listed Building [*Officer comment see paragraph 7.2.1 below*];
and
- Impact upon Flood Risk [*Officer comment see paragraph 7.5.2 below*]

7.0 PLANNING CONSIDERATION

7.1 The application site falls within the curtilage of a Grade II Listed Building. The relevant policies relating to the above proposal are Policies DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012. The National Planning Policy Framework (NPPF) and Western Urban Area Appraisal are also material considerations.

7.2 The impact of the development on the character of the area and the Listed Building

7.2.1 Given the national MoD requirements for security and the need to balance these with the character of the wider area including the Grade II Listed Building, meetings have been held on site with Surrey Heath Planning Officers and the Surrey Heath Heritage and Conservation Officer to discuss the MoD's aspirations for the site. All parties felt the preferred location for the new security fence should be just inside the tree lined boundary of the site finished in dark green, so that any visual impact of the fence from public vantage points is reduced and likewise its impact is also reduced when approaching the listed building.

7.2.2 The Council's Historic Buildings Advisor has considered the application and in his 'no objection' response states:

"The erection of the security fence and guard building will result in less than substantial harm to the setting of the listed building. However I am satisfied that this harm is acceptable as the least harmful solution to providing the level of security required for a military site. The removal of the existing guard hut and security barrier will have a positive impact on the setting of the listed building."

7.2.3 In respect to the impact upon trees, the siting of the fence and security building has been designed to ensure minimum tree impact while balancing MoD requirements for site security. The fence has been sited behind the trees and the siting of the security building ensures no major trees in public view will be felled. The Council's Tree Officer is satisfied with the proposal and raises no objections.

7.2.4 Efforts have been made to site the fencing and security building in a sensitive way and also to design them to have the least impact while incorporating mandatory MoD requirements as outlined above at paragraph 4.1 to 4.4. In conclusion, it is considered that the proposal can be accommodated within the local area without significant harm to the character of the area or setting of the listed building, gardens or park. On this basis no objections are raised on these grounds.

7.3 Impact on residential amenity

- 7.3.1 Where the fence adjoins residential properties in Gilbert Road, the applicant has selected an alternative fence type with timber infill panels. The reasons for this are two fold, firstly to offer privacy to these occupants and secondly to maintain a domestic aesthetic appearance when viewed from these dwellings. While 3.5m is tall for a fence and ordinarily would be resisted if sited adjacent to a residential property, the overarching MoD security requirements of this military site are considered to outweigh these concerns regarding neighbour amenity and for these reasons no objections are raised on these grounds.
- 7.3.2 Given the location and separation of the security building from the adjoining residential properties, closest located a minimum of 100m from the proposal, no undue loss of residential amenity is anticipated by this part of the proposed development to the occupiers of any other adjoining or nearby residential properties.
- 7.3.3 In conclusion it is envisaged that the proposal would not conflict with Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies 2012 and it is considered that the proposal is acceptable in residential amenity terms and no objections are therefore raised on these grounds.

7.4 Impact on highway safety

- 7.4.1 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 proposal would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore have no highway requirements. In conclusion it is envisaged that the proposal would not conflict with Policy DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 and it is considered that the proposal is acceptable and no objections are therefore raised on these grounds.

7.5 Other matters

- 7.5.1 An ecological survey, written by a qualified ecologist, has been submitted as part of this application and the methods of the survey accord with current good practice guidelines. Surveys of this type are valuable in terms of helping to determine whether or not wildlife particularly species with special legislative protection are likely to be present in the locality and if so whether they might be affected by development. The survey concludes that general wildlife including statutorily protected and notable species would not be adversely affected should the development proposals be implemented. No objections are therefore raised on these grounds.
- 7.5.2 A flood risk assessment has been submitted with the application. The report concludes that the proposal will not cause flood risk, subject to setting of floor levels within the security building and other building flood resistance measures. Likewise the flood risk assessment concludes the proposal will not significantly impede or change flood flow and surface water flow across the site and off site.

The Council's Drainage Officer has considered the application and agrees with the conclusions of the flood risk assessment, he raises no objections to the proposal.

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. This included:

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 This application seeks planning consent for the erection of a single storey security building with associated parking and the erection of a 3.4 metre security perimeter fence at this Ministry of Defence site. Officers conclude that the security building and fencing would not adversely harm the character of the area or the Listed Building, impact upon residential amenity, highway safety, ecology or matters of flooding. The application is therefore recommended for approval.

10.0 RECOMMENDATION

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 works, hereby approved, shall be constructed in external fascia materials; to match those as specified on the Application for Planning Permission Form, Design and Access Statement and Drawings date stamped 13th July 2017.

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.

3. The proposed development shall be built in accordance with the following approved plans: 3874-P-02 and 3874-P-03 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 PPG.

Informative(s)

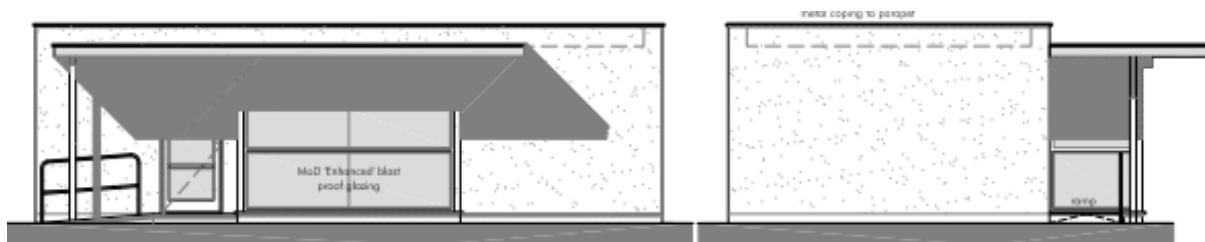
1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1

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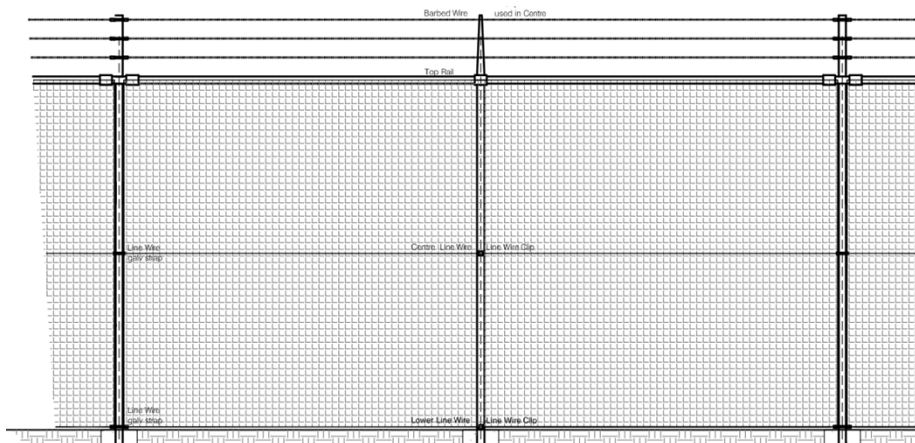
Site plan



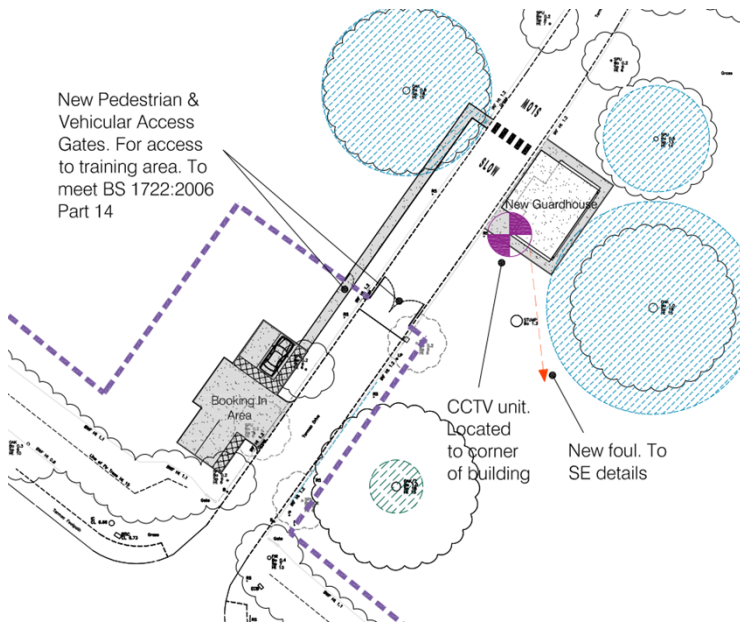
Proposed security building elevation



Proposed fence detail



Proposed site plan of security building and entrance

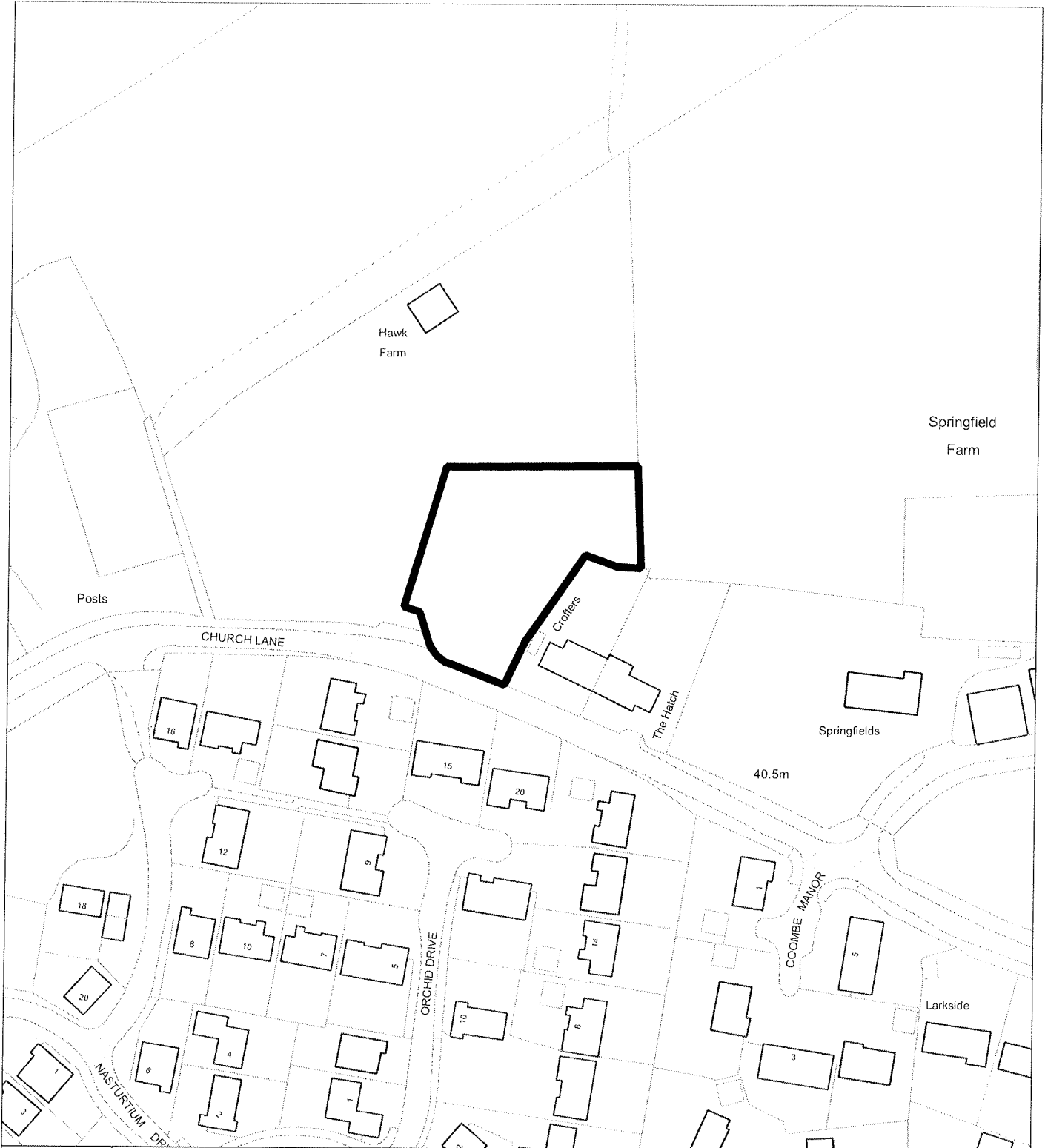


Existing front view of entrance



Existing barrier and security building





Title	Planning Applications		Page	2 of 7
Application number	14/1000		Scale @ A4	1:1,250
Address	HAWK FARM, CHURCH LANE, BISLEY, WOKING, GU24 9EA		Date	01-11-2016
Proposal	Application under Section 73 to remove Condition 3 of application ref. BGR/8745 (Outline application to erect nursery managers dwelling and garages) to allow non-agricultural occupancy of dwelling.			
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LOCATION: HAWK FARM, CHURCH LANE, BISLEY, WOKING, GU24 9EA

PROPOSAL: Application under Section 73 to remove Condition 3 of application ref. BGR/8745 (Outline application to erect nursery managers dwelling and garages) to allow non-agricultural occupancy of dwelling. (Amended plans recv'd 26/10/16)

TYPE: Relaxation/Modification

APPLICANT: Mr S Howard

OFFICER: Jonathan Partington

The application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to Planning Applications Committee at the request of Cllr. Mansfield.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Permission is sought for the removal of an agricultural occupancy condition imposed in the 1970s. Construction works first commenced on the dwelling house within the time limit for implementation of the original 1970s consent with the laying on a concrete slab. Works then ceased for many years but the original consent remained extant. The dwelling house was not then substantially completed until 2013 but is lawful. To date the dwelling has not been occupied.
- 1.2 The report concludes that there is no agricultural need and no demand for the dwelling from agricultural workers or retired farmers. The removal of this condition causes no further harm to the Green Belt or residential amenities. The application is therefore recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 Hawk Farm (or Hawks Farm) lies within the Green Belt and is located on the northern side of Church Lane outside of the settlement of Bisley. The overall area of land comprises approximately 5 hectares and was originally part of a horticultural nursery (Daydawn) which comprised a significantly larger area of land.
- 2.2 The application site area, and defined residential curtilage, is located in the south east corner of the land i.e. adjacent to the neighbouring semi-detached dwelling Crofters. The dwelling is a two-storey detached building with single storey side additions and a two storey rear extension. The dwelling has its own gated access and off street parking. There are trees on the site protected by TPOs.

There is a clear demarcation of this residential curtilage from the rest of the land, under the applicant's ownership. On this land outside of the curtilage there is a historical open sided barn, horse grazing and an unauthorised mobile home.

3.0 RELEVANT HISTORY

- 3.1 BGR 8745 Outline planning application for the erection of a dwelling and garage.

Refused July 1973 but subsequent appeal allowed May 1974. Condition 3 of this permission stated the following:

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such persons residing with him) or a widow of such a person.

- 3.2 SU/77/0405 Detailed application (pursuant to outline permission above) for the erection of a dwelling and garage.

Refused permission in October 1977 and subsequently allowed at appeal in November 1979.

- 3.3 SU10/0987 Certificate of Lawful Proposed Development for the erection of a part two storey, part single storey rear extension, conversion of garage into habitable accommodation and alterations to roof over the single storey element to a dwelling granted planning permission (under the outline and detailed permissions set out above) to which construction has started but not completed.

Split decision issued in April 2011. It was agreed that the concrete slab laid many years previous amounted to the lawful implementation of the 1979 approval and as such this permission remained extant. Adding extensions during the course of the build was not, however, permitted development.

- 3.3 SU/11/0731 Erection of a two storey dwelling with parking and access.

Refused permission June 2012 on Green Belt grounds. Advice was received from the Council's Agricultural Appraiser advising that the nature of land use has changed significantly since the original 1970s permission and there was no longer any agricultural/horticultural need for a dwelling on this site and no need for the retention of an agricultural occupancy condition.

- 3.4 SU/77/0405/3 Non Material Amendment to planning permission SU/77/0405 to allow the repositioning of windows, altered location for the front door and canopy.

Granted 12/4/2016

- 3.5 SU/15/0523 Certificate of Lawful Development for the retention of a single storey side and two storey rear extension and roof alterations undertaken as permitted development; to demonstrate that these were erected after the dwelling was approved under SU/77/0405 (as amended by NMA 77/0405/1) was substantially complete

Split decision. Certificate issued on the basis that on the balance of probabilities the dwelling house was substantially completed prior to the extension works; and, because the single storey side extension as built constitutes permitted development. However, the remainder of the application was refused as the alterations to the garage roof, single storey rear extension to garage and the two storey rear extension are not permitted development.

- 3.6 SU/15/1100 Planning application for retention of two storey rear extension, single storey rear extension to garage and alterations to the garage roof

Granted 12/4/2016

- 3.7 SU/15/1101 Certificate of Proposed Lawful Development for proposed alterations to the roof of the existing garage/utility building to bring the cubic roof volume of the two storey and single storey rear extension and alterations to the garage roof within the tolerances of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

Issued 21/3/2016

4.0 THE PROPOSAL

- 4.1 This is a Section 73 application to remove condition 3 of application BGR/8745 (Outline application to erect nursery manager's dwelling and garages) to allow non-agricultural occupancy of the dwelling.
- 4.2 According to the applicant this condition is no longer necessary because since outline permission was granted the nursery has significantly reduced in size and the land which does remain part of the nursery site is not held within the ownership of the applicant. Moreover, the applicant argues that retention of the condition would likely render the property vacant due to the inability to comply with the requirements of the condition, at a time when housing need in the area is considerable.
- 4.3 The applicant has entered into a 6 month marketing exercise with Hamptons International which has included advertising the property on 3 primary property sites and 37 secondary property sites. In addition, the dwelling has been advertised on the UK Land and Farms website. The dwelling has been marketed with specific

reference made to the restrictive condition and with the remainder of the grounds included (extending to 13 acres/5.26 hectares).

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council Highways No objection subject to conditions.
- 5.2 Council's Agricultural Appraiser Initial advice advised that there was insufficient evidence to justify removal of the condition. On receipt of further evidence of marketing no objection has been raised.

6.0 REPRESENTATIONS

- 6.1 At the time of writing the report 6 letters of objection had been received including letters from Bisley Parish Council and Bisley Residents' Association. The reasons for objecting are summarised below:
- The dwelling was built approximately 30 years after the development was first started in 1981 and has been built in full knowledge that the essential agricultural need under condition 3 no longer remains
[Officer comment: See paragraph 7.3.2]
 - Concern that not all conditions relating to this site have been complied with
[Officer comment: This application is only concerned with the removal of the agricultural occupancy condition but there is no evidence to suggest that the 1970s conditions have not been complied with]
 - Query whether a mobile home on site and fencing require planning permission
[Officer comment: See paragraph 7.6.2. The applicant has been requested to remove the mobile home off the land. Fencing can be erected without planning permission provided that this does not exceed 2 metres or 1 metre adjacent to a highway]
 - Concern over the impact of the dwelling as built on the Green Belt, which has been built larger than the original planning permission, and there is no legislation to support retention of this dwelling
[Officer comment: The dwelling as built has already been granted a Lawful Use Certificate. The extensions were permitted under application 15/1100]
 - The Planning Statement fails to explain what is proposed for the remaining area of land, when the two pieces of land are intrinsically linked. Restrictions should be placed on the remaining area of land to prevent further development.
[Officer comment: This has been marketed in connection with the dwelling]

- Inconsistency in location plan versus the amount of land being sold as part of the house. The fence erected is different to the location plan and query whether the agricultural tie still applies to the extra land that has been fenced off.

[Officer comment: See paragraph 7.6]

- The Hatch nor Springfields were consulted on the application

[Officer comment: Neither of these properties adjoin the application site or are directly opposite and therefore they would not have been consulted]

7.0 PLANNING CONSIDERATION

7.1 The National Planning Policy Framework (NPPF) and Policies CPA, DM1, DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) are of most relevance to this case.

7.2 Paragraph 206 of the NPPF states that planning conditions should only be imposed where they meet six tests i.e. necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects. By the same token this agricultural occupancy condition should only be retained if it can be demonstrated to still meet these six tests. The following issues, relevant to the determination of the application, should therefore be considered against these tests:

- Agricultural occupancy need;
- Harm to the Green Belt and countryside character; and,
- Impact on residential amenities

7.3 Agricultural occupancy need

7.3.1 Government policy has long established that there should be an essential need for permitting dwellings in the countryside. Paragraph 55 of the NPPF is not dissimilar to earlier government policy and states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. The associated Planning Practice Guidance (PPG) further advises that the imposition of a condition limiting benefits to a particular class of people such as agricultural workers may be justified on the grounds that an applicant has successfully demonstrated an exceptional need.

7.3.2 When the agricultural workers dwelling was permitted in the 1970s there was clearly a genuine and demonstrable need with the dwelling relating to a much larger site, and thus the agricultural occupancy condition was both reasonable and necessary. However, with the subsequent selling off of the land, with the land to the south sold for housing in the 1980s, and with the severance of the land from Daydown Nurseries this direct functional need has been diluted over time.

- 7.3.3 The applicant's motives for the resumption of the construction of the dwelling in the last couple of years, without first testing the agricultural market or having a non-open market buyer secured, is therefore questionable and open to criticism. In 2012 the Council's former Agricultural Appraiser criticised the applicant for making no effort to identify a local need for houses for the farming community and no effort to sell the property subject to the occupancy condition, or at a price to reflect the existence of this condition. In 2014 the dwelling house was advertised on the website Right Move with a guide price of £1.7 m (substantially higher market value than other 4 bed dwellings in the vicinity) but with no mention of the occupancy condition or wider holding.
- 7.3.4 Even if the motives of the applicant have not been disingenuous, nevertheless, in considering this application officers are left with a fait accompli i.e. with a vacant and lawful dwellinghouse on the site and with an obligation to consider the merits of the current proposal relating to a significantly smaller holding than originally envisaged. Whilst lack of land is not on its own an adequate reason for removing an agricultural occupancy condition it still has to be shown that there is no demand for the dwelling from agricultural workers and retired farmers. The Council's Agricultural Appraiser therefore advised that marketing was required.
- 7.3.5 As a consequence of this, the applicant was requested to undertake marketing of the site with direct reference made in the marketing to the agricultural restriction. The applicant employed Hamptons International who marketed the property on 20th May 2016 with an adjusted price of £1.45m to take account of the restriction. After 3 months of marketing Hamptons concluded the following:
- Initial contact to 59 potential buyers who met the criteria and advertised in local property papers and 40 property portals;
 - Of this marketing 2,710 virtual viewings were received and 6 telephone calls but no prospective purchasers met the criteria and there were no viewings; and,
 - Our chances of finding a prospective buyer from the farming background will be difficult to punitive and even if the price is reduced by a further 20% this would have little impact in finding a buyer.
- 7.3.6 In response to this the Council's Agricultural Advisor advised that a realistic marketing period would typically be 6-12 months and requested justification to the shorter period. In addition, clarification was sought on whom Hamptons had deemed to be potential purchasers and what nature of advertising to target the restricted market had been undertaken; and, explanation as what adjustment had been made to the open market value to account for the restriction. Officers therefore requested the applicant extend the marketing period to at least 6 months and the applicant also lowered the asking price. The very latest details of the results from this marketing will be provided at the meeting but as of 20th October 2016 the applicant has advised the following:
- We deemed the potential purchasers to be an equestrian purchaser who also kept farm animals and those people who were looking for a small holding who would fulfil the restriction.

We also have had regular buyers, who wanted the house and land, but could not fulfil the requirements and advertised on UK Land and Farms Website to ensure a more focussed approach;

- Our initial valuation and marketing, back in 2014, was to include the house and 1 acre of land at £1.7 m. We were not offering the additional land at this time. The house was then withdrawn shortly afterwards. In May 2016, with the agricultural restriction and the additional land being offered, we marketed the house at £1.45m. The adjustment made at this time for the whole, including the land, was a reduction of between 25% - 30%. As we have had little response, we have now further reduced the price to £1.3m.
- Since the price was adjusted there have been 4 viewings from which two parties expressed an initial interest, but they did not meet the criteria. The other two people who viewed the property, but did not express an interest, were also unable to fulfil the requirements of the agricultural restriction in any event; and,
- There was an initial 10% increase in virtual viewings following the price adjustment, but this has come back down again to previous levels.

7.3.7 Based upon this level of marketing it is considered that the steps now taken by the applicant are comprehensive and demonstrate that there is no demand for an agricultural worker or retired farmer. As such retention of this condition serves no purpose, no longer meeting the tests for imposing a condition.

7.4 Harm to the Green Belt and countryside character

7.4.1 The erection of a new building is inappropriate development in the Green Belt but one of the exceptions to this is a building for agriculture. Thus, the agricultural worker's dwelling originally permitted was not inappropriate development within the Green Belt. By the time, however, construction resumed on the dwelling in 2013 this was not for agriculture and so if it had not been for the lawfulness of this build (established under certificate 15/0523), it would have been resisted. Given this lawfulness, the size and use of the dwelling house now on the land, whether occupied by an agricultural worker or by the open market, has the same actual harm on the openness of the Green Belt and therefore the removal of this condition does not conflict with Green Belt policy. Similarly the impact on the character of the countryside remains the same.

7.5 Impact on residential amenities

7.5.1 The removal of this condition would not change the degree of impact on neighbours, as whether occupied by a family with agricultural connection or the open connection, the impact of the intensity of use remains the same. This proposal therefore complies with Policy DM9 (iii) of the CSDMP.

7.6 Other matters

7.6.1 The applicant has erected fencing to the rear boundary which has created a larger residential curtilage than shown on the application drawings, and historically accepted. The agent has explained that this fencing was erected lawfully under permitted development, not to define the garden but to provide security for the rear

of the dwelling. The applicant would be willing to provide additional boundary treatment, such as a hedgerow and/or picket fence to differentiate the garden area from the land beyond. It is therefore considered necessary to impose a condition to ensure that the residential curtilage be physically demarcated and returned to its historical permitted size. This is important as an enlarged curtilage would be harmful to the Green Belt.

- 7.6.2 This fencing has created a physical division from the other land in the applicant's ownership. However, this land has now been marketed in connection with the dwelling. Horses have been kept on this land to keep the grass under control. There is also an open sided barn where a boat has been stored for a temporary period and a mobile home on the land. The applicant understood the siting of the mobile home to be lawful but this is not correct and it has consistently been requested that this be removed off the land. According to the applicant this occupied mobile home is for security purposes whilst the main dwelling remains unoccupied. The applicant has assured officers that this mobile will be removed once the dwelling is sold. The applicant is also actively seeking alternative accommodation for the occupants. Officers are therefore awaiting the outcome of this application i.e. the applicant has been given the benefit of any doubt but in the event that the mobile home is not removed then the expediency of formal enforcement action will be considered. An informative will be added to the decision in respect of this matter.

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:

- 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) Has 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 throughout the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The agricultural occupancy condition no longer meets the tests for imposing a condition and therefore its removal is justified.

RECOMMENDATION

GRANT subject to the following conditions:-

1. Within 3 months of the date of this permission the residential curtilage shall be reinstated so that the area is no larger than the authorised curtilage outlined in red on drawing no. 574-P-16-4B with details of the fencing, or other means of enclosure, first submitted and approved in writing by the Planning Authority. Thereafter there shall be no enlargement to the residential curtilage.

Reason: To retain control in the interests of the Green Belt and to comply with the National Planning Policy Framework.

2. There shall be no variation from the following approved plan 574-P-16-4B unless the prior written approval has been obtained from the Local Planning Authority.

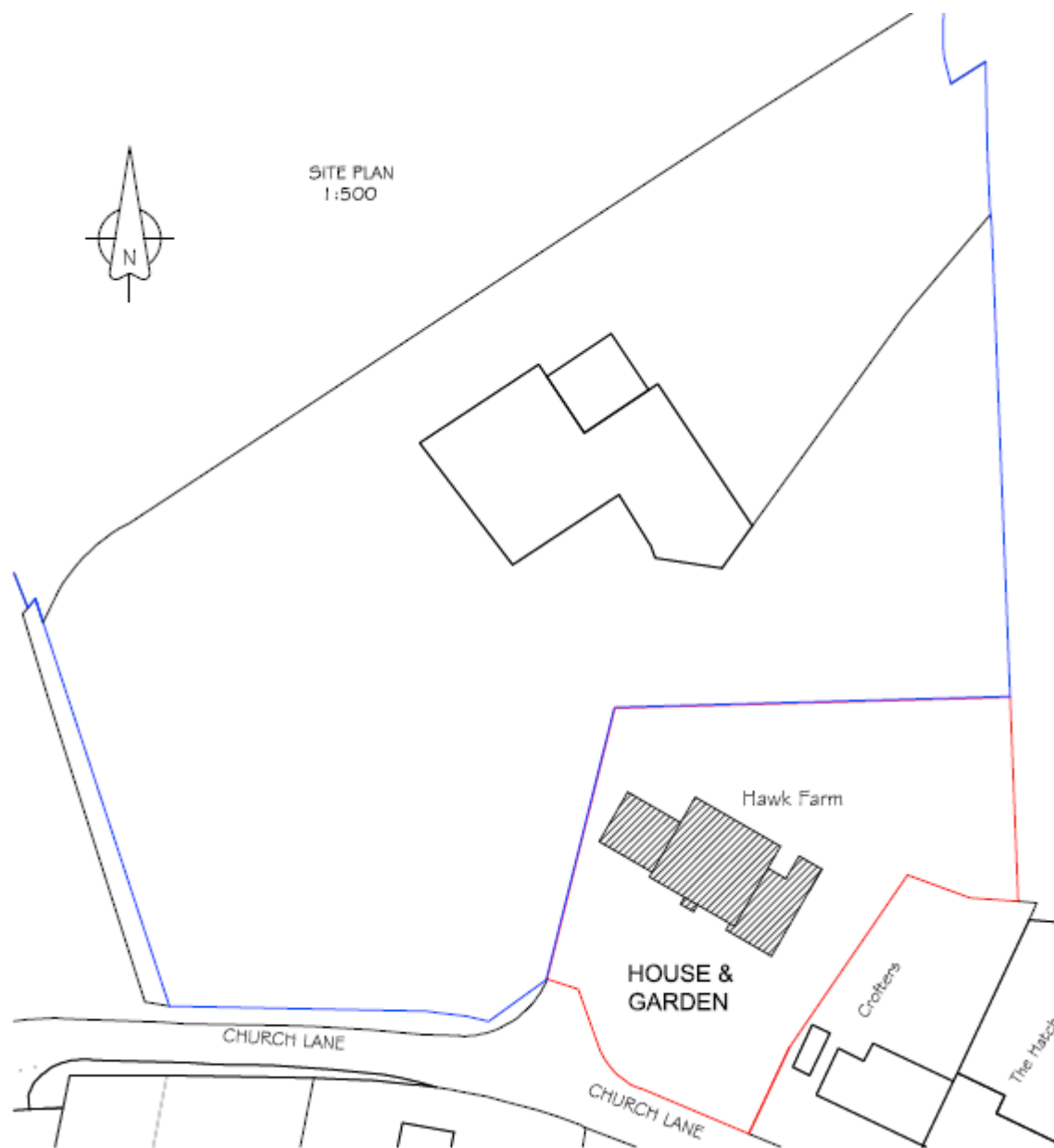
Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

Informative(s)

1. The applicant is advised that the mobile home situated on the applicant's land outlined in blue is unauthorised. In the event that this is not removed within 3 months of the date of this permission then the Local Planning Authority will consider the expediency of taking formal action to secure its removal.

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Site Plan



Dwelling fronting Church Lane



Rear garden



Enlarged residential curtilage into other land under the applicant's ownership



Open sided barn and unauthorised mobile home on other land under the applicant's ownership



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**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.