

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 24 August 2017**

+ Cllr Edward Hawkins (Chairman)
+ Cllr Nick Chambers (Vice Chairman)

Cllr Mrs Vivienne Chapman	- Cllr Adrian Page
+ Cllr Colin Dougan	+ Cllr Robin Perry
+ Cllr Surinder Gandhum	- Cllr Ian Sams
+ Cllr Jonathan Lytle	+ Cllr Conrad Sturt
+ Cllr Katia Malcaus Cooper	+ Cllr Pat Tedder
+ Cllr David Mansfield	+ Cllr Victoria Wheeler
+ Cllr Max Nelson	+ Cllr Valerie White

+ Present

- Apologies for absence presented

Substitutes: Cllr Paul Ilnicki (In place of Cllr Ian Sams) and Cllr John Winterton (In place of Cllr Adrian Page)

In Attendance: Lee Brewin, Michelle Fielder, Laura James, Jonathan Partington and Emma Pearman

Chairman's Announcements

The Chairman reminded Members regarding the Tour of Sites scheduled in the morning on 8 September 2017.

The Chairman wished Cllr Wheeler a happy birthday.

13/P Minutes

The minutes of the meeting held on 20 July 2017 were confirmed and signed by the Chairman.

14/P Application Number: 16/1207 - Windlemere Golf Club, Windlesham Road, West End, Woking, GU24 9QL

The application was for three detached two storey dwellings with detached double garages, entrance gates and associated accesses and landscaping following demolition of golf club and driving range buildings and use of remainder of land as suitable alternative natural greenspace (SANGS). (Additional info recv'd 25/1/17). (Additional information rec'd 09/02/2017). (Amended and Additional Information Rec'd 31/03/2017) (Amended plans and information, and additional information recv'd 21/7/17).

Members were advised of the following updates:

'An email has been received from the applicant querying the footprint figures quoted in Paragraph 7.4.3 of the committee report. The case officer can confirm

that the figures are correct. The existing building footprint figure of 523 sq. m omits the existing storage buildings of 172 sq. now to be retained, so that a direct comparison can be made against the proposed dwellings which will replace them to assess if they have a greater impact on the openness of the Green Belt.

The applicant also expressed concern that insufficient weight and consideration has been given to the removal of the driving range and high powered lighting system. The case officer considers that this has been addressed in Para 7.14.9 of the committee report.'

Members had concerns about the location of the SANGS car park and access, particularly the lack of footpaths along the narrow road, which also supported two-way traffic. In addition some Members felt that the proposed dwellings were too large and there was concern regarding the impact the SANGS car park would have on the immediate neighbours' amenities.

With regard to the SANGS car park entrance there was some concern in relation to the materials which would be used to secure the entrance to the SANG car park. Members felt that they would have to be in keeping with the street scene and complement the listed buildings opposite the site. Some Members asked whether the Heritage Officer was aware of the materials suggested which would be in contrast to the listed buildings. Officers advised that the Heritage Officer had raised no objection.

Councillor White felt that a site visit would be appropriate and that the County Highways Authority (CHA) should also be present. Officers advised that the CHA could be invited but as they had already considered the proposal and had raised no objection, they would not be obliged to attend. Councillor White requested that it be recorded that she did not respect their views on this proposal.

Some Members were not against the development but it was the access which caused concern.

The Chairman reminded the Committee that if they decided to defer the application for a site visit, only Members who attended the site would be able to vote on the application when it was next considered at Committee. In addition, all the speakers who had made a presentation at this meeting would be able to return and address the Members when the application was considered at Committee again.

In addition, should the application be deferred, more information would be obtained from the Heritage Officer in relation to the entrance and proposed materials.

Resolved that application 16/1207 be deferred in order to:

- i) carry out a site visit to inspect the SANGS car park access;**
- ii) invite the County Highway Authority to attend the site; and**
- iii) obtain further information from the Heritage Officer regarding the access to the site.**

Note 1

As this application triggered the Council's public speaking scheme Mr P Weinberger and Mr J Brennen spoke in objection and Mr C Smith, the applicant and Mr I Bell spoke in support.

Note 2

It was noted for the record that:

- i) the Chairman declared that one of the speakers, Mr Bell was known to various Members of the Committee as he had been a Surrey Heath Borough Councillor;
- ii) the Chairman declared that Committee Members had received emails regarding the application;
- iii) the Chairman declared that the land designated by the SANG in the application would be acquired by the Council if approved;
- iv) Councillor Paul Ilnicki declared that he had worked with the applicant some time ago;
- v) Councillor Conrad Sturt declared that the applicant was known to him.

Note 3

The recommendation to defer the application for the reasons set out above was proposed by Councillor David Mansfield and seconded by Councillor Katia Malcaus Cooper.

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 revised recommendation to defer the application for the reasons set out above:

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton.

15/P Application Number: 17/0317 - Camberley Heath Golf Club, Golf Drive, Camberley GU15 1JG

The application was for the erection of split-level 2/3 storey building comprising 12 apartments including rooms in roofspace following demolition of bungalow including additional residential and golf club parking, cycle store, bin store, entrance gates and associated landscaping. (Additional plan recv'd 5/6/17). (Additional Information recv'd 30/06/17 & 03/07/2017) (Additional plans recv'd 27/7/17).

Members received the following updates:

'The Council's Viability Consultant has confirmed that in order to ascertain whether the total sales value of £8,395,000 of the proposed apartments arrived at by the applicant within Section 10 the submitted viability appraisal (and c.21% higher

than the valuation from Knight Frank LLP within the Appendix F of the appraisal) were reasonable value assumptions, a desktop research of property values using property search engines Rightmove, Zoopla and similar sources to review local market indications for properties (both re-sale and new build as available) was undertaken.

This considered current / recent asking prices and where available sold prices in the locality within a 1/2-mile radius of the site and included the four new-build properties on Heathlands Drive (formally ancillary buildings within the golf club grounds) approved under 13/0100, which sold in June 2015 for between £1,195,000 - £1,269,000. These properties are five bedroom detached dwellings of circa 320m², considerably larger than the subject scheme which proposes 2 & 3 bedroom apartments of between c. 102m² - 151m².

Notwithstanding this, the Council's Viability Consultant has calculated the £/m² values of these properties which shows that the achieved sales values of the Heathland Drive properties equated to approximately £3,700/m², which is considerably lower than the assumed values for the proposed apartments at c.£5,650/m². Therefore, the assumed sales values are considered by the Council's Viability Consultant to be well placed and representative of the unique site characteristics.'

The case officer confirmed that the required SAMM contribution had been paid by the applicant.

Some Members were concerned by the lack of affordable housing provision in the proposal but the viability study in the agenda report outlined the reasons for this. It was advised that the club provided facilities for non-members and therefore provided amenities for the community.

The Committee was advised that there would be no loss of parking spaces with regard to the development.

Some Members were concerned that the applicant would return to the committee in the future to develop the site further, if the financial situation of the club became poor again. The Chairman of the Golf Club advised the Committee that the Club's Constitution was being amended to ensure that any future owners would not develop the site any further.

There was some concern from the Golf Drive Residents' Association regarding the increase in events at the Golf Club and increased traffic movements.

In addition some Members felt that the design of the apartments was not in keeping with the area and there were concerns that the gated area could cause queues at peak times. Members were advised that the development only comprised 12 units and this would not cause any congestion.

Some Members supported the proposal as it allowed the club to continue to trade, providing community facilities and local employment opportunities, but there was concern that applications for this site be submitted in the future. Members were advised that the application was made in accordance with an 'open book' policy,

which required the applicant to provide unrestricted information on the club and its finances. An open book policy would be used for any future applications.

Resolved that application 17/0317 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

As this application triggered the Council's Public Speaking Scheme, Mr B Heselwood, representing the Golf Drive Residents' Association spoke in objection and Mr R Broderick and Mr J Knevett spoke in support.

Note 2

It was noted for the record that:

- i) Councillor Edward Hawkins declared that he had, as Ward Councillor met with the Senior Management Team regarding the application but had made no comments;
- ii) Councillor Edward Hawkins declared that he had known one of the speakers, Mr Heselwood for many years;
- iii) Councillor Victoria Wheeler declared that she had known the applicant many years ago;
- iv) Cllr Robin Perry declared that his partner was a member of the club;
- v) Cllr John Winterton declared that he used the club;
- vi) Councillor Conrad Sturt declared that he had been contacted by the applicant;
- vii) Councillor Nick Chambers declared that the applicant had shown him the application plans.

Note 3

The recommendation to approve was proposed by Councillor Edward Hawkins and seconded by Councillor Jonathan Lytle.

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 Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Innicki, Jonathan Lytle, Max Nelson, Robin Perry, Conrad Sturt, and John Winterton.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, David Mansfield, Pat Tedder, Victoria Wheeler and Valerie White.

16/P Application Number: 17/0367 - Chobham Club, 50 Windsor Road, Chobham, Woking GU24 8LD

The application was for the erection of a part single storey, part two storey building to form social club on ground floor and 1 x 1 bed and 1 x 2 bed units above, with associated parking and landscaping, following partial demolition of existing club premises and flat. (Additional information recv'd 28/7/17) (Additional plan recv'd 1/8/17) (Amended plan recv'd 2/8/17).

This application would normally have been determined under the Council's Scheme of Delegation for Officers, however it had been reported to the Planning Applications Committee at the request of Cllr Tedder because of her concern regarding the parking at the site.

Members were advised of the following updates:

'The Environmental Health Officer has confirmed that the details of the sound proof barrier are acceptable, stating that the barrier proposed achieves Category B3 performance which is normally required for roads and motorways so will be good at reducing sound levels. Condition 6 proposed requires the sound proof barrier to be installed in accordance with these details.'

The SAMM payment in respect of the two residential flats has also been received.

One additional letter of objection has been received which raises the following issues:

- *The clubhouse would be invasive to the street scene if the hedge was removed [Officer comment: The hedge is not proposed to be removed and this is discussed further in section 7.4 of the report]*
- *Building will dominate the street scene in Windsor Road close to Grade II listed building [Officer comment: The Heritage Officer has not raised concern with regard to the impact on the listed building. Character is discussed in section 7.4 of the report]*
- *Parking in the area is a constant problem particularly with the rugby club, and cadet facility which has no parking, and there is insufficient parking proposed [Officer comment: Discussed in section 7.6 of the report]*
- *Car park is full with overspill at times and additional street parking would be a hazard [Officer comment: Discussed in Section 7.6 of the report]*
- *Is it not possible for the entrance to be off the main road [Officer comment: The Committee must consider the application as proposed]*
- *Site is neglected and in a state of disrepair [Officer comment: Noted however redevelopment is likely to improve the situation in this respect]'*

Members were advised that a landscaping condition was recommended should the application be approved.

Some Members were concerned about the location of the entrance close to a listed building, where it was narrow, close to a bend and had a lack of pavements. There was concern as to where any displaced parking would go and why a traffic survey had not been carried out.

Members were reminded that the County Highway Authority (CHA) had not raised any objection to the proposal and a parking management plan had been recommended by officers. Some Members felt the application should be deferred for a site visit and a CHA representative should also be present. Members were reminded that CHA had looked at the proposal several times and the view would

be unlikely to change. It was also noted that on page 99 of the report, a condition regarding the Parking Management Plan was included which would look at measures to prevent overspill of parking.

Resolved that application 17/0367 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory and an additional landscaping condition as advised at the meeting.

Note 1

The recommendation to approve the application was proposed by Councillor Nick Chambers and seconded by Councillor Jonathan Lytle.

Note 2

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

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Jonathan Lytle, Max Nelson, Robin Perry and John Winterton.

Voting against the recommendation to approve the application:

Councillors Paul Ilnicki, David Mansfield, Katia Malcaus Cooper, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White

The Chairman had the casting vote; the recommendation to approve the application was carried.

Councillor Surinder Gandhum did not vote as he left the room for part of the consideration of the application.

17/P Application Number: 17/0504 - Land at former Sparks Garage, 2 London Road, Camberley GU15 3UZ

The application was for the variation of condition 11 of Planning Permission 16/0536 so as to allow change to location of proposed access.

This application should be read in-conjunction with application 17/0503 reported elsewhere on this agenda.

Members were advised of the following updates:

'The applicant has provided a further plan to show the visibility splays can be suitably achieved for the new access, which the County Highway Authority have confirmed is satisfactory. As such, Condition 3 is proposed to be amended as follows:

3. The development hereby approved shall not be first occupied unless and until the proposed vehicular/pedestrian access has been constructed and provided with visibility zones in accordance with Plan SG-116 Rev A received 24.8.17 and thereafter the visibility zones shall be kept permanently clear of any obstruction above 1.05m high.'

Members were advised that there was extant consent at this site with a default position of approval for up to 10 units.

Some Members had concerns regarding the design as it would not be in keeping with the area. In addition they had concerns about the access to the site.

Resolved that application 17/0504 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve as amended was proposed by Councillor Jonathan Lytle and seconded by Councillor Nick Chambers.

Note 2

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

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

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Surinder Gandhum, Paul Ilnicki, Jonathan Lytle, Max Nelson, Robin Perry, Victoria Wheeler and John Winterton.

Voting against the recommendation to approve the application as amended:

Councillors Katia Malcaus Cooper, David Mansfield, Conrad Sturt, Pat Tedder, and Valerie White.

18/P Application Number: 17/0503 - Land at former Sparks Garage, 2 London Road, Camberley GU15 3UZ

The application was for the approval of the reserved matters (appearance, landscaping, layout, scale) pursuant to condition 1 of SU16/0536 for the erection of 9 x 2 bed flats with associated parking and landscaping. (Amended & Additional Plan- Rec'd 25/07/2017) (Amended and additional plan recv'd 31/7/17). (Amended and Additional Plans - Rec'd 02/08/2017).

This application should be read in-conjunction with application 17/0504 reported elsewhere on this agenda.

Members were advised of the following updates:

'The Council's Arboricultural Officer has not objected, subject to a condition (Condition 3 which was already proposed). The Drainage Officer has stated that some minor revisions will be required to the submitted drainage details but is satisfied that these can be secured through the existing drainage condition on the outline permission. (Condition 15 of 17/0504 above).'

Although the County Highway Authority did not object to the landscaping and boundary fence in terms of the access to Pear Tree Court, the applicant has provided a revised landscaping plan to set back the fence in this location, to ensure the visibility from that access is not compromised. As such, condition 1 is proposed to be amended as follows to reflect the new plan:

The proposed development shall be built in accordance with the following approved plans:

- SG-102 Rev A Ground and First Floor floorplans received 28.7.17
- SG-103 Rev A Second floor and Roof plans received 28.7.17
- SG-119 Elevation plans received 31.7.17
- SG-111 Refuse Store received 2.6.17
- SG-107 Cycle store received 25.7.17
- SG-112 Rev A Sections received 28.7.17
- SG-109 Rev C Proposed indicative soft landscaping plan received 24.8.17

And boundary treatments as shown on the following plans:

- SG-104 Rev B Elevation plans received 24.8.17
- SG-114 Rev A Elevation plans received 28.7.17

Unless the prior written approval has been obtained from the Local Planning Authority.'

Members were advised that there was an extant consent at this site with a default position of approval for up to 10 units.

Some Members had concerns regarding the design as it would not be in keeping with the area. In addition they had concerns about the access to the site.

Resolved that application 17/0503 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory and an amendment of the application description.

Note 1

The recommendation to approve as amended was proposed by Councillor Max Nelson and seconded by Councillor Nick Chambers.

Note 2

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

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Surinder Gandhum, Paul Ilnicki, Jonathan Lytle, Max Nelson, Robin Perry and John Winterton.

Voting against the recommendation to approve the application as amended:

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

19/P Application Number: 17/0307 - Rosebank Nurseries, Chertsey Road, Chobham GU24 8PL

The application was for the erection of 4 No. five bedroom and 1 No. four bedroom dwellings with associated access, parking/garaging and landscaping following the demolition of existing buildings.

This application would normally have been determined under the Council's Scheme of Delegation for Officers; however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Wheeler as she considered it inappropriate development in the Green Belt.

Members were advised of the following updates:

'Condition 2 to be updated to read:

2. The proposed development shall be built in accordance with the following approved plans: 11, 12, 13, 14, 21, 22, 23, 24, 31, 32, 33, 34, 35, 41, 42, 43, 44, 51, 52, 53, 54, 1001 and 1003, 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'.

Some Members felt that replacing the see-through glass house with houses was harmful to the Green Belt

It was clarified for Members that the poly tunnels counted as floor volume.

Resolved that application 17/0307 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory and a satisfactory legal agreement.

In the event that a satisfactory legal agreement is not completed in respect of SMM and Affordable Housing contribution by 6 September 2017 and unless the prior agreement has been obtained from the Executive Head of Regulatory for an extension of time to complete the agreement, the recommendation would be to refuse for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve as amended was proposed by Councillor Jonathan Lytle and seconded by Councillor Colin Dougan.

Note 2

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

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

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Surinder Gandhum, Jonathan Lytle, David Mansfield, Max Nelson and Robin Perry.

Voting against the recommendation to approve the application as amended:

Councillors Paul Ilnicki, Katia Malcaus Cooper, Conrad Sturt, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton.

Chairman