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Tuesday, 12 September 2017

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Nick Chambers (Vice Chairman),
Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Jonathan Lytle,
Katia Malcaus Cooper, David Mansfield, Max Nelson, 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 David Allen, Ruth Hutchinson, Paul Ilnicki, Rebecca Jennings-
Evans, Oliver Lewis and John Winterton

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, 21 September 2017 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 - 14

To confirm and sign the non-exempt minutes of the meeting held on 24 August 2017.

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:16/0671 - Langshot Stud Farm, Gracious Pond Road, Chobham, Woking GU24 8HJ 15 - 36

5 Exclusion of Press and Public

The Planning Applications Committee is advised to RESOLVE that, under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the ground that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Act, as set out below:

	<u>Item</u>	<u>Paragraph(s)</u>	
	6	1,3	
6	Enforcement		37 - 62
7	Review of Exempt Items		

Glossary

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 SAMM 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

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2016/0671

Reg Date 22/07/2016

Chobham

LOCATION: LANGSHOT STUD FARM, GRACIOUS POND ROAD, CHOBHAM, WOKING, GU24 8HJ

PROPOSAL: Redevelopment of Stud Farm to include stable building, hay storage barn, horse walker and associated development and arena with fencing and flood lighting. (Amended plans recv'd 16/1/17).

TYPE: Full Planning Application

APPLICANT: Mr Alex Yew

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site relates to an existing equestrian centre within the Green Belt. The proposal is to erect a replacement equestrian centre with associated development including a horse walker, hay barn, with the provision of an arena on adjoining land, with floodlighting.
- 1.2 The proposal would result in a significant increase in the quantum of built form on the site. Whilst the proposal would predominantly support an agricultural use, i.e. for the breeding of horses, which is not inappropriate development in the Green Belt, a proportion (up to 12 stables) relates to livery accommodation which supports outdoor recreation. It is only this reason why the proposed accommodation is to be assessed against the NPPF tests of openness/countryside encroachment. As such, and noting the overall level of increase, the proposal would be harmful to the openness of the Green Belt and would therefore be inappropriate development.
- 1.3 The applicant has submitted information in support of this application, in terms of the need for improvements for animal welfare and the need for the size of the proposed building predicated by the viability of the proposed use, supported by a business plan. In the officer's opinion these considerations are very special circumstances which amount to outweigh the harm the proposal would have on the Green Belt.
- 1.4 In addition, there are no objections raised on highway safety, ecology, SPA or residential amenity grounds. The proposal is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to 0.7 hectares and is sited within the Green Belt. It is located on the west side of an access road which runs north of Gracious Pond Road between to the south a commercial site, de Graff trailers, and to the north, the Langshot Equestrian Centre. The existing equestrian centre provides livery and stud facilities.

The application site currently has the capacity to provide for 20 horses, but was expected under the earlier permissions (see Paragraph 3.0 below) to provide for 25 horses.

- 2.2 The existing site comprises an existing stable building with hay barn and storage, with a smaller stable block and horse box units and a floodlit arena. Parking for about 7 vehicles is provided in a yard area close to the site entrance. Public footpath 55 lies close to the north west boundary of the application site. A stream dissects the site which flows from north west to the south west boundary. The applicant owns fields to the south west of the stream with bridged access.
- 2.3 The existing centre operated originally as a stud farm for show ponies, however, the site has been run for more than 10 years by the previous owner as a livery and currently privately by the new owner. There are about eight horses currently on the site which compete in affiliated show jumping and dressage competitions.

3.0 RELEVANT HISTORY

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

- 3.1 SU/85/0428 Erection of a steel framed building for hay/straw and implement cover and general agricultural purposes. Approved in August 1985.

Condition 3 of this permission states:

"The premises shall be used for the storage of hay and straw, and for implement cover and general agricultural purposes, and shall not be converted or used for the stabling of horses without the prior permission from the Local Planning Authority."

- 3.2 SU/86/0612 Alterations to steel portal frame farm building to include filling-in of open sides and elevational changes together with the use of building for stabling of horses and feed store/tack room (without compliance with Condition 3 of planning permission SU/85/0428) and use of former stables as replacement implement shed and erection of new block of 6 loose boxes following the demolition of seven stables. Approved in August 1986.

Condition 3 of this permission states:

"The building shown as "Block B" on the plan hereby approved shall be used for storage, implement cover and general agricultural purposes and shall not be used for the stabling of horses without the prior written approval of the Local Planning Authority."

This permission relates to a larger site than the current application site and building "Block B" relates to a building outside of the current application site.

Condition 4 of this permission states:

"The stables hereby approved shall not be used for livery purposes."

These limitations restricted an equestrian stud farm use of this part of the site with no livery to be provided on the wider site.

It is understood that subsequent to this permission the site had been used principally for livery purposes by the previous occupier/owner. The current owner, who bought the site within the last 2 years, has used the site principally for the keeping of their own horses.

4.0 THE PROPOSAL

- 4.1 The proposal is to provide a replacement stud farm complex, with some livery, to include a stable building, hay storage barn, horse walker and associated development; with an arena with fencing and floodlighting proposed on adjoining land, following the demolition of existing buildings. The proposed development would provide accommodation for 24 horses, compared to 20 horses that could be provided for the existing stud farm. The horse walker would be located close to the proposed stabling, with the arena on a part of a field to the south west of the stream. The proposal would include the mixed use of full livery for up to 12 horses with the remainder used for stud farm purposes. No DIY livery is proposed. Under such circumstances, the welfare/upkeep of these horses, kept in livery, is provided by staff rather than owners of such horses.
- 4.2 The existing main stable building is rectangular in form with a width of 23.9 metres and a depth of 24.5 metres, with a maximum height of 4.3 metres. A second stable building is L-shaped and has a maximum width of 19.0 metres and a maximum depth of 6.2 metres, with a maximum height of 3.2 metres. There are further smaller shed store structures on the site which are to be removed. Overall, the existing floorspace is about 700 square metres.
- 4.3 The proposed stable building would be L-shaped with a maximum width of 56.2 metres (reducing to 13.1 metres) and a maximum depth of 39.2 metres, (reducing to 13.1 metres) with a gable roof over, in its amended form, to a maximum height of 5.0 metres. The hay barn/store would be rectangular in form and would have a width of 18.0 metres, with a depth of 7.3 metres, with a gable roof over to a maximum height of 5.3 metres. The horse walker would be an open structure with a maximum width and depth of 22.8 metres, with a fence surround up to a height of 2.8 metres. Overall, the proposed floorspace would be about 1,440 square metres.
- 4.4 The applicant, who has recently purchased the site, wishes to run the site as its approved use as a stud farm, providing a high end facility for show jumping horses and eventers, with some full livery. According to the applicant this proposal would be a replacement for sub-standard accommodation which would better serve the health and welfare of horses by providing accommodation to meet minimum horse standards. The proposal would provide 14 vehicle spaces, including 11 car parking spaces and three horse box parking spaces.

4.5 The proposal has been amended during the consideration of this application, including the reduction in the height of the stable building (from 7.2 metres) and the deletion of the roof link and roof to the horse walker, and inclusion of some livery provision. Further justification for the development has been requested and provided; and is considered in Paragraph 7.7 below.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.1 | County Highway Authority | No objections received. |
| 5.2 | Surrey Wildlife Trust | No objections. |
| 5.3 | County Footpaths Officer (SCC) | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |
| 5.4 | Environment Agency | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |
| 5.5 | Chobham Parish Council | An objection is raised, on the basis that the buildings proposed are materially larger than the buildings to be replaced. |
| 5.6 | Council's Equine Adviser | No objections to the proposal and consider that there is a need to provide the range of facilities along with a minimum operation of 24 stables on viability grounds. |

6.0 REPRESENTATION

6.1 At the time of preparation of this report, three representations raising an objection and five representations supporting the proposal had been received. The representations raising an objection raise the following issues:

- The proposal is materially larger than existing, against national/local policies and would have an adverse impact on character and openness [See Paragraph 7.3]
- A large hedgerow has been removed and replaced with an ugly fence, which is urban in character [Officer comment: *The fence is permitted development*]
- Outdoor arena would be much larger than existing and moved to a different part of the Green Belt, and floodlighting was erected without planning permission [See Paragraph 7.3]
- The site falls within 400 metres of the SPA [See Paragraph 7.7]
- Impact on noise and loss of view/openness [See Paragraphs 7.3 and 7.5]
- The proposed building and horse walker would be built on a different part of the Green Belt (from existing buildings) [See Paragraph 7.3]

- The proposal does not respect or enhance the rural character of the area [See *Paragraph 7.3*]
- The proposal would amount to undesirable precedent for other development in the Green Belt [*Officer comment: Each application is to be determined on their own merits*]
- The development will require the removal of existing boundary trees [See *Paragraph 7.4*]
- The installation of additional floodlighting would give rise to noise and disturbance to occupiers of adjoining and nearby properties [See *Paragraph 7.5*]
- The development is unneighbourly [See *Paragraph 7.3*]
- Impact on wildlife [See *Paragraph 7.3*]
- Impact on flood risk [*Officer comment: The site lies within Zone 1 (low risk)*]

6.2 The representations in support make the following comments:

- The proposal should be supported in the light of many other equestrian developments being sold off for housing
- The proposal would provide improved facilities in a popular equestrian location to enhance local facilities
- Disappointment that an adjoining equestrian facility, with permission for expansion, has objected
- Disagree that the development would be visually intrusive
- Proposal would provide a more usable stud, which would be more in keeping and would be a good asset
- Fencing is required for security reasons.

7.0 PLANNING CONSIDERATIONS

7.1 The proposal relates to equestrian development in the Green Belt. The relevant policies relating to the above proposal are Policies CP1, CP2, CP8, CP9, CP11, DM3, DM9, DM10, DM11, DM12 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF). Advice in the *Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids* by DEFRA (2009) is also relevant. The proposal is not CIL liable.

7.2 The main issues in the consideration of this application are:

- Impact on the Green Belt and local character;
- Considerations of very special circumstances;

- Impact on residential amenity;
- Impact on highway safety;
- Impact on trees; and
- Impact on ecology and the SPA.

7.3 Impact on the Green Belt and local character

- 7.3.1 The proposal relates to the redevelopment of a site within the Green Belt. Paragraph 89 of the NPPF indicates that the construction of new buildings is inappropriate development with the exceptions including agricultural development and the appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case, of the five purposes set out in Paragraph 80 of the NPPF, the only relevant purpose is *"to assist in safeguarding countryside from encroachment."*
- 7.3.2 Policy DM3 of the CSDMP supports equestrian related development provided that where replacement buildings are justified they ought to be well related to existing buildings and are not materially larger than the buildings to be replaced; and, the overall size, siting and scale of development should not be harmful to the character and openness of the Countryside.
- 7.3.3 The use of the site as a stud farm, i.e. for the breeding of horses, would be an agricultural use which is not inappropriate development in the Green Belt under Paragraph 89 of the NPPF. However, the introduction of the livery element (i.e. development to support outdoor sport and recreation) cannot be said to be ancillary to the agricultural stud farm use, given the proportion of the building to be used for this purpose. For this reason the overall proposal needs to be assessed against the openness/countryside test(s) referred to in paragraphs 7.3.1 and 7.3.2 above.
- 7.3.4 The overall proposal would result in a 105% floorspace increase in the amount of development on this site (from about 700 to 1440 square metres) and an increase in the maximum height of development (by 0.7 metres). The proposal would significantly increase the maximum width and depth of the principal stable building, accentuated by its L-shape. The proposed hay barn building would be sited where existing buildings are provided in the north east corner of the site and would have a similar mass/height to development in this part of the site that will be removed.
- 7.3.5 The resulting spread of development across the site by the increase in the size of the yard area due to the revised location, and significant increase in size of the principal stable building to the south and east, would clearly not preserve the openness of the Green Belt and countryside.
- 7.3.6 Paragraph 90 of the NPPF indicates the other forms of development are also not inappropriate in the Green Belt where they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt, including engineering operations. These operations include the provision of the arena,

which would not, in itself, have any significant impact on the openness of the Green Belt, but with the spread of development encroaching into the open part of the countryside.

- 7.3.7 For the above reasoning the proposal would represent inappropriate and harmful development in the Green Belt. It is therefore necessary to consider whether there are any Very Special Circumstances exist to outweigh this harm (see immediately below).

7.4 Very Special Circumstances

- 7.4.1 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.”

- 7.4.2 Paragraph 28 of the NPPF indicates that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development, including the support of sustainable growth and expansion of all types of business and enterprise in rural areas including the provision of well-designed new buildings.

- 7.4.3 The proposal has been supported by a statement on the need for such development. During the assessment of the 1986 permission, it was indicated that 25 horses were to be accommodated on the site under this permission. However, there were no restrictions (by condition) on the number of horses and the existing accommodation currently provides for 20 horses, with the current proposal to provide for up to 24 horses on the site any one time. The current proposal would include limitations on horses on the site, by condition, which will provide a limitation, previously not provided on the site.

- 7.4.4 The business plan indicates that the equine enterprise would provide, over 12 months, accommodation for 12 horses at full livery (with all functions including feeding and exercising undertaken by the stud farm), 4 owned mares producing 2 foals each year (retained or sold at three years), 4 visiting mares (foaling at Longshot stud), 3 youngsters in training and 2 horses under rehabilitation (e.g. former racehorses).

- 7.4.5 The applicant has provided details which include the need for:

- The need for the number of stables within this development;
- Adequately sized stables and natural ventilation;
- Separate foaling boxes;
- Veterinary accommodation including two supervision units;

- The manager's office;
- The amount of storage facilities;
- Floodlit arena; and
- Horse walker facilities.

The need to provide for 24 stables

- 7.4.6 The applicant has provided a business plan which indicates that for the use (as set out in Paragraph 7.7.4 above), there is a requirement on the basis of 85% occupancy to provide 24 stables as a minimum to allow a reasonable level of profit to be made to secure a sustainable equine business. If, for example, the proposal was reduced to 22 stables, a reasonable profit could not be provided at this level of occupancy and the enterprise is not likely to survive. This occupancy will need to include full livery which it is envisaged will relate predominantly to high-quality competition horses similar to the remaining horses to be kept on the site.
- 7.4.7 The Council's Equine Adviser confirms that the business plan has been provided using calculation methods from the Equine Business Guide (2015) and that *"the Equestrian Appraisal and Business Plan demonstrate through sensitivity analysis that the number of stables is appropriate...the business plan submitted demonstrates that the equestrian enterprise is likely to be profitable, sustainable and able to make a return on capital invested."*

This is considered to provide significant weight.

The need for adequately sized stables and natural ventilation

- 7.4.8 The existing accommodation is in a poor condition and is sub-standard in terms of stable size when compared with the standards set out in the Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids by DEFRA (2009). The existing building is sub-standard in height and layout, where there is insufficient provision for natural ventilation and flow of air through the building (to reduce the risk of respiratory problems); with many of the stables located centrally within the building with no available access to natural ventilation. The existing stables measure a minimum of 9.7 square metres. The standard requires each stable to be 13.2 square metres (15.5 square metres for larger horses), and the proposed stable sizes reflect this requirement.
- 7.4.9 High levels of ventilation are required for larger stables to reduce humidity. Humid air contains higher levels of bacteria and ammonia which can bring on pneumonia and other respiratory infections if left uncontrolled. The Council's Equine Adviser has indicated that the existing stable building provides poor ventilation and there are respiratory problems for the horses at the site. The applicant has advised that *"proposed stabling has been designed to achieve a minimum of eight air changes per hour at an average wind speed of 12-15 miles per hour. The roof pitch is an important aspect of the design which it is drawn out of the building via continuous ridge ventilation."*

The Equine adviser advises that low ceiling within the building and lack of cross ventilation are factors and the size of the horses kept at the site.

It is considered that these factors weigh strongly in favour of this proposal.

The need for separate foaling, vet and associated facilities

7.4.10 The existing facilities do not provide separate accommodation for foaling and vet facilities. The safety for the horses remain paramount and the applicant advises that four foaling boxes are to be provided two of which are to be monitored through one-way observation windows from the veterinary supervision units. The applicant advises that the foaling process is monitored and that there is a need for two foaling boxes so that two mares can be observed and monitored without disturbing the foaling process, to reduce the risk to mare and foal. In the event that a mare gets into difficulties and assistance is required, it is critical that help is immediately on hand as any delay decreases survival rate by some 10% for every 10 minutes of delay. The applicant has confirmed that the foaling process would be broadly seasonal with foaling expected to be at an optimum time for competition purposes, with a number of mares expected to foal at around the same time (late winter and early spring), and allowing the young horses to be able to compete at the same level, at the same time. This requires the provision of a number of foaling boxes to cater for this demand, and observation boxes, as proposed.

7.4.11 The Council's Equine Adviser indicates that the size of the supervision (observation) rooms would be used by the applicant, staff or vets to observe the mares, particularly overnight when foaling most often happens. As a result, they will also provide space for staff to rest when an overnight-watch during foaling with no grooms living on the site. As a part of the foaling, there is gas an air and a revival kit should a mare encounter difficulty foaling. The vet is located 20-25 minutes away and the applicant may need to react much sooner if there is an emergency. Supervision by CCTV does not give a true representation of the mare during foaling and the proposed rooms with two-way mirrors will allow a mare to be observed without disturbance.

It is considered that these factors weigh strongly in favour of this proposal.

7.4.12 The level of storage, including tackroom, hay storage and machinery store, remains as existing. The Council's Equine Adviser has indicated that the vet's office will store the lab equipment and associated veterinary equipment on the site. The two tack rooms and wash rooms are appropriate in relation to the number of horses on site and training will take place at the yard following redevelopment. Due to the number of staff (5) the staff changing and washing facilities are appropriate. These facilities are not currently available and would be expected of a stud yard of this size.

The Council's Equine Adviser confirms that the access/walkways through the building are a suitable width (at 4.2 metres) for day-to-day operations and the movement of horses, people and equipment within the building; and that the facilities provided within the hay barn (i.e. hay and machinery storage) would be appropriate for the yard of this size.

This is considered to provide moderate weight.

The need for a manager's office

- 7.4.13 The proposal includes a manager's office. This is proposed to be located close to the stable building entrance and the applicant has indicated that a stable yard manager's office large enough for one person is proposed to be situated at the main entrance to the stable barn. This will allow access to the stables to be monitored and will provide a reception facility where visitors can report on arrival at the site. The Council's Equine Adviser has indicated that this would be an appropriate for the stud yard where visitors can report to and the applicant can manage the day-to-day running of the yard.

This is considered to provide moderate weight.

The need for a floodlit arena and horse walker

- 7.4.14 The proposed floodlit arena would be located on land adjoining the main building. The existing floodlit arena did not receive planning permission but has been in existence, from aerial photo records, for over 10 years. The applicant has advised that the current arena would be inadequate for the training required for show jumping and the larger arena, as proposed, would allow for a dual use of the arena at the same time, including lunging (i.e. posture-based exercises) and jumping. The Council's Equine Adviser has indicated that the size of the proposed arena is a standard size for competition yards, and will allow show jumping and dressage training in site. The arena can be subdivided to allow the training of two horses at the same time.

This is considered to provide moderate weight.

- 7.4.15 The proposed horse walker is proposed for which the applicant has advised that horse walkers are a necessity for commercial yards of this scale as they offer the ability to exercise multiple horses in a secure and safe environment. The facility can be used to provide gentle exercise for mares heavily in foal as well as stallions both of which may not be suitable for turnout with other horses but still need adequate exercise and environmental stimulation. The Council's Equine Adviser has indicated that the size of the horse walker is suitable for the horses requiring exercise. The larger diameter will reduce the pressure on the horse's legs when within the walker, reducing the risk of any injury or damage to the musculoskeletal system.

This is considered to provide moderate weight.

Conclusion

- 7.4.16 The reasons considered in Paragraphs 7.4.1-7.4.15 above, in combination, amount to very special circumstances which outweigh the harm this proposal would have on the Green Belt. Much of the increase in size of development on the site has been predicated by the stud farm use, which as indicated above, is an appropriate form of development. In addition, the fact that the evidence has been tested by the Council's Equine Adviser and supports the proposal holds material weight and credibility to the conclusions drawn. No objections are therefore raised to the proposal on Green Belt grounds with the proposal complying with Policy DM3 of the CSDMP and the NPPF.
- 7.4.17 There are two relevant equestrian appeal decisions that are considered should be compared to the current proposal at Earlwood Racing and stud (SU/11/0576), which included a dwelling and an equestrian building (including 40 stables) and Willow Farm under ENF/10/0164, which included buildings for 12 stables and associated accommodation with a residential unit. Both decisions were made before the adoption of the National Planning Policy Framework, under advice in the Planning Policy Guidance Note 2: Green Belts which indicated that the construction of new buildings in the Green Belt was inappropriate unless it is for a number of purposes including essential facilities for outdoor sport and recreation, with essential facilities defined as *"genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it"*, with the example of such facilities indicated in the PPG2 to include small stables. However, as indicated above, the test in the NPPF that replaced PPG2, refers to "appropriate" rather than "essential" facilities, which is clearly a less onerous test.
- 7.4.18 There is an example of a stud farm redevelopment in Chasemore Farm (cross boundary proposal for a redevelopment to provided 44 stables in Elmbridge Borough/Mole Valley District) which provides useful direction and similarities in considering such developments in the Green Belt. Chasemore Farm is located near to Cobham and clearly has a different context to the application site. However, with both sites in the Green Belt and relating to equestrian redevelopments, parallels in approach can be drawn. In this example the level of increase of floorspace for an equestrian redevelopment of 163% was considered to be acceptable but only on the very special circumstances put forward in that case which were related to the requirements to provide a 44 box (stable) unit and associated accommodation and facilities (e.g. foaling units, exerciser, etc) to support the stud farm use. In that example, the outdoor recreation use was considered to have significant weight.

7.5 Impact on residential amenity

- 7.5.1 The nearest permanent residential property to the application site is Albury Farm, set over 80 metres approximately from the proposal. 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 this property. No objections are therefore raised on the proposed development on residential amenity grounds complying with Policy DM9 of the CSDMP.

7.6 Impact on parking and highway safety

7.6.1 The parking arrangements provide for 11 parking and three horse box parking spaces provided for the stud farm. The proposal would retain the same number of horses accommodated on the site (i.e. 24), with an increase in parking arrangements for the site from the existing provision of 5 parking spaces and 2 horse box parking spaces. In addition, the removal of DIY livery facilities will reduce traffic demand at the site. 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 CSDMP and the NPPF.

7.7 Impact on trees

7.7.1 The proposal would result in some tree and vegetative loss at the site. There are no protected trees on the site and the trees which would be removed are of relatively poor quality. With land available for mitigation planting and a BS tree report indicating tree protection measures, no objections are raised to the proposal on these grounds with the proposal complying with Policy DM9 of the CSDMP.

7.8 Impact on ecology and the SPA

7.8.1 The current proposal has been supported by a bat assessment survey, which concludes that there were no bats or evidence of bats recorded within the existing buildings on the site, and that these structures have limited potential to support roosting bats. Given suitable habitats within the wider area, it is acknowledged that the external lighting needs to be “bat friendly” and be baffled so as to limit light spillage and prevent disturbance to foraging or migrating bats. The Surrey Wildlife Trust raises no objections to the proposal, subject to controls on the external lighting for the site, including the floodlit arena.

7.8.2 The site is located within 120 metres of the SPA. There is available access onto the SPA from nearby public footpath access, which could be used for the exercising of horses. The current proposal does not increase the number of horses kept on the site, and provides improved exercising facilities which would reduce the need to use the SPA for such purposes. This would provide a minor benefit to the SPA.

7.8.3 As such, the proposal is considered to be acceptable in terms of its impact on ecology and the SPA, complying with Policy CP14 of the CSDMP and the NPPF.

8.0 CONCLUSION

8.1 The proposed development is considered to be inappropriate development for which very special circumstances are required to outweigh the impact on the openness of the Green Belt and impact on encroachment into the countryside. The very special circumstances put forward by the applicant which overcome the harm the development has on the Green Belt.

The proposal is also acceptable in terms of its impact on character, trees, residential amenity, ecology, SPA, parking and highway safety. The application is therefore recommended for approval.

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.

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: 01 and 10 received on 15 July 2016; 06 Rev A and 07 Rev A received on 16 January 2017; and 04 Rev. A, 08 Rev. A and 09 Rev. B received on 17 March 2017, 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. 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 parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. The premises hereby approved shall be used for equestrian purposes only and shall have no more than 24 horses at the site any given time and no more than 12 horses provided in full livery and shall be used for no other purpose including any DIY livery or riding school use or any other purposes in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To maintain control over the approved development and to protect the Green Belt and to comply with Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. There shall be no changes to the use of the accommodation as shown on approved drawing 06 Rev A received on 16 January 2017 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To maintain control over the approved development and to protect the Green Belt and to comply with Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. No alterations shall be made to the height or type of approved fencing surrounding the exercise area without planning permission.

Reason: In order not to prejudice the openness of the Green Belt or visual amenities and to accord with Policies CP1, DM1 and DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. Notwithstanding details provided in support of the application, details of the external lighting, including the floodlighting for the proposed arena and their hours of illumination, shall be submitted to and approved by the Local

Planning Authority prior to the installation of the external lighting. The development shall be implemented in accordance with the approved details.

Reason: In order not to prejudice the openness of the Green Belt or visual amenities and to accord with Policies DM3 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. No development shall take place until details of the surface materials for the equestrian arena shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

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

10. The approved development shall be implemented in accordance with the Arboricultural Report and AMS by Urban Green dated July 2016 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interest of visual amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

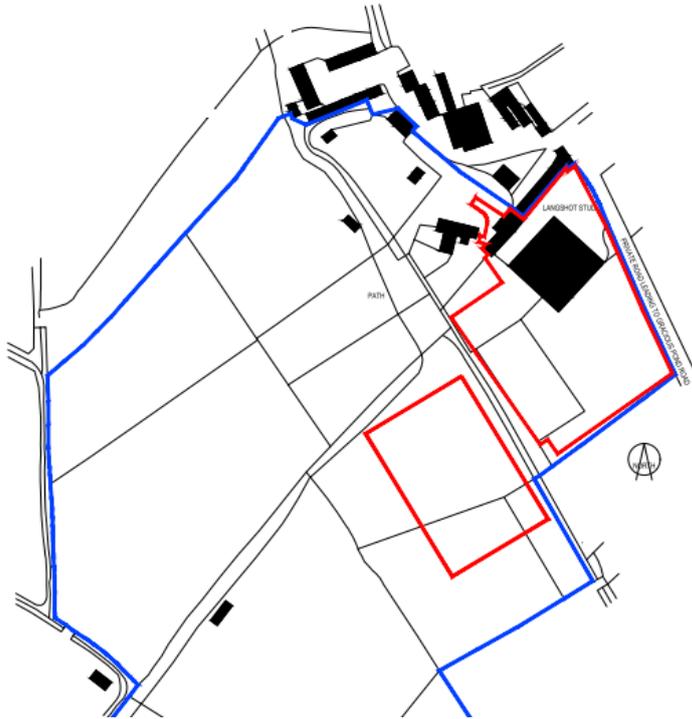
11. 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**.

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

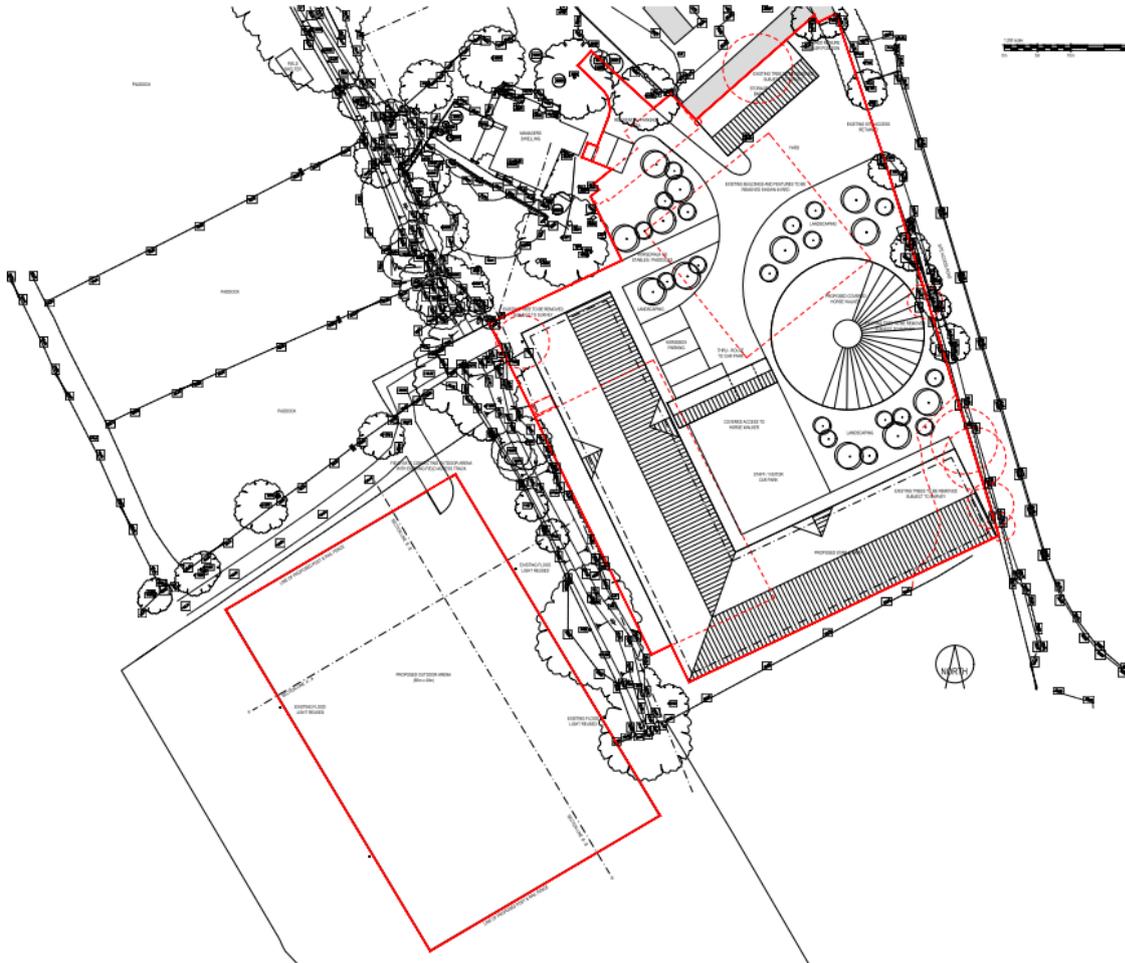
Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. In relation to Condition 5 above and for the avoidance of doubt, the applicant is advised that full livery is defined as stabling occupied by horses supervised and maintained by the owner/staff at the site. DIY livery is defined as stabling occupied by horses supervised and maintained by the owners of the respective horses.

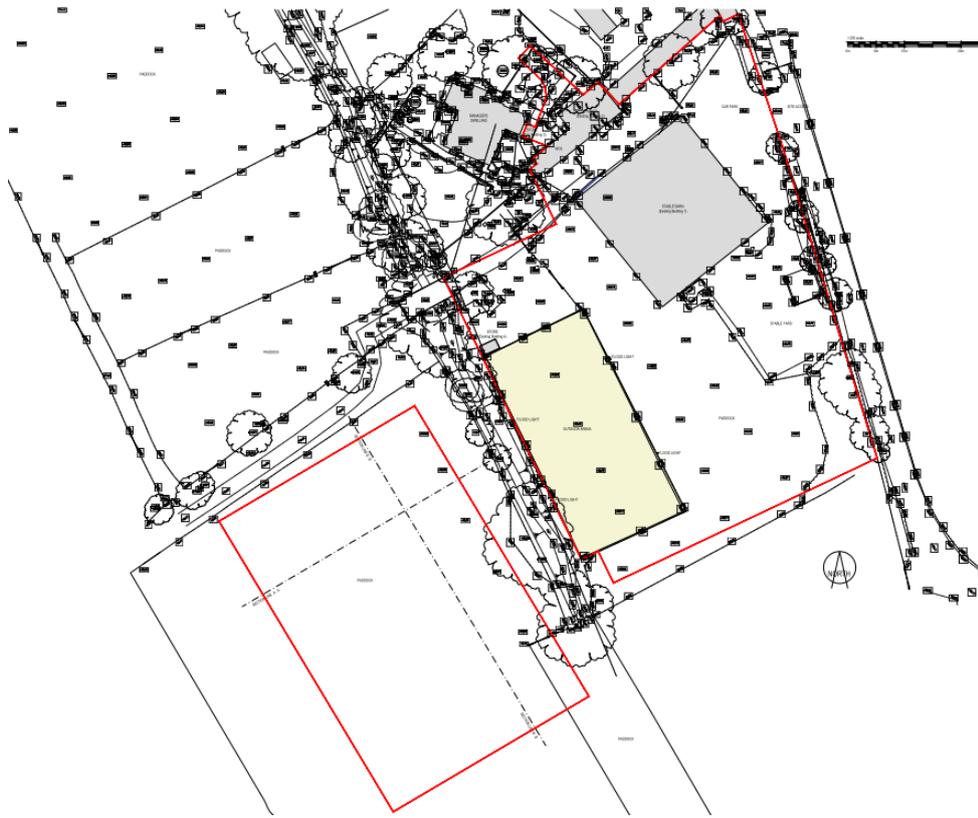
Location plan



Proposed layout

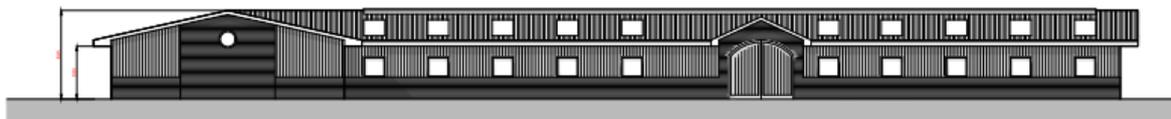


Existing layout



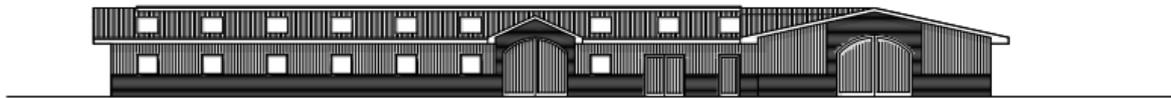
Proposed Stable Elevations

Profile/ Composite Panel Roof System Type and Colour To Be Confirmed
Fencing Style Type and Colour To Be Confirmed



Northeast Elevation

Vertical Timber Cladding
Timber Stable Doors and Windows

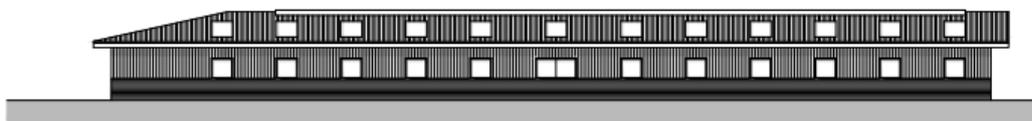


Northwest Elevation

Poly-Comb Rooflight System

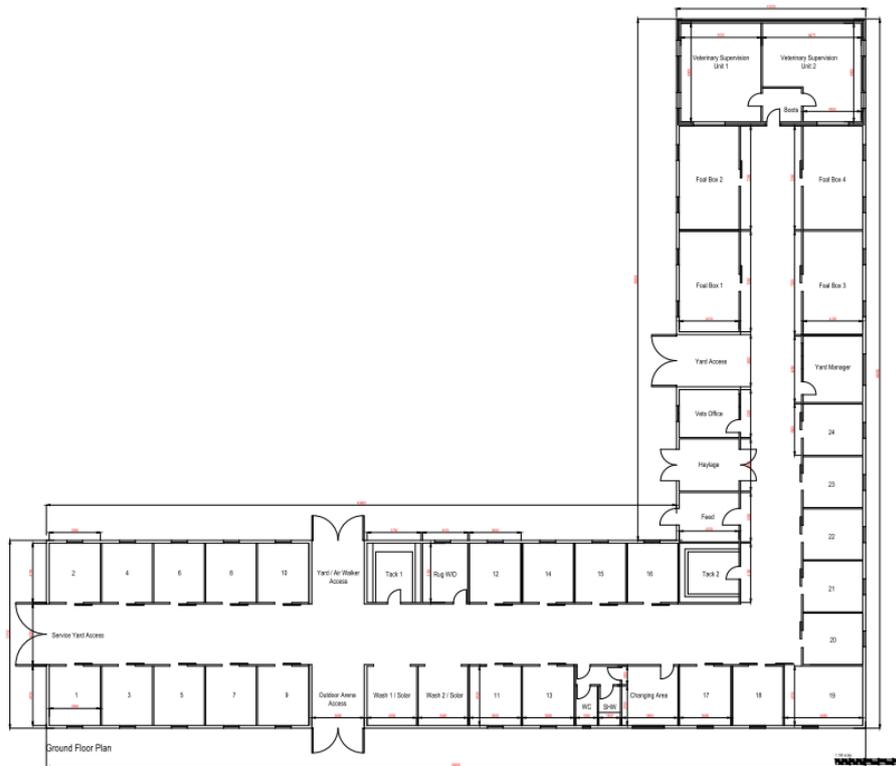


Southwest Elevation

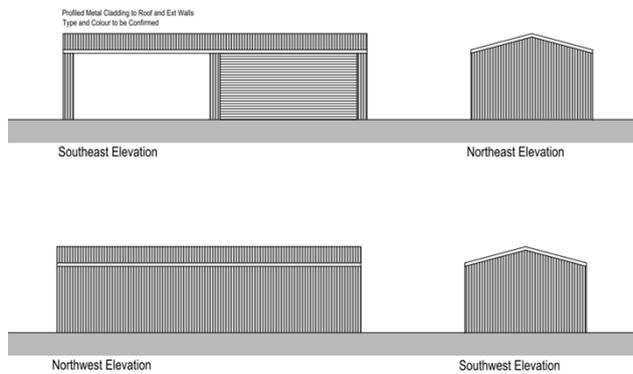


Southeast Elevation

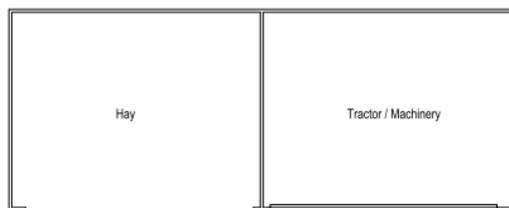
Proposed Stable Floor Plan



Proposed Hay Barn Elevations

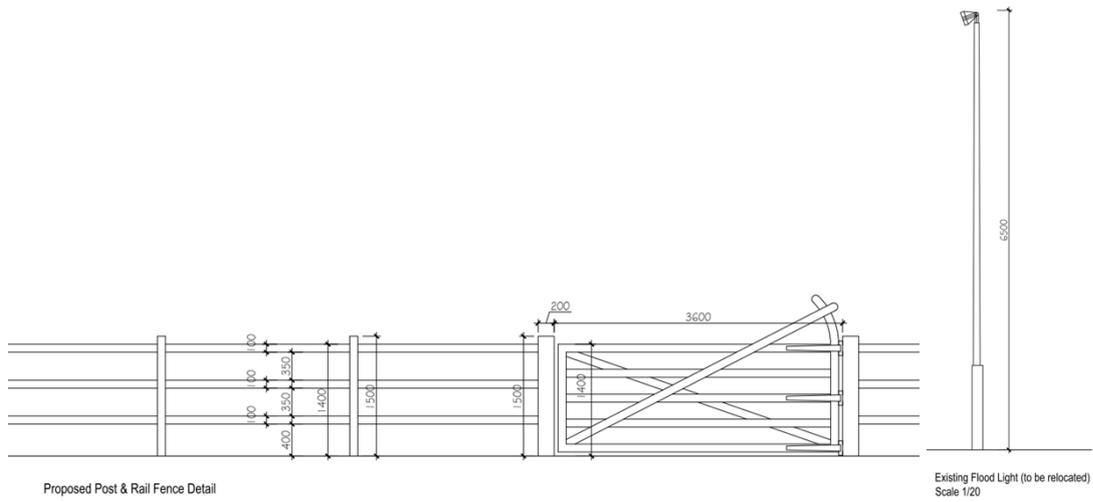


Proposed Hay Barn Floor Plan



Proposed Hay Barn Plan

Fencing and Floodlight Elevations



Existing stable building from Gracious Pond Road



Existing stable building



Further Stables



Existing arena and floodlighting



Siting of proposed arena



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By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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of the Local Government Act 1972.

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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.