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Tuesday, 10 October 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, 19 October 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 - 4

To confirm and sign the non-exempt minutes of the meeting held on 22 September 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: 17/0647 - Orchard Cottage, Shepherds Lane, Windelsham GU20 6HL	5 - 40
5	Application Number: 17/0500 - St Georges Industrial Estate, Wilton Road, Camberley GU15 2QW	41 - 56
6	Application Number: 17/0484 - 26 Portsmouth Road, Camberley GU15 1JX	57 - 80
7	Application Number: 17/0332 - Development Site at Home Farm, Church Road, Windlesham	81 - 94

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 21 September 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 Ruth Hutchinson (In place of Cllr Victoria Wheeler)
Cllr Katia Malcaus Cooper arrived part way through minute 21/P.

In Attendance: Lee Brewin, Duncan Carty, Gareth John, Jonathan Partington and Cllr Paul Deach

Cllr Paul Deach from minute 20/P – 24/P.

20/P Minutes

The minutes of the meeting held on the 24 August 2017 were confirmed and signed by the Chairman subject to a note that Cllr Vivienne Chapman was unable to attend the Planning Applications Committee meeting on 24 August 2017 due to illness which prevented her from being able to give apologies.

21/P Application Number:16/0671 - Langshot Stud Farm, Gracious Pond Road, Chobham, Woking GU24 8HJ

The application was for the 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).

Some Members had concerns that buildings on the site could be converted to dwellings. Officers advised that condition 6 controlled the use of the site and if a change of use was proposed a new planning application would be required. In addition as the site was within 120 metres of the SPA, residential buildings would not be permitted.

Resolved that application 16/0671 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application was proposed by Councillor Colin Dougan 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, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, Valerie White and Valerie White.

Councillor Katia Malcaus Cooper did not vote as she arrived part way through this application.

22/P Exclusion of Press and Public

The Committee resolved, that under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for minute 23/P, on the ground that it would involve a likely disclosure of exempt information as defined in paragraph 1 and 3 of Part 1 of Schedule 12A of the Act.

23/P Enforcement

The Committee noted a report in relation to enforcement action.

24/P Review of Exempt Items

It was resolved that the agenda report relating to minute 23/P remain exempt.

Chairman

2017/0647

Reg Date 09/08/2017

Chobham

LOCATION: ORCHARD COTTAGE, SHEPHERDS LANE,
WINDLESHAM, GU20 6HL

PROPOSAL: Approval of the Reserved Matters (appearance,
landscaping, layout, scale) pursuant to condition 1 of
planning permission SU15/0272 for the erection of a 65
bed care home, doctors surgery and detached bungalow
following demolition of existing buildings.

TYPE: Reserved Matters

APPLICANT: Mrs McNulty
All of Us

OFFICER: Emma Pearman

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site is located on the southern side of Chertsey Road and to the east of Shepherds Lane in Windlesham. It is approximately 2.2ha in size and is within the Green Belt, outside the settlement area of Windlesham. It currently comprises a residential dwelling Orchard Cottage and Highams Builders Yard, and a large area of open land to the west of Orchard Cottage. The site benefits from an extant outline planning permission SU15/0272 for the erection of a care home, doctors' surgery and residential dwelling on the site. A separate application for a larger care home at the site was refused earlier this year.
- 1.2 This application is the reserved matters application, pursuant to Condition 1 of the outline planning permission 15/0272 which gave permission for the development as a whole, and determined the location of the access. This proposal seeks to determine the detail of the remaining issues of scale, appearance, layout and landscaping of the development. The details submitted are very much in line with the indicative plans submitted at outline stage, in terms of the appearance, height and layout of the buildings. While the design of the bungalow has changed, this is not considered to be significantly harmful to character. The floorspace of the buildings is within the maximum set by Condition 11 of the outline permission for no more than 4185m². The basement parking area is not included within this total. The details submitted are considered to be acceptable and in line with the outline permission, and as such the application is recommended for approval. There are a number of outstanding conditions on the outline application which will also have to be discharged before work commences.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the south side of the B386 Chertsey Road, about 0.75km outside the settlement boundary of Windlesham, as identified on the Surrey Heath Core Strategy and Development Management Policies 2012. The site lies within the Green Belt and within 100m of the Thames Basin Heaths Special Protection Area (SPA), Chobham Common SSSI and the Thursley, Ash, Pirbright and Chobham Special Conservation Area. The application site is 2.19 ha in size and currently comprises the residential dwelling Orchard Cottage (0.18ha approx. including garden) accessed from Shepherds Lane, Highams Builders yard and access track (0.23ha approx.) also accessed via Shepherds Lane, and a stretch of open, undeveloped land to the west of Orchard Cottage and the builders yard (1.78ha approx.), which has a small access gate from the B386 Chertsey Road.
- 2.2 The area around the site is semi-rural in nature, with limited development along the Chertsey Road, which includes the Brickmakers Arms Public House opposite the site, and the former British Oxygen Corporation (BOC) headquarters adjacent to the east, with a high brick wall along the boundary between these sites. The northern boundary of the site adjoins the B386 Chertsey Road, and along this boundary is a red brick wall and mature trees which screen the site from the road. The nearest residential properties are Scarlett Hollies in Shepherds Lane to the north-east, and Lynbrook Cottage on Chertsey Road to the north-west, and the rear gardens of two other properties also share a boundary with the site to the north-west. Along the western boundary there are mature trees which prevent views into the site. The site adjoins open land to its southern boundary, with some trees and hedges along this boundary.
- 2.3 The site lies within Flood Zone 1 which has the lowest probability of flooding. There are no archaeological or historical designations within the site, though there are some Locally Listed buildings nearby including the Brickmakers Arms, approximately 25m to the north, a building within the BOC site approx. 90m from the access road, and residential properties Gunners and Gunners Meadow, approximately 120m to the south-west. There is also a pipeline running north-south through the western half of the site.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/16/0947 Erection of an 88-bedroom care home with associated landscaping and planting, following demolition of existing dwelling and builders yard. Access from Chertsey Road.

Refused 13/02/2017 for the following reason:

The proposal represents inappropriate development in the Green Belt which is, by definition, harmful; and, by reason of its size, scale and the spread of development would cause significant harm to the openness of the Green Belt and conflict with its purposes. By association, the quantum of built form and utilitarian design of the buildings would fail to respect and enhance the open and rural

character of the area. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that very special circumstances exist sufficient to outweigh the identified harm. The proposal is therefore contrary to Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

- 3.2 SU/15/0272 Outline application for the erection of a 65 bedroom care home, a doctors surgery and a detached bungalow with landscaping and access following demolition of existing buildings (access to be considered)

This application was reported to Committee on 17/09/2015 with an officer recommendation for refusal on Green Belt grounds and impact on local character and lack of a sustainable location. However, Members resolved to grant permission due to very special circumstances and so the case was referred to the Secretary of State (SoS) as a departure from the development plan. The SoS did not call it in so it was approved on 14/12/2015.

A number of conditions were put on the decision notice which are attached for information (Annex 1).

4.0 THE PROPOSAL

- 4.1 This is a reserved matters application pursuant to Condition 1 of outline planning permission SU15/0272 for a 65-bedroom care home. This application is to agree the remaining matters of scale, appearance, layout and landscaping that were not agreed at outline stage.
- 4.2 The 65-bedroom care home would generally adhere to the indicative footprint as set out at outline stage, with the front elevation being 29-39m from the front of the site and the rear elevation 82-86m from the front of the site, with the building in an H shape. The maximum dimensions of the building would be approximately 55m wide and 50m deep. It would have a maximum height of approximately 11.9m, though the height depends on the ground levels which slightly vary across the site, with the eaves height around 5-6m. The roof would be hipped with gabled projections and the roofspace would house mechanical plant. The front of the building would have several gabled elements and a mono-pitched roof along the front forming a covered porch area. The area of the ground and first floors would be around 1738m² each, with the basement car parking area 734m² approx. The proposed materials would be clay hung tiles, red brick, white render with timber elements and clay tiles to the roof. There would be a ramp on the western side of the building.
- 4.3 The bungalow would be situated at the rear of the site, in place of the existing builders yard. As such it would not be able to be seen from Chertsey Road, but only from Shepherds Lane (a private road).

It would have a total width of 25.4m, and depth of 21.5m, with two pitched roofs of 7.5m maximum height and a chimney of 9.5m in height. The area would be 412m² approximately. It would be brick with a slate tile roof.

- 4.3 The single storey doctor's surgery would have a maximum depth of 23.8m and width of 10m, with a pitched roof of 2.7m eaves height and 7.8m ridge height. It would have a slate roof with timber cladding to the walls. The floor area would be 202m² approximately and would include four consulting rooms, a nurse's room, minor surgery room and large waiting area.
- 4.4 There would be 52 parking spaces provided, with 20 of these being in the basement car park and 32 being to the front and eastern side of the building. Bicycle parking and an ambulance space would also be provided. At least two spaces would be provided for the bungalow to the rear.
- 4.5 The landscaping would comprise a fairly formal garden layout on all sides of the building, with the rear of the site being untouched. There would be a mixed native hedge on the eastern and southern boundaries, and on the boundary of the dwelling. The planting would comprise ornamental and 'meadow' (wildflower) planting and a number of new trees. There would also be a small area to grow plants. Timber post and rail fencing of 1.2m in height would be along the front of the site and along the external boundaries, and there would be timber gates of 1.2m high to the front also.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|----------------------------------|---|
| 5.1 | Surrey County Highway Authority | No objection. |
| 5.2 | Natural England | No objection, subject to the conditions on the outline permission being adhered to. |
| 5.3 | Surrey Wildlife Trust | Note the remaining conditions to be discharged, but suggest that species should be UK based and a wider range of species included. Query what the proposed landscaping is to the southern side of the site. |
| 5.4 | Council's Arboricultural Officer | Objection to some of the species proposed, has suggested amendments. |
| 5.5 | CLH Pipelines/Fisher German | No response received (but did not object to outline consent). |
| 5.6 | Thames Water | No response received (but did not object to outline consent). |

5.7 Chobham Parish Council

No objection subject to the following:

- The visual and lighting impact does not have a negative impact on Chobham Common SSSI
- The relevant conditions of 15/0272 are met
- Construction traffic to park within the site and not on the public highway
- Regard should be given to the weight limit for HGVs in Chobham High Street when considering construction traffic route
- Concern that there is no supporting documentation or evidence from the NHS regarding staffing arrangements for doctors surgery. Parish Council trusts that appropriate measures are being taken to ensure surgery will be staffed and used for the specified purpose.

[Officer comment: The doctors' surgery already has permission and as such the applicant is not obliged to provide evidence in this regard. A condition on the outline permission restricts the use of the doctors' surgery to that purpose only so any other intended use would require a separate planning application. An informative can be added in respect of the weight limit on Chobham High Street. There are separate conditions on the outline permission in respect of lighting and a Construction Transport Management Plan which will have to be discharged prior to commencement].

5.8 Windlesham Parish Council

Awaiting response.

6.0 REPRESENTATION

6.1 At the time of preparation of this report 6 letters of objection and 2 letters in support of the application have been received. The issues raised by the objection letters are summarised below:

- Very special circumstances were said to be involvement of Windlesham Community Home Trust and inclusion of a doctors' surgery. Trust is not involved and there is no evidence that the NHS or others wish to establish a surgery in this location

[Officer comment: The outline consent has already been granted and as such no very special circumstances are required for this application for the details of the appearance and layout of the buildings, which already have permission. The doctors' surgery already has permission and as such the applicant is not obliged to provide evidence in this regard. A condition on the outline permission restricts the use of the doctors' surgery to that purpose only so if the surgery was not forthcoming then it could not be used for any other purpose without a new planning application.]

- Point of access directly opposite Brickmakers and Chertsey Road is busy/will create additional traffic and parking issues/ traffic has increased since the original application

[Officer comment: The access has already been agreed and is not part of this application. See section 7.4 for parking layout].

- Unless evidence is provided that they use doctor's surgery for its purpose then it could be used as part of the care home or a private residential building

[Officer comment: The doctors' surgery already has permission and as such the applicant is not obliged to provide evidence in this regard. A condition on the outline permission restricts the use of the doctors' surgery to that purpose only].

- Significant increase in footprint on the Green Belt

[Officer comment: This was allowed at outline stage and this proposal does not propose an increase upon what was already allowed]

- Restrictions should be imposed regarding hours of construction

[Officer comment: There is a condition on the outline permission restricting hours of construction]

- Natural England have expressed multiple concerns and raised issues regarding Common Land

[Officer comment: Natural England have not objected, subject to the conditions on the outline consent being adhered to. They have retracted their statement about Common Land and confirmed that there is none on the site]

- Commercial venture and evident that intention is to then apply for consent to increase size to make it commercially viable

[Officer comment: Outline permission has been granted and this application is for the reserved matters only and as such this is all we can consider at this stage. Any future application would also come to Committee by virtue of its size]

6.2 The issues raised by the letters of support are summarised below:

- General support for the development and hope there will be transport to the doctors' surgery *[Officer comment: A Travel Plan condition was on the outline consent which will address such issues]*

7.0 PLANNING CONSIDERATION

- 7.1 Outline permission has already been granted for a 65-bedroom care home, doctors' surgery and bungalow on the site, following demolition of the existing dwelling and builders yard. The location of the access was also agreed at this stage. This proposal therefore will consider the remaining issues of scale, layout, landscaping and appearance.
- 7.2 The proposal is considered against the National Planning Policy Framework (NPPF); policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP) including Policies CP2, CP11, CP14A, CP14B, DM9 and DM11; and the Surrey Heath Residential Design Guide 2017 (RDG).
- 7.3 The issues to consider at this stage are:
- Impact on the Green Belt
 - Impact on the character of the area;
 - Parking and access
 - Impact on residential amenity;
 - Impact on Thames Basin Heaths Special Protection Area;
 - Landscaping and ecology.

7.4 Impact on the Green Belt

- 7.4.1 Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts, and that their fundamental purpose is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt being their openness and their permanence. Paragraph 80 states that the Green Belt serves five purposes, the third of which is to assist in safeguarding the countryside from encroachment. Paragraph 87 states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.4.2 Paragraph 89 states that the construction of new buildings is inappropriate within the Green Belt with some exceptions, one of which is the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 7.4.3 At this site, a small part of it can be considered to be previously developed, which is the site of the existing bungalow Orchard Cottage, and Highams Builders Yard. The rest of the site is undeveloped. The outline planning consent allowed the development, although inappropriate in Green Belt terms, as it was considered that there were very special circumstances. In allowing the development, the total floor area was limited to a maximum of 4185m² by condition 11, which was based on the indicative plans provided at outline stage. The floor area of the care home

(3471m² approx), bungalow (412m² approx) and doctors' surgery (202m² approx) is within the total 4185m² allowed by condition 11. In addition, the basement car parking is proposed in a similar location and of similar size to that indicated at outline stage, for 20 cars.

7.4.4 With regard to the volume, bulk and massing of the development, again the design is very similar to that submitted at outline stage and the doctors surgery and bungalow are single storey, with the care home being two-storey as was agreed at that stage. The indicative front elevation plans provided at outline stage have the same height as the proposed front elevation as part of this application. The layout of the site is as expected with the parking to the front and side of the building and in the basement, and the development occupying the northern half of the site only, other than the bungalow on the site of the builders' yard. It is not considered therefore that the details of these reserved matters have any additional impact on the Green Belt over and above that as would be expected, with the details provided at outline stage. Therefore no objection is raised to the size of the proposals in Green Belt terms.

7.5 Impact on the character of the area

7.5.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment, paragraph 61 requires new development to integrate into its context and paragraph 64 requires design to improve the character and quality of the area. Paragraph 17 states that the intrinsic character and beauty of the countryside should be recognised. Policy CP2 and DM9 of the CSDMP reiterates this by requiring development to respect and enhance the quality of the environment.

7.5.2 This site is best described as a semi-rural area being located outside of the settlement of Windlesham with the immediate vicinity of Chertsey Road having a limited amount of development on either side of the road. This mostly comprises large, detached dwellings on large plots, which are located sporadically along the road, and some terraced cottages. There is no prevailing architectural style and dwellings are set back from the road by varying degrees. The application site is also located next to the former BOC site which is a large office complex and across the road from the Brickmakers' Public House, and further along there is Coworth-Flexlands School, so there are a mix of uses in the immediate vicinity of the site. The streetscene is dominated by significant mature vegetation all along the road, including that existing along the front boundary of the application site.

7.5.3 The design of the proposed care home is very similar to the indicative plans submitted at outline stage, with the front elevation being virtually identical. While surrounding development in Chertsey Road is very varied, most buildings are older and contain traditional elements such as hipped roofs with gabled elements such as are proposed by this development, which also proposes traditional materials, such as red bricks, clay tiles and timber framed rendered elements. The home would be sited almost 30m back from the front of the site with vegetation retained to the front. As such, given its height and design, and the set back from the road, it is considered that the appearance and scale is acceptable.

- 7.5.4 The proposed bungalow is unusual in design, however the NPPF is clear in paragraph 60 that planning decisions should not attempt to impose architectural styles or tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The bungalow would not be seen from the wider context of Chertsey Road and only from Shepherds Lane, and as such it is not considered necessary that it should take its design cues from the surrounding dwellings of Chertsey Road. In terms of its location it is sited on the same area as the builders yard, as previously proposed.
- 7.5.5 The doctors' surgery is single storey as previously agreed and also follows the indicative design at outline stage. It would be set back from the road and behind the existing dwelling Sundial and as such would not be significantly visible from the road. Its simple design is not considered to be harmful to the appearance of the street scene.
- 7.5.6 Principle 9.1 of the RDG states that all boundary treatments should reflect the character of the development and surrounding context. The boundary treatment is a 1.2m timber post and rail fence to the front with timber gates of the same height. The existing trees and vegetation are also proposed to be retained. Boundary treatments of surrounding dwellings are low walls and fences, although this site currently has a fence of at least this height and given the existing vegetation it is not considered that the fence would be likely to be significantly visible in any event and its appearance would be softened by the vegetation. It is considered therefore acceptable for this location.

7.6 Parking and access

- 7.6.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy CP11 states that new development that will generate a high number of trips will be directed towards previously developed land in sustainable locations or will be required to demonstrate that it can be made sustainable to reduce the need to travel or promote travel by sustainable modes of transport. All development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.
- 7.6.2 The location of the access was determined at outline stage and it is in the same location as the existing (currently unused) access to the site off Chertsey Road. As such the location has already been determined and is not for consideration at this stage. A total of 52 parking spaces would be provided for the development, with cycle spaces and an ambulance space. This is in line with that indicated at outline stage, and the outline application suggested that 20 of these would be for staff (in the basement) and 32 surface spaces for the doctors' surgery and care home visitors. The County Highway Authority have been consulted and have not objected to the parking provision.

7.6.3 The County Highway Authority objected to the previous application, stating that the location was unsustainable given the likely number of trips generated, and the lack of public transport, and raised concern about the access gate leading to queuing on Chertsey Road; however the access gate is necessary for preventing others using the car park to recreate on the SPA and Natural England would object to the development without such a gate. They did not object previously in terms of the level of parking. There are conditions on the outline permission in terms of a Travel Plan, Parking Management Plan, for the gates to open inwards, and for a Construction Transport Management Plan. There is also a condition for a pedestrian link to Chertsey Road to be provided, which is shown on the landscaping plan.

7.6.4 The bungalow would be provided with at least 2 spaces (although it appears that there is space for more) which is in line with that required for a dwelling of this size. It is therefore considered that the details of the reserved matters are acceptable in terms of highways, parking and access.

7.7 Impact on residential amenity

7.7.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 123 states that planning decision should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form.

7.7.2 Principle 8.7 of the RDG states that usable, high quality private outdoor amenity space will be required for all new Residential Care Home developments, and principle 8.4 that new dwellings of 4+ beds should have at least 70m² of amenity space. Principle 8.3 states that developments should not result in the occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.

7.7.3 The nearest property to the proposal is Sundial on Shepherds Lane. The care home would be 31m at its nearest point from Sundial and given this distance and the proposed height of the building it is not considered that there would be any overbearing or overshadowing effects. The doctors' surgery would be much closer at 5.3m approx. from this neighbour. However this would be single storey and although the roof will be visible from this neighbour, it is not considered to cause any significant overbearing or overshadowing effects as it is adjacent to the side elevation and taking into account the separation distance. Given the single storey nature there would not be any overlooking, although a roofspace window is proposed. It is considered that this should be obscure glazed as any internal addition of an upper floor in the building in the future could result in overlooking. This would also prevent the perception of overlooking to these residents.

7.7.4 Lynbrook Cottage and Lynbrook are located to the west of the development, with the western side elevation of the building approximately 31m at its nearest point from the boundary with Lynbrook Cottage and 44m from the boundary with

Lynbrook. There are a number of large, mature trees along the western boundary of the site which also help to screen the building from these houses, and as such, given the two-storey height of the building, the separation distance and the boundary screening, it is not considered that there would be any significant adverse impacts upon the occupiers of these dwellings.

- 7.7.5 The proposed bungalow would have sufficient amenity space for its size, which is in excess of the size required by Principle 8.4 of the RDG. No other significant adverse impacts on amenity are anticipated and the issue of general increase in noise and disturbance was considered acceptable at outline stage. As such, it is considered that the proposal is in accordance with Policy DM9 and the NPPF in this regard.

7.8 Impact on Thames Basin Heaths Special Protection Area (SPA)

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

- 7.8.2 The site lies approximately 60m from the Thames Basin Heaths SPA. The Thames Basin Heaths SPA Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA, however care homes can be acceptable subject to some conditions. There is a condition on the outline permission restricting the occupiers to only those who are unable to recreate independently on the SPA, with no staff accommodation or pets. Natural England has been consulted and has not objected, subject to the applicant adhering to existing conditions on the outline permission, which will have to be discharged in any case before work can commence. The applicant proposes a gate across the access, as required by Natural England, and details of how this will operate will be within the details of the Parking Management Plan under condition 13 of the outline permission.

- 7.8.3 The development would not be CIL liable given that it is a care home, and not liable to SAMM, given the profile of the residents, and the fact that the dwelling is a replacement dwelling. Officers therefore consider that the proposal is acceptable in terms of its impact on the SPA and in line with Policies NRM6 and CP14B and the NPPF.

7.9 Landscaping and ecology

- 7.9.1 Paragraph 109 of the NPPF, states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy DM9 states that development will be acceptable

where it protects trees and other vegetation worthy of retention. Policy CP14A requires a contribution to the enhancement of biodiversity.

- 7.9.2 The landscaping scheme proposes a variety of species, with some ornamental and some wildflowers. The area around the building would have a fairly formal layout of paths and planting, however given that the rear of the site would not be landscaped, it is not considered that this would be significantly harmful to the open character of the site. There would be a number of larger trees and timber and rail fencing to the front and side.
- 7.9.3 The residential dwelling would have a large garden area separated from the remainder of the site by a hedge and low fence. The Council's Arboricultural Officer has been consulted and has objected at present due to some of the proposed species being inappropriate and too ornamental. He has recommended some changes to the species and it is considered that it is likely this can be resolved by the Committee date. Surrey Wildlife Trust have also made comments on species and clarity has been requested from the applicant as to the proposed landscaping (if any) on the southern side of the site. Any updates will be reported to the meeting.
- 7.9.4 The outline permission includes conditions for a meeting with the Tree Officer to agree tree works, and the submission of a Landscape and Ecology Management Plan (with biodiversity enhancements). These conditions would have to be discharged before work commences.

7.10 Other matters

- 7.10.1 The bungalow element of the development would be CIL liable, although there may be a reduction if the existing dwelling and builders yard has been in use for at least 6 months out of the last 3 years and the applicant can provide the CIL officer with evidence of this. The amount payable would be determined following the grant of permission and payable on commencement. An informative will be added to the decision notice.

8.0 CONCLUSION

- 8.1 The principle of the development and the location of the access has already been granted permission by the outline consent 15/0272, and the matters for decision at this stage are not considered to cause any additional harm to the Green Belt over and above the development allowed at outline stage. The matters of appearance and scale of the building are considered to be acceptable and as indicated at outline stage. The design of the building is not considered to be harmful to, or significantly out of character with the design of surrounding buildings. The layout and landscaping is also as previously indicated, and is considered acceptable, subject to amendments to some proposed species. It is not considered that the matters for approval as part of this application would result in any significant adverse impacts on residential amenity (subject to condition) or highways. It is therefore considered that permission can be granted, subject to conditions.

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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

10.0 RECOMMENDATION

APPROVE the reserved matters subject to the following:-

1. The proposed development shall be built in accordance with the following approved plans:
 - Ground Floor Plans 303/1048 Rev A received 9.8.17
 - Hard and Soft Landscape GA Plan 17158/P01 Rev PL1 received 9.8.17
 - Proposed Location Plan 303/1039 received 19.7.17
 - Proposed Site Plan 303/1040a received 19.7.17
 - Basement Plan 303/1041a received 19.7.17
 - Roof Plan 303/1044a received 19.7.17
 - Basement Plan Care Home 303/1045a received 19.7.17
 - Ground Floor Plan Care Home 303/1046a received 19.7.17
 - First Floor Plan Care Home 303/1047a received 19.7.17
 - Second Floor Plan Care Home 303/1049 received 19.7.17
 - Elevation North Care Home 303/1050a received 19.7.17
 - Elevation South Care Home 303/1051a received 19.7.17
 - Elevation East Care Home 303/1052a received 19.7.17
 - Elevation West Care Home 303/1054a received 19.7.17
 - Elevations - Residential Bungalow 303/1056b received 19.7.17
 - Elevations - Doctors Surgery 303/1057 received 19.7.17
 - Proposed Access Plan 303/1059 received 19.7.17

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.

2. Before first occupation of the development hereby approved the window in the roof space on the northern side elevation of the doctors' surgery facing Sundial shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. CIL Liable CIL1
2. Form 1 Needs Submitting CIL2
3. Building Regs consent req'd DF5
4. Decision Notice to be kept DS1
5. The applicant's attention is drawn to the weight limit for HGVs on Chobham High Street, when considering the route to be taken for HGVs during the construction of the development.
6. The applicant is reminded that development cannot commence until the pre-commencement conditions on the outline consent 15/0272 have been discharged. The relevant conditions are condition 4, 5, 6, 7, 9, 10, 12, 13, 18, 19, 21, 22, 23, 25, 26 and 27.

**Surrey Heath Borough Council**

Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Contact Centre: (01276) 707100
DX: 32722 Camberley
Website: www.surreyheath.gov.uk

Service: Regulatory Services**Our Ref:** 15/0272**Officer:** Emma Pearman**Direct Tel:** 01276 707222**Direct Fax:** 01276 707218**Email:** development.control@surreyheath.gov.uk

Mr T Rumble
Woolf Bond Planning
The Mitfords
Basingstoke Road
Reading
Berkshire
RG7 1AT

14 December 2015

TOWN & COUNTRY PLANNING ACT 1990**Town & Country Planning (Development Management Procedure) (England)**
Order 2010

Application Type: Outline

Drawing No./Date Stamped: B3015-T-500, R1, F2113-AE, BE, BE, CE/S1, FP, OE, 14-OP583-LP01, 100, 101, 102, 104.

The Council as Local Planning Authority **GRANTS** outline planning permission for the following development subject to the conditions (if any) specified in the schedule below:-

Proposal: Outline application for the erection of a 65 bedroom care home, a doctors surgery and a detached bungalow with landscaping and access following demolition of existing buildings (access to be considered), (Additional info rec'd 24/06/15 & 15/7/15).

Location: ORCHARD COTTAGE, SHEPHERDS LANE, WINDLESHAM, GU20 6HL

The applicant is advised that all conditions must be fully complied with in accordance with the time frame set out in the condition. Failure to do so may result in action being taken against you or the permission becoming void.

Requests to discharge conditions must be submitted on the appropriate IAPP application form (available from the Planning Portal: www.planningportal.gov.uk, or via the Surrey Heath Website: www.surreyheath.gov.uk and select Planning). A fee is now payable for this service.

The applicant must advise the Local Planning Authority in writing 14 days prior to the implementation of the permission of the intention to commence work. Letters should be sent to the Council's Planning Compliance



Officer, Surrey Heath Borough Council, Knoll Road, Camberley, Surrey GU15 3HD. Alternatively, an email should be sent to development.control@surreyheath.gov.uk .

SCHEDULE OF CONDITION(S) (If any)

1. Approval of the detail of the scale, appearance, layout and landscaping of the site (hereinafter called the “reserved matters”) shall be obtained from the Local Planning Authority before any development is commenced.
 - a) Application for approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission.
 - b) The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The proposed development shall be built in accordance with the Location Plan Drawing number 14-OP583-LP01 received 25.03.2015 and broadly in line with the Indicative Layout Plan 14-OP583-100 received 25.03.2015.

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. Access to the care home and doctors surgery shall be directly from Chertsey Road using the existing access as shown on the Location Plan Drawing number 14-OP583-LP01 received 25.03.2015. Access to the replacement dwelling shall be via Shepherds Lane.

Reason: To ensure the permission is implemented in accordance with the terms of the application and so that it does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

4. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the approved materials.

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

5. The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so



that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

6. The development hereby approved shall not be occupied unless and until space has been laid out within the site for secure cycle parking for both staff of the care home and doctors surgery, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking area(s) shall be retained and maintained for their designated purpose(s).

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

7. The development hereby approved shall not be occupied until a pedestrian link from the doctors surgery to the footway of Chertsey Road has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

8. The proposed gates at the access from Chertsey Road shall only open inwards towards the site.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

9. Prior to the commencement of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's 'Travel Plans Good Practice Guide', and in general accordance with the 'Heads of Travel Plan' document. And then the approved Travel Plan shall be implemented on first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, and to encourage the use of sustainable transport modes, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

10. No development shall commence until a Construction Transport Management Plan, to



include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) measures to prevent the deposit of materials on the highway;

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

11. The total floor area of the development proposals shall not exceed 4185 sq metres unless otherwise agreed in writing by the Planning Authority.

Reason: To retain control in the interests of the Green Belt and to comply with Policy CP1 of the Surrey Heath Core Strategy and Development Management Policies and the NPPF.

12. A pre-commencement meeting to include the Council's Tree Officer must be agreed a minimum of 7 working days in advance of the start of any works on site to allow all parties to attend. Tree works, tree and ground protection, frequency of site supervision visits and reporting of excavation works, storage etc. will all need to be agreed at that stage and be in accordance with the provided Arboricultural Method Statement written by PJC consultancy and received on 25/03/2015.

Reason: In order to protect existing trees in the interests of visual amenity and biodiversity, in accordance with Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

13. Prior to commencement of development, a Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed access gates, intercom or other restrictive entry system, how the car park will be safeguarded during construction of the development, and how the public shall be prevented from using the car park other than in connection with the care home or doctors' surgery. The use of the car park shall be operated in accordance with the approved Parking Management Plan at all times.

Reason: To ensure the integrity of the SPA is not harmed by the proposal and to ensure the development does not prejudice highway safety nor cause a nuisance to highway users, in accordance with Policies CP11, DM11 and CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

14. The part of the development hereby approved as a care home shall only be used as a Class C2 care home and be occupied solely by persons who are mentally and/or physically frail;



have mobility problems; suffer from paralysis or partial paralysis; or are in the need for assistance with the normal activities of life. The building shall not be used for any other purpose within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other statutory instrument and notwithstanding any provisions either in force or enacted at a later date there shall be no permitted change of use. In addition there shall be no self-contained or staff accommodation within the approved development and there shall be no dogs or cats at the premises at any time (other than assisted living dogs).

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CPI4B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

15. The part of the development hereby approved as a doctors surgery shall only be used as a Class D1 Doctors Surgery and shall not be used for any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other statutory instrument and notwithstanding any provisions either in force or enacted at a later date there shall be no permitted change of use.

Reason: To retain control in the interests of the Green Belt and to comply with Policy CPI of the Surrey Heath Core Strategy and Development Management Policies and the NPPF.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no extensions or additions to the proposed residential dwelling shall be erected under Class A or Class E of Schedule 2, Part 1 of that Order without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of protecting the openness of the Green Belt, in accordance with the NPPF.

17. No development shall take place during the bird nesting season (March – August inclusive) unless a noise assessment has been submitted to and approved in writing by the Local Planning Authority in consultation with Natural England.

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CPI4B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

18. Prior to commencement of development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- a. Controls that will be used to ensure that no polluted surface water runoff/discharge will reach the adjacent SAC as a result of construction activities;
- b. Dust management at the site;
- c. Control of all potential pollution spills and the management of such spills



should they occur;

- d. The planned access route to the site, ensuring this does not encroach on the SAC;
- e. A description of material storage, and an explanation that no materials will be stored on or within close proximity to the SAC;
- f. Full details of mitigation measures to be employed to ensure no harm to existing wildlife

All construction works must follow Best Practice Guidance and pollution prevention controls. The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: To ensure the integrity of the SPA and existing wildlife are not harmed by the proposal in accordance with Policy CP14A and CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

19. No development shall take place until an Air Quality Assessment has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the integrity of the SPA and existing wildlife are not harmed by the proposal in accordance with Policy CP14A and CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

20. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Years' Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of local amenity in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

21. No development shall take place until details of external lighting are submitted to and approved in writing by the Local Planning Authority. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification and shall take into account the impact on the local wildlife. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity.

Reason: In the interests of residential and visual amenities, and so as not to cause harm to local wildlife, in accordance with Policies DM9, CP14A and CP14B of the Surrey Heath



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

Reason: To afford the Local Planning Authority a reasonable opportunity to examine any remains of archaeological interest which are unearthed and decide upon a course of action required for the preservation or recording of such remains, in accordance with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

23. No development shall take place until a Landscape and Ecology Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:
- a) Details of the broad habitat types to be retained/created (including species) and how the site will be managed with a view to increasing biodiversity and the reptile population in particular;
 - b) Details of the locations of ecological enhancement measures including hibernacula, log piles, bird boxes and bat roosting opportunities;
 - c) Long term landscape and ecological objectives;
 - d) Details of the ongoing management and maintenance of the gardens and nature conservation area including management responsibilities and timescales, and maintenance schedules.

Reason: In the interests of visual amenity and preserving and enhancing biodiversity in accordance with Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

24. Site clearance works shall be carried out adopting Reasonable Avoidance Measures for the protection of reptiles and shall be fully supervised by a qualified Ecologist at all times, and the development shall be carried out in accordance with the Method Statement: Reptiles dated February 2015 within the Ecology Report received 12/05/2015.

Reason: To ensure no harm to existing wildlife in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

25. No development shall take place within 3m of the pipeline that runs through the site, until the applicant has submitted proof to the Local Planning Authority that consent has been obtained from CLH Pipelines and has received confirmation that work in this location can commence from the Local Planning Authority.

No development shall take place within 3m of the pipeline that runs through the site, until



the applicant has submitted proof to the Local Planning Authority that consent has been obtained from CLH Pipelines and has received confirmation that work in this location can commence from the Local Planning Authority.

26. The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:
- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
 - b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - c) Flood water exceedance routes, both on and off site;
 - d) A timetable for implementation;
 - e) Site investigation and test results to confirm infiltration rates.

The development shall be carried out in accordance with the approved drainage details.

Reason: To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

27. The development hereby permitted shall not commence until a drainage strategy detailing on- and off-site drainage works has been submitted to and approved in writing by the Local Planning Authority. Such strategy may include the phasing of works. No discharge of surface water from the site shall occur until the relevant phase of the drainage works set out in the approved strategy has been completed. The strategy shall be implemented in accordance with the approved details prior to completion of the development and thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

Informatives:



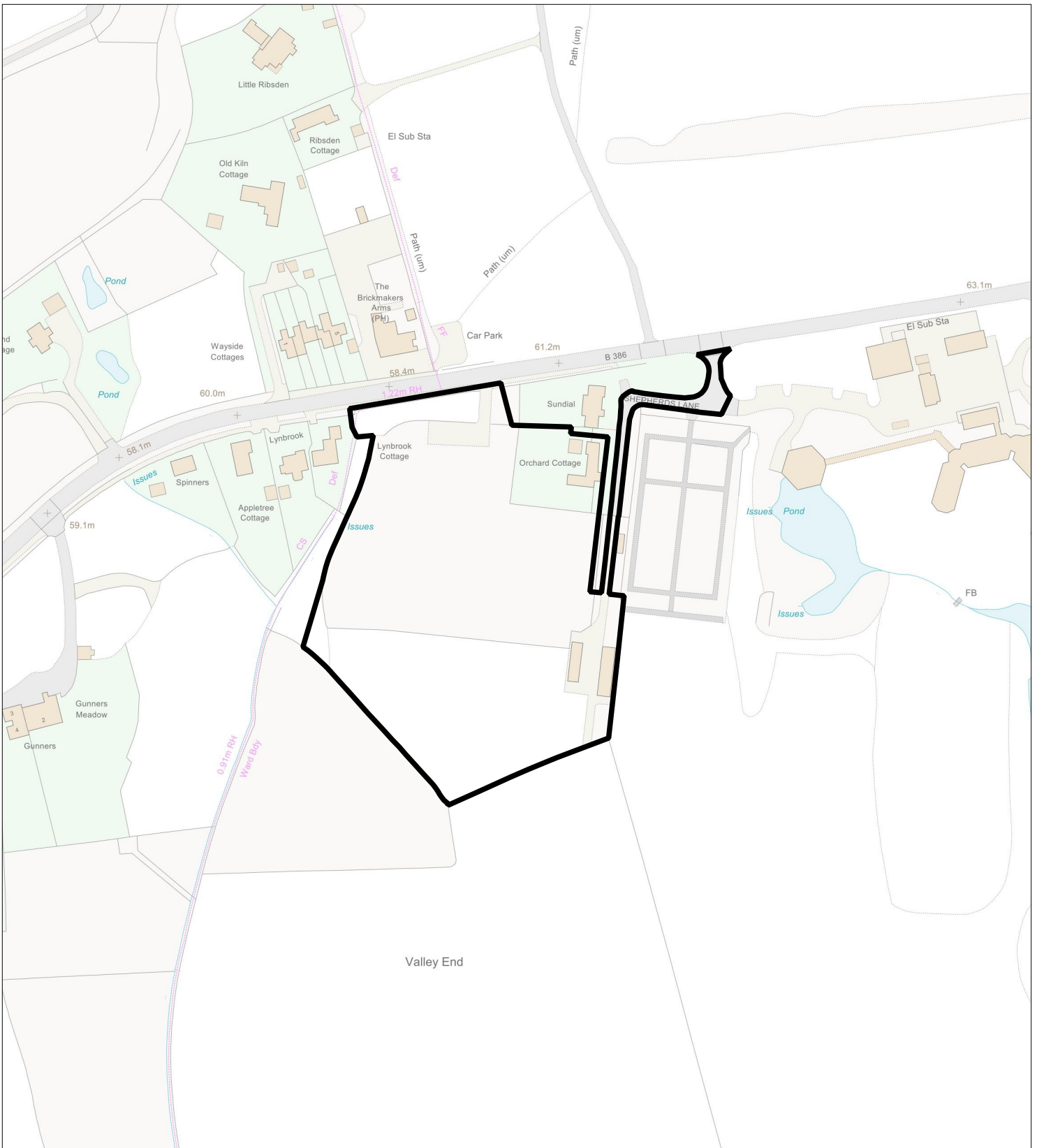
1. This decision notice is a legal document and therefore should be kept in a safe place as it may be required at a later date. A replacement copy can be obtained however there is a charge for this service.
2. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transport Development Planning Team of Surrey County Council.
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs .
4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highway Service Group.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6 m and 2m in height above ground level shall be erected within the area of such splays.
7. The applicant's attention is drawn to the advice on species, water features and other landscape/ecology recommendations provided in the letter of 10th June 2015 from the Surrey Wildlife Trust in response to this application.
8. The applicant's attention is drawn to the advice on drainage and sewer connections provided in the letter of 18th August 2015 from Thames Water in response to this application.

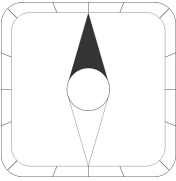




The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

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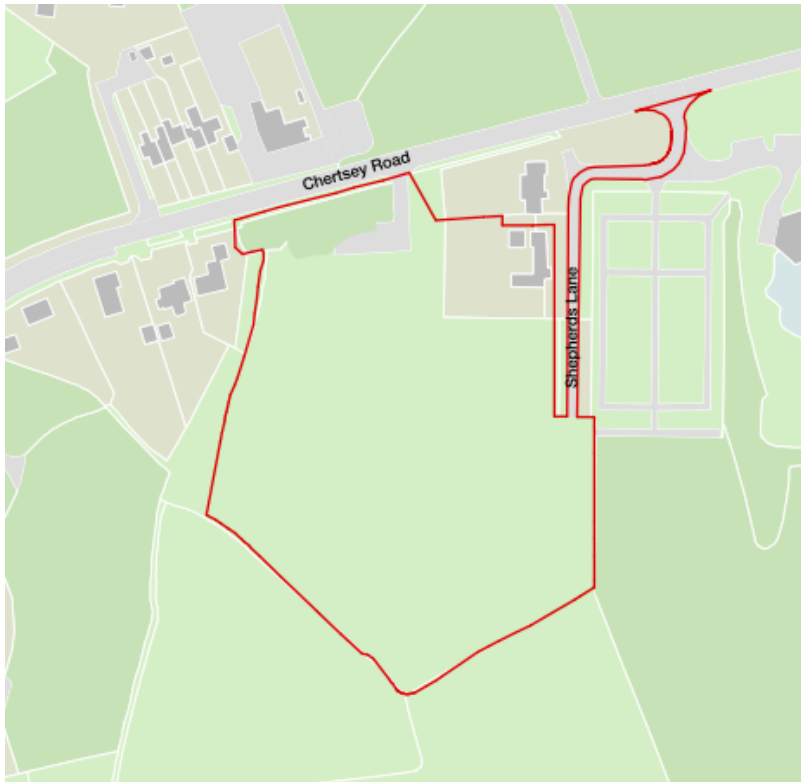
Executive Head - Regulatory
Duly authorised in this behalf
(ATTENTION IS DRAWN TO THE NOTES ATTACHED)



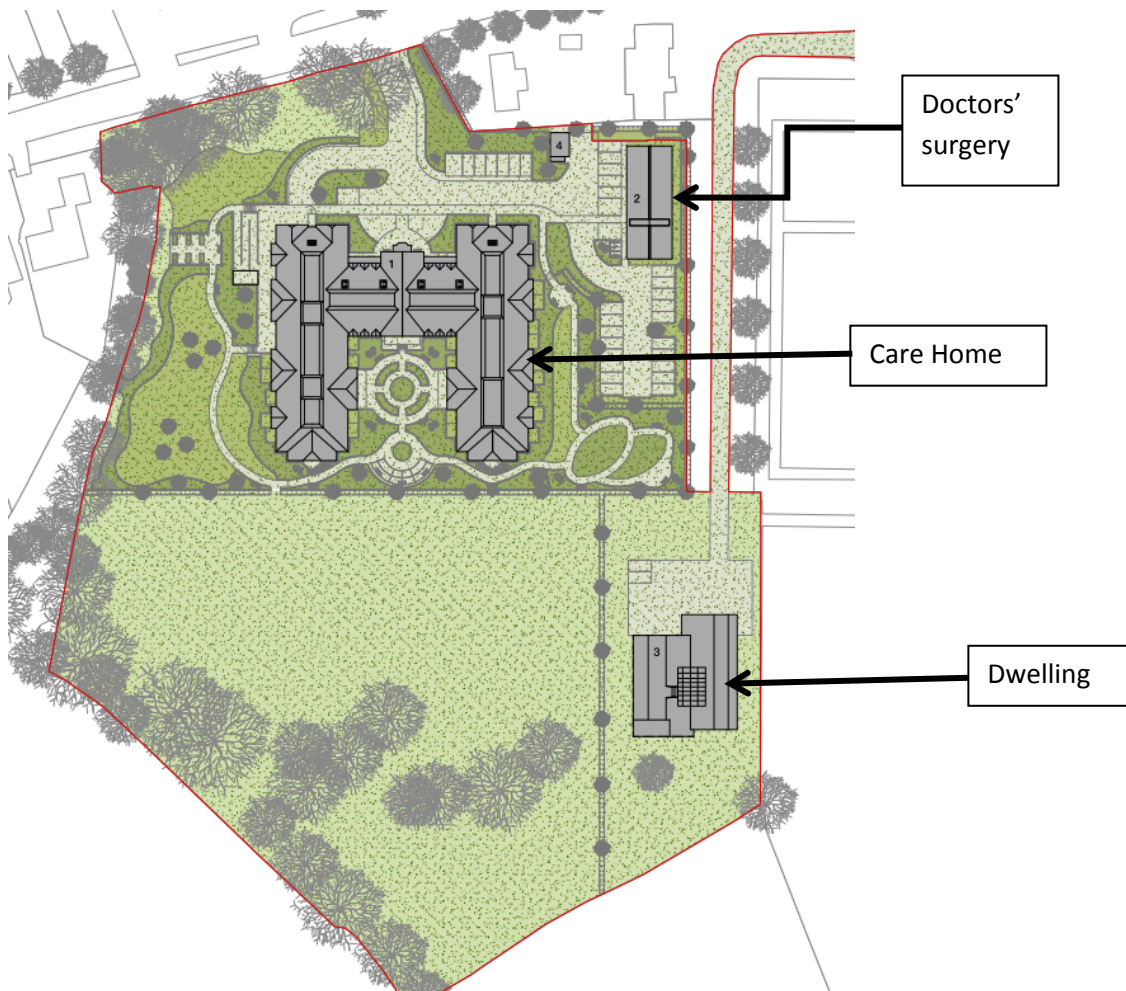
Title	Planning Applications		
Application number	17/0647	Scale @ A4	1:2,500
Address	ORCHARD COTTAGE, SHEPHERDS LANE, WINDLESHAM, GU20 6HL	Date	02 Oct 2017
Proposal	Approval of scale, layout, appearance, including discharge of condition 4 in respect of materials and landscaping.		
	 0 10203040 m 		
Version 3	© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2017		Author: DMD

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Location plan



Proposed Site Plan



Street scene elevation from Chertsey Road



Front elevation of care home



Rear elevation



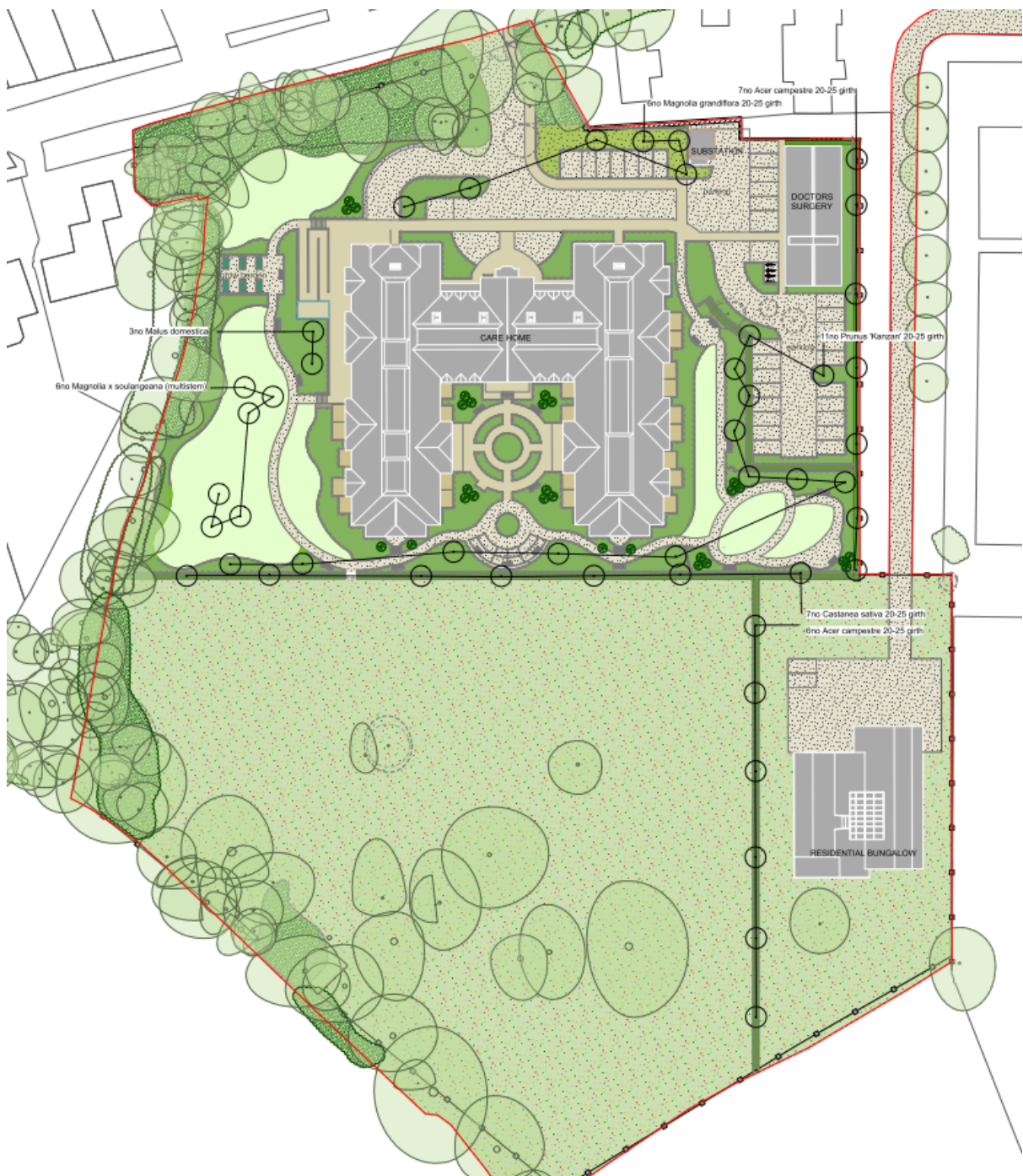
Side elevation (east)



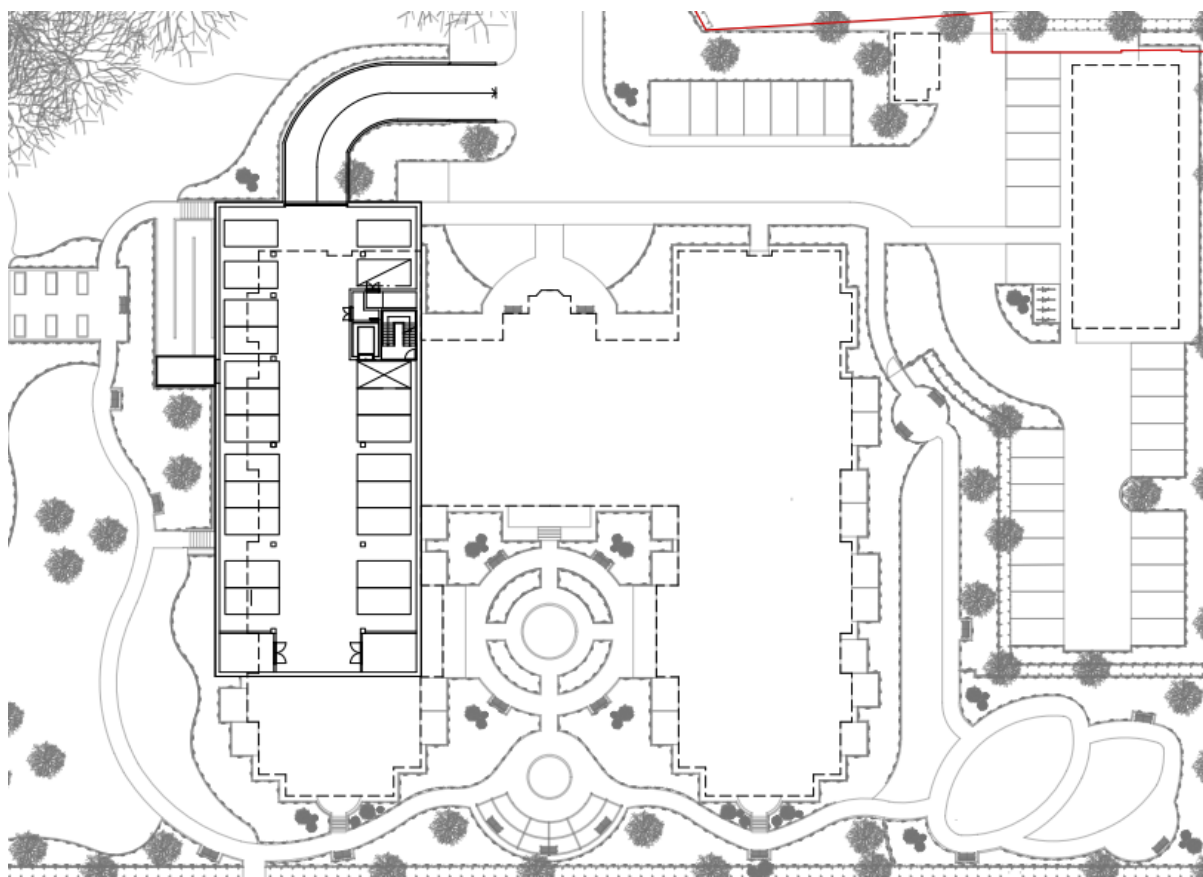
Side elevation (west)



Landscaping plan

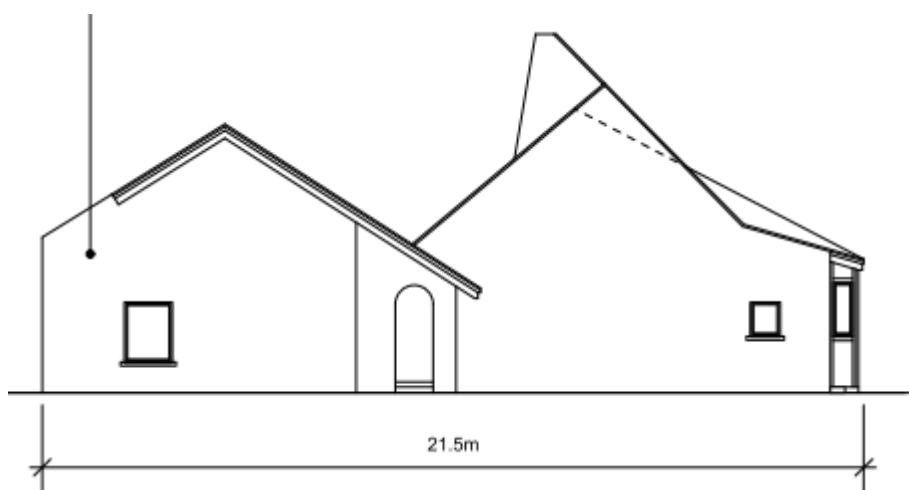


Basement car parking

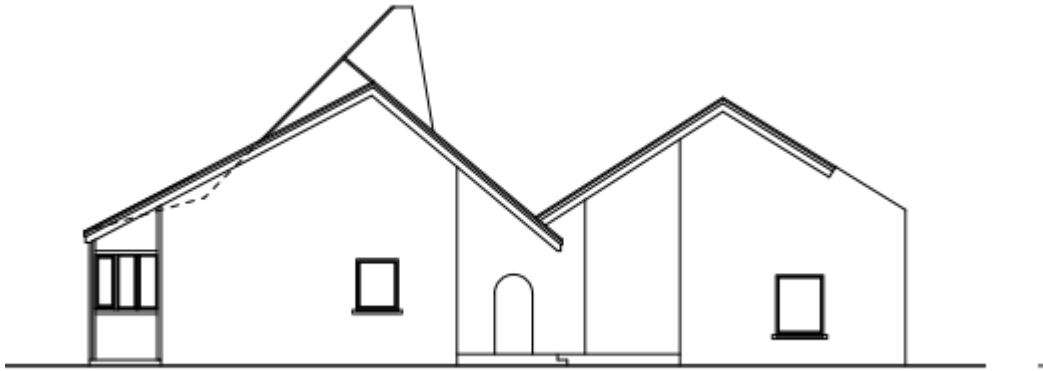


Bungalow elevations

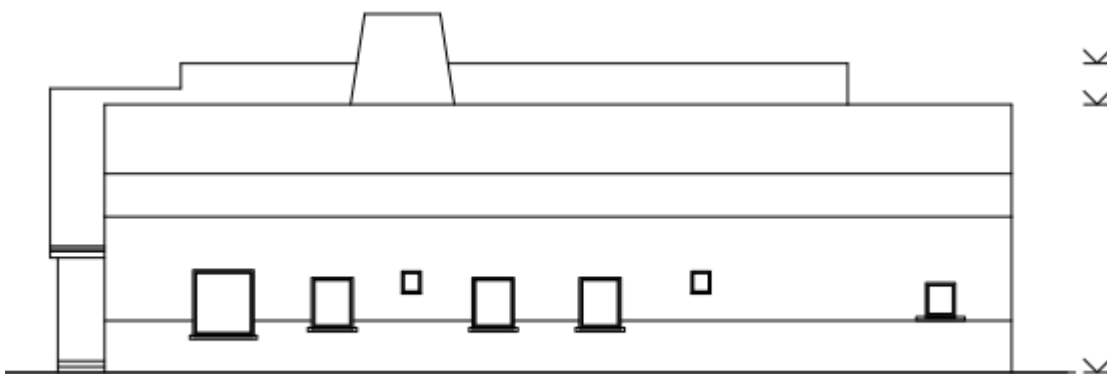
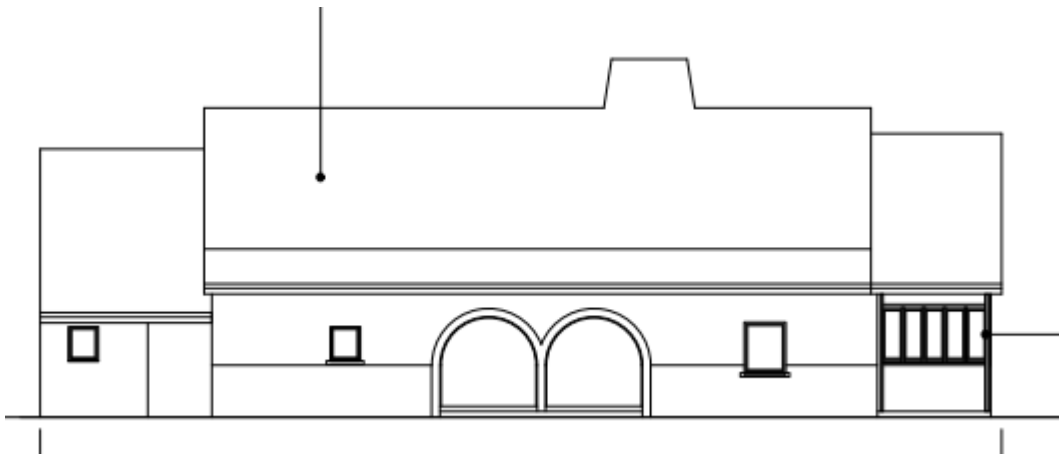
Front



Rear



Sides



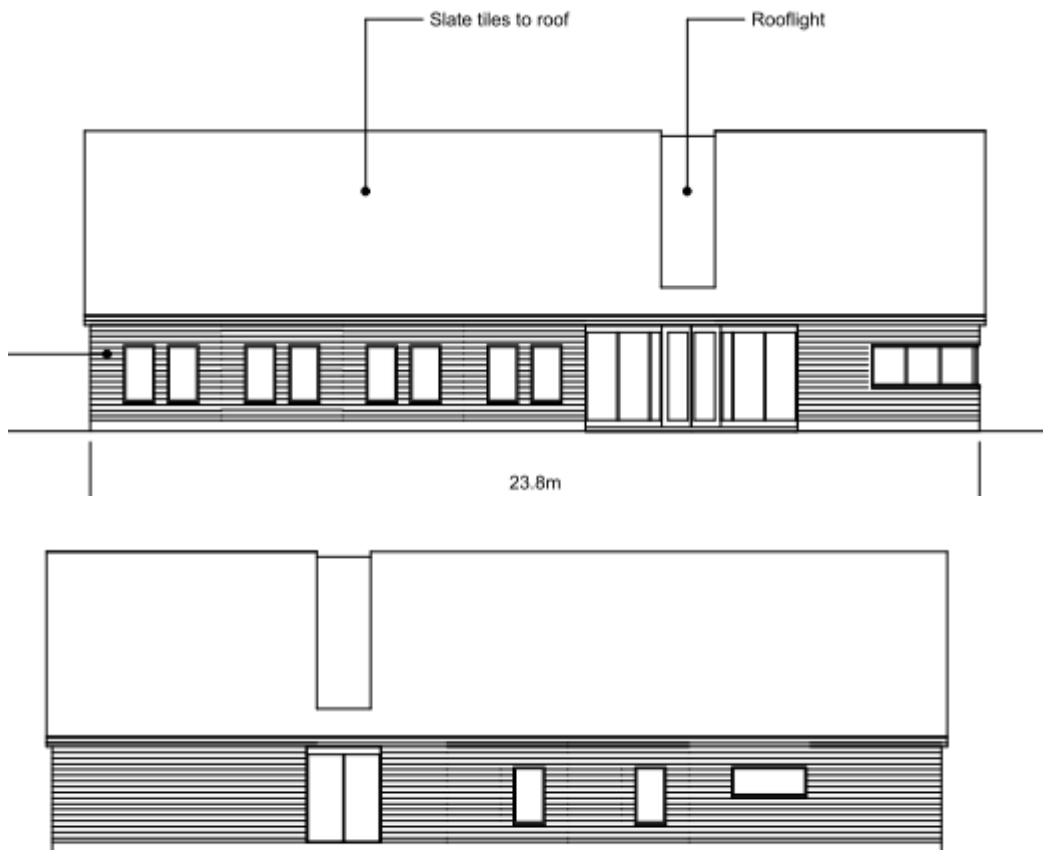
Feet elevation

Doctors Surgery elevations

Front and rear



Sides



View across the site from the entrance, looking south



View towards rear of Orchard Cottage



Boundary on western side of the site



Front wall along Chertsey Road



Orchard Cottage



Shepherds Lane



Builders Yard at end of Shepherds Lane



Entrance from Chertsey Road



2017/0500

Reg Date 25/05/2017

Watchetts

LOCATION: ST GEORGES INDUSTRIAL ESTATE, WILTON ROAD, CAMBERLEY

PROPOSAL: Change of use of Industrial Estate to include Class B8 use (warehousing and distribution) whilst retaining the current Class B1(c) (Light Industrial) and B2 (General Industrial) approved uses. (Additional plan recv'd 15/8/17) (Amended Plan - Rec'd 15/08/2017.)

TYPE: Full Planning Application

APPLICANT: c/o Agent
Surrey Heath Borough Council

OFFICER: Ross Cahalane

The application would normally be determined under the Council's Scheme of Delegation, however, as the applicant is the Council it is being reported to the Planning Applications Committee for determination.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning permission to change the approved use of the industrial estate to include Class B8 use (warehousing and distribution) whilst retaining the current Class B1(c) (Light Industrial) and B2 (General Industrial) approved uses. The existing use of the site includes Class B1(c) and B2 uses as approved as part of the original estate under 82/0478, along with Class B8 uses - which have either been implemented under additional planning permissions, or are likely to have become lawful through the passage of time under the ten year rule. The Council is the applicant having recently acquired the site and the proposed option to let the industrial estate units as B8 uses would allow the industrial estate to be marketed to a wider range of occupiers to assist with reducing vacancy rates of the units. No other internal or external changes to the industrial units or the estate layout are proposed.
- 1.2 It is considered that the proposed option to introduce additional Class B8 warehousing and distribution uses within this industrial estate would comply with Policy CP8 (Employment) of the CSDMP and would therefore be acceptable in principle. The County Highway Authority is satisfied that the proposal would not have a material impact on the safety and operation of the adjoining public highway. No objections are raised on residential amenity grounds subject to a planning condition restricting the hours of operation for any new Class B8 use 07:00 – 20:00 Monday – Fridays, 08:00 – 17:00 Saturdays and no use on a Sunday/Public/Bank Holiday, to reduce the potential for additional disturbance to local residents arising from warehousing and distribution activities involving the use of HGVs and similar delivery vehicles. The proposal is therefore considered to be in accordance with adopted policy and the NPPF.

2.0 SITE DESCRIPTION

- 2.1 The 1.41 hectare application site falls within the settlement area of Camberley and comprises an industrial estate originally granted planning permission in 1982 leading from Wilton Road forming a roundabout junction with Frimley Road and Park Road. The estate comprises 23 small industrial units to be used for light or general industrial purposes only (Class B1(c) and B2).
- 2.2 The surrounding area is mixed in character with the application site and surrounding premises to the east and south within the boundary of a Core Employment Area. Camberley Town FC grounds (Krooner Park) and residential dwellings of Krooner Road are located to the north. The Frimley Road shopping parade with residential flats behind and above the premises are located to the northeast. The public recreation ground of Crabtree Park is located to the west. Pembroke House, the vacant building to the east, is currently earmarked for redevelopment (ref: 17/0670).

3.0 RELEVANT PLANNING HISTORY

- 3.1 82/0472 Erection of 23 small industrial units

Decision: Granted (implemented)

Condition 11 of 82/0472 states:

“Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 and the Town and Country Planning General Development (Amendment) Order 1981:

(...)

(ii) the buildings shall be used for light or general industrial purposes only within use Classes III and IV of the Town and Country Planning (Use Classes) Order 1972 and for no other purpose.”

Reason: To ensure that the site is retained for small and nursery industrial purposes having regard to the existing availability or proposed provision of larger industrial and warehouse units within the Borough.

- 3.2 90/0893 Change of use of premises from B1 light industrial to B8 storage and warehousing (Unit 23).

Decision: Granted (implemented)

- 3.3 91/0603 Change of use of premises from B1 light industrial to B8 storage and warehousing (Unit 2).

Decision: Granted (implemented)

- 3.4 91/1062 Removal of condition 13 attached to SU/82/472 in respect of user being located within Surrey, or in Boroughs of Rushmoor, Hart & Bracknell.

Decision: Granted (implemented)

4.0 CONSULTATION RESPONSES

- 4.1 Surrey County Highway Authority No objections raised.
- 4.2 Environmental Services No objection, subject to condition restricting new Class B8 use operating hours (See Section 7.4).

5.0 REPRESENTATIONS

- 5.1 At the time of writing no letter of representation have been received.

6.0 THE PROPOSAL

- 6.1 The application seeks to change the approved use of the industrial estate to include Class B8 use (warehousing and distribution) whilst retaining the current Class B1(c) (Light Industrial) and B2 (General Industrial) approved uses.
- 6.2 The proposed change of use of the industrial estate to permit B8 use would allow the industrial estate to be marketed to a wider range of occupiers to assist with reducing vacancy rates of the units. The existing Class B1(c) (light industrial) and B2 (general industrial) uses throughout the site are proposed to be retained, along with seven existing units which are considered to have a lawful Class B8 use (warehousing and distribution). No external changes to any of the premises are proposed and the existing car parking and access arrangements will also not be changed.

7.0 PLANNING CONSIDERATION

- 7.1 This application site is in Camberley and within a settlement area as defined in the proposals map of the Surrey Heath Core Strategy & Development Management Policies 2012 (CSDMP). The site is also within the Industrial Estates and Infrastructure character area as defined under the Western Urban Area Character Supplementary Planning Document (WUAC SPD). The proposal is considered against the principles of Policies CP2 (Sustainable Development and Design), CP8 (Employment), DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the CSDMP and the National Planning Policy Framework. It is considered that the main planning issues to be addressed are:
- The principle of the change of use;
 - The impact on the character of the area;
 - The impact on residential amenities, and;
 - The impact on highway safety.

7.2 The principle of the change of use

- 7.2.1 Based on the planning history of the site, the lawful use of the site is considered to be Class B1 and B2 as originally approved and implemented. Based on the stated reason under the restrictive use Condition 11 attached to the 1982 planning permission for the industrial estate as-built, it appears that the condition was imposed to ensure that the site is retained for small/start up industrial purposes having regard to the availability at the time within the Borough.
- 7.2.2 Two units have subsequently benefitted from planning permissions for change of use to Class B8 in the early 1990s (See Section 3 above). A site visit and research of past uses has revealed that a number of additional units within the industrial estate currently fall under Class B8 uses, including electrical, window/fascia and plumbing trade wholesalers. In the officer's opinion, it is likely that the B8 use of six additional sites have become lawful over the passage of time under the ten year rule.
- 7.2.3 The proposal site is within a Core Employment Area as defined by Policy CP8 (Employment), which states that Core Employment Areas, as identified upon the Proposals Map, will be retained for employment use and along with Camberley Town Centre will be the focus for economic regeneration and inward investment. Policy CP8 states that new development in Core Employment Areas should not result in an overall loss of industrial floorspace (Use Classes B1c or B2) with start-up industrial and incubation units for high technology sectors encouraged. However, proposals for Class B8 dependent on having good access to the strategic road network will also be encouraged to locate within these areas.
- 7.2.4 It appears that the existing Class B8 uses within the estate benefit from the site's proximity to the A30 and the A331 Blackwater Valley route that leads to the M3, and it is considered that this infrastructure would support additional B8 usage within the site. Additionally, it is considered that the larger units in particular lend themselves to trade wholesaler/warehouse uses, given their height with high secure vehicular building entrances to open-plan areas and separate front entrances to smaller office/trade desk areas, with each unit also benefitting from space at the front for loading/unloading. Indeed, a site assessment undertaken in December 2016 as part of the Council's Employment Land Review update identifies St Georges Industrial Estate as having characteristics of a warehouse/distribution park and general industry and business area, rather than as a heavy or specialist industrial site.
- 7.2.5 It must also be noted that a permitted development right was introduced by the government in 1995 to allow B1 (c) and B2 premises to be changed to an unrestricted B8 use of up to 235 sq. m (updated to 500 sq. m in 2015) without planning permission. All the existing units within the application site are significantly smaller than this 500 sq. m permitted development limit. Additionally, three units appeared to be vacant at the time of the case officer site visit in August 2017 and two were recorded as vacant during the Employment Land Review update in December 2016. Therefore, it is clear that national planning policy supports the general principle of the change of use of small office/industrial units to warehouse/distribution uses.

7.2.6 In light of all the above, it is considered that the proposed option to introduce additional Class B8 warehousing and distribution uses within this industrial estate would comply with Policy CP8 of the CSDMP and the NPPF. The principle of the proposal is therefore considered acceptable.

7.3 The impact on character of the area

7.3.1 Policy DM9 (Design Principles) continues to promote high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. The National Planning Policy Framework seeks to secure high quality design, as well as taking account of the character of different areas.

7.3.2 No external alterations are proposed, and a significant portion of the surrounding area is industrial or commercial in character. As such, it is not considered that the proposed additional warehouse/distribution use would be out of character with the nature of uses in the surrounding area. It is therefore considered that the Class B8 use proposed would be in compliance with the character requirements of Policy DM9 of the CSDMP.

7.4 Impact on residential amenity

7.4.1 Policy DM9 (Design Principles) of the Core Strategy ensures that the amenities of the occupiers of the neighbouring properties and uses are respected. The thrust of one of the core planning principles within the NPPF is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

7.4.2 The site is located within a large long-established industrial estate. Unit 22 containing a plumbing merchants is approx. 1.2m from a site containing a two storey residential building containing four maisonette properties as approved under 13/0428, with its rear garden amenity space adjacent the front parking area of unit 22. Units 20-22 are sited approx. 11m from the rear garden boundaries of the southern Krooner Road residential properties, with Unit 19 approx. 8m from No. 11 Krooner Road. However, as demonstrated on the submitted site plan, Units 19 and 22, along with five other units significantly further away from residential properties, are in existing B8 use and in the case officer's opinion, these uses have become lawful over the passage of time under the ten year rule.

7.4.3 Notwithstanding this, unlike other industrial estates/business parks nearby, the site does not benefit from access from a non-residential area. As such, the sole access is from the Frimley Road/Park Road roundabout, with these roads containing numerous residential properties. Therefore, additional unrestricted B8 warehouse/distribution involving large vehicles would have the potential to impact the amenities of surrounding residences in terms of noise and disturbance at night time and outside of normal working hours.

7.4.4 The Council's Senior Environmental Health Officer (EHO) has been consulted and has raised no objection to the additional B8 use option, subject to a planning condition restricting the hours of operation 07:00 – 20:00 Monday – Fridays, 08:00 – 17:00 Saturdays, with no use on a Sunday/Public/Bank Holiday. The EHO considers that these operating hours would sufficiently reduce the potential for additional

disturbance to local residents arising from warehousing and distribution activities involving the use of HGVs and similar delivery vehicles.

7.4.5 It is however not considered reasonable or necessary to restrict the hours of operation of the existing Class B8 uses, as the EHO has commented that there is no evidence that noise issues have arisen from these existing uses. Additionally, such a condition may lead to the existing Class B8 operators having to leave the units and therefore may lead to additional vacancy in the industrial estate.

7.4.6 The Class B8 use proposed is therefore considered to comply with the amenity requirements of Policy DM9 and the NPPF, subject to the restrictive hours of operation condition as outlined above to cover the additional warehouse/distribution uses only.

7.5 Impact on highway safety

7.5.1 Policy DM11 (Traffic Management and Highway Safety) states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.

7.5.2 The Class B8 use proposed would retain the existing site access and parking arrangements across the site, which include hardstanding areas in front of each unit for staff/customer parking and also for loading/unloading to and from the units. The planning statement asserts that allowing a change of use to B8 for the industrial park could reduce the number of vehicle movements in and out of the site, with industrial warehousing not generally employing large workforces. To support this claim, reference has been made to the Surrey County Council Parking Standards, which advises that Class B1 office/B2 general industrial uses need up to one car parking space per 30m² of floor area, whereas a B8 storage/distribution use as proposed needs a lower provision of one car parking space for every 70-100m².

7.5.3 The County Highway Authority (CHA) has been consulted and has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposal would not have a material impact on the safety and operation of the adjoining public highway. No objections were therefore raised on safety, capacity or policy grounds. The Local Planning Authority is therefore satisfied that the proposal would not conflict with the aims of Policy DM11.

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

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable

development.

- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

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.

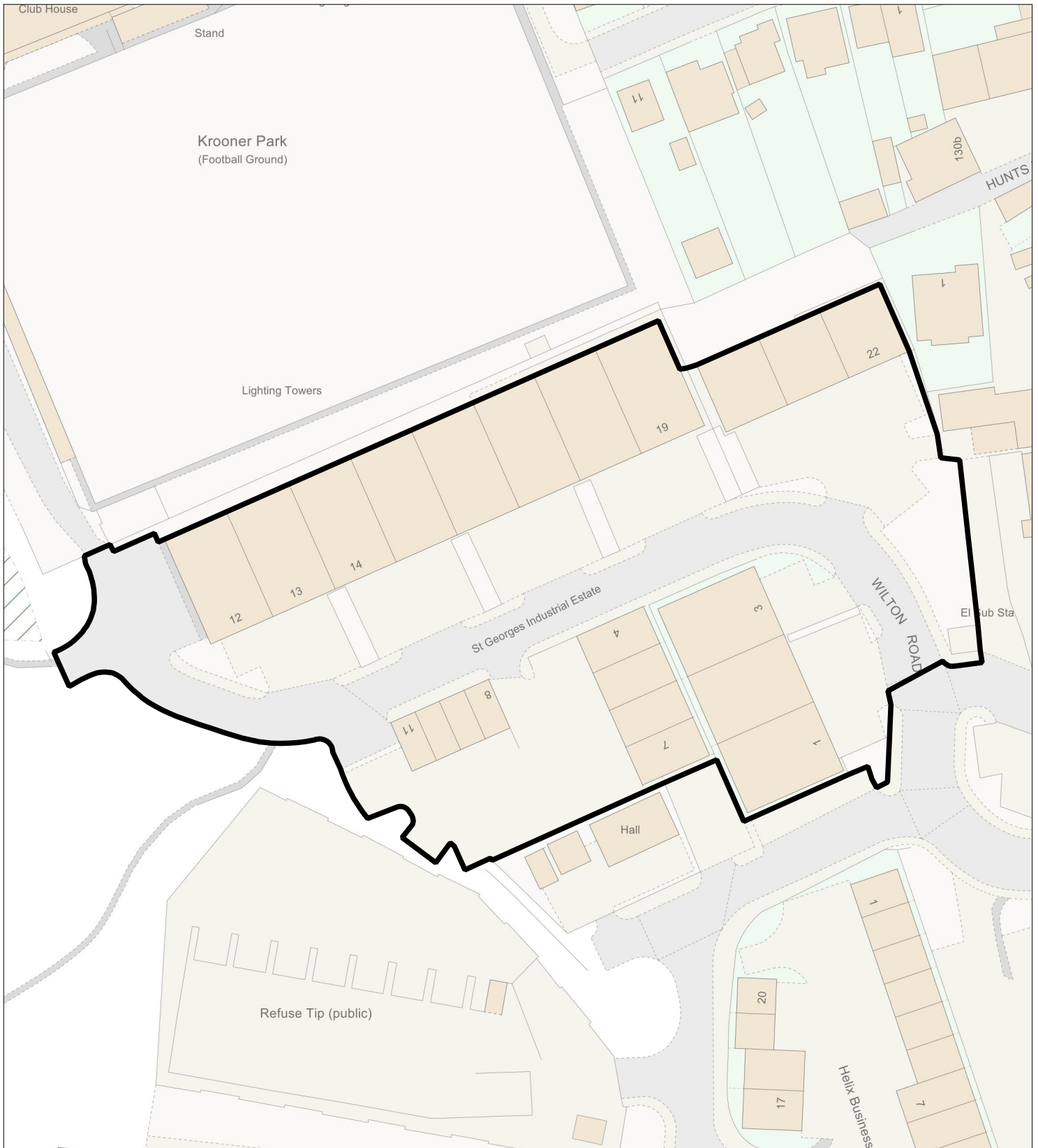
2. Apart from Units 1, 2, 3, 15, 16, 19 and 22 (as identified on the location plan received on 19 September 2017), the Class B8 (warehousing and distribution) use hereby approved shall not operate outside the hours of 07:00 - 20:00 Monday - Fridays, 08:00 - 17:00 Saturdays and at no time on a Sunday/Public/Bank Holiday.

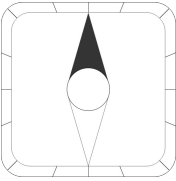
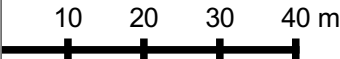

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1

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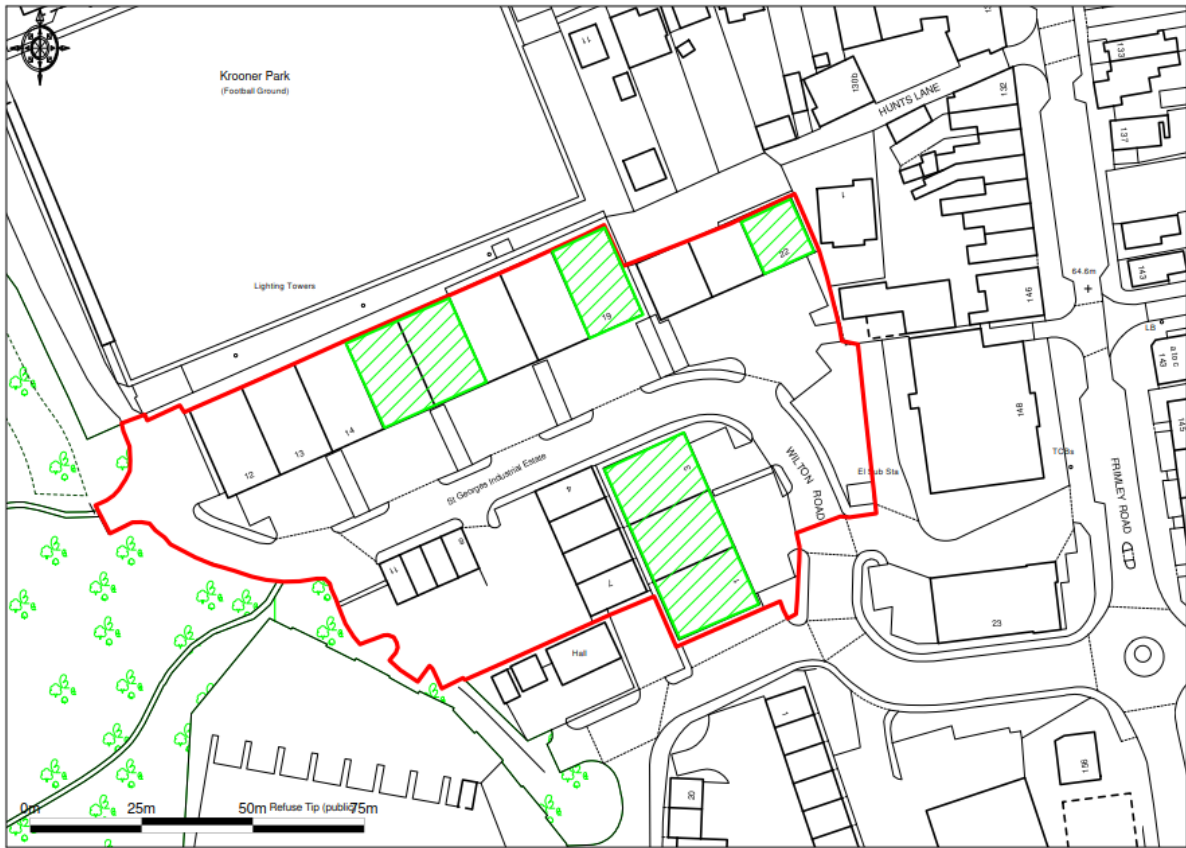


Title	Planning Applications		
Application number	17/0500	 	Scale @ A4 1:1,000
Address	St Georges Industrial Estate, Wilton Road, CAMBERLEY, GU15 2QW		Date 02 Oct 2017
Proposal	Proposed change of use of industrial park to B8 (storage and distribution) whilst retaining existing B1 (c) (light industrial) and B2 (general industrial) uses.		
			
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17/0500 – ST GEORGES INDUSTRIAL ESTATE, WILTON ROAD, CAMBERLEY

Location/site plan (Units hatched are currently in Class B8 use)



Site photos – Units 1-2



Units 2-3



Units 4-7



Units 8-11



Units 12-13



Units 14-15



Units 16-17



Units 18-21



Units 21-22



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2017/0484

Reg Date 19/05/2017

St. Pauls

LOCATION: 26 PORTSMOUTH ROAD, CAMBERLEY, GU15 1JX
PROPOSAL: Outline application for the erection of a two storey building with accommodation in the roof to provide 8 No. two bedroom and 1 No. one bedroom flats with parking and associated development following the demolition of existing dwelling and surgery (siting, access, scale and appearance to be determined). (Amended information recv'd 27/9/17).
TYPE: Outline
APPLICANT: Mr Porzycki
 Aventier Ltd.
OFFICER: Duncan Carty

This application would normally be determined under the Council's scheme of Delegation. However, it has been reported to the Planning Applications Committee at the request of Cllr. Mrs V. Chapman.

RECOMMENDATION: GRANT subject to conditions and legal agreement

1.0 SUMMARY

- 1.1 The current proposal relates to the erection of a two storey detached building with associated parking following the demolition of the existing dwelling and garage and surgery buildings. The application site is in a corner location on the west side of Portsmouth Road and on the south side of Highclere Drive within the settlement of Camberley. The application is in outline form with details of access, scale, appearance and layout to be determined under this application with landscaping retained as reserved matters.
- 1.2 This proposal follows the refusal (and dismissed appeal) for a larger flatted development on the site (SU/14/1026) and the approval for a replacement dwelling and chiropractice (SU/14/0036) with the current proposal being of a very similar built form to the approved scheme.
- 1.3 The current proposal is considered to be acceptable in terms of its impact on local character and trees, residential amenity, highway safety, infrastructure or affordable housing provision grounds. Subject to the completion of a legal obligation to provide SAMM contribution of £3,514 or an upfront payment in this respect, no objections are raised to the current proposal on SPA grounds. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is in a corner location on the west side of Portsmouth Road and on the south side of Highclere Drive within the settlement of Camberley. The site

lies within an area defined by the Western Urban Area Character SPD 2012 as having a “Wooded Hills” character.

- 2.2 The application property is a two storey dwelling with single storey surgery (used as a chiropractice, and formerly the garage serving the dwelling) and detached garage building. The existing dwelling is a 1930’s dwelling, which although extended, maintains some character. The surgery building (i.e. the converted garage accommodation) and garage building have dummy pitch roofs and are later additions. The surgery accommodation was converted to provide one consulting room but has more recently been used as two consulting rooms.
- 2.3 Access to the site is from Portsmouth Road, close to the boundary with 28 Portsmouth Road. The application site is wooded to the site frontage and much of the site boundaries, with some trees protected under a Tree Preservation Order (01/05). A gravel drive and parking area is provided in front of the existing dwelling and surgery, predominantly screened from the site frontages onto Portsmouth Road and Highclere Drive by a tree (and other vegetation) screen. The vehicular access to the site is from Portsmouth Road.

3.0 RELEVANT PLANNING HISTORY

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

- 3.1 SU/99/0457 Change of use of detached residential outbuilding (garage) to chiropractors treatment room (Class D1) used with associated alterations. *Approved in August 1999 and implemented.*
- 3.2 SU/04/0818 Outline application for the erection of a two storey building with accommodation in the roof to comprise 9 no two bedroom flats with associated parking and access following the demolition of existing buildings (siting and means of access to be considered). *Refused in April 2005.*
- 3.3 SU/06/0597 Outline application for the erection of a three storey building with accommodation in the roof to comprise 9 no two bedroom flats with associated parking and access following the demolition of existing buildings (siting and means of access to be considered). *Withdrawn in September 2006.*

This is an identical scheme to refused scheme SU/04/0818.
- 3.4 SU/14/0036 Erection of a two storey dwelling and surgery and associated parking following the demolition of existing dwelling and surgery.

Approved in September 2014. The current proposal takes the built form (scale, mass, siting) of this approved development and has now expired.
- 3.5 SU/14/1026 Outline application for the erection of a two storey building with accommodation in the roof to provide 9 no. two bedroom flats with parking and associated development following the demolition of

existing buildings on the site (access, appearance, scale and layout to be determined).

Refused in December 2016 for character and tree grounds. The subsequent appeal was dismissed in June 2017. A copy of the appeal decision is provided at Annex 2. This proposal is larger than the current proposal (see Paragraph 4.3 below).

4.0 THE PROPOSAL

- 4.1 The current proposal relates to a flatted development in the form of the erection of a two storey detached dwelling with accommodation above and associated parking following the demolition of the existing dwelling and garage and surgery buildings. The current proposal would provide 8 no. two bedroom and 1 no. one bedroom flats. The application is in outline form and details of access, scale, appearance and layout to be determined under this application; landscaping is retained as a reserved matter.
- 4.2 The proposed building would have two front facing gable wings with a connecting crown roof in between. The north wing has a ridge height of about 9 metres above ground level, reducing to 8 metres for the ridge over the south wing and the connecting crown roof. The eaves height for the proposed building would be about 5 metres above ground level. The proposed building would have a width of 17 metres and a maximum depth of 16.6 metres. The proposed elevations provides traditional detailing including tile hanging, brick string course, bargeboards and ridge detailing.
- 4.3 The proposal would be provided in the same footprint and no higher than the built form approved for SU/14/0036, and about 1 metre lower in height than the refused scheme SU/14/1026 (which was proposed to be built on lower, excavated land by about 1 metre). The proposal would provide parking of nine parking spaces. No alterations to the existing vehicular access to the site are proposed.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No comments received to date.
- 5.2 Tree Officer No objections.

6.0 REPRESENTATIONS

At the time of the preparation of this report, 21 representations had been received raising the following objections:

6.1 Principle and planning history

- Previous application have been refused and so should this one [*Officer comment: Each application is determined on its own merits*]
- Vexatious nature of application (noting the planning history of the site) and whether there is a cap on the number of application submissions [*Officer comment: The applicant is within their rights to submit this application, it is materially different from all previous submissions (see planning history) and the Council has a duty to therefore determine it*]
- Current proposal is similar to that previously presented to the Committee [*Officer comment: Refused scheme SU/04/0818 and withdrawn scheme SU/06/0597 had the same level of development as the current proposal but take a much different footprint and a different orientation. See Paragraphs 7.2 and 7.3*]
- Activity of application submissions is an easy revenue generating activity for the Council rather than a sensible plan worthy of real consideration [*Officer comment: This is not a material planning consideration*]
- Not aware that appeal has been determined and as such it would appear incongruous that the application is submitted before appeal decision is received [*Officer comment: The appeal decision, see planning history, has been made since the validation of this application*]
- Timing of application - so soon after the decision for SU/14/0036 where the applicant asserted that there was a need to expand the surgery [*Officer comment: This is not a reason to refuse this application*]
- The built form approved under SU/14/0036, and now expired, is not a justification for approving this proposal, which is a commercial proposal much different to the previously approved replacement dwelling and surgery. No precedent is set for the current proposal by this earlier permission [*Officer comment: Whilst, each application has to be determined on their own merits, the previous planning history on a site is a material consideration in the assessment of any new proposal, particularly when there has been no change in policy or site changes since this date*]
- Loss of business (and jobs) [See Paragraph 7.2]
- Conversion of office buildings in town centre to flats reduces need [See Paragraph 7.2]
- Comments on previous proposals still apply [*Officer comment: Each application is considered on its own merits*]

6.2 Character

- Impact on “Wooded Hills” local character designation in Western Urban Area Character SPD [See Paragraph 7.3]

- Building would take a three storey form which is out of keeping. The third floor would provide three flats in the roofspace which is an overdevelopment of the site and cannot be considered only as “additional” [*Officer comment: The third storey would be provided in the roofspace*]
- Over development of the site, being incongruous, dominant, oppressive, and out of keeping with surrounding properties. Scale and mass of building would be greater than surrounding dwellings [*See Paragraph 7.3*]
- At more than 10 metres in height, the proposal would be noticeably higher than surrounding properties [*Officer comment: The maximum height of the proposed development is about 9 metres. Also, see Paragraph 7.3*]
- Scale of the building is excessively urban in development and at odds with surrounding detached dwellings and bungalows, having an adverse impact on local character. Proposal would be inappropriate in size and location [*See Paragraph 7.3*]
- Poor design, the building is unattractive with high side walls [*See Paragraphs 7.3 and 7.4*]
- Loss of landscaping and trees (including trees protected under TPO’s) detriment to the local character [*See Paragraph 7.3*]
- Drop in levels will not reduce presence of proposal [*Officer comment: This relates to refusal of SU/14/1026. The current proposal does not seek such a drop in land levels*]
- Impact on Green Corridor [*Officer comment: This relates to a designation in Policy G23 of the Surrey Heath Local Plan 2000 (as saved) which applied to earlier applications (for example SU/04/0818 and SU/06/0597) but has now been deleted*]
- Too much development on the plot [*See Paragraph 7.5*]

6.3 Residential amenity

- Loss of light [*See Paragraph 7.4*]
- Overlooking from balconies and windows to neighbouring properties [*See Paragraph 7.4*]
- Overbearing and unneighbourly impact on 2, 2a, and 9 Highclere Drive and 24b and 28 Portsmouth Road (same as for SU/06/0597) [*See Paragraph 7.4*]
- Overlooking from rooflights [*See Paragraph 7.4*]
- Loss of privacy, particularly if landscaping is to be removed [*See Paragraph 7.4*]
- Increased noise and air pollution [*See Paragraph 7.4*]

6.4 Highway safety

- Lack of car parking and likely overspill parking in Highclere Drive, impacting on emergency (and other) vehicle access, with limited turning facilities at the end of Highclere Drive. Any resulting overflow parking on Portsmouth Road and Highclere Drive would be a highway hazard [See *Paragraph 7.5*]
- Increase in traffic and congestion on Highclere Drive and impact on pedestrian (including children) safety, particularly in close proximity to pedestrian crossing and use of local roads as access to local schools [See *Paragraph 7.5*]
- Inadequate servicing of development (e.g. tradesmen and delivery trucks) and resulting parking on grass verges to the site frontage to the detriment of highway safety [See *Paragraph 7.5*]
- Parking layout would not allow sufficient access and turning for larger utility and delivery vehicles [*Officer comment: This information is not required as a part of the application*]
- Proposal does not provide adequate disabled access [*Officer comment: This would be a matter for the Building Regulations*]

6.5 Local services, flood risk, ecology and the SPA

- Impact on local services [See *Paragraph 7.8*]
- Impact on local hospital services [*Officer comment: It is not considered that this proposal, in itself, would have any material impact on these services*]
- Impact on flooding, from reducing the ground level to up to 2 metres below natural (existing) levels, and previous flood events on Portsmouth Road [*Officer comment: The scale of the development falls below the threshold for consideration by the LLFA and the site falls within Zone 1 (low flood risk). In addition, this relates to the refused scheme under SU/14/1026. The current proposal does not seek a drop in land levels*]
- Disruption to sewers and drains [*Officer comment This is not a planning matter*]
- Impact on the Thames Basin Heaths Special Protection Area [See *Paragraphs 7.3 and 7.4*]
- Impact on wildlife/habitats [*Officer comment: It is not considered that the proposal would have any significant impact on protected species*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The current proposal is to be assessed against Policies CP1, CP2, CP5, CP9, CP11, CP14, DM9, DM11 and DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (SEP); and the National Planning Policy Framework (NPPF). In addition, advice in the Western Urban Area Character SPD 2012 (WUAC); the Surrey Heath Residential Development Design Guide SPD 2017 (RDG), the

Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 (TBHSPD); the Written Ministerial Statement on Affordable Housing (WMS); and the Planning Practice Guidance are also relevant.

The main issues in the consideration of this application are:

- Principle of the development;
- Impact on local character and trees;
- Impact on residential amenity;
- Impact on highway safety; and
- Impact on local infrastructure.

7.2 Principle of the development

7.2.1 Policy DM14 of the CSDMP indicates that the Council will seek to identify opportunities to enhance and improve community facilities, such as healthcare facilities, within the Borough. The current proposal would remove a health care (chiropractors) facility on the site. The applicant has previously indicated that *“there is no continued demand for the retention of the clinic at this location and the re-provision of a community facility is not considered appropriate given the concerns articulated during the consultation stage regarding the impact of commercial uses in a substantially residential area.”* The Council would agree that other community uses would not be suitable (hence controls on use imposed under Condition 8 of planning permission SU/14/0036) and that only a low key community use, such as a chiropractors’ clinic, would have been acceptable in this location. The lack of demand, in the same manner as for SU/14/1026, is also noted. As such, the principle of the development, in the same manner as the previously refused scheme SU/14/1026, is therefore considered to be acceptable, complying with Policy DM14 of the CSDMP.

7.3 Impact on local character and trees

7.3.1 Policy DM9 of the CSDMP indicates that development will be acceptable where it provides a high quality design and respects the local and natural environment paying regard to scale, materials, massing, bulk and density. The policy also requires the protection of trees and vegetation worthy of retention and the provision of hard and soft landscaping where appropriate. The application site falls within a designated “Wooded Hills” character area as defined in the Western Urban Area Character SPD 2012. The SPD indicates that the character area has a semi-rural character, with large plots and heavy vegetation. Guiding Principle WH1 of the SPD indicates that new development in this character area should pay regard to the maintenance of space between and around buildings, which allows for the maintenance/development of a verdant character, consist principally of two storey detached buildings in individual plots enclosed by verdant vegetation, and providing high quality designed buildings and surrounding spaces.

7.3.2 Since the determination of the appeal for SU/14/1026, the Council has adopted the Surrey Heath Residential Design Guide SPD 2017 (RDG). Principle 6.7 indicates that development should not be dominated by parking, maintain activity in the

streetscene and design so that no more than 3 spaces are provided together without intervening landscaping. Principle 6.8 confirms that parking should normally be provided to the side or rear. Principle 7.1 indicates that new development should provide setbacks which complement the streetscene. Principle 7.3 indicates that buildings heights should help enclose space without overwhelming it with two storey heights normally expected in suburban locations with occasional larger buildings as focal points and higher buildings in more tight environments. Principle 7.4 indicates that new development should reflect the spacing, heights and building footprints of existing buildings. Principle 7.5 that proposals should not generally introduce new roof forms that diverge from the prevailing character and flat roof should not be used to span overly deep buildings.

- 7.3.3 The proposed building would have a greater height, width and depth than the existing dwelling on the site. Whilst it is noted that the proposed building would extend towards both flank boundaries, the proposal would be set-in 2 metres from the north boundary of the site (with Highclere Drive) and a minimum of 4.2 metres from the south flank boundary with 28 Portsmouth Road, the same as the approved scheme SU/14/0036. The proposal would result in no increase in height over the approved scheme SU/14/0036, and would be lower than the refused flatted scheme SU/14/1026 (even though that scheme would have been set on lower levels by excavation).
- 7.3.4 The proposal would provide a crown roof (i.e. with a flat top, in a similar manner to the development under permission SU/14/0036). However, the flat roof would not be so noticeable as it spans between front to rear projecting gables and spans a narrower element of the proposed building. The proposal would provide roof level accommodation served by a window/recessed terrace/balcony and rooflights in the front elevation and provide recessed terraces/balconies and further windows and rooflights to the rear; such accommodation retains a domestic appearance to the proposed building. The traditional detailing is considered to be acceptable in this location. It is therefore considered that the form of the development in this location is acceptable. This would therefore not conflict with the guiding principles of the WUAC and the RDG or be harmful to the character of the area.
- 7.3.5 As indicated above and for this application, landscaping is a reserved matter. However, the application site is well landscaped with a number of major trees, including some protected by a TPO, and significant vegetation, the majority of which is expected to be retained. It is noted that the tree belt to the site frontage onto Portsmouth Road, including a number of protected trees (under Tree Preservation Order 01/05) would screen much of the proposed building from this highway. Whilst the proposed building would be more noticeable than the existing buildings, it would not be larger than the approved scheme (under SU/14/0036) and the proposed parking would not intrude into this belt (to the north east corner) as had been proposed under the refused scheme SU/14/1026. The proposed building would also be more prominent from Highclere Drive, where the boundary vegetation to this boundary is narrower and some vegetation may need to be replaced. However, noting the level of setback and the vegetation around the site, it is considered that the proposed building would sit comfortably within this context.
- 7.3.6 The most significant (i.e. protected) trees on the application site are set away from the proposed building. A number of smaller trees within the site, which are not

protected, would be lost for which replacement landscaping could be provided (such details could be agreed by condition, at the reserved matter stage) and some landscape features, particularly at the site boundaries, are expected to be retained or replaced where dying/diseased. There is a large beech tree close to the north west corner of the site with a root protection area which is immediately adjacent to the siting of the proposed building. The rear wall of the proposed building would be located no closer to this tree than the existing dwelling on the site and no greater harm to this tree would result. The proposed parking would be provided within an existing hardstanding area. The Council's Arboricultural Officer has raised no objection on the impact of the proposal on trees.

- 7.3.7 The proposed building is considered to be an acceptable replacement for the existing dwelling on the site and would not have an adverse impact on retained and protected trees. As such, the current proposal is considered to be acceptable on character and tree grounds, complying with Policy DM9 of the CSDMP, the WUAC and RDG.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 of the CSDMP indicates that proposals should provide sufficient private amenity space and respect the amenity of occupiers of neighbouring properties and uses. Principle 8.1 of the RDG indicates that developments should not result in a significant adverse effect on the privacy of neighbouring properties. Principle 8.3 of the RDG indicates that developments should not result in occupants of neighbouring dwellings suffering a material loss of daylight and sun access. Principle 8.5 of the RDG indicates that communal open space will be expected for flatted developments.
- 7.4.2 The proposed building would extend further forward and closer to the flank boundary with 28 Portsmouth Road. The proposed building would be located approximately 15 metres forward of the main wall of this neighbouring dwelling, compared to 5 metres for the existing surgery building). This neighbouring dwelling is orientated slightly towards the application site and with corner windows also facing slightly towards the application site. However, the proposed building would be set 4.2 metres from the site boundary with this property, with 28 Portsmouth Road set a minimum of 4 metres from the flank boundary with the application site, maintaining a good separation distance from this neighbouring property. The recessed balconies would reduce any material impact on privacy to this property. There is a level of existing vegetation screening, which is significant but not complete, much of which is to be retained. It is therefore considered that the impact on the occupiers of this dwelling is not significant.
- 7.4.3 The proposed building would not extend any closer towards the rear boundary of the site (the flank boundary of 9 Highclere Drive) than the existing dwelling. The proposal, as indicated above, would result in an increase in height, width and mass of development, and introduce roof level accommodation/windows facing this property. However, the level of separation and the heavy boundary screening in between would limit any significant impact on this neighbouring property. The side wall of the proposed building would face 2 and 2a Highclere Drive, and 24b Portsmouth Road, on the opposite side of Highclere Drive.

Noting the level of separation, it is not considered that the proposal building would have any significant impact on these dwellings.

- 7.4.4 The proposal would result in the loss of the chiropractice at the site. Whilst the original planning permission for the use of the chiropractors' surgery at the site was for one treatment room, its later subdivision to provide two treatment rooms has been undertaken without the need for planning permission. Whilst it is noted that there are limitations on the opening hours (imposed by condition), the proposal would result in the loss of this activity and its replacement with the proposed flatted development. Taking into consideration the background ambient noise levels from Portsmouth Road to the front, the loss of the chiropractice and that the car parking is to the front, no adverse impact from noise or disturbance to surrounding residential properties is envisaged.
- 7.4.5 The proposed development would have little other impact on residential amenity, due to the levels of separation, heavy boundary screening and built relationships with other nearby residential properties. As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of the CSDMP.

7.5 Highway safety and parking

- 7.5.1 The current proposal would use the existing vehicular access onto Portsmouth Road, which is close to the vehicular access for the adjoining dwelling, 28 Portsmouth Road. As indicated in Paragraph 7.4.3 above, it is not envisaged that the proposal would result in a material intensification of use of the site. In the same manner earlier refusal SU/14/1026, it is not considered that the proposal would result in a material increase in traffic and use of the vehicular access onto the site that, even with the proximity of the vehicular access to 28 Portsmouth Road, would have an adverse impact on highway safety. However, the comments of the County Highway Authority are awaited.
- 7.5.2 The proposal would provide nine parking spaces, to meet parking standards and the proposed development and, subject to the comments of the County Highway Authority, is considered to be acceptable on highway and parking capacity grounds, complying with Policies CP11 and DM11 of the CSDMP.

7.6 Impact on the SPA

- 7.6.1 In January 2012 the Council adopted the TBHSPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. As SANGS is considered to be a form of infrastructure, it is pooled through CIL. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA.
- 7.6.2 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring (SAMM) measures. In this case, a contribution of £3,514 is required. As such, with the payment to be either secured in respect of SAMM through a completed undertaking

or an upfront payment, the proposal would accord with Policy CP14B of the CSDMP, Policy NRM6 of the SEP and the TBHSPD.

7.7 Impact on affordable housing provision

7.7.1 Policy CP5 of the CSDMP requires the provision of 40% affordable housing within the development, in this case two units, to meet the requirement of Policy CP5 of the CSDMP.

7.7.2 However, the government's position outlined in a Written Ministerial Statement (WMS) and the PPG is that for schemes of 10 dwellings or less contributions should not be sought for affordable housing. The Inspector who determined the recent appeal decision for SU15/0701 (Vernon House, 16 Southwell Park Road) applied this position. In the absence of substantive evidence to indicate local affordability issues in Surrey Heath, the Inspector concluded that national policy is of sufficient weight to outweigh local policy. As such and consistent with this appeal decision, the proposal complies with Policy CP5 of the CSDMP, the NPPF and the WMS.

7.8 Impact on local infrastructure

7.8.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This development would be CIL liable and the final figure would need to be agreed following the submission of the necessary forms, if the proposal were to be successful on appeal. An informative would be added to the decision advising the applicant of the CIL requirements under these circumstances.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its principle and its impact on local character and trees, residential amenity, affordable housing provision, infrastructure and highway safety. The current proposal is considered to be acceptable and is recommended for approval, subject to securing a SAMM payment either by the completion of a legal agreement or an upfront payment.

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.

10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject to the collection of SAMM liability and subject to the following conditions:

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

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

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

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

2. The proposed development shall be built in accordance with the following approved plans: BX21-S3-101, BX21-S3-103, BX21-S3-104, BX21-S3-105, BX21-S3-106 and BX21-S3-107, unless the prior written approval has been obtained from the Local Planning Authority.

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

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

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

4. The parking spaces shown on the approved plan BX21-S3-101 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 development hereby approved shall be implemented wholly in accordance with the submitted BS5837 Arboricultural Report & Impact Assessment by Crown Consultants Ltd. dated 12 May 2017. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

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

6. Before first occupation of the development hereby approved the first window(s) in the flank elevation facing 28 Portsmouth Road shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Prior to the first occupation of the development hereby approved on site details of cycle and refuse storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved

the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to promote alternative methods of transport and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. CIL Liable CIL1

In the event that collection of SAMM liability has not been secured by 15 November 2017, or any longer period as agreed by the Executive Head of Regulatory, be authorised to REFUSE for the following reason:

1 In the absence of a payment or a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).

Appeal Decision

Site visit made on 24 May 2017

by **S J Lee BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15th June 2017

Appeal Ref: APP/D3640/W/17/3168684
26 Portsmouth Road, Camberley, Surrey GU15 1JX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by M.C.M Ltd against the decision of Surrey Heath Borough Council.
 - The application Ref 14/1026, dated 17 November 2014, was refused by notice dated 9 December 2016.
 - The development proposed is demolition of existing dwelling and surgery and erection of replacement building containing 9 x 2-bed flats with new access, cycle and refuse stores and associated car parking.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application was made in outline with access, appearance, layout and scale to be determined and landscaping to be a matter reserved for future consideration. I have determined the appeal on this basis.
3. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application.

Main Issues

4. The main issues in this case are the effect of the development on:
 - The character and appearance of the area; and
 - The future health of a protected tree.

Reasons

Character and Appearance

5. The appeal site is a large residential plot located on the corner of Portsmouth Road and Highclere Drive. Presently, there is a two storey detached dwelling, with a single storey outbuilding which operates as a chiropractic clinic and a detached garage on the site. All of the buildings are set well back from the roadside behind a gravel drive and parking area and would be replaced by the
-

development. The site is verdantly landscaped, with a large number of trees within and around the boundary of the site, some of which are protected by Tree Preservation Orders (TPO). The area around the site is predominantly residential, but while there is a variety of architectural styles in view, the character along this part of Portsmouth Road echoes that of the appeal site, with predominantly two storey detached dwellings within generous and well landscaped plots.

6. The development would result in a large single building with a considerably greater scale and mass than those it would replace. This would lead to a significant reduction in the existing relatively open feel of the site which is created by the form and articulation of the existing dwelling and low profile of the outbuildings. The levels of screening from the retained mature soft landscaping around the site would not completely or permanently screen the building from view, particularly through the access and from Highclere Drive. The effect on the local character from the increase in the scale and mass of the built form would be significant.
7. My attention has however been drawn to an existing outline permission¹ on the site for a two storey dwelling which would include a chiropractic surgery. The footprint and ridge heights of the two proposed buildings would be the same. The two schemes also share a number of design elements. Nevertheless, as a result of the fenestration on the front and rear elevations, the development would clearly appear as a three storey building. The actual floor to ridge height of the development would be taller than that permitted and would be accommodated by reducing the site's ground levels by around 1 metre. The appellant has argued that the effect on the character of the area would therefore be no different to the permitted scheme. I do not agree with this assertion. The difference in the actual height of the two buildings and the resulting increase in mass and scale when viewed from the roadside would appear larger than that which has been permitted. As a result, it would have a different impact.
8. To accommodate the additional storey and the use of the building as 9 flats, the front and rear elevations would also be considerably busier and more cluttered than the permitted scheme, with additional windows, dormers to the front and rear and a rooflight in the front roof slope. The floor to eaves heights would also be noticeably different and thus the overall proportion and balance of the building would differ to the permitted building. While some attempt has clearly been made to keep the appeal proposal within the broad parameters established by the previous permission, the resulting design would appear considerably different in practice.
9. The permitted building, while large, would still appear as a two storey dwelling with a more domestic character and well-proportioned design and appearance than the proposal before me. In seeking to accommodate the additional scale needed within the same footprint, the design and appearance of the building no longer reflects the nature of the permitted development. The larger scale and mass of the building in comparison to both what is currently on site and what has been permitted, and the intensive three storey design and character of the building, including the preponderance and proportions of glazing and floor to

¹ 2014/0036

eaves height, would introduce something of a discordant and incongruous addition to the street scene.

10. This would not be sufficiently mitigated by the soft landscaping that currently exists, nor could it be adequately addressed at reserved matters stage. The resulting intensive design would not complement or respond positively to the prevailing two-storey domestic character of development in the immediate vicinity, both in terms of its relationship with the appearance of other plots along Portsmouth Road or those on Highclere Drive from where the development would remain a prominent structure.
11. I have noted reference to the presence of other three storey dwellings in the area. However, the overriding character of the street scene in this location is that of two storey dwellings, as is borne out by its description in the Western Urban Character Area Supplementary Planning Document (2012) (SPD). In this regard, I do not consider the design of the building pays proper regard to the existing character of development in the area, and would appear as an unduly intensive and uncharacteristic form of development. By virtue of its overall size and design, the development would therefore have an unacceptable impact on the character and appearance of the area.
12. Accordingly, there would be conflict with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies (2012)(CS) which seeks, amongst other things, development respects the local character. It would also conflict with Guiding Principle WH1 of the SPD, which states that development should pay particular regard to the provision of high quality designed buildings and the two storey character of the area. There would also be conflict with paragraphs 58 and 64 of the National Planning Policy Framework insofar as the development would not respond to local character or constitute good design which takes the opportunity to improve the character of the area or the way it functions.

Future Health of the Protected Tree

13. There are a large number of trees within the site, some of which would be felled to accommodate the development. The Council has raised no significant concerns over this. However, they are concerned over the effect on a western red cedar tree protected by a TPO² in the boundary of the site (referenced as tree T13 in the accompanying Arboricultural Assessment (AA)). Both this and the other trees in the boundary treatment of the site are clearly of significant importance to public amenity and the character and appearance of the area.
14. The extended parking area would result in encroachment into the root protection areas (RPA) of a number of trees in the border. The Council has indicated that in relation to T13 the new spaces would cover more than the 20% of the RPA recommended by BS5837. The appellant has not disputed this figure. However, I have noted that in their calculations, the Council appears to have used the original site layout to calculate the incursion. Amended plans suggest that spaces 9 and 10 would be moved further from the tree. I recognise that this may have the effect of reducing the potential impact on the RPA but have received no evidence as to whether it would fall below the 20% recommended. Nevertheless, BS5837 are recommendations only and any

² TPO 01/05

potential threat to the RPA of protected and important trees needs to be carefully considered.

15. The AA indicates that a no-dig solution would be used for the car park which would minimise the impact. This includes a method statement which sets out the measures that would be taken in preparing the site, protection during construction and recommendations for the nature of the surfacing that would be implemented. This statement is generic in nature and does not address the specific nature of the site. I observed that there was considerable understorey planting in and around the trees that would likely have to be removed to accommodate the spaces. It is not clear from the AA to what extent there would have to be any scraping to remove this and whether this would lead to damage to the RPA of the protected trees in the border, particularly T13. The general assertions of the AA that there would be little or no impact on trees in this border do not provide me with sufficient confidence that damage might not occur, particularly during the laying out of the parking area.
16. I have noted the appellant's comments in relation to imposing a condition on tree protection and landscaping as a reserved matter. However, layout is not a reserved matter and I must be confident that any condition imposed would be capable of being discharged in an acceptable manner. The lack of specificity in the AA does not provide me with sufficient confidence that any such condition could achieve this. I do not consider therefore that the evidence before me is sufficient to conclude with certainty that the future health of T13 would not be harmed as a result of the development. Accordingly, there would be conflict with CS Policy DM9 which seeks, amongst other things, to protect trees and other vegetation worthy of protection.

Other Matters

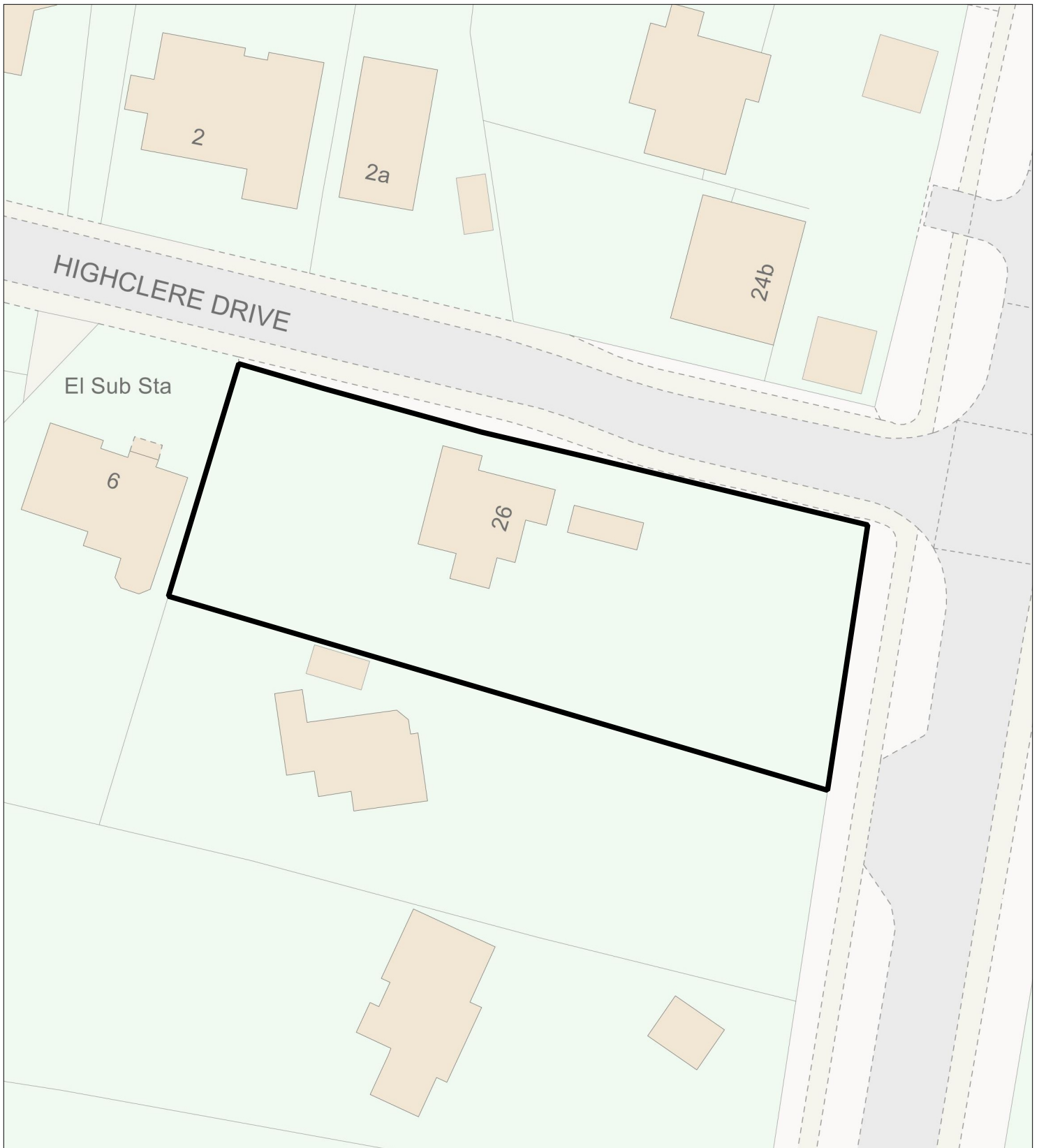
17. The appellant has submitted a Unilateral Undertaking which would secure the provision of two affordable units and make a financial contribution toward Strategic Access Management and Monitoring (SAMM) measures in relation to the potential impact of the development on the Thames Basin Heaths Special Protection Area (SPA). The benefits associated with affordable housing are noted, but do not lead me to alter my overall conclusions as to the acceptability of the proposal. The contribution to the SAMM would be mitigation only. Since the appeal is dismissed for matters unrelated to the SPA, it is not necessary for me to consider this matter any further.
18. I have noted that the Council raised no significant concerns over the effect of the development on living conditions, highway safety or parking. Whilst I saw nothing that would lead me to disagree with their conclusions on these matters, this does not outweigh my overall conclusions or concerns.

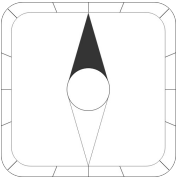


Conclusion

19. For the reasons given above I conclude that the appeal should be dismissed.

S J Lee

INSPECTOR



Title	Planning Applications			
Application number	17/0484		Scale @ A4	1:500
Address	26 PORTSMOUTH ROAD, CAMBERLEY, GU15 1JX		Date	02 Oct 2017
Proposal	Demolition of 2 storey single family dwelling and erection of 2 storey one block of 9 units with accommodation on roof level, associated access, 9 parking spaces, cycle storage & refuse store.			
				
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2017		Author: DMD

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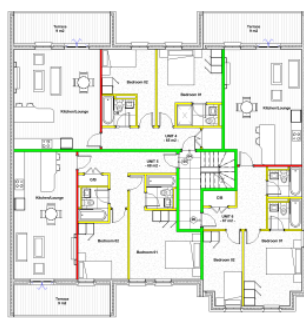
Location plan



Site layout and ground floor plan



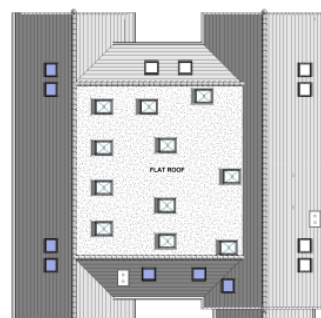
Upper floor/roof plans



1st Floor Plan - as proposed
1:100



2nd Floor Plan - as proposed
1:100



Roof Plan - as proposed
1:100

Front and rear elevations



17/0484 – 26 PORTSMOUTH ROAD, CAMBERLEY

Application property



Frontage onto Portsmouth Road



Rear garden



Rear of property



2017/0332

Reg Date 21/04/2017

Windlesham

LOCATION: LAND ASSOCIATED WITH THE DEVELOPMENT SITE
AT HOME FARM, CHURCH ROAD, WINDLESHAM

PROPOSAL: Creation of a pond with associated landscape works.
(Amended & Additional Plans - Rec'd 22/06/2017)
(Amended plans recv'd 18/7/17) (Amended Plans - Rec'd
02/08/2017.) (Amended Plan - Rec'd 10/08/2017.)
(Amended Plan - Rec'd 03/10/2017.)

TYPE: Full Planning Application

APPLICANT: Mr G Weston

OFFICER: Duncan Carty

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application proposal relates to the provision of a pond and landscape works in the Green Belt to enable a part of the drainage system for the new dwelling provided (at Home Farm) on adjoining land. The original proposal included the provision of an access road (from School Road) and wharf for the pond but these elements of the original proposal have been deleted from the proposal. The proposal is considered to be acceptable in terms of its impact on the Green Belt, drainage and flood risk, local character and trees, residential amenity and highway safety. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The 0.5 hectare application site relates to agricultural land associated with, and to the rear of, Home Farm including a field to the rear of the new dwelling currently under construction at this site with an existing field access from School Road. The use of the land has previously been agricultural. The site falls within Zone 1 (low risk) of the floodplain. A ditch runs in a direction from north west to south east across the field. There is an existing access over a culverted part of the ditch.
- 2.2 The site is land locked but with adjoining land owned/controlled by the applicant including further agricultural land with an existing access point from School Road between Thatched Cottage and 1 Wellesley Cottages, with Public Footpath 28 adjacent to the access point, and Turpins lies opposite the access point. School Road, to the east of this access point, lies within the Church Road Conservation Area, but the application site falls outside of the Conservation Area. With the exception of the new dwelling under construction at Home Farm, the remaining site

boundaries are with open fields.

3.0 RELEVANT HISTORY

- 3.1 There is no relevant planning history for the site. However, the adjoining development site (Home Farm), owned/controlled by the applicant, has been the subject of an extensive planning history of which the following is most relevant:
- 3.2 SU/15/0268 Erection of a two storey building with part basement to provide a five bedroom dwelling with a single storey building with accommodation in the roof to provide garage/annex accommodation with access onto Church Road following the demolition of all existing buildings. Approved in November 2015 and under construction.
- 3.3 SU/17/0043 A minor material amendment application pursuant to planning permission SU/15/0268 to provide a revised position of a swimming pool and provide a pool building. Currently under consideration.

4.0 THE PROPOSAL

- 4.1 The current proposal is to provide a pond and soft landscape works in the Green Belt to provide a part of the drainage system for the new dwelling provided (at Home Farm) on adjoining land.
- 4.2 The proposed pond would be at an average of about 1.5 metres in depth with planting to its edge. The area of the pond is about 750 square metres, requiring the removal of approximately 1,125 cubic metres. Further soft landscaping is proposed between the ditch and pond.
- 4.3 The proposal originally included a part gravelled, part grass-crete access road from the existing field access onto School Road, on a larger site, but this has since been deleted from the submission.
- 4.4 The application has been supported by a planning/design and access statement, method statement, tree report and flood risk assessment.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Arboricultural Officer No objections.
- 5.3 Drainage Engineer No objections.
- 5.4 Surrey County Council Footpaths Officer No comments received to date.

5.3 Windlesham Parish Council No comments received to date.

6.0 REPRESENTATION

6.1 At the time of preparation of this report, no representations have been received in support, and seven representations have been received (including one object

- Not necessary – site has an existing access from Church Road [*Officer comment: The proposal would retain the existing field access*]
- Proposal would facilitate the coming and going of large construction vehicles, horse boxes and tractors and there is already an unacceptable level of heavy vehicles accessing the village [*See Paragraph 7.7*]
- Impact on residential amenity [*See Paragraph 7.6*]
- Should surface water drainage details (pond) form part of original planning application and associated building regulations approval? [*Officer comment: The principle of a pond in its proposed location has been approved, subject to this application, as a part of the surface water drainage works for the dwelling on adjoining land (Home Farm). These are engineering operations which separately require permission*]
- Does this constitute a change of use of agricultural/grazing land to garden? [*Officer comment: The proposal does not include a change of use of land. The land will remaining in agricultural use, and is to be restricted by condition*]
- Further local residents in School Road should have been notified [*Officer comment: The neighbour notification process met the statutory requirements*]
- Access has never been used for traffic [*Officer comment: There is an existing access which can be used to access the site*]
- The new owners (of Home Farm and this land) are equestrian owners [*Officer comment: The use of the land for equestrian purposes would require separate permission*]
- It is unfair that large properties should get favourable applications in a conservation area whilst others in the same area have to settle for less [*Officer comment: No examples of preferential treatment have been provided. However, each application is treated on its own merits*]
- Impact on existing traffic congestion on School Road [*See Paragraph 7.8*]
- Use of access would be a traffic hazard bearing in mind the level/speed of traffic on School Road [*Officer comment: The existing access which can be used to access the site remains but the proposed access (gravel/grass-crete) has been deleted*]
- Future proposal for horse shelter/domestic equipment storage – development creep [*Officer comment: The Local Planning Authority is duty bound to determine the application on its own merits*]

- The site falls within the Conservation Area [*Officer comment: The application site falls outside of the Church Road Conservation Area*]
- Impact on flood risk [*Officer comment: The application site falls within an area of low flood risk (Zone 1) and the surface water drainage works (pond) are designed to reduce flood risk from increasing surface water capacity, reducing flow into the wider system in times of high rainfall*]
- Not notified concerning house at Home Farm [*Officer comment: The level of neighbour notification for that proposal met statutory requirements*].

7.0 PLANNING CONSIDERATION

7.1 The application site falls within the Green Belt. As such, the relevant policies are Policy CP11, DM9, DM10 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework (NPPF). The proposal is not CIL liable.

7.2 The main considerations are:

- Impact on the Green Belt;
- Impact on drainage and flood risk;
- Impact on local character and conservation;
- Impact on residential amenity; and
- Impact on highway safety.

7.3 Impact on the Green Belt

7.3.1 The application site is located in the Green Belt. Paragraph 81 of the NPPF indicates that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, including opportunities to provide access to it. Paragraph 90 of the NPPF indicates that certain forms of development are not inappropriate, including engineering operations, so long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. In this case, the use of the land as agricultural is not proposed to change (with the use to be limited by condition).

7.3.2 The current proposal would provide surface water drainage details for the adjoining dwelling. The applicant has confirmed that surface water details could not be provided on site (see paragraph 7.4 below) and would need to be provided off-site, by discharging into the nearby watercourse, with the pond provided to limit the level of discharge during periods of heavy rainfall.

7.3.3 The original intention was to dispose of the excavated land across the wider site. However, this increase in levels could have an impact on openness and the intention is now to dispose of this excavated land off-site.

All vehicles associated with this would access from the adjoining development site (Home Farm) taking its access from Church Road. A condition to agree the method of this disposal is proposed to be added.

- 7.3.4 The form of the pond and soft landscape works are not considered to have any significant impact on the openness of the Green Belt, or conflict with the purposes of including land within it. It is therefore considered that the development is not inappropriate development, complying with the NPPF.

7.4 Impact on drainage and flood risk

- 7.4.1 Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the Council would expect development to reduce the volume and rate of surface water run-off in order to manage flood risk. The site falls within an area of low flood risk (Zone 1), but lies in the base of a shallow valley, adjacent to a watercourse (ditch). The Council's Drainage Engineer has raised no objections to the current proposal on these grounds.

- 7.4.2 The applicant has indicated that a ground investigation report confirmed that the shallow groundwater levels are between 0.9 and 1.5 metres below ground level. This precludes discharging of surface water into soakaways without groundwater ingress which in result will reduce the required storage and flood the site. The SuDS requirement is to provide at least a 1 metre buffer between the groundwater level and the infiltration component. Under the Building Regulations, and mirroring the requirements under the National Planning Policy Framework, the priority for discharging surface water is first to a soakaway or other infiltration component, then a watercourse and lastly to a sewer.

- 7.4.3 Based on this, the next available discharge point would be the existing watercourse/ditch. It has been proposed to provide a balancing/storage pond which will provide adequate water treatment, i.e. reducing run-off, before the surface water is discharged into the ditch/ground. In addition, the provision of a pond on lower land, than the residential site, allows gravity to better assist in the surface water disposal.

- 7.4.4 The provision of a pond on this land formed a part of the surface water drainage works for the new dwelling under construction on the adjoining site (Home Farm under SU/15/0268). This approach is supported by the Council's Drainage Engineer, who has confirmed that in this instance, sufficient surface water drainage could not be provided on the residential site and an off-site option was required. The pond would hold up the flow of water from this site during severe rain periods and with a hydra-brake mechanism to limit the outflow from the pond into the adjacent ditch to green field levels, this would limit any impact on flood risk. As such, no objections are raised on these grounds with the proposal complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Impact on local character, conservation, ecology and trees

- 7.5.1 The provision of the pond and associated landscape works would have a very

limited impact on local character noting their limited scale and location.

The provision of a pond would provide a natural habitat supporting biodiversity and providing wildlife and ecological benefits.

- 7.5.2 No objections are raised on character and tree grounds, with the proposal complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.6 Impact on residential amenity

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

7.7 Impact on highway safety

- 7.7.1 Noting the likely limited use of the field/pond, no objections are raised to the proposal on highway safety grounds. The County Highway Authority has also raised no objections to the proposal. As such, no objections are therefore raised on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

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

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

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

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: 16-P1389-102 Rev. B and 1332-L90-501 Rev. G received on 18 July 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.
 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, 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 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**
 3. A landscape management plan including maintenance schedules for all

landscape areas shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of five years.

Reason: To promote biodiversity and preserve and enhance the visual amenities of the locality in accordance with Policies CP14A and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. Notwithstanding the details provided with this application, details of the method of the disposal of soil following the excavation of the pond will be submitted to and approved by the Local Planning Authority. The method should include the details of the vehicles/equipment required for the excavation and landscaping, the location for the soil disposal and the route in-between. The approved development shall be implemented in accordance with the approved details and undertaken prior to the provision of the pond.

Reason: In the interests of the visual amenity of the area and the openness of the Green Belt and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

5. The use of the site shall remain as agricultural unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the site in the interests of the Green Belt and to accord with the National Planning Policy Framework.

6. The development hereby approved shall be implemented in accordance with the surface water drainage details provided under Drawing Nos. T1113-130-T1 (Sections 1-4), 201_C, 201 202 pursuant to Condition 5 of planning permission SU/15/0268 unless the prior written approval has been obtained from the Local Planning Authority.

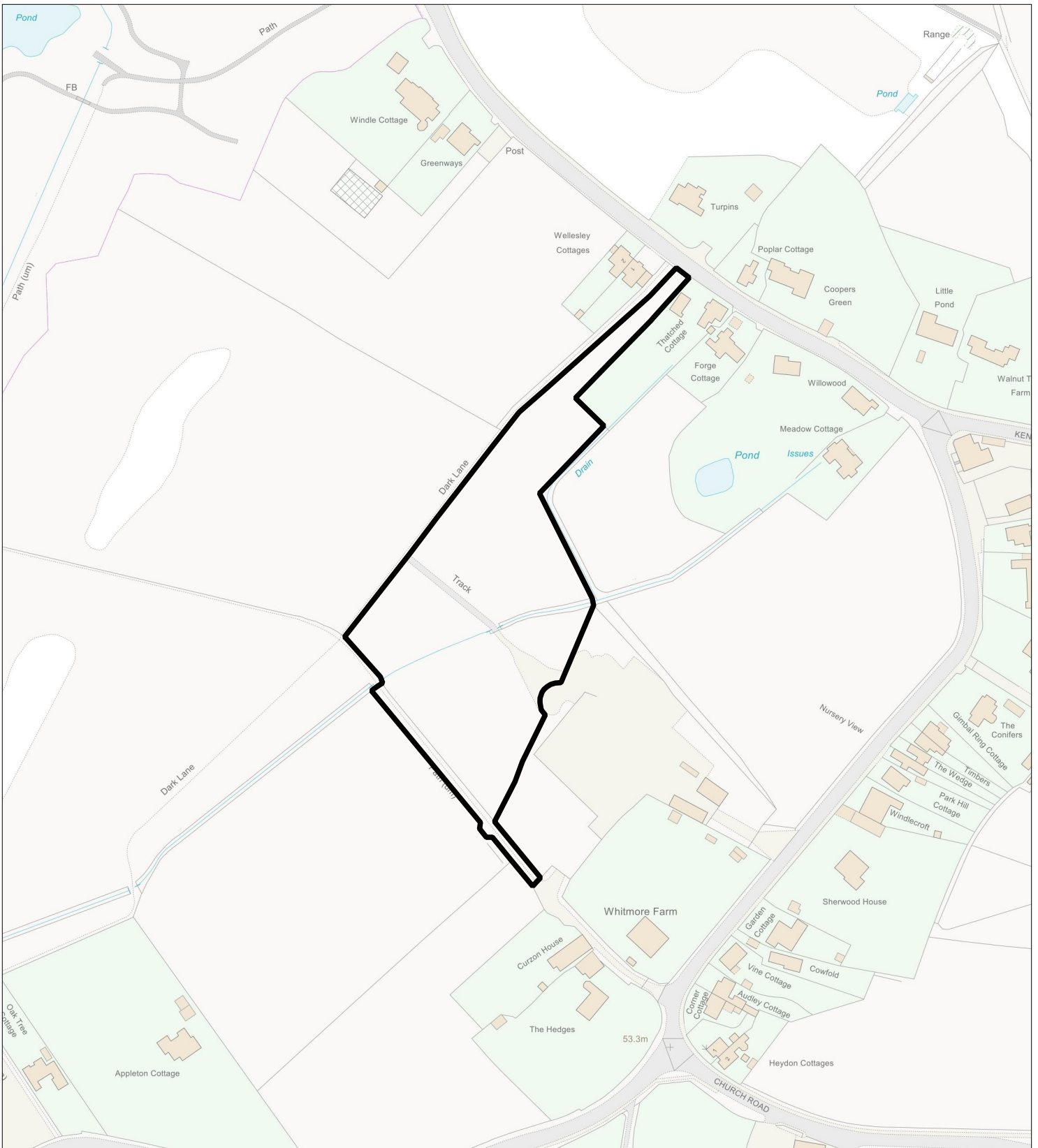
Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

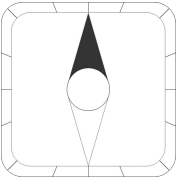
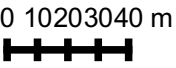

Informative(s)

1. In respect of Condition 3 above, the applicant is advised to consult the Surrey Wildlife Trust to obtain guidance on suitable planting to promote ecology. The applicant is also reminded of the responsibilities to ensure

that no protected species are harmed in the undertaking of this development. If any protected species are found then you should not commence works until Natural England has been contacted and any appropriate consent or mitigation works have been undertaken.

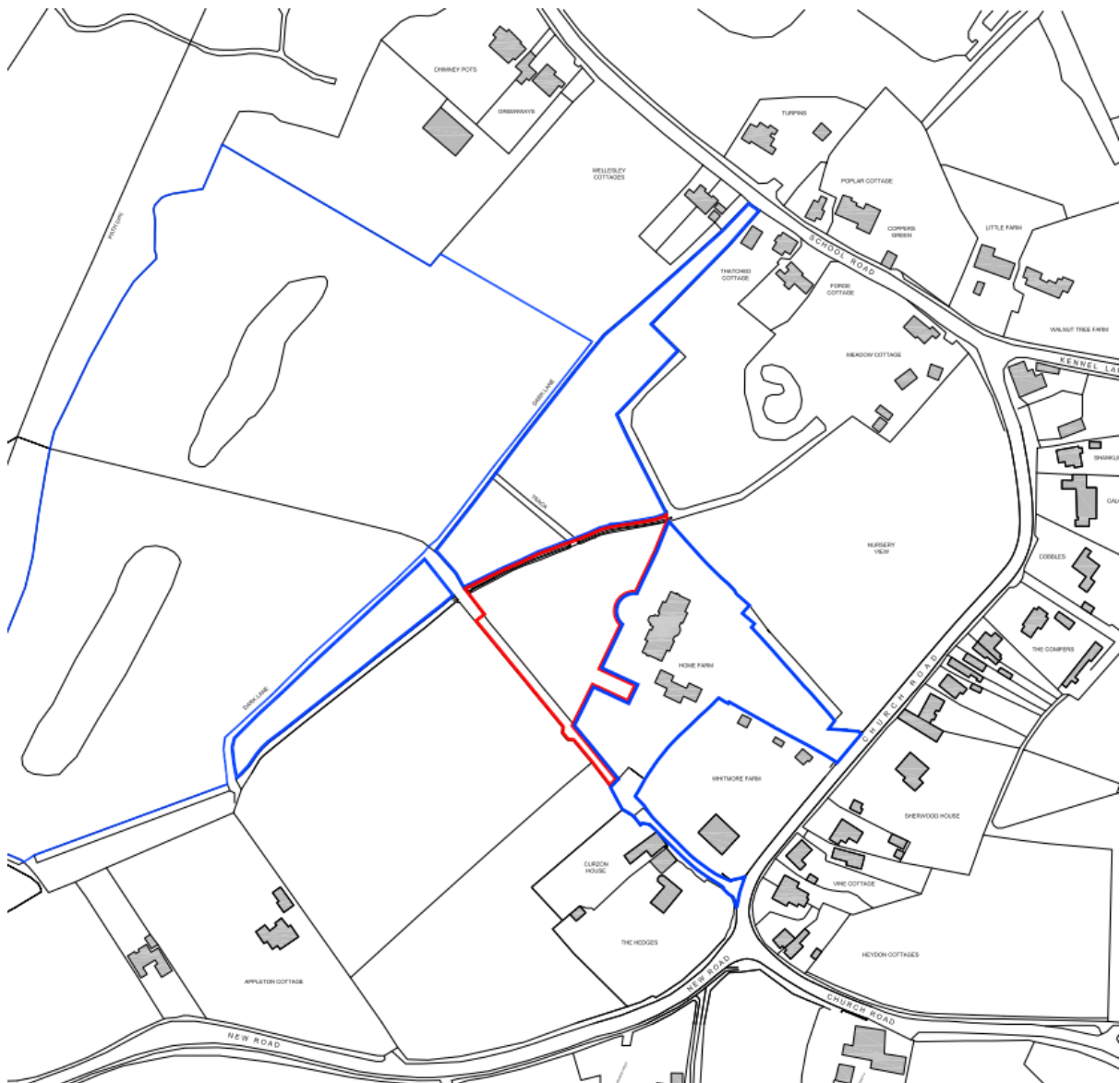
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Title	Planning Applications		
Application number	17/0332	 	Scale @ A4 1:2,500
Address	DEVELOPMENT SITE AT HOME FARM, CHURCH ROAD, WINDLESHAM		Date 02 Oct 2017
Proposal	Creation of a pond with associated landscape works and surface treatments to an existing access from school lane.		
			
Version 3	© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2017	Author: DMD	

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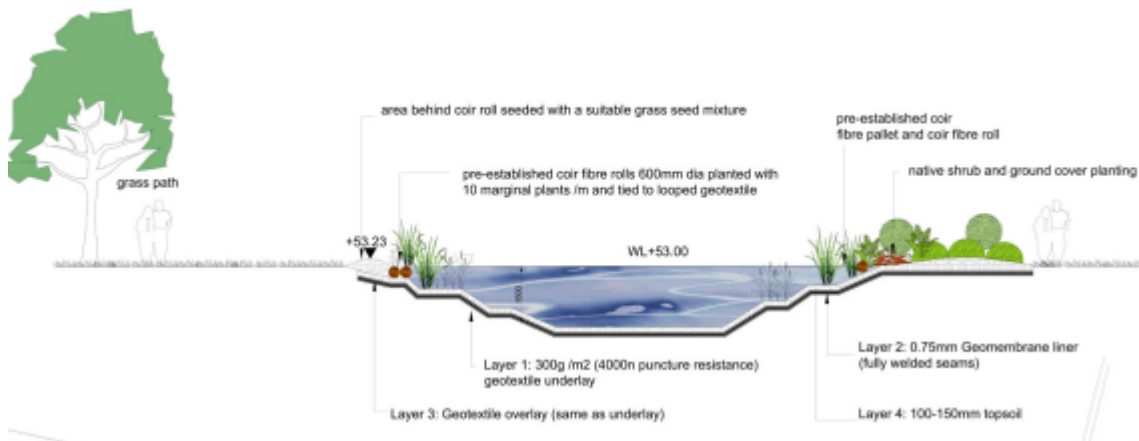
Location plan



Site layout



Cross-section



Application site



**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.