

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 14 December 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 John Winterton (In place of Cllr David Mansfield)

In Attendance: Lee Brewin, Ross Cahalane, Michelle Fielder, Jessica Harris-Hooton, Jonathan Partington, Emma Pearman and Patricia Terceiro

44/P Minutes

The minutes of the meetings held on 16 and 22 November were confirmed and signed by the Chairman.

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

The applications was for three detached two storey dwellings with detached double garages, entrance gates and associated accesses and landscaping following demolition of golf club and driving range buildings and use of remainder of land as suitable alternative natural greenspace (SANGS). (Additional info recv'd 25/1/17). (Additional information rec'd 09/02/2017). (Amended/Additional Information - Rec'd 21/03/2017.) (Amended and Additional Information Rec'd 31/03/2017) (Amended plans and information, and additional information recv'd 21/7/17). (Amended plans & information, and additional information recv'd 24/11/17).

This application was considered at the Planning Applications Committee meeting on the 24 August 2017, where it was resolved that the application 16/1207 be deferred in order to:

- a) carry out a site visit to inspect the SANG car park access;
- b) invite the County Highway Authority to attend the site; and
- c) obtain further information from the Heritage Officer regarding the access to the site.

In accordance with Part 5, section D, Appendix A, paragraph 9 of the Constitution, only those Members who had attended the site visit would be able to vote in relation to this application.

Members were advised of the following updates:

'Revised vehicular access

Surrey County Highway Authority (CHA) has raised no objection to the proposed amended shared access to the dwellings and SANG Car Park – which is now located on the eastern side of Blackstroud Lane East away from the Listed Buildings to the north. The CHA has again recommended pre-occupation conditions requiring the provision of sufficient visibility splays, provision of space within the site for parking and satisfactory manoeuvring and a pre-commencement planning condition requiring the submission of a Construction Management Plan, all to be approved in writing by the Local Planning Authority. The above conditions are proposed to be re-imposed as outlined in the report, and Condition 7 is proposed to be reworded to take account of the amended access, as follows:

Amended condition 7

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Blackstroud Lane East has been constructed and provided with visibility zones in accordance with Drawing No. 64033-TS-001 Rev C (within the Transport Statement dated November 2017 and received on 24 November 2017) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 m high.

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

Condition 6 in respect of the requirements for a modified existing golf club access is proposed to be removed, as it is now proposed to close off this access to allow for the abovementioned shared access.

Revised SANG Management Plan

In response to the comments received from Natural England on 05 December 2017, a revised SANG Management Plan and SANG Car Park Plan has been received, in order to provide a direct pedestrian link from the car park to the walkway. Natural England now raise no objection, subject to compliance with the revised SANG Management Plan and Surrey Heath Borough Council being satisfied that the necessary costings and financial information have been provided to enable the transfer of the site for their long term management. The approved plans Condition 2 is proposed to be amended accordingly, as follows:

Amended condition 2

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

Proposed Plot 2 and Plot 3 floor plans and elevations (Drawing Nos. 13 - P933 - 104; 13 - P933 - 105) - both received on 23 December 2016;

Proposed Plot 1 floor plans and elevations; garages; entrance gates and streetscene, and; site plans (Drawing Nos. 13 - P933 – 103 REV A; 13 - P933 – 106 REV A; 13 - P933 – 107 REV A; 13 - P933 - 101 Rev C; 13 - P933 - 102 Rev C) – all received on 24 November 2017;

Proposed SANG car park plan (Drawing No. 13 - P933 – 112 REV C); Proposed SANG Management Plan (Aspect Ecology - dated December 2017); - both received on 12 December 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.'

Some Members requested that softer landscaping be applied at the front of the site, in particular to soften the gates, and to include native species. It was agreed that Condition 12 would be amended to address this. In addition, it was requested that the materials around the SANGs be made of wood and not metal. Members were advised that Condition 4 requires details of the proposed SANG car park access enclosures to be submitted and approved in writing by the Local Planning Authority.

Resolved that application 16/1207 be approved as amended subject to conditions completion of a legal agreement and referral to the Secretary of State as a Departure from the Development Plan.

Note 1

As the application had triggered the Council's Public Speaking scheme, Mr Brennen spoke in objection and Mr Smith the applicant spoke in support.

Note 2

It was noted for the record that Councillor Edward Hawkins declared on behalf of the Committee that the Council intended to acquire the land adjacent to the site for SANGS.

Note 2

The recommendation to approve the application as amended was proposed by Councillor Edward Hawkins and seconded by Councillor Nick Chambers.

Note 3

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

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

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Ian Sams, Pat Tedder and Victoria Wheeler.

46/P Application Number: 17/0998 - 15-17 Obelisk Way, Camberley GU15 3SD

The application was a Reserved Matters Application for appearance and landscaping pursuant to Outline permission ref: 16/0447 (Erection of a 4 storey building with A1-A5 use class on ground floor and 16 residential units on floors 1-4). (Additional plans & info rec'd 22/11/17).

Members were advised of the following updates:

'Additional condition'

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

- *Proposed Side Elevations DWG No. 0033/P/ELV1/008*
- *Shop Front Elevation DWG No. 0033/P/DET1/010*
- *South elevation 0033/P/ELV1/004*
- *North elevation 0033/P/ELV1/003*
- *Ground floor site plan 0033/P/GA1/000*
- *Ground and first floor plans 0033/P/GA1/001*
- *Second and third floor plans 0033/P/GA1/002*
- *Roof level plan 0033/P/GA1/007*
- *Proposed sections 0033/P/SEC1/005*
- *Planting plan 0095-L002*

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 NPPG.

Amended condition:

A brick and metal cladding sample have been provided. These are considered acceptable and it is therefore recommended that condition 2 be amended to allow these materials to be used in the development.

Amended condition 2

The development shall be undertaken using multi grade weathered brick Olde Cheshire Red Multi by Weinerberger and all metal work, balconies, railings and panelling shall be completed in power coated RAL 1035. No development shall be undertaken until details and samples of all of other external materials to be used in the development have been submitted to and approved in writing by the Local

Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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

Some Members asked whether there would be enough bin storage at the site and officers confirmed that this would be the case. Some Members also had concerns regarding the red brick materials proposed for the front of the building but Members were advised that the original frontage had been in red brick.

Resolved that application number 17/0998 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application as amended was proposed by Councillor Colin Dougan and seconded by Councillor Robin Perry.

Note 2

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

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

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, John Winterton and Valerie White.

Voting against the recommendation to approve as amended:
Councillor Ian Sams.

Councillor Victoria Wheeler abstained.

47/P Application Number: 17/0469 - Heathercot Yard, Evergreen Road, Frimley GU16 8PU

The application was for the erection of 4 x 2-bed terraced houses, 4 x 3- bed terraced houses, and 2 x four bed semi-detached houses with associated parking, landscaping and gardens, and creation of new access road onto Evergreen Road, on former builders yard following demolition of existing dwelling and outbuildings. (Additional information rec'd 03/10/2017) (Amended & Additional Plans - Rec'd 03/10/2017). (Amended information rec'd 22/11/17).

This application had been deferred from the 22nd November Planning Applications Committee to allow time for the correct notice to be served on a landowner. Notice has

now been served and ownership certificate B signed.

Members were advised of the following updates:

'Additional representations

Since the report was written a further letter of objection has been received, along with a neighbour comment from the same person. The objection letter refers to the number of neighbours notified about the application and another application recently submitted in the same road, however this has been checked and all the neighbours were notified who should have been. The neighbour comment states as well as the above, that a parking and traffic survey during school drop off and pick up times should have been undertaken, however there will be 16 spaces within the development for the 10 dwellings, and the County Highway Authority have not objected in respect of parking provision nor requested further information.'

Some Members considered the proposal to be overdevelopment and there were too few parking spaces proposed.

Members also sought clarification with regard to the comparable traffic movements between when the site was a builders' yard and what they would be after the development had been completed. Officers advised that the yard was not currently in use but if it was, the movements would be much greater and the vehicles would be larger.

There was some concern regarding the development's close proximity to a school but the Chairman advised that there was a separate crossing for the school and yellow lines were put in place. Officers advised that the County Highways Agency had not raised any objection to the proposal and that there was a condition imposed for a Construction Transport Management Plan during the construction period.

Resolved that application 17/0469 be approved subject to the conditions as set out in the report of the Executive Head Regulatory.

Note 1

It was noted for the record that:

- Councillor Edward Hawkins declared that he had had discussions with residents.
- Councillor Victoria Wheeler declared that she knew the applicant.

Note 2

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

Note 3

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

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Max Nelson, Adrian Page Robin Perry Ian Sams and John Winterton.

Voting against the recommendation to approve the application:
Councillor Katia Malcaus Cooper, Pat Tedder and Valerie White.

Councillor Victoria Wheeler abstained.

48/P Application Number: 17/0730 - 89 -91 Guildford Road, Lightwater GU18 5SB

The application was for the variation of condition 3 of planning permission SU16/0520 so as to allow the retail unit to be open to customers between 07:00 and 23:00 hours Monday to Saturday, and 07:00 and 22:30 hours Sundays and bank holidays. (Additional information recv'd 18/10/17).

This application would normally have been determined under the Council's Scheme of Delegation for Officers, however it was reported to the Planning Applications Committee at the request of Cllr Gandhum.

The agent proposed an amendment to the application at the meeting but this could not be considered by Members as it diverted from the published application before them.

Resolved that application 17/0730 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

As this application triggered the Council's Public Speaking Scheme, Mr Matthew Roe, the agent spoke in support.

Note 2

Councillor Surinder Gandhum declared he had a Disclosable Pecuniary Interest as his business was located opposite the proposal, and he left the Chamber during the consideration of the application.

Note 2

The recommendation to refuse the application was proposed by Councillor Adrian Page and seconded by Councillor Katia Malcaus Cooper.

Note 3

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

Voting in favour of the recommendation to refuse the application:

Councillors Nick Chambers, Vivienne Chapman, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, Victoria Wheeler and Valerie White.
John Winterton

Voting against the recommendation to refuse:
Councillor Colin Dougan

49/P Application Number: 17/0788 - Calgary, Church Road, Windlesham GU20 6BH

The application was erection of 4 x four bed dwellings, with associated garages, parking and garden areas, and revised access following demolition of the existing dwelling and outbuildings.

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

Members were advised of the following updates:

'Refusal Reason 3 – Ecology

The applicant submitted further information in respect of bats, which has been reviewed by the Surrey Wildlife Trust. They were initially concerned that insufficient surveys had been undertaken but following further information from the applicant's ecologist, are now satisfied that this would not be necessary in this instance. As such the third reason for refusal on the Officer's report is proposed to be removed.

Conservation Officer's Comments

The Conservation Officer has echoed the Officer's concerns about the impact on the character of the area. While they agree that the existing building does little to reinforce the character of the conservation area and as such its replacement in principle is not objectionable, the current proposal for a cul-de-sac of four houses does not respond to or respect the character of the Conservation Area. In addition, the design of the dwellings, relying on the large areas of flat roof to achieve depth, exacerbates the suburban character. It would therefore dilute the character of the Conservation Area.'

Some Members sought clarification on the definition of a crown roof. Officers advised that this was when the top of the roof was flat and was reminiscent of suburban development. Members also asked about the temporary buildings on site and whether these had been considered with regard to the impact on the Green Belt. Officers explained that in this case the built form was clearly considerably larger than all the existing buildings; however with any future application, whether the buildings were temporary or not would be taken into account in judging the impact on the Green Belt.

Resolved that application 17/0788 be refused as amended for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

As the application triggered the Council's Public Speaking Scheme, Mr Jeremy Russell Lowe and Mr Christopher Clarke spoke in objection.

Note 2

The recommendation to refuse the application as amended was proposed by Councillor Vivienne Chapman and seconded by Councillor Colin Dougan.

Note 3

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

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

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton

50/P Application Number: 17/0912 - Moulins, 45 Windmill Field, Windlesham GU20 6QD

The application was for the infill of front porch and part garage conversion into habitable accommodation. (Amended Information - Rec'd 25/10/2017) (Amended Description and Plan - Rec'd 02/11/2017.)

This application would normally have been determined under the Council's Scheme of Delegation for Officers. However, it was being reported to the Planning Applications Committee as the applicant is currently employed by the Council.

Resolved that application 17/0912 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 Surinder Gandhum.

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, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton

Chairman