

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 26 June 2018**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Valerie White (Vice Chairman)

+ Cllr Nick Chambers	+ Cllr Max Nelson
+ 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
+ Present	
- Apologies for absence presented	

\*Councillor Colin Dougan was present for minute 1/P and for part of minute 5/P onwards. Councillor Victoria Wheeler was present from midway through minute 5/P.

Substitutes: Cllr John Winterton (in place of Cllr Katia Malcaus Cooper)

Members in Attendance: Cllr Richard Brooks

Officers Present: Ross Cahalane, Duncan Carty, Jessica Harris-Hooton, Jonathan Partington, Eddie Scott

**1/P Minutes of Previous Meeting**

The Minutes of the meeting held on 10 May 2018 were confirmed and signed by the Chairman.

**2/P Application Number: 17/0427- Chobham Adventure Farm, Chobham, Woking, GU24 8BY**

The Application was for the provision of outdoor play equipment. (Additional Plans recv'd 31/08/2017.) (Additional Information rec'd 01/11/2017 & 02/11/2017.) (Additional plan recv'd 25/5/18). The part retrospective application related to the retention of outdoor play equipment and the provision of further equipment on the site.

This application would normally have been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Tedder because of concerns that the proposal was unneighbourly and provided play equipment on an area allocated for animal provision.

Members were advised of the following updates:

“The applicant has provided significant amendments and additional information which seeks to rebalance the animal/education provision with the indoor/outdoor play as follows:

- Further details about the extent of the education provision;
- An update about the timing of the animal building provision (expected to be in September 2018);
- Amendments to the proposed site layout to provide animal paddocks at the side and rear of the animal building; and
- Reduction in height of the proposed astro-slide to 3 metres.

As such, it is recommended that the application be deferred to a later meeting to allow neighbour notification, any required consultations and time for officer consideration of these changes. The letter and amended drawings are attached as Annex 1 to this update.”

Members noted the letter and amended drawings published as an annex in the supplementary papers at the meeting.

The officer recommendation to defer the application to a later meeting was proposed by Councillor Edward Hawkins and seconded by Councillor Valerie White, and put to the vote and carried.

**RESOLVED that application 17/0427 be deferred to a later meeting to allow neighbour notification, any required consultations and time for officer consideration of these changes.**

**Note 1**

Cllr Colin Dougan and Cllr Victoria Wheeler did not vote on the application as they were not present for the consideration of the item.

**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 defer the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Edward Hawkins, Jonathan Lytle, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, John Winterton and Valerie White.

**3/P Application Number: 17/0540 - Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX**

This application was deferred to a later meeting as a result of an administrative error.

**4/P      Application Number: 17/0524 - Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX**

This application was deferred to a later meeting as a result of an administrative error.

**5/P      Application Number: 18/1043 - Wyvern House, 55 Frimley High Street, Frimley, Camberley, GU16 7HJ**

The application was for a second floor extension including dormer windows above and within existing roof space to facilitate conversion of existing offices (Class B1) to 48 flats (37 one bed, 10 two bed and 1 three bed) with associated parking, bin/cycle storage and access from Maybury Close. (Amended info rec'd 02/03/18), (Amended cil form rec'd 05/03/18), (Amended plans rec'd 01/06/18 & 04/06/18).

Members received the following updates on the application:

“A letter has been provided from the new agent appointed by the applicant (Annex 2), requesting that the application be deferred to allow for submission of amended plans to overcome the reasons for refusal.

Officer comments:

No amended plans have been received and no specific details regarding the proposed amendments have been provided. Furthermore, in the officer's opinion, a reduction in the proposed number of units is necessary and non-negotiable in terms of seeking to overcome the proposed reasons for refusal. This would require a fundamental change in the proposed development description and would therefore require an entirely new planning application, as it would require a different fee and application form.

As such, there is no guarantee that amended plans would overcome the reasons for refusal and it is therefore considered that the current application should be determined at Committee.”

Members noted the letter provided by the new agent for the application, which was published as an annex in the supplementary papers at the meeting.

The officer recommendation to refuse the application was proposed by Councillor Ian Sams and seconded by Councillor David Mansfield, and put to the vote and carried.

**RESOLVED that application 18/1043 be refused.**

**Note 1**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, Cllr Colin Dougan and Cllr Victoria Wheeler did not vote on the application as they were not present for the whole consideration of the item.

**Note 2**

It was noted for the Record Councillor Edward Hawkins was contacted by a relative of one of the Public Speakers on the application. He advised the representor that he could not comment on the application.

### **Note 3**

As this application had triggered the Council's Public Speaking Scheme, Mr Roger Fennell and Mr Anthony Farmer spoke in objection to the application and Mr Chris Wilmhurst, the agent, spoke in support of the application.

### **Note 4**

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

Voting in favour of the recommendation to refuse the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Edward Hawkins, Jonathan Lytle, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, John Winterton and Valerie White.

## **6/P      Application Number: 17/0889 - Land Adjacent to 1 Whitmoor Road, Bagshot, GU19 5QE**

The application related to the erection of 16 dwellings following the demolition of existing buildings. The site lied within the settlement of Bagshot, with its (east) flank and rear boundary with the A322 Guildford Road and junction 3 of the M3 motorway, which is in the Green Belt.

Members were advised of the following updates:

"Since the completion of the agenda report, it has been confirmed that the proposal will be allocated to the Windlemere SANG. This SANG is being delivered by the Council, is due to commence later this year and be completed in 2019. Condition 4, which required the development to not commence before confirmation of this allocation and to not occupy before the SANG is available, is now not required due to the certainty of delivery of this SANG."

The Committee expressed concerns in regard to road safety on Whitmoor Road which was closely adjacent to the site. As a result it was agreed to amend Condition 15 in the officer's report to insert the following wording after Whitmoor Road '...and any other traffic calming measures...'

In addition it was agreed to remove Condition 5 in the officer's Report as per verbal recommendation to the Committee from the Planning Officer.

**RESOLVED that the application to be granted, subject to a legal agreement and the Conditions, as amended, in the agenda report**

### **Note 1**

It was noted for the record that Councillor Edward Hawkins and Councillor Valerie White had previously visited the application site, prior to the determination of a previous planning application on the same site.

## **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 grant the application:

Councillors: Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, Victoria Wheeler and John Winterton.

Voting against the recommendation to approve the application:

Councillor Valerie White.

## **7/P Application Number: 18/0292 - Land rear of the Parade, Frimley**

The Application was for the erection of four buildings to comprise 3 detached four bedroom dwelling houses and 2 semi-detached three bedroom dwelling houses with associated carports/garages, parking and access and alterations to existing car park/service areas.

The application would have normally been determined under the Council's Scheme of Delegation. However it was reported to the Planning Applications Committee at the request of Cllr Ian Sams. This was because of the need to consider access and egress, overlooking and loss of car parking.

Members received the following updates on the application:

"Correction: At Paragraph 1.2, "Annex 3" should read "Annex 1.""

Members raised concerns in regard to the potential of the houses on plots 3 and 4 to overlook the adjacent properties on Leonard Close/ Sheridan Road and Burleigh Road. As a result it was agreed to add an additional condition to ensure, first floor windows on the side elevation of properties on plots 3 and 4, facing Leonard Close/ Sheridan Road and Burleigh Road, be completed as to reduce any overlooking effect.

The officer recommendation to grant the application subject to conditions was proposed by Councillor Robin Perry and seconded by Councillor Colin Dougan.

**RESOLVED that application 18/0292 be granted subject to the conditions as set out in officer report as amended.**

## **Note 1**

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 grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Victoria Wheeler, Valerie White and John Winterton.

Voting against the recommendation to grant the application:

Councillors Ian Sams and Pat Tedder.

Chairman