



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Telephone: (01276) 707100
Facsimile: (01276) 707177
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Department: Democratic Services
Division: Transformation
Please ask for: Eddie Scott
Direct Tel: 01276 707335
E-Mail: democratic.services@surreyheath.gov.uk

Tuesday, 10 July 2018

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Valerie White (Vice Chairman), Nick Chambers, 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 and Victoria Wheeler)

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 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 Monday preceding the Planning Applications Committee meeting.

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on **Thursday, 19 July 2018 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 of Previous Meeting	3 - 8

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 26 June 2018.

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: 17/0540 - Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX *	9 - 30
5	Application Number: 17/0524 - Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX *	31 - 52
6	Application Number: 18/0338 - The Manor, 30 Southwell Park Road, Camberley, GU15 3QQ *	53 - 66
7	Application Number: 17/0929 - 38 Guildford Road, Lightwater, GU18 5SN *	67 - 82

*** indicates that the application met the criteria for public speaking**

Glossary

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

+ 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

2017/0540

Reg Date 02/08/2017

Chobham

LOCATION: TIFFANYS (FORMERLY LONGACRES), STATION ROAD, CHOBHAM, WOKING, GU24 8AX

PROPOSAL: Erection of replacement stables, along with the provision of a sand school and parking, following the demolition of existing stables. (Additional information recv'd 29/9/17 & 18/10/2017) (Amended Description/Additional Information Rec'd 02/11/2017) (Amended info rec'd 06/11/2017) (Amended/Additional Plan and Change of Description rec'd 01/12/2017) (Amended plan & description change 07/12/2017) (Additional information recv'd 05/04/2018). (Additional information recv'd 27/4/18). (Amended plans rec'd 07/06/2018)

TYPE: Full Planning Application

APPLICANT: Mr & Mrs Burrell

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

UPDATE

- (i) This application was originally reported to the Planning Applications Committee meeting on 5 April 2018, where it was resolved by Members that this application was deferred to allow the submission of drainage details for consideration and a Member site visit. The application was then deferred from the 26 June committee because of an administrative error. The original committee report is provided at the end of this update.
- (ii) In relation to the required drainage details a drainage plan for the wider site, incorporating development under application SU/17/0540, has been provided for both applications which includes:
- a perforated drainage pipe to be provided within the outdoor school collecting surface water which flows through the outdoor school sub-base which connects to a pipework network including downpipes from the roof of the indoor school and stables which would flow towards the existing drainage ditch close to the north boundary of the application site (adjacent to Broadford Lane);
 - a sub-base for the outdoor school structure (development under application SU/17/0540); and
 - a twinwall 450mm drainage pipe from the boundary of Oakhurst to take surface water drainage from that site to connect to and flow north along an existing drainage ditch which links into the existing drainage ditch close to the north boundary of the site (adjacent to Broadford Lane).

These details would ensure that the surface water drainage from the application site, and any excess surface water drainage from Oakhurst would flow into the existing drainage network. These arrangements are considered to be acceptable to the Council's Drainage Engineer, subject to the provision by condition of additional

details, e.g. levels and restriction control chambers at the pipework junction close to the pipework outlet towards the north boundary of the site.

- (iii) In addition, the applicant has provided the following amendments:
- a reduction in the number of stables from 8 to 6 to include two larger stables to be used for foaling and/or larger horses;
 - a rationalisation of the hardstanding, to the south west of the stable building and including a reduction in the number of car spaces from 8 to 4 and provision of 2 horse box spaces in front of the north east elevation of the stables, rather than providing lorry spaces either side of this stable building and moving of the muck heap to the north west of the stable building (i.e. to a greater distance from the north west boundary); and
 - further information from the applicant about the existing facility they rent elsewhere in the Borough.
- (iv) The changes to the proposed development will reduce the activity/use and reduce the spread of development for which there would be minor benefits to the openness of the Green Belt and these amendments also would be acceptable in terms of its impact on character and residential amenity. The County Highway Authority has raised no objections to these amendments in respect of the impact on highway safety and parking capacity.
- (v) The applicant has confirmed that they currently rent a yard with a 16 stable facility which has a secure tack room, tea making area, small paddock, 20 by 40 metre outdoor area which is very wet in winter, and no indoor arena facility. The yard was leased because there was safe off road hacking available from the yard; but this is now not the case with country lanes and roads becoming increasingly unsafe, due to the volume of traffic (vehicles, cyclists and pedestrians). The existing facilities are inadequate for their needs. There are a number of livery yards in the Chobham area but none provide the facilities required for the specialised needs of the applicant.
- (vi) The changes above would lead to amendments to Conditions 2 (to reflect the change to the approved drawings), 6 (to reflect the changes to the parking arrangements), 8 (to reflect the reduction in the number of horses at the site from 8 to 6), Condition 9 (to reflect the need to change the use of any part of the stable accommodation) and from the update, Condition 11 (to provide further details building upon the drainage scheme provided). These revised conditions will be provided on the update.
- (vii) As such, the application is recommended for approval.

ORIGINAL COMMITTEE REPORT PRESENTED TO THE PLANNING APPLICATIONS COMMITTEE ON 5 APRIL 2018 AND UPDATE (ANNEX 1) RELATED TO THAT MEETING

This application would normally be determined under the Council's Scheme of Delegation, but is linked to application SU/17/0524 which is being considered elsewhere on this Agenda.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site relates to a currently vacant equestrian centre within the Green Belt. The proposal is to provide a replacement stables and sand school for a private equestrian use.
- 1.2 Noting the overall level of increase in built form, the proposal would be harmful to the openness of the Green Belt and would therefore be inappropriate development. However, very special circumstances for this elite equestrian operation of the site have been received and the proposal supports outdoor recreation to support equestrian competition at national and international levels. The proposal is considered to be acceptable in Green Belt and character terms.
- 1.3 In addition, there are no objections raised on highway safety, ecology, flood risk or residential amenity grounds. The proposal is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to 0.5 hectares, but forms only a small part of a larger site of about 2 hectares, and is sited within the Green Belt to the east of the Green Belt settlement of Chobham. It is located on the south side of Station Road behind, but associated with, the residential dwelling, Tiffanys (formerly Longacres). Access to the site is either through the residential property or from an access road, an unadopted lane and bridlepath, running to the west of the residential property, Tiffanys.
- 2.2 The existing site comprises an existing vacant stable building providing 6 stables (with foaling block, tackroom, feed stores) comprising a total of 223 square metres of accommodation, located to the north east with paddocks to the south and west. The land is relatively open, but bounded by trees and other vegetation on most boundaries. The residential properties St Nicholas, St Nicholas Cottage and The Ridings lie to the north of the wider site and residential property, Tiffanys, with Oakhurst and Oriel Cottage to the south. The sites falls within flood zone 2 (medium risk).

3.0 RELEVANT HISTORY

- 3.1 SU/82/0454 Replace existing stables and erect additional stables and associated buildings.

Approved in November 1982 and implemented.

Condition 3 of this permission limited the use of the buildings for the accommodation of horses kept incidental to the personal enjoyment of the applicant not used for livery or other commercial purposes.

- 3.2 SU/17/0524 Erection of an indoor riding school. Application is being reported elsewhere on this Agenda.

4.0 THE PROPOSAL

- 4.1 The proposal is to provide replacement stables along with the provision of a sand school with parking following the demolition of existing stables. The new stable building would have a gable roof over to a height of about 5.4 metres at the ridge, falling to 2.6 metres at the eaves, having a width of 33.7 metres and a depth of 10.9 metres. The proposed building would provide 367 square metres of accommodation, to a maximum height of 5.4 metres, reducing to 2.4 metres at the eaves, and would be timber clad. The building would include eight stables, two washbays (one including a solarium), rug, feed and haylage stores, tearoom and W.C.
- 4.2 The proposed stable building would be located on the south west side of a new yard area located close to the north west site boundary and the access from the unadopted Broadford Lane. Within the yard, there would be three lorry/horse box spaces, eight car spaces and areas for shavings, a muck heap and space for recycling and waste bins.
- 4.3 The proposal would result in the loss of existing stable buildings on the site, which are currently arranged around a yard located in the north west corner of the site. The existing stable accommodation has a floorspace of 223 square metres, with buildings up to a ridge height of about 3.2 metres, reducing to 2.4 metres at the eaves. The existing accommodation including six stables and a foaling box, as well as storage facilities.
- 4.4 The proposal has been amended during the consideration of this application, including the removal of the proposed two bedroom dwelling for staff.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections received.
- 5.2 Surrey Wildlife Trust No comments received to date. Any formal comments will be reported to the Planning Applications Committee.

- 5.3 County Footpaths Officer (SCC) No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.4 Environment Agency No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.5 Chobham Parish Council An objection is raised on residential amenity, character, Green Belt, flooding and highway safety. Concerns were also raised about its future commercial operation, impact on trees and established rights.
- 5.6 Council's Equine Adviser No objections to the proposal (in its amended form).

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, 9 representations raising an objection (with some additional objections for SU/17/0524 incorporating objections/concerns about this proposal), and no representations supporting the proposal, had been received. The representations raising an objection raise the following issues:
- No safe highway access, particularly the moving of large trucks down an access road which is along a bridlepath, with an access onto Station Road and close to the Sandpit Hall Road junction, with slow moving heavy vehicles being a danger to other road users. The bridlepath has no vehicular access. [See paragraph 7.5]
 - No legal right to use bridlepath for vehicular access [Officer comment: This is not a planning matter]
 - Cumulative impact with the proposal under SU/17/0540 [Officer comment: These are not relevant to the current proposal and are addressed under that application]
 - Impact of the provision of two large riding schools instead of current position (two grazing horses) [See paragraph 7.3]
 - The site falls within the floodplain [See paragraph 7.8]
 - Lack of pre-app engagement by applicant [Officer comment: There is no statutory duty to undertake such engagement]
 - The use for third party (commercial) uses as indicated in the planning statement [See paragraph 7.3]
 - The impact of surface water run-off and existing ditches [See paragraph 7.8]
 - Very little land would be available on the site for suitable pasture for turnout of the horses [See paragraph 7.3]
 - The size of the development is out of proportion with nearby buildings [See paragraph 7.3]

- The development is very unneighbourly and intrusive [See paragraph 7.4]
- The loss of privacy from riders viewing onto adjoining rear gardens [Officer comment: *This relationship currently exists and therefore no significant change is expected*]
- The amount of accommodation (along with the development under application SU/17/0540) is excessive for personal use [See paragraph 7.3]
- Does not comply with Policy DM3 [See paragraph 7.3]
- Application indicates a light industrial use on the site for which there is no planning history [Officer comment: *The site has been most recently used for equestrian purposes*]
- Current low level of use of stabling on the site [Officer comment: *This is noted. However, the site could accommodate six stables in the existing accommodation*]
- Traffic movements that would be generated by training of third party horses and riders [Officer comment: *This is a private equestrian centre only*]
- Impact on the bridlepath surface, which is a private unadopted lane [Officer comment: *This is not a material planning consideration*]
- Loss of amenity and endangering of walking groups/ramblers, horse riders, cyclists and dog walkers using the lane/bridlepath and disruption of access to dwellinghouse [See paragraph 7.5]
- Impact of size and scale of development on a quiet residential area with increased noise levels and disturbance [See paragraphs 7.3 and 7.4]
- Clarity of access required [Officer comment: *The access would be provided from Broadford Lane*]
- Grazing land does not meet the minimum 1 acre per horse requirement [See paragraph 7.3]
- The Footpaths Officer should be notified [Officer comment: *See paragraph 5.3 above*].

7.0 PLANNING CONSIDERATIONS

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

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

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

7.3 Impact on the Green Belt and local character

7.3.1 The proposal relates to the redevelopment of a site within the Green Belt. Paragraph 89 of the NPPF indicates that the construction of new buildings is inappropriate development with the exceptions including appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case, of the five purposes set out in Paragraph 80 of the NPPF, the only relevant purpose is *"to assist in safeguarding countryside from encroachment."*

7.3.2 Policy DM3 of the CSDMP supports equestrian related development provided that where replacement buildings are justified they ought to be well related to existing buildings and are not materially larger than the buildings to be replaced; and, the overall size, siting and scale of development should not be harmful to the character and openness of the Countryside.

7.3.3 The facilities would provide a materially larger stable building (65% increase) on the site and a sand school which would spread development across the site and would have an adverse impact on the openness of the Green Belt. It is noted, however, that the grouping of the existing stables spreads out, from views around the site and beyond and the proposal would provide a more compact form. The form of the building (as an American Barn) and its design is typical of agricultural buildings in rural locations, and therefore would not appear out of place. Whilst the development would not impact on countryside encroachment, the impact on openness would result in inappropriate development.

7.3.4 Paragraph 87 and 88 of the NPPF indicates that:

"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations."

7.3.5 The applicant has provided the following very special circumstances to support the proposal:

- to support the applicant and her daughter involved in showjumping and dressage at competition level at national/international levels and training of horses for this purpose;

- to provide modern facilities and accommodation for their elite horses; and
- to avoid using nearby country lanes/bridle paths for safety reasons.

The need to support the training for national/international level competitions

- 7.3.6 The applicant and their daughter have six horses; of which four are at competition level, and they have two further horses, one of which is retired from competitions. The applicant has trained horses for national and international level competitions for show jumping, cross-country and dressage. Whilst the provision is for eight horses, this would provide flexibility for the applicant if they were to train more horses. The conditions for the keeping of elite horses requires all facilities to be undercover providing a barn-style structure with a central corridor rather than the open stabling currently provided. This results in an increase in floorspace and volume of development.
- 7.3.7 The training and keeping of elite horses needs specialist care and requires a good standard, and range of, facilities. In this respect, an indoor arena clearly helps support their training. The applicant, who owns and lives in the residential property, Tiffanys, on the adjoining residential plot, currently rents equestrian accommodation elsewhere in the Chobham ward and wishes to bring their horses onto this adjoining, and currently vacant, equestrian site and provide facilities which can accommodate their specialised needs.

This is considered to provide significant weight.

To provide modern facilities for the keeping of elite horses

- 7.3.8 The Council's Equine Adviser has indicated that the replacement stable building is an appropriate size for its intended use. The DEFRA code of practice set out minimum stable size for horses, which the current proposal does not exceed. The central walk way, at 3.5 metres width, is a suitable width for day-to-day operations. The height of the building (at eaves level) would allow satisfactory headroom for the horses to be stabled without risk from respiratory infection in accordance with the DEFRA code of practice. In addition, the roof height with a 25 degree angle of roofslope, would not provide an excessively high roof profile for the proposed stable building.
- 7.3.9 As the horses on the site will be competition horses and have strict dietary arrangements, they will only be turned out in the paddocks for 4-5 hours a day, and only for six months in a year. The horses will be stabled overnight. Two tackrooms and wash rooms (including one with a solarium), washing area, feed and haylage stores as well as a staff tea room will be provided. External storage of haylage and bedding (shavings) will be predominantly provided, with some limited storage provided within the building, for ease of access. The proposal also provides storage for saddles etc., and it is noted that for competition horses, a range of saddles (e.g. for dressage, jumping, etc. purposes) is required. The proposal provides a tea room and toilet facilities for staff employed to take care of the horses. This forms a small part of the accommodation and is an adjunct to the remainder of the accommodation within the building.

This level of accommodation is considered to be acceptable.

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

To avoid using nearby country lanes/bridle paths for safety reasons

- 7.3.10 The applicant has advised that the proposal would allow the training of horses to be retained on the application site without the need to train on local lanes and bridle paths; which can be a safety risk. Whilst these benefits are noted, it is considered that this factor should be afforded limited weight.

Other Green Belt matters

- 7.3.11 Paragraph 90 of the NPPF indicates the other forms of development are also not inappropriate in the Green Belt where they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt, including engineering operations. These operations include the provision of the arena, which would not, in itself, have any significant impact on the openness of the Green Belt, but with the spread of development encroaching into the open part of the countryside.

- 7.3.12 The proposal would provide a yard area for parking and open haylage storage. This hardstanding area is located in the place of the existing stables and yard and would not significantly extend into the countryside or have any material impact on the openness of the Green Belt.

- 7.3.13 The existing ménage measures 40 by 20 metres and the proposed ménage is to be 60 by 40 metres, and would be positioned much closer to the existing/proposed built form. The Council's Equine Adviser accepts that this would be a standard size for a ménage as seen on a private yard, and will provide adequate space for necessary showjumping and dressage training carried out by the applicant and her daughter. Overall, the outdoor ménage is considered to be an appropriate equestrian facility for a private competition yard of this size.

Conclusion

- 7.3.14 It is therefore considered that given the combined arguments presented in paragraphs 7.3.5-7.3.10 above there are very special circumstances to outweigh the Green Belt harm. The proposal complies with Policy DM3 of the CSDMP and the NPPF.

7.4 Impact on residential amenity

- 7.4.1 The nearest residential properties are St Nicholas to the north flank and Oakhurst to the south flank. The proposed stable building, although higher than existing, would be located further from this residential curtilage. In addition, there are trees on the north site boundary and the residential curtilage for this property is set on the opposite side of the intervening bridle path. No objections are therefore raised on the proposed development on residential amenity grounds complying with Policy DM9 of the CSDMP.

7.5 Impact on parking and highway safety

7.5.1 The parking arrangements are as existing (although it is noted that 8 parking spaces are proposed, as well as 3 lorry/horse box spaces for SU/17/0540). The proposal is proposed to be a private facility and, in itself, is not expected to material increase traffic movements. The County Highway Authority has raised no objections, indicating that "*the application [proposal] would not have a material impact on the safety and operation of the adjoining public highway.*" The proposed development is considered to be acceptable on parking and highway safety grounds complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.6 Impact on trees

7.6.1 There are no protected trees on, or close to, the site. However, the proposal would result in some demolition and construction works within close proximity to major trees. The application has been supported by a tree report which indicates that the stable building would set further from the retained trees and works in closer proximity (i.e. within the RPA of retained trees) will relate to demolition works and hardstanding areas only. The Council's Arboricultural Officer raises no objections to the proposal, subject to the recommendations in the arboricultural report. As such, no objections are raised to the proposal on these grounds with the proposal complying with Policy DM9 of the CSDMP.

7.7 Impact on ecology

7.7.1 The current proposal has been supported by an ecological survey, which concludes that there were no protected species affected by the development. The comments are awaited for the Surrey Wildlife Trust and no objections are therefore raised on these grounds, subject to their comments.

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

7.8 Impact on flood risk

7.8.1 The current proposal provides development within Zone 2 (medium risk) of the floodplain. The development, as outdoor recreation, would be defined as "water-compatible" development by the PPG; such development is considered to be appropriate in such locations. However, the comments of the Environment Agency are awaited and subject to their comments, no objections are raised on these grounds, with the proposal complying with Policy DM10 of the CSDMP.

8.0 CONCLUSION

8.1 The proposed development is considered to be inappropriate development for which very special circumstances are required to outweigh the harm from the impact on the openness of the Green Belt and impact on encroachment into the countryside. The very special circumstances put forward by the applicant outweigh the harm the development has on the Green Belt. The proposal is also acceptable in terms of its impact on character, trees, residential amenity, ecology,

flood risk, parking and highway safety. The application is therefore recommended for approval.

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

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

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

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

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

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

2. The proposed development shall be built in accordance with the following approved plans: 1608/PL105, 1608/PL106 and 1608/PL100 received on 1 June 2017 and 1608/PI102 Rev. B received on 7 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.

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

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

4. The development hereby permitted shall only be used as private stabling for horses and shall not be used for any livery or other commercial purposes.

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

5. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority.

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. The car parking facilities shall be provided in accordance with the details shown on drawing no.1608/PL102 Rev. B received on 6 November 2017 and shall be retained in perpetuity unless the prior written approval has been obtained from the Local Planning Authority.

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.

7. There shall be no external lighting provided within the application site unless the prior written approval has been obtained from the Local Planning Authority.

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

8. The premises hereby approved shall be used for equestrian purposes only and shall have no more than 8 horses at the site any given time.

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

9. There shall be no changes to the use of the accommodation as shown on approved drawing 1608/PL105 received on 1 June 2017 unless the prior written approval has been obtained from the Local Planning Authority.

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

This page is intentionally left blank

5 April 2018

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
5 Page 53	17/0540 Tiffanys, Station Road, Chobham	GRANT subject to conditions

The Surrey Wildlife Trust has raised no objections to the proposal.

The Council's Arboricultural Officer has formally raised no objections.

The Council's Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [see *Condition 11 below*]
- Material increase in traffic on bridleway [see *Paragraph 7.5 of the officer report on the agenda*]
- Request moving the dung heap and menage [*Officer comment: The relationship if these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation have requested the following conditions/limitations:

- Safe access to the bridleway at all times [*Officer comment: This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [*Officer comment: This is a private matter and the bridleway is outside the application red line site*]
- No operation of megaphones or loudspeakers [*Officer comment: This application relates to a private equestrian use only and therefore it is not considered that this restriction is required*]
- No burning of material from the demolition process [*Officer comment: See proposed Condition 10 below*]
- Tree Preservation Order for the retained oak at the site entrance [*Officer comment: This is a matter for the Council's Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

AMENDED CONDITION

5. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital 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 any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained 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.

PROPOSED CONDITIONS

10. No development shall take place until a Method of Construction Statement, to include details of:

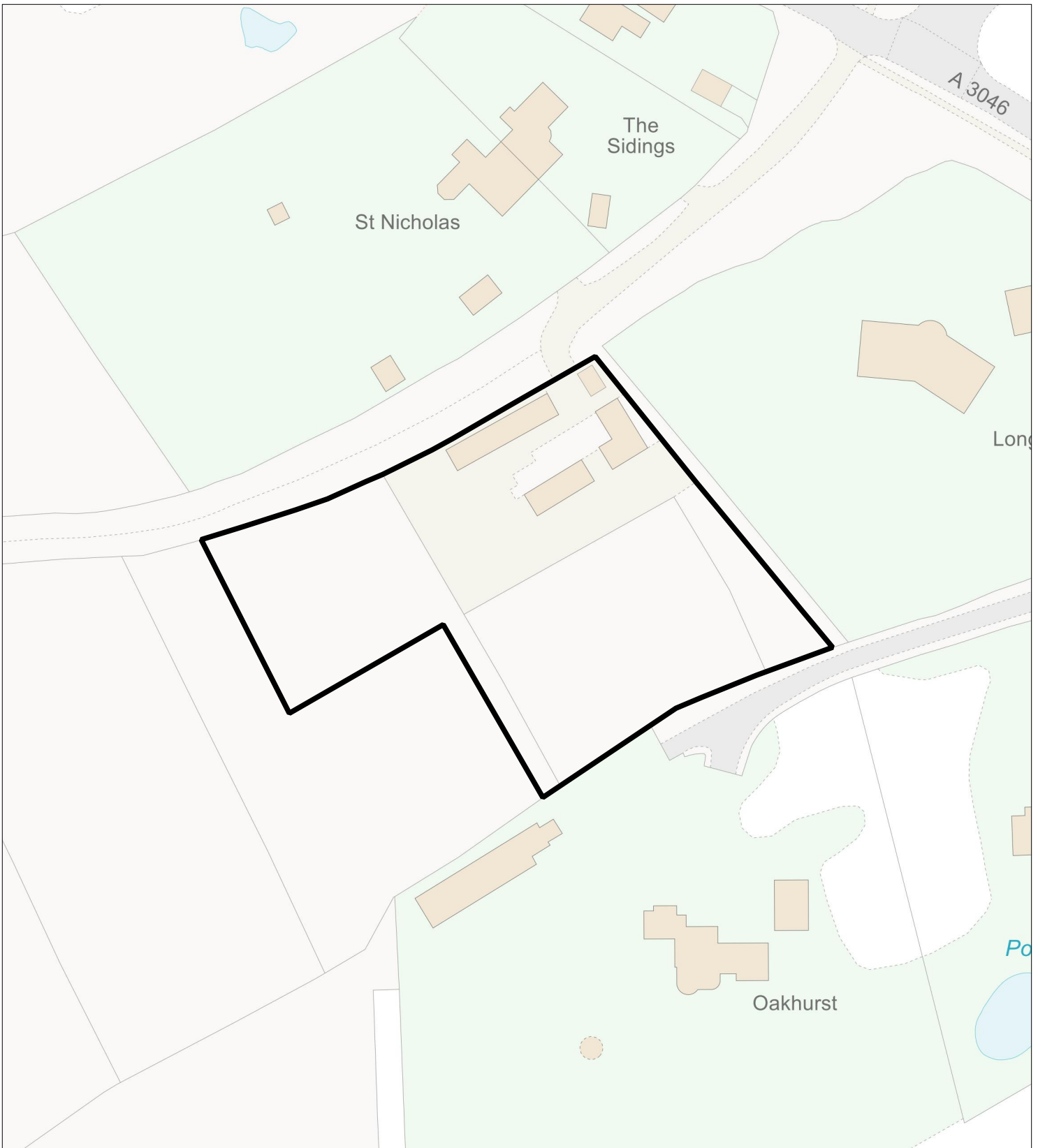
- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases

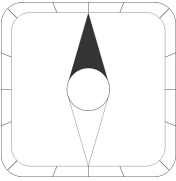
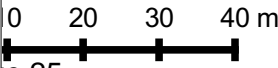

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users 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

11. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

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.



Title	Planning Applications		
Application number	17/0540	 	Scale @ A4 1:1,000
Address	LONGACRES, STATION ROAD, CHOBHAM, WOKING, GU24 8AX		Date 04 Jun 2018
Proposal	Renovation of the existing equestrian facility - the demolition of the existing stables and the construction of new stables and yard with associated accommodation.		
Version 3 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018 Author: DMD			

This page is intentionally left blank

17/0540 – TIFFANYS, STATION ROAD, CHOBHAM

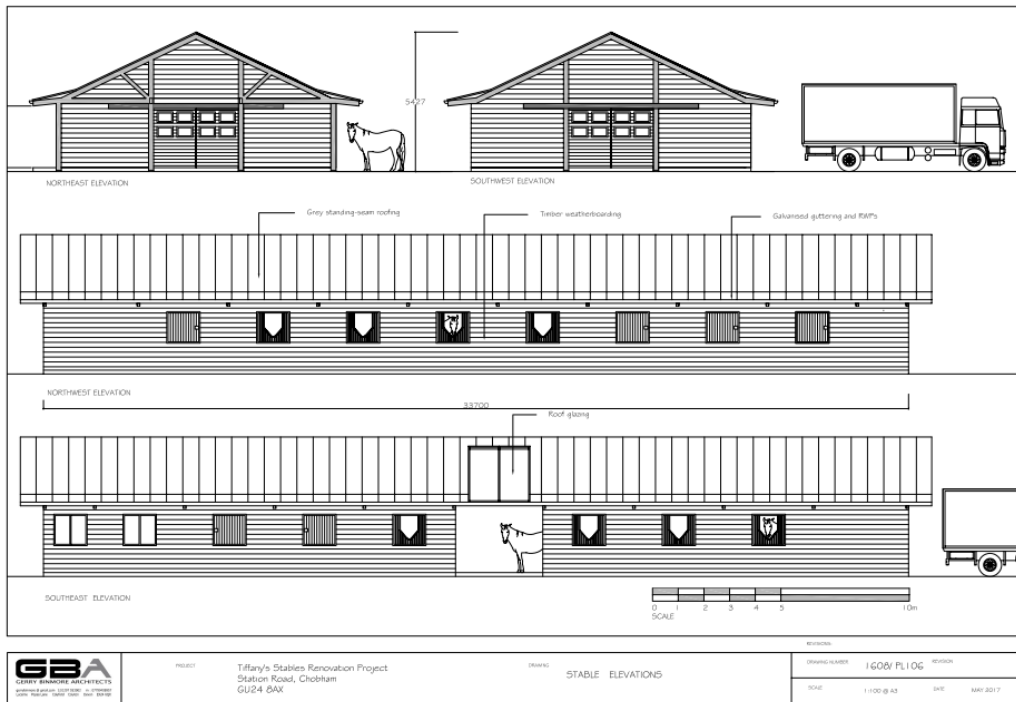
Location plan



Proposed site layout



Elevations



Site photos

Existing stables



View towards west of site



View towards south of site



This page is intentionally left blank

2017/0524

Reg Date 13/06/2017

Chobham

LOCATION: TIFFANYS (FORMERLY LONGACRES), STATION ROAD, CHOBHAM, WOKING, GU24 8AX

PROPOSAL: Erection of an indoor riding school. (Additional information recv'd 29/9/17 & 18/10/2017) (Amendment to Description - Rec'd 02/11/2017) (Amended info rec'd 06/11/2017) (Amended/Additional Plan and Change of Description - Rec'd 01/12/2017) (Additional information recv'd 05/04/2018) (Additional information recv'd 27/4/18) (Amended & additional plans rec'd 07/06/2018)

TYPE: Full Planning Application

APPLICANT: Mr & Mrs Burrell

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

UPDATE

- (i) This application was originally reported to the Planning Applications Committee meeting on 5 April 2018, where it was resolved by Members that this application was deferred to allow the submission of drainage details for consideration and a Member site visit. The application was then deferred from the 26 June committee because of an administrative error. The original committee report is provided at the end of this update.
- (ii) In relation to the required drainage details a drainage plan for the wider site, incorporating development under application SU/17/0540, has been provided for both applications which includes:
- a perforated drainage pipe to be provided within the outdoor school collecting surface water which flows through the outdoor school sub-base which connects to a pipework network including downpipes from the roof of the indoor school and stables which would flow towards the existing drainage ditch close to the north boundary of the application site (adjacent to Broadford Lane);
 - a sub-base for the outdoor school structure (development under application SU/17/0540); and
 - a twinwall 450mm drainage pipe from the boundary of Oakhurst to take surface water drainage from that site to connect to and flow north along an existing drainage ditch which links into the existing drainage ditch close to the north boundary of the site (adjacent to Broadford Lane).

These details would ensure that the surface water drainage from the application site, and any excess surface water drainage from Oakhurst would flow into the existing drainage network. These arrangements are considered to be acceptable to the Council's Drainage Engineer, subject to the provision by condition of additional details, e.g. levels and restriction control chambers at the pipework junction close to the pipework outlet towards the north boundary of the site.

- (iii) In addition, the applicant has provided the following amendments:
- the proposed indoor school has been provided with a hipped roof which has reduced the maximum height of the building from 6 to 4.8 metres in close proximity to the boundary with Oakhurst; and
 - further information from the applicant about the existing facility they rent elsewhere in the Borough.
- (iv) This amendment to the proposed development reduces the massing of the approved development and there are therefore minor benefits to the openness of the Green Belt. In addition, the proposal would be acceptable in terms of its impact on character and residential amenity, with noted improvements to the relationship with the reduction in maximum roof height close to the boundary with Oakhurst.
- (v) The applicant has confirmed that they currently rent a yard with a 16 stable facility which has a secure tack room, tea making area, small paddock, 20 by 40 metre outdoor area which is very wet in winter, and no indoor arena facility. The yard was leased because there was safe off road hacking available from the yard; but this is now not the case with country lanes and roads becoming increasingly unsafe, due to the volume of traffic (vehicles, cyclists and pedestrians). The existing facilities are inadequate for their needs. There are a number of livery yards in the Chobham area but none provide the facilities required for the specialised needs of the applicant.
- (vi) The changes above would lead to amendments to Condition 2 (to reflect the change to the approved drawings and, from the update, Condition 7 (to provide further details building upon the drainage scheme provided). These revised conditions will be provided on the update.
- (vii) As such, the application is recommended for approval.

ORIGINAL COMMITTEE REPORT PRESENTED TO THE PLANNING APPLICATIONS COMMITTEE ON 5 APRIL 2018 AND UPDATE (ANNEX 2) RELATED TO THAT MEETING

This application would normally be determined under the Council's Scheme of Delegation, however, it has been called in for determination by the Planning Applications Committee at the request of Cllr Tedder. This application should be read in conjunction with SU/17/0540 reported elsewhere on this Agenda.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site relates to a currently vacant equestrian centre within the Green Belt. The proposal is to provide a private indoor riding school building.
- 1.2 Noting the size of the proposed indoor school, the proposal would be harmful to the openness of the Green Belt and would therefore be inappropriate development.

However, very special circumstances for this indoor school exist including the need to provide this facility to support the training of elite equestrian horses and riders supporting outdoor recreation. The proposal is considered to be acceptable in Green Belt and character terms.

- 1.3 In addition, there are no objections raised on highway safety, ecology, flood risk or residential amenity grounds. The proposal is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to 0.1 hectares, but forms only a small part of a larger site of about 2 hectares, and is sited within the Green Belt to the east of the Green Belt settlement of Chobham. It is located on the south side of Station Road behind, but associated with, the residential dwelling, Tiffanys (formerly Longacres). Access to the site is either through the residential property or from an access road, an unadopted lane and bridlepath, running to the west of the residential property, Tiffanys.
- 2.2 The wider existing site comprises an existing vacant stable building with storage and a foaling box, located to the north east and paddocks to the south and west. The land is relatively open, but bounded by trees and other vegetation on most boundaries. The residential properties St Nicholas, St Nicholas Cottage and The Ridings lie to the north of the wider site and residential property, Tiffanys, with Oakhurst and Oriel Cottage to the south. The site falls within flood zone 2 (medium risk).

3.0 RELEVANT HISTORY

- 3.1 SU/82/0454 Replace existing stables and erect additional stables and associated buildings.

Approved in November 1982 and implemented.

Condition 3 of this permission limited the use of the buildings for the accommodation of horses kept incidental to the personal enjoyment of the applicant not used for livery or other commercial purposes.

- 3.2 SU/17/0540 Erection of replacement stables, along with the provision of a sand school and parking, following the demolition of existing stables. Application is being reported elsewhere on this Agenda.

4.0 THE PROPOSAL

- 4.1 The proposal is to provide a 40 by 20 metre indoor riding school building on a currently vacant equestrian site. The building would have a gable roof over to a height of 6 metres at the ridge, falling to 4.8 metres at the eaves. The building would be timber clad and located close to the south flank boundary, with Oakhurst, and would be located south west of the existing stables proposed to be redeveloped

as a new private equestrian centre with a sand school and replacement stables (as a part of application SU/17/0540).

- 4.2 Insufficient information had been originally provided by the applicant to support this application. The officer explored this with the applicant who has provided further justification. This justification includes evidence of the specific equestrian needs of the applicant and a letter has been received from the Sporting Excellence Programme Manager for British Showjumping. The application has also been supported by the previous site owner who has indicated previous unauthorised commercial uses/activities on the site which are given limited weight.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------------|---|
| 5.1 | County Highway Authority | No objections received. |
| 5.2 | Surrey Wildlife Trust | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |
| 5.3 | County Footpaths Officer (SCC) | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |
| 5.4 | Environment Agency | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |
| 5.5 | Chobham Parish Council | An objection is raised on residential amenity, character, Green Belt, flooding and highway safety. Concerns were also raised about its future commercial operation, impact on trees and established rights. |
| 5.6 | Council's Equine Adviser | No objections to the proposal on the basis that the proposal would support indoor training throughout the year to prepare for national and international competitions. |
| 5.7 | Local Lead Flood Authority | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, 16 representations raising an objection and no representations supporting the proposal had been received. The representations raising an objection raise the following issues:
- Objections to elements of the proposal under application SU/17/0540 [*Officer comment: These are not relevant to the current proposal and are addressed under that application*]
 - No safe highway access, particularly the moving of large trucks down an access road which is along a bridlepath, with an access onto Station Road and close to

the Sandpit Hall Road junction, with slow moving heavy vehicles being a danger to other road users. The bridlepath has no vehicular access [See paragraph 7.5]

- No legal right to use bridlepath for vehicular access [*Officer comment: This is not a planning matter*]
- Cumulative impact with the proposal under SU/17/0540 [See paragraph 7.3]
- Impact of the provision of two large riding schools instead of current position (two grazing horses) [See paragraph 7.3]
- The site falls within the floodplain [See paragraph 7.8]
- Lack of pre-app engagement by applicant [*Officer comment: There is no statutory duty to undertake such engagement*]
- The use for third party (commercial) uses as indicated in the planning statement [See paragraph 7.3]
- The impact of surface water run-off and existing ditches [See paragraph 7.3]
- Very little land would be available on the site for suitable pasture for turnout of the horses [See paragraph 7.3]
- The size of the development is out of proportion with nearby buildings [See paragraph 7.4]
- The development is very unneighbourly and intrusive [See paragraph 7.4]
- The loss of privacy from riders viewing into adjoining rear gardens [*Officer comment: This relationship currently exists and therefore no significant change is expected*]
- The amount of accommodation (along with the development under application SU/17/0540) is excessive for personal use [See paragraph 7.3]
- Does not comply with Policy DM3 [See paragraph 7.3]
- Application indicates a light industrial use on the site for which there is no planning history [*Officer comment: The site has been most recently used for equestrian purposes*]
- Current low level of use of stabling on the site [*Officer comment; This is noted. However, the site could accommodate six stables in the existing accommodation*]
- Traffic movements that would be generated by training of third party horses and riders [*Officer comment: This is a private equestrian centre only*]
- Impact on the bridlepath surface, which is a private unadopted lane [*Officer comment: This is not a material planning consideration*]

- Loss of amenity and endangering of walking groups/ramblers, horse riders, cyclists and dog walkers using the lane/bridlepath and disruption of access to dwellinghouse [See *paragraph 7.5*]
- Impact of size and scale of development on a quiet residential area with increased noise levels and disturbance [See *paragraphs 7.3 and 7.4*]
- Clarity of access required [*Officer comment: The access would be provided principally from Broadford Lane*]
- Grazing land does not meet the minimum 1 acre per horse requirement [See *paragraph 7.3*]
- The Footpaths Officer should be notified [*Officer comment: See paragraph 5.3 above*].

7.0 PLANNING CONSIDERATIONS

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

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

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

7.3 Impact on the Green Belt and local character

7.3.1 The proposal relates to the redevelopment of a site within the Green Belt. Paragraph 89 of the NPPF indicates that the construction of new buildings is inappropriate development with the exceptions including the appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case, of the five purposes set out in Paragraph 80 of the NPPF, the only relevant purpose is "*to assist in safeguarding countryside from encroachment.*"

7.3.2 The indoor school would provide a large building on the site which would spread development across the site in an area currently devoid of built form and would

have an adverse impact on the openness of the Green Belt. Although the proposed building is large, its design and construction is similar to other agricultural or equestrian buildings commonly found within the open countryside and Green Belt. The development would therefore impact on countryside encroachment and the impact on openness would result in inappropriate development.

7.3.3 The proposal would provide facilities to support outdoor recreation which on face value would not appear to be appropriate facilities, noting the scale of the proposed building and that it supports the use by the applicant and their daughter only. It would appear that these facilities would also be inappropriate in terms of its proposed use.

7.3.4 Paragraph 87 and 88 of the NPPF indicates that:

“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations.”

7.3.5 In support of this application and at the request of officers, the applicant has provided the following very special circumstances:

- the specific needs of the applicant and her daughter and their wider operation to train elite horses;
- the need to provide indoor training facility; and
- minimum size of indoor school.

The specific needs to train for national/international show jumping and dressage competitions

7.3.6 The applicant and their daughter have six horses; of which four are at competition level, and they have two further horses, one of which is retired from competitions. The applicant has trained horses for national and international level competitions for show jumping, cross-country and dressage; including eventing at the Badminton horse trials, Burghley, Windsor, Blenheim and Boekelo. The world number one eventer, Andrew Nicholson, and the Chef d'Equipe for the Gold Medal Olympic Dressage Team, Major Richard Waygood MBE, have ridden their horses for competitions. Deborah Burrell, the applicant, has ridden at national and international events. Chloe Burrell, the applicant's daughter, has also competed at national/international levels and is the current Junior National Dressage Champion. She has ridden in the Armed Forces show jumping team at the Royal Windsor Horse Show. The proposal also has the support of Corrine Bracken, the Sporting Excellence Programme Manager for British Showjumping.

Given the international level of competition and this importance, it is considered that this should be given greater weight.

The need to provide an indoor training facility

- 7.3.7 The applicant has advised that the training and keeping of elite horses needs specialist care and requires a good standard, and range of, facilities. In this respect, an indoor arena clearly helps support their training. Elite horses are naturally highly strung and skittish; and can be easily distracted or affected by poor weather conditions. To maintain their alertness and calmness, an indoor school has its benefits. In better weather conditions, the proposed outdoor arena can be used for show jumping but the indoor school would still be used for dressage. The arena would also be used during peak summer conditions to keep the horses cooler during training.
- 7.3.8 In addition, to keep such horses in best condition they need to be exercised a minimum of six days a week. They are also prone to injury and conditions need to be carefully monitored to reduce such risks. Horse injuries have serious implications for their competition value: for example ligament damage can put a horse out of competition for a year and knee injuries can mean the end of a competition career.
- 7.3.9 The Council's Equine Adviser has also indicated that the proposed indoor school will allow all-the-year round training for dressage competitions, and a smaller area for showjumping training. The applicant needs to continue training throughout the year to prepare for competitions and, in particular, her daughter when she is competing for the school (Gordon's School) or at national or international competitions.

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

The minimum size of an indoor school

- 7.3.10 The indoor school building, measuring 40 by 20 metres, which would allow both to train at the same time. This is the minimum size for an indoor school as recommended in the DEFRA Code of Practice and would allow use for show jumping or dressage and would limit the harm to horses from being ridden on tight turns.

This should be given significant weight.

Conclusion

- 7.3.11 For the above reasoning the proposal would represent inappropriate and harmful development in the Green Belt. However, in the officer's opinion, the combined arguments presented in paragraphs 7.3.5 - 7.3.10 above constitute very special circumstances to outweigh the identified harm. As such, no objections are raised on Green Belt policy grounds with the proposal complying with Policy DM3 of the CSDMP and the NPPF.

7.4 Impact on residential amenity

- 7.4.1 The nearest residential property is Oakhurst with the proposed building positioned close to a swimming pool building in the curtilage of this dwelling. The proposed building would be higher than this swimming pool building but it would not result in any significant loss of amenity noting the distance of the swimming pool from the

mutual boundary, the orientation of the building with its main windows in the elevation facing away from this mutual boundary and the level of separation to the dwelling within that plot. It is therefore considered that there would not be any significant impact on the amenity of the occupiers of this dwelling because of this relationship. The proposal is significantly set away from any other adjoining or nearby residential property to have any significant impact. No objections are therefore raised to the proposed development on residential amenity grounds complying with Policy DM9 of the CSDMP.

7.5 Impact on parking and highway safety

7.5.1 The parking arrangements are as existing (although it is noted that 8 parking spaces are proposed, as well as 3 lorry/horse box spaces for SU/17/0540). The proposal is proposed to be a private facility and, in itself, is not expected to material increase traffic movements. The County Highway Authority has raised no objections, indicating that *"the application [proposal] would not have a material impact on the safety and operation of the adjoining public highway."* The proposed development is considered to be acceptable on parking and highway safety grounds complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.6 Impact on trees

7.6.1 There are a number of trees on the site boundaries, or close to the site, but none of these trees are protected under a Tree Protection Order. However, the proposal would not result in any construction works for this development being undertaken within close proximity to major trees. The Council's Arboricultural Officer has raised no objections to the proposal on these grounds. As such, no objections are raised to the proposal on these grounds with the proposal complying with Policy DM9 of the CSDMP.

7.7 Impact on ecology

7.7.1 The current proposal has been supported by an ecological survey, which concludes that there were no protected species affected by the development. The comments are awaited for the Surrey Wildlife Trust and no objections are therefore raised on these grounds, subject to their comments.

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

7.8 Impact on flood risk

7.8.1 The current proposal provides development within Zone 2 (medium risk) of the floodplain. The development, as outdoor recreation, would be defined as "water-compatible" development by the PPG; such development is considered to be appropriate in such locations. However, the comments of the Environment Agency are awaited and subject to their comments, no objections are raised on these grounds, with the proposal complying with Policy DM10 of the CSDMP.

8.0 CONCLUSION

- 8.1 The proposed development is considered to be inappropriate development in the Green Belt. Very special circumstances have been put forward by the applicant which have been considered cumulatively to provide significant benefits which outweigh the harm the development would have on the Green Belt. The proposal is also acceptable in terms of its impact on character, trees, residential amenity, ecology, flood risk, parking and highway safety. The application is therefore recommended for approval.

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

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

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

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

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

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

2. The proposed development shall be built in accordance with the following approved plans: 1608/PI101, 1608/PI104 and 1608/PI108 received on 1 June 2017 and 1608/PI102 Rev. B received on 6 November 2017; unless the prior written approval has been obtained from the Local Planning Authority.

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

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

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

4. The development hereby permitted shall only be used as an indoor riding school to support the private stabling of horses on the wider site, outlined in blue on the site location plan, and shall not be used for any livery or other commercial purposes.

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

This page is intentionally left blank

5 April 2018

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
6 Page 67	17/0524 Tiffanys, Station Road, Chobham	GRANT subject to conditions

The Surrey Wildlife Trust has raised no objections to the proposal.

The Council's Arboricultural Officer has formally raised no objections.

The Council's Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [see *Condition 7 below*]
- Material increase in traffic on bridleway [see *Paragraph 7.5 of the officer report on the agenda*]
- Request moving the riding school [Officer comment: *The relationship of these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation, further representations (from previous respondents) have requested the following conditions/limitations:

- Safe access to the bridleway at all times [Officer comment: *This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [Officer comment: *This is not a material planning consideration and the bridleway is outside the red line application site*]
- No operation of megaphones or loudspeakers [Officer comment: *It is not considered that the proposal, being a private equestrian operation requires this level of control. If there were any future concerns this could be considered under Environmental Health legislation*]
- No burning of material from the demolition process [Officer comment: *See proposed Condition 5 below*]
- Tree Preservation Order for the retained oak at the site entrance [Officer comment: *This is a matter for the Council's Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

During further consideration of the application and concerns about the retention of the building beyond the cessation of the specialised nature of its proposed use, it is considered prudent to grant a five-year limited period permission so that the need for the building can be reviewed at that time.

PROPOSED CONDITIONS

5. No development shall take place until a Method of Construction Statement, 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases

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

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users 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.

6. The permission shall be for a limited period expiring on the 6 April 2023 when the building and works hereby permitted shall be removed and the land reinstated, to the reasonable satisfaction of the Local Planning Authority

Reason: In order to maintain control over the development, to review the specialised need for the development and to protect the openness of the Green Belt and to comply with the National Planning Policy Framework.

7. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

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.

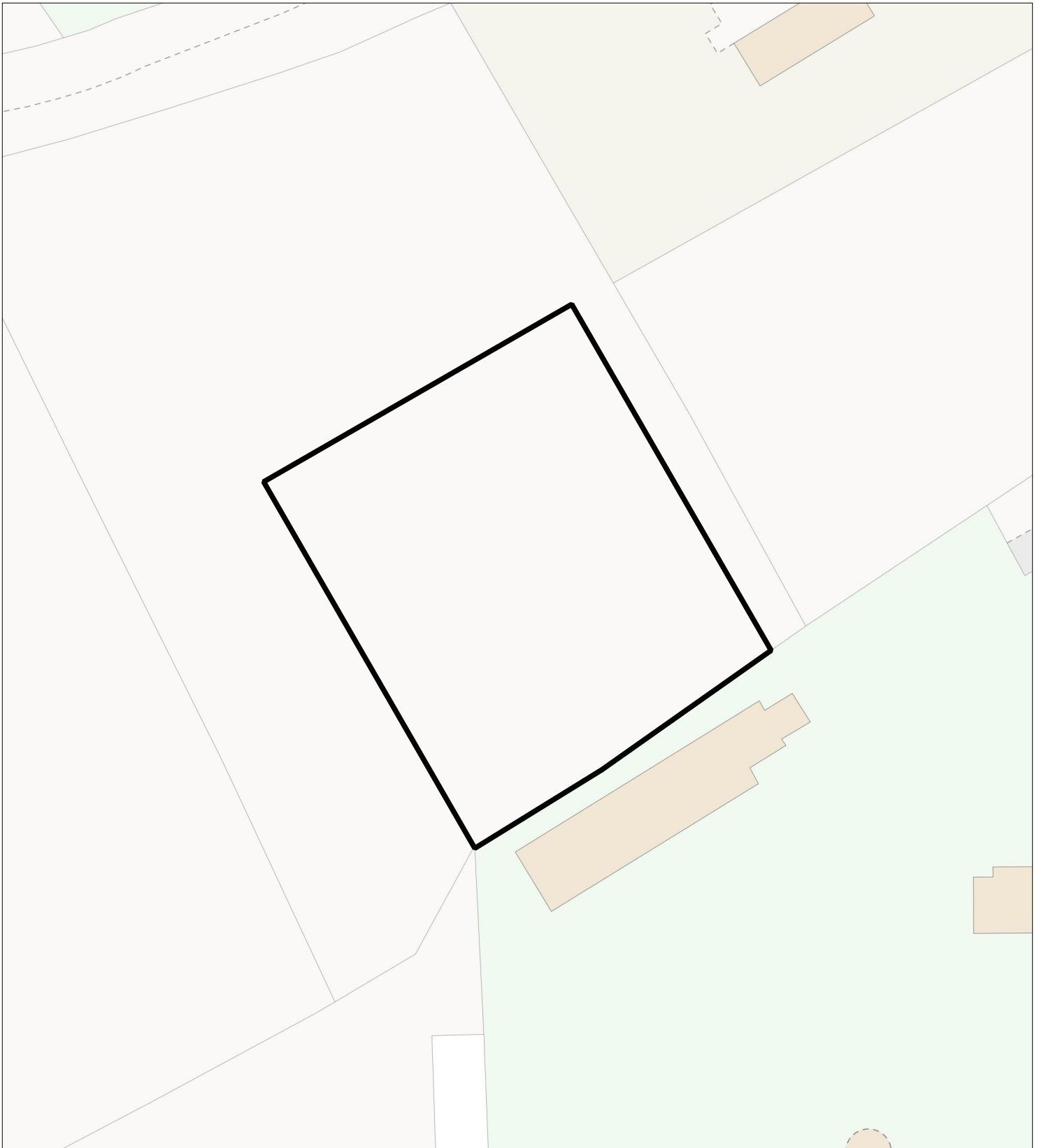
8. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital 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 any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

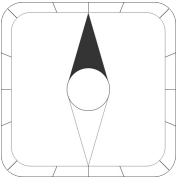

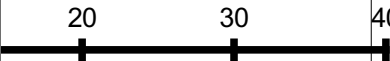
Reason: To preserve and enhance the visual amenities of the locality in accordance with

Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. Details of the recommended further works set out in Paragraph 7.3 of the preliminary Ecological Appraisal by Drummond Ecology shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to any site clearance or demolition works relating to the development hereby approved.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

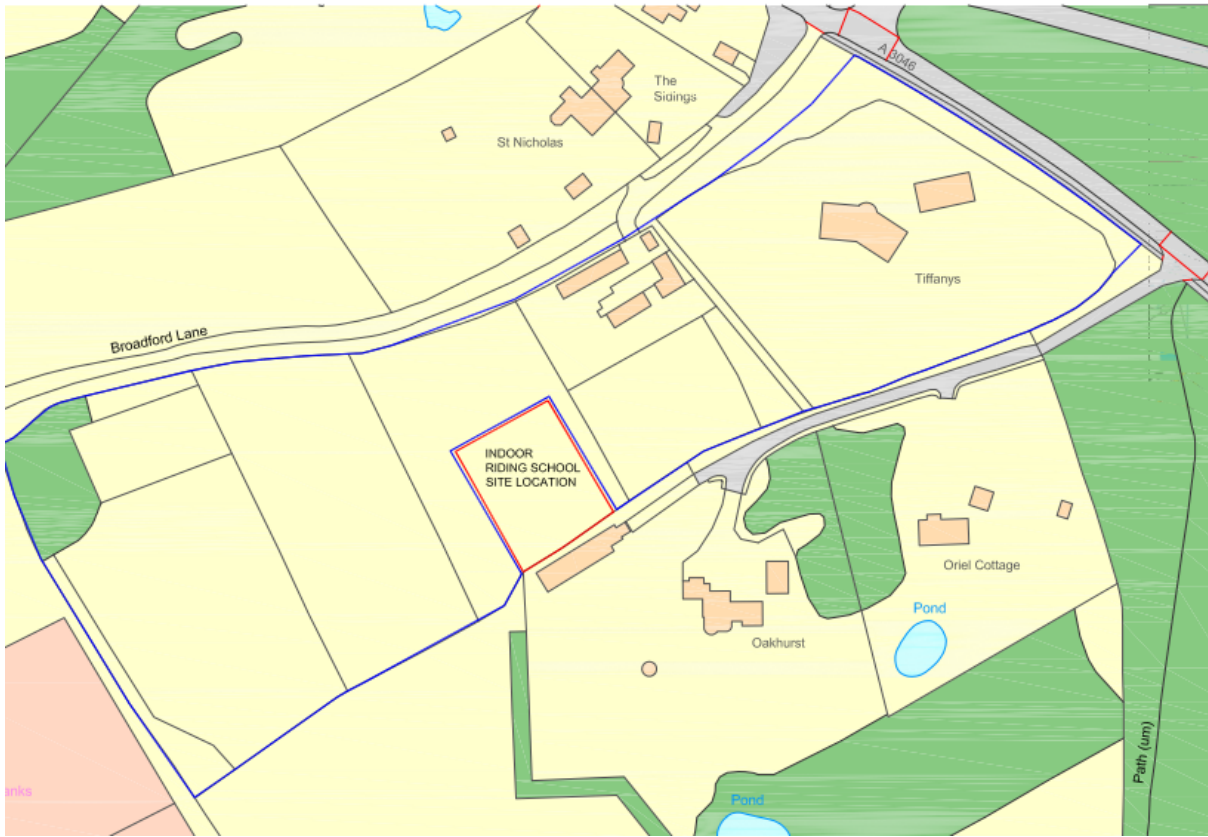


Title	Planning Applications			
Application number	17/0524		Scale @ A4	1:500
Address	LONGACRES, STATION ROAD, CHOBHAM, WOKING, GU24 8AX		Date	04 Jun 2018
Proposal	The construction of a new Indoor Riding School			
				
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018		Author: DMD

This page is intentionally left blank

17/0524 – TIFFANYS, STATION ROAD, CHOBHAM

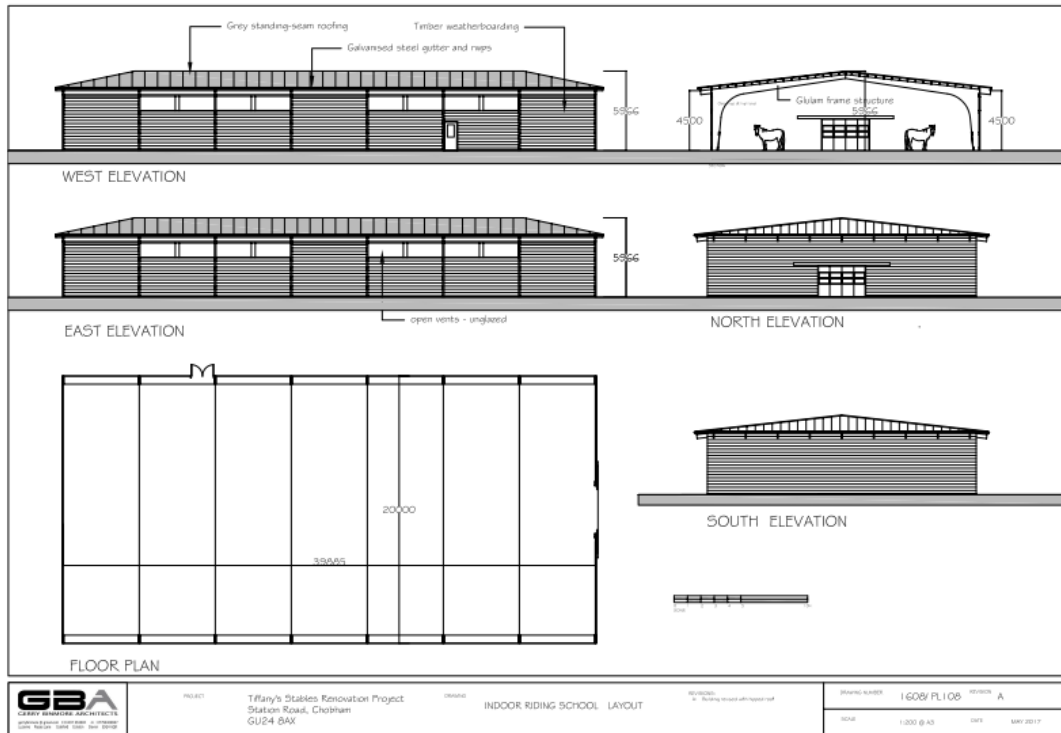
Location plan



Proposed site layout



Elevations and floor plan



Site photos

Existing stables



View towards west of site



View towards south of site



This page is intentionally left blank

2018/0338

Reg Date 23/04/2018

St. Michaels

LOCATION: THE MANOR, 30 SOUTHWELL PARK ROAD,
CAMBERLEY, GU15 3QQ

PROPOSAL: Variation of Condition 1 of Permission SU/15/0494 to allow
an increase in the number of children in attendance at the
nursery school from 12 to 15.

TYPE: Relaxation/Modification

APPLICANT: Mr & Mrs Sanderson
Manor Montessori Nursery

OFFICER: Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor McClafferty on the grounds of noise/parking impact on neighbours.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application relates to a mixed pre-school nursery/residential property within the settlement of Camberley. The proposal seeks consent for the variation of Condition 1 of planning permission SU/15/0474 to allow for an increase in the number of children attending the pre-school nursery from 12 to 15.
- 1.2 The report concludes that it has been demonstrated that the increase in children from 12 to 15 can be accommodated without having an adverse impact on local character, residential amenity or highway safety. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on the north side of Southwell Park Road between the junctions with Grand Avenue and France Hill Drive within the settlement of Camberley. The site lies west of the Camberley Town Centre falling within the Edwardian Mosaic character area as defined within the Western Urban Area Character SPD 2012.
- 2.2 The application site is rectangular in shape and sits on a plot of approximately 430 square metres. The site benefits from an extended detached two-storey dwelling with roof space accommodation set back between 8 and 9 metres from the front boundary. In front of the building is a hard surfaced parking accommodating up to three vehicles. To the rear of the building is a garden area of approximately 180 square metres.

- 2.3 The site directly adjoins another residential property to the east, 28 Southwell Park Road, with the London Road Recreation Ground and residential garden areas to the north. To the west the site adjoins tennis courts within the London Road Recreation Ground. Opposite the application site, to the south, lies the guest house, 17 Southwell Park Road, and the New Apostolic Church.
- 2.4 The application site is lawfully in mixed use as a dwellinghouse (Class C3) and a nursery for 12 children. It is noted that at the time of the site visit the nursery was being used at capacity and at a time when 6 children were playing in the rear garden.

3.0 RELEVANT HISTORY

- 3.1 SU/06/0591 - Change of Use of property to use as a child minders for up to 12 children

Refused 29/03/2007 on the basis of the impact of the intensification of use of the site on noise and disturbance detrimental to residential amenities and the impact of a lack of parking and/or drop-off area causing nuisance and disturbance to other road users.

- 3.2 SU/11/0794 – Application for a Change of Use to allow for the mixed use of dwelling to allow part use as a nursery for up to 6 children.

Approved 18/01/2012.

- 3.3 SU/13/0200 - Variation of Condition 2(a) of planning permission SU/11/0794 to allow for an increase in the number of children in attendance at the nursery school to increase from 6 to 9 children.

Approved 20/05/2013.

- 3.4 SU/14/0333 - Variation of Condition 2(a) of planning permission SU/11/0794 to allow for an increase in the number of children in attendance at the nursery school from 9 to 12 (pursuant to SU/13/0200 which allowed the increase of children from 6 to 9).

Approved 09/06/14 for a temporary period to allow opportunity to assess the impacts of 12 children at this site for a limited 12 month period.

- 3.5 SU/15/0474 - Variation of Condition 2(a) of planning permission SU/11/0794 to allow for an increase in the number of children in attendance at the nursery school from 9 to 12 (pursuant to SU/13/0200 which allowed the increase of children from 6 to 9).

Approved 24/07/15.

- 3.6 SU/16/0172 – Variation of Condition 1 of planning permission SU/15/0494 to allow an increase in the number of children in attendance at the nursery school from 12 to 15.

Refused 01/07/2016 for the following reason:

“It has not been demonstrated that the intensification of the use of the site, in particular the noise generated within the garden area, that would result from this proposal could be accommodated without detriment to the residential amenities of the occupiers of adjoining residential properties. Moreover, the proposal would result in an intensification of the movement of traffic which would cause disturbance, be unneighbourly and harmful to the residential amenities of the adjoining residential properties. As such, the proposal would fail to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

4.0 THE PROPOSAL

- 4.1 The application seeks to overcome the reason for refusing application SU/16/0172 and is for consent for the variation of Condition 1 of planning permission SU/15/0474 to allow for an increase in the number of children in attendance at the nursery school from 12 to 15.
- 4.2 The proposed increase in children will not require an additional member of nursery staff, having a total of four members of staff, one of whom is the householder. The application proposes the retention of the residential accommodation on the first floor and roof area. There are no changes proposed to the hours of attendance which are currently between 07:30 and 18:30 Monday to Friday with no attendance on Saturdays or Sundays, or Public Holidays, and operate for 48 weeks in a calendar year.
- 4.3 As summarised below, the applicant's planning statement sets out the need for the proposed increase in children at the nursery and measures proposed to reduce the impact when compared with the existing arrangements:
- The nursery has been run for 12 children since July 2014, but was closed between April 2015 and May 2016 due to a fire and subsequent restoration;
 - SCC (Early years and Childcare Service) wish the nursery to allocate more places to meet a particular social need from low income families;
 - SCC (Free Early Education for Two Year Olds) Co-ordinator indicate that SCC has a duty to ensure sufficiency of places for two year olds from families who meet the criteria for funding;
 - Predicted numbers from local wards is high and early years' providers are being approached in order to develop additional places for two year olds;
 - Government education funding has doubled for 3 to 5 year olds funding from 15 to 30 hours a week, increasing demand for pre-school nursery use;

- There is currently a shortfall of places for very young children and an unmet demand for nursery and childcare places (as verified by the SCC Early Years Childcare Officer);
- One out of four staff arrive by car;
- Of the most recent survey of 5 February 2018, 6 out of the 10 children at the nursery that day came in 5 vehicles; with 3 parking at staggered times on the drive of the application property and 2 parking in parking bays on the highway;
- The on-street parking survey confirmed an average availability of 9 spaces within the parking bays on the highway; and
- The staggered/limited use of the rear garden for outdoor play to reduce noise and disturbance (see paragraph 7.4 below).

4.4 The applicant has also provided on-street parking and drop-off/pick-up surveys as well as a noise impact assessment to support this application. These surveys and report are assessed further below.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Environmental Officer No objections.
- 5.3 Surrey County Council Early Years Childcare Service No comments.

6.0 REPRESENTATION

- 6.1 At the time of the preparation of this report 8 letters of objection and 21 letters of support have been received.
- 6.2 The objections raises the following concerns:
- Significant increase in noise and disturbance in the garden area [See *Paragraph 7.4*]
 - Unsafe access to drive due to inconsiderate/bad parking in front of application site [See *Paragraph 7.6.2*]
 - Survey date for noise assessment (1 February 2018) is not a “typical” day for the survey [See *Paragraphs 7.4 and 7.5*]

6.3 The representations in support make the following comments:

- Live opposite the site and never experienced noise or traffic problems
- Staff apply strict rules apply for outside play – only two visits to the garden per day (between the hours of 10 and 11am and 2 and 3pm) and restricted to 6 children at any time which is monitored by CCTV cameras (under OFSTED regulations and own policies and procedures)
- Use of local parks can occur during summer months instead of rear garden
- No objections from the County Highway Authority and traffic and drop off/pick up surveys have been carried out
- Noise report has been provided working in close liaison with the Council's Environmental Health Officer.

7.0 PLANNING CONSIDERATION

7.1 The application site is located within the settlement area of Camberley as identified by the Surrey Heath Core Strategy and Development Management Policies 2012 and would be assessed under Policy DM9, DM11, DM13 and DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) along with the principles contained within the National Planning Policy Framework 2012. (NPPF). Advice within the Planning Practice Guidance (PPG) and the Western Urban Area Character Supplementary Planning Document 2012 (WUAC) are also a material consideration.

7.2 When assessing the previously refused proposal SU/16/0172, the concerns solely concentrated on the impacts on the residential amenities of adjoining residential properties. There were no objections raised on the following grounds:

- The principle and need for the development;
- Impact on character; and
- Impact on highway safety.

There has been no significant change in circumstance since the previous refusal and therefore there are no objections to this identical proposal on these grounds.

7.3 Having regard to the above, it is considered that the main issues to be addressed are:

- Impact of on-site noise on residential amenity; and
- Impact of traffic movements on residential amenity.

7.4 The impact of on-site noise on residential amenity

- 7.4.1 Policy DM9 of the Core Strategy advises that development will be acceptable where it provides sufficient private and public amenity space and respects the amenities of occupiers of neighbouring property and uses.
- 7.4.2 The application site is bounded to the eastern flank by the residential curtilage of No.28 Southwell Park Road and there are also residential curtilages beyond to the rear of the site fronting Grand Avenue and ancillary areas associated with the recreation ground. The nearest residential dwelling, 28 Southwell Park Road, adjoins the application site to the east side and part of the rear. The residential dwellings on Grand Avenue are sited to the north located 37 metres at their closest points.
- 7.4.3 The concerns raised on noise and disturbance to the refused scheme under SU/16/0172 related to the use of the rear garden for play and this impact on the amenities of the residents at 28 Southwell Park Road. The applicant's planning statement has indicated that currently children use the rear garden in two groups of 6 (providing thirty minutes outdoor play per group); and, the proposal would result in the use of the garden in three groups of 5 (providing twenty minutes outdoor play per group). This means that the rear garden will still only be used for a maximum of two hours per day with less children using this garden at any one time. As such, it is considered that this is an improvement over the existing situation.
- 7.4.4 The noise assessment has indicated that increasing the number of children at the nursery, as proposed, would more generally lead to an increase in noise of 1 dB, which would not be perceptible to the human ear.
- 7.4.5 The Senior Environmental Health Officer has indicated that the noise levels will not exceed internal or external limits under the British Standard and this assessment has been undertaken on the basis of no more than six children playing in the garden at any one time. As it is the intention to permit no more than five children playing in the garden at one time, a further reduction in noise impact is envisaged. No objections have been raised by the Senior Environmental Health Officer, on the basis of limitations on outdoor play in the rear garden to be for no more than two hours a day and no more than five children at any one time.
- 7.4.6 It is therefore considered that the increased use from this proposal would not have a significantly harmful impact to the amenity enjoyed by the occupiers of adjoining residential properties. The proposal is therefore considered to comply with Policy DM9 of the CSDMP and the NPPF.

7.5 Impact of traffic movements on residential amenity

- 7.5.1 During the consideration of application SU/16/0172, concern was also raised to the noise and disturbance from the comings and goings at the front of the application property, including parking and traffic movements, associated with the increased nursery provision. It is acknowledged that Southwell Park Road is a well used road serving as an access route, and is located close to Camberley Town Centre.

The noise survey has confirmed the limited impact this proposal would have on existing levels of noise and disturbance, and the Senior Environmental Health Officer confirms that this impact would be hardly noticeable from nearby residential properties, noting the level of traffic use on this highway and the level of background noise from this location.

7.5.2 As such, it is therefore considered that the increased comings and goings at the site resulting from this proposal would not have a significantly harmful impact to the amenity enjoyed by the occupiers of adjoining residential properties. The proposal is therefore considered to comply with Policy DM9 of the CSDMP and the NPPF.

7.6 Other matters

7.6.1 The provided drop-off and pick up surveys indicate that 40% of children arrive by foot/buggy and 60% by car. The on-street parking survey carried out during the drop-off and pick-up periods demonstrate that there is sufficient spare capacity to accommodate any additional parking that may occur as a result of the proposal. The site's sustainable location is also noted being close to Camberley Town Centre and public transport links.

7.6.2 The County Highway Authority has reviewed this current proposal and, in the light of the surveys provided with this application, raises no objection to the proposal indicating that the increase in trips generated by the proposal is not likely to have a significant impact on the public highway. The proposed development therefore complies with Policy DM11 of the CSDMP.

7.6.3 Paragraph 72 of the NPPF indicates that great importance is attached to ensure that sufficient choice of school places is available to meet the needs of existing and new communities and Councils should give great weight to the need to create, expand and alter schools. The need for the facility is outlined at paragraph 4.3 above and it is clear that the proposal would assist in meeting an unmet demand for such nursery accommodation in this area.

7.6.4 The proposal results in a replacement planning permission and, due to more recent case law, it is incumbent upon the Local Planning Authority to review the conditions on the original planning permission SU/11/0794 to review the need to delete or re-apply these conditions (either in the same or an amended form). It is noted that this has not been undertaken for earlier variations of condition applications (including SU/15/0474) which predates this case law. However, in this case, only Condition 3 (provided in accordance with the approved plans) needs to be re-imposed with the time limit condition to commence the use (Condition 1) already complied with.

8.0 CONCLUSION

8.1 There is a clear unmet need for child places for childcare within the local area and it is acknowledged that the proposal would assist in meeting this demand. In addition, there are no objections to the proposal on character grounds and highway safety. Whilst the proposal will intensify the use of the premises, it has been demonstrated that this increase in activity can be accommodated without detriment to residential amenity. As such, the reasons for refusing 16/0172 are overcome and this application is recommended for approval, subject to conditions.

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

9.1 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

APPROVE

1. (a) The total number of children attending the day nursery shall not at any time exceed 15 children. (b) The hours of attendance shall be between 07:30 and 18:30 on Monday to Friday only. (c) There shall be no attendance on Saturdays or Sundays, or Public Holidays. For the avoidance of doubt 'Public Holidays' include New Year's Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: To retain planning control over the use now permitted and in the interests of residential amenities and highway safety and to comply with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

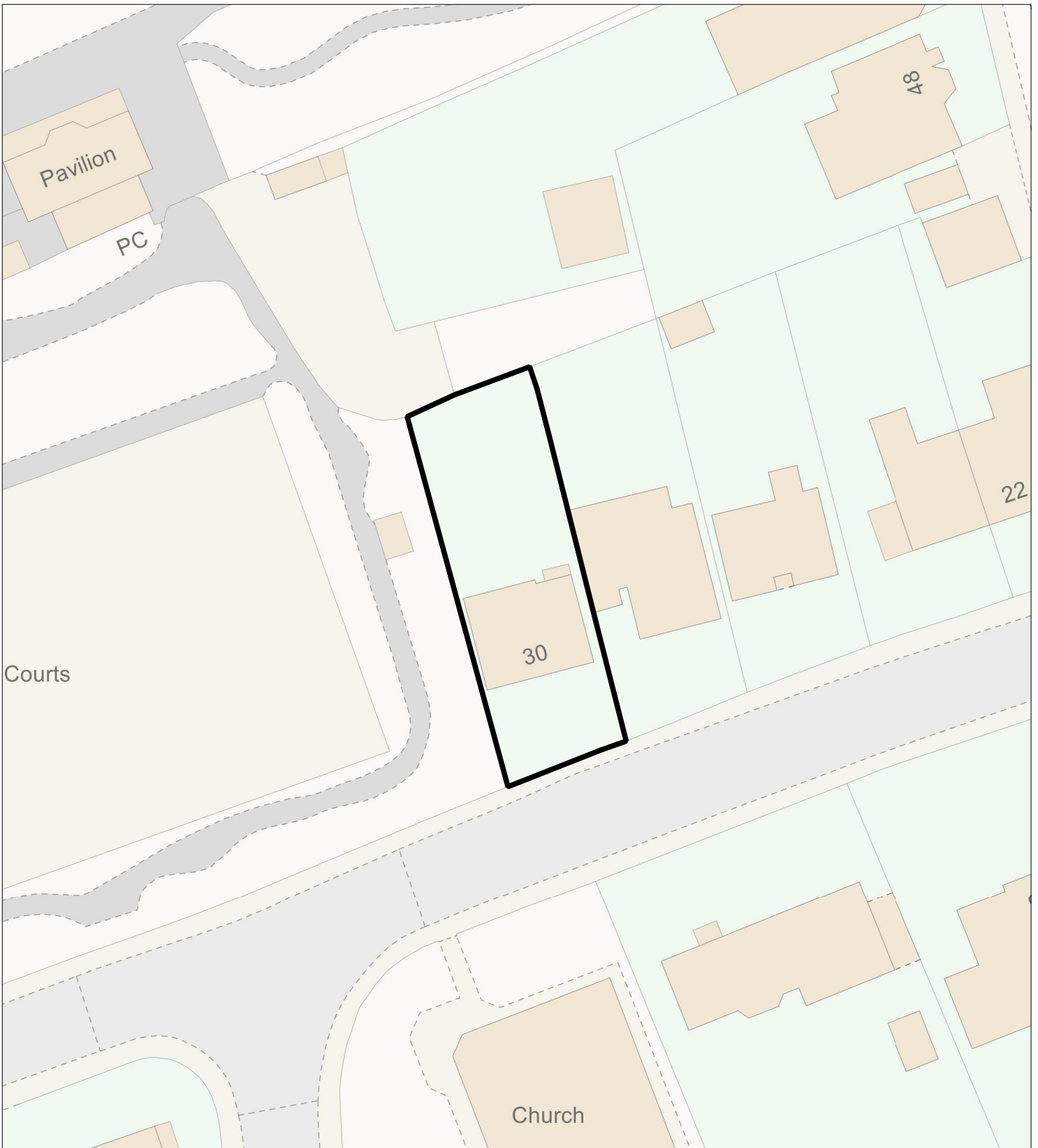
2. The development hereby permitted shall be carried out in accordance with the approved plans 206/01, 206/02, 206/04, 206/05 and 206/06 as provided for planning permission SU/11/794, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in CLG Guidance on 'Greater Flexibility for Planning Permissions' (2010).

3. There shall be no more than two hours a day outdoor play with no more than five children at any one time in the rear garden of the application property connected to the use as a pre-school nursery unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To retain planning control over the use now permitted and in the interests of residential amenities and highway safety and to comply with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

This page is intentionally left blank

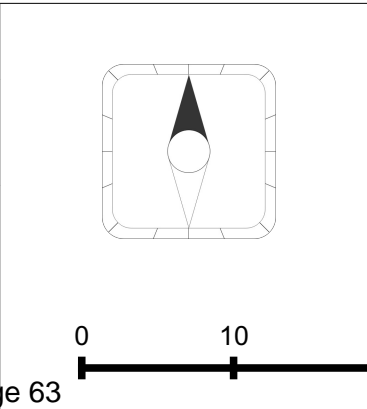


Title	Planning Applications
--------------	-----------------------

Application number	18/0338
---------------------------	---------

Address	THE MANOR, 30 SOUTHWELL PARK ROAD, CAMBERLEY, GU15 3QQ
----------------	---

Proposal	To increase the maximum number of children in attendance at the Nursery from 12 to 15
-----------------	---



Scale @ A4	1:500
-------------------	-------

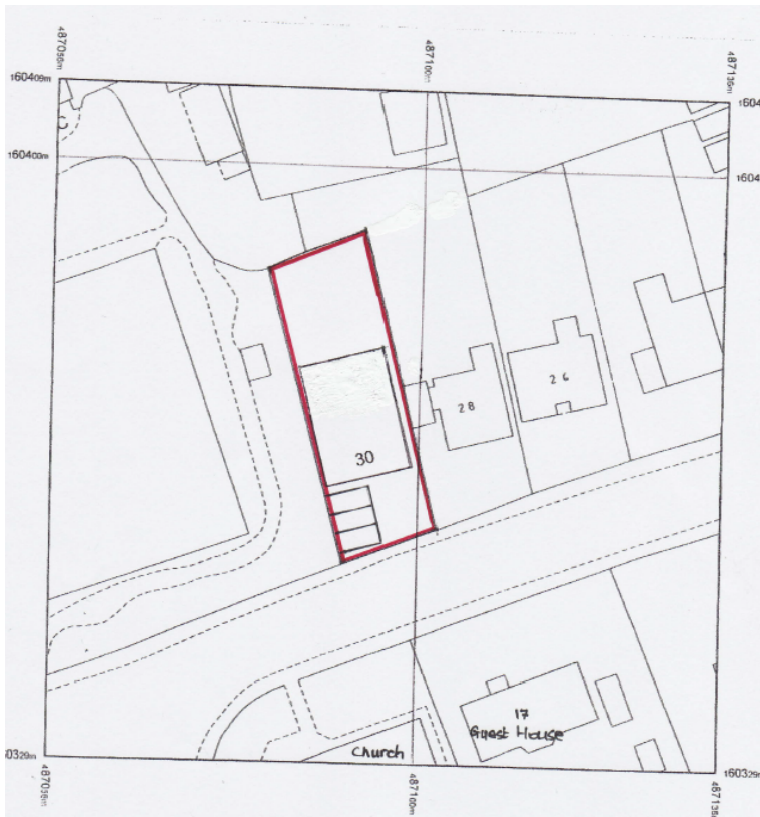
Date	28 Jun 2018
-------------	-------------



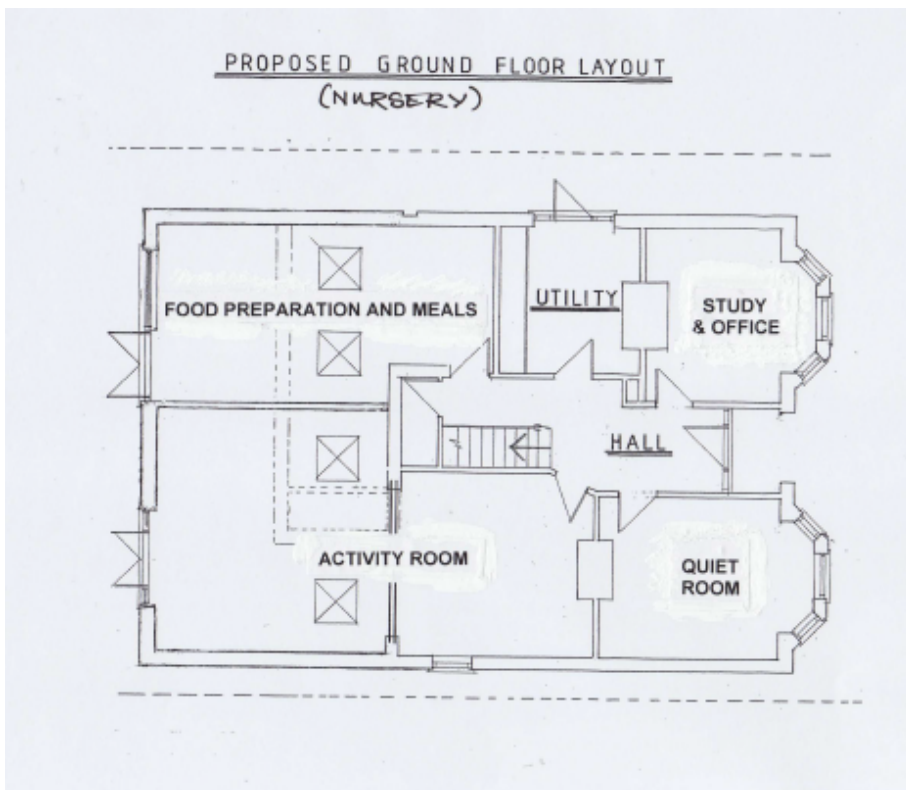
This page is intentionally left blank

18/0338 – THE MANOR, 30 SOUTHWELL PARK ROAD, CAMBERLEY

Block plan



Approved ground floor layout



Site photos

Existing property



Rear garden



2017/0929

Reg Date 12/10/2017

Lightwater

LOCATION: 38 GUILDFORD ROAD, LIGHTWATER, GU18 5SN
PROPOSAL: Variation of Condition 4 of planning permission SU/12/0766 (relating to the erection a two storey rear/side extension) to alter the use of the dance studio for up to 12 Sundays in any calendar year.
TYPE: Relaxation/Modification
APPLICANT: Mrs Terri Bowen
OFFICER: Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Cllr Winterton due to the impact of the proposal on residential amenity and traffic.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application relates to a dance studio in the settlement of Lightwater. The dance studio was limited by Condition 4 of planning permission SU/12/0766, to the use on three Sundays in any calendar year. The current proposal is to vary this condition to extend this use to twelve Sundays in any calendar year.
- 1.2 With no objections to the proposal on character, residential amenity of highway safety grounds, the proposal is considered to be acceptable.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the east side of Guildford Road, accessed off a slip/service road close to the roundabout junction with Broadway Road. The site is a former police office converted to provide two dance studios at the site with associated accommodation and parking to the front of the site.
- 2.2 The site is surrounded by residential properties with 40 Guildford Road to the north flank, 36 Guildford Road to the south flank and 17-21 Meadowbank Road to the rear. 21-29 Guildford Road lie opposite the site, on the west side of Guildford Road.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/12/0766 – Change of use of building from police office (Class B1a) to dance studio (Class D2) and erection of two storey side/rear extension. *Approved in March 2013 and implemented.*

Condition 4 of this permission states:

The dance studios may be only used for the purposes of dance classes and exams during the hours of 09:00 and 21:00 hours from Mondays to Fridays, 09:00 and 18:00 hours on Saturdays and on no more than three Sundays within any calendar year during the hours of 09:00 and 18:00 hours on Sundays and at no time on Public Holidays. For the avoidance of doubt, Public Holidays include New Year's Day, Good Friday, Easter Monday, all Bank Holidays, Christmas Day and Boxing Day.

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

4.0 THE PROPOSAL

4.1 The proposal is to seek the variation to condition 4 of planning permission SU/12/0766 to allow the use of the dance studio for dance classes and exams for 12 Sundays in any calendar year.

4.2 The applicant has confirmed that the need for the increase in the use is because:

- The original intention of the use, on three Sundays in a calendar year, related to holding exam sessions for the time period as approved (09:00 to 18:00 hours). This use is still needed;
- Nine further Sundays are required on a more limited private (one-to-one) tuition which can include assistance with practice and preparation for dance festivals and competitions and local, regional and national levels. The applicant has confirmed that, for these Sundays, more limited time period is required (09:00 to 13:00 hours).

The applicant has also confirmed that the proposal is not seeking to add further regular classes (which are provided principally on Saturdays).

5.0 CONSULTATION RESPONSES

- | | | |
|-----|---------------------------|---|
| 5.1 | County Highway Authority | No objections. |
| 5.2 | Environmental Health | No objections (see paragraph 7.7). |
| 5.3 | Windlesham Parish Council | Objection – there are known parking issues with the site and to allow additional opening hours would cause disturbance for residents. The Parish Council Committee felt that residents should be afforded quiet enjoyment on Sundays as the dance studio is in use 6 days a week. |

6.0 REPRESENTATION

6.1 At the time of preparation of this report, 14 representations of objection have been received raising the following objections:

- Noise and disruption [*See paragraph 7.7*]
- Isn't Sunday meant to be a day of rest? [*See paragraph 7.7*]
- This could lead to further requests for relaxation/modification of this condition [*Officer comment: This application has to be determined on its own merits*]
- Disruption from increased traffic and activity from drop-off/pick-up and inconsiderate parents (engines left running, car doors banging, car radios) [*See paragraph 7.4*]
- Windows and door left open during classes causing noise and disturbance [*See paragraph 7.7*]
- Use of premises for yoga and keep fit – against limitations of original permission [*Officer comment: This is noted and as been passed on to the Corporate Enforcement team to investigate*]
- Loss of peace at the weekend [*See paragraph 7.7*]
- When approved as a dance studio, insufficient attention was given to the problems of parking and traffic flow in and out of the slip road. The concerns of local residents have been borne out [*See paragraph 7.8*]
- On-site parking is insufficient for the volume of visitors [*See paragraph 7.8*]
- Current proposal would exacerbate current traffic problems [*See paragraph 7.8*]
- In the summer months, the windows are left open and the volume of music can be heard along with singing/cheering and leading/tap classes – can the windows be closed and air conditioning provided to lessen the noise pollution? [*See paragraph 7.7*]
- Extension constitutes an overdevelopment of the site and further extension without additional on-site parking will only exacerbate the traffic problem [*Officer comment: The extension was approved and built under the earlier permission SU/12/0766*]
- Local parking problems have been made worse by the opening of the Lightwater care home which has inadequate on-site parking [*See paragraph 7.8*]
- Blocking of driveways to other properties on slip road [*Officer comment: This would be a police matter*]
- Noise from children playing in the rear garden in the summer [*See paragraph 7.7*]

- Use of local parking (e.g. at All Saints Church) does not appear to have occurred [See paragraphs 7.4 and 7.8]
- Damage to public highway, both roads and pavement, (which will not be repaired by the Council) [*Officer comment: The damage and repairing of the public highway network is a County matter and not a reason to refuse this application*]
- Inconsiderate parking partly on the pavement leaving less room for pedestrians [See paragraph 7.8]
- Original conditions on the permission have not been complied with i.e. provision of an annual traffic report and limiting to 3 Sundays a calendar year [See paragraph 7.4]
- Noise from parties in the rear garden, including one event which went on into the evening [See paragraph 7.7]
- The dance school do not seem to make an attempt to work with neighbours on parking/traffic issue [See paragraphs 7.4 and 7.8]
- Blocking of turning facility by parking at the southern end of the service road [See paragraph 7.7]
- Very little time between classes resulting in different classes arriving and departing at the same time [See paragraphs 7.3., 7.4 and 7.8]
- Impact of proposed opening hours (09:00 to 18:00 hours when local supermarkets operate shorter hours (10:00 to 16:00 hours) [See paragraph 7.7]
- Unfair notification process when some local residents were not notified but others further away in Hampshire and Middlesex were notified [*Officer comment: The statutory requirement is to notify owners/occupiers of adjoining properties only i.e. those properties with a boundary with the application site or those properties lying opposite the site. In this case, all of those who made any comments on the earlier application were notified about this proposal*]
- The condition was imposed to give residents relief from the disruption of the dance studio on a Sunday [See paragraph 7.7]
- Drivers attending/dropping off at the school take the easy option and park where and when it pleases them; this is human nature [See paragraph 7.8]
- The use is a business reliant on increased numbers to make a profit [*Officer comment: This would not be a reason to refuse this application*]
- Original conditions need to be reviewed and reinforced [See paragraph 7.3 and 7.4].

6.2 At the time of preparation of this report 25 representations in support have been received and summarised as follows:

- Fantastic facility for children in the village
- Excellent dance school where children can exercise together and learn about teamwork, discipline and performance
- Respectful of the need to be considerate to people and take responsibility for driving into and out of the service road and parking must be done with consideration for other road users
- Windows are kept shut due to air conditioning and you cannot hear from tappers outside the studio
- There are no parking restrictions on the service road so anyone has the right to park there but people also use adjacent roads
- The proposal is not to run classes all day on these additional Sundays but to use the time for costume fittings, one-off rehearsals in preparation for competitions, private lessons/solo rehearsals
- Not all of the proposed Sundays may be used but will provide flexibility to teaching and benefit students
- Exceptional pastoral care at the studio in terms of respect, hard work and collaboration
- School addresses parking issues with parents direct
- School is an asset to the local community
- Parents are more respectful here than other locations (e.g. outside schools)
- Parents are frequently reminded to park sensitively and follow a one way system to ease traffic flow outside the studio at peak times
- Noise levels in the studio are low
- Extra visitors bring extra footfall to the benefit of local businesses e.g. shops
- There would be plenty of parking on the site for the limited proposed use expected on Sundays
- Classes normally have no more than 6 students at any time so ample parking is provided.

7.0 PLANNING CONSIDERATION

- 7.1 The application proposed is considered against Policies CP1, CP2, CP3, CP5, CP11, CP12, CP14, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP) and the National Planning Policy Framework (NPPF) is also a relevant consideration.
- 7.2 Since the opening of the dance studios at this site, this Council has only received a limited number of complaints regarding its operation prior to this application

submission. Nevertheless, there are a number of concerns about the existing operation, which fall outside of the reach of this proposal, but which need to be addressed. It is noted that there has been a failure to comply with Condition 7 of this permission.

7.3 The requirements for Condition 7 are two-fold: to comply with the transportation and parking plan; and to provide annual monitoring reports. The transportation and parking plan provided for Condition 7 included:

- The use of welcome packs to encourage non-car based travel and parking elsewhere (church car park and village centre);
- To approach the slip (service) road from Broadway Road (to the north east) and adhere to a one-way vehicle flow onto Guildford Road (to the south west);
- To only drop-off/pick-up, and not park, on the slip road; and
- Class times staggered by 15 minutes to limit drop-off and pick-up cross-over.

It is understood that the applicant is adhering to these requirements.

7.4 However, it is noted that since the use of the dance studio has commenced, the required annual monitoring reports required by this condition have not been received. A monitoring report, however, has now been provided during the duration of this application and indicates the following:

- The busiest day is Saturday;
- Class sizes vary between 9 and 16 pupils;
- There is often an overlap where pupils will move between classes;
- The ratio of drop-off and parking, for a Saturday morning, is as follows:

	Number	Percentage
Dropped off	51	71
Park at studio	9	12
Park nearby*	5	7
Park in road	3	4
Walked	3	4
Total	71	100

*e.g. local shop and church car parks

The principal demand on the slip road in front of the dance studio is the picking up and dropping off and not necessarily parking for the studio. It is also noted that with the more junior classes, earlier in the day, parents are most likely to park and

for older classes, later in the morning, the parents are more likely to drop off/pick up their children. The applicant has indicated that parents are made aware to give 5-10 minutes after the end of a session to allow for changing before collecting their children, which means that the benefits from the suggested 15 minute staggering of classes is reduced.

7.5 The concerns of local residents are noted and it is clear that the school could make more effort to require parents to make more use of car parks elsewhere (this can be achieved by a further letter drop to parents and better staff policing).

7.6 As such, the main issues to be considered are as follows:

- Impact on residential amenity; and
- Impact on highway safety.

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. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses.

7.7.2 The proposal would intensify the use of the premises by allowing further use on Sundays (from 3 to 12 times a year). The Council's Senior Environmental Health Officer has indicated that *"an increase from 3 to 12 Sundays [per calendar year] would not be expected to compromise neighbours enjoyment of their property, provided the windows and doors of the dance studio are kept closed when sound reproduction equipment is in use. In these circumstances and on evidence from neighbours regarding the windows left open, causing noise escape you may wish to consider the dance studio and windows being kept shut when music is on as a condition especially considering this was a reason to install air conditioning units on the original permission. We have not received any noise complaints about the dance music escape since permission was granted."*

7.7.3 The noise/disturbance from the comings and goings at the site are noted, but this would be seen against the background noise in this location, close to the Lightwater village centre and traffic from the Guildford Road. Whilst an increase in the number of Sundays is proposed, the proposal will limit the hours of opening on that day. No objections are therefore raised on these grounds.

7.7.4 The applicant has advised that the further Sunday use is required for one-to-one tuition only and is only required from 09:00 until 13:00 hours. This use is low key and for a shorter length of time on Sundays. However, the comments of the Environmental Health Officer are noted and a condition to close doors and windows, when music is played within the building, is to be imposed (see proposed Condition 5).

7.7.5 As such, the proposal is considered acceptable on these grounds, complying with Policy DM9 of the CSDMP and the NPPF.

7.8 Impact on highway safety

- 7.8.1 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 all new development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards. 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.
- 7.8.2 The County Highway Authority raises no objections to the proposal. Five parking spaces are provided at the front of the property and the use of the slip road in front for access is considered to be acceptable.
- 7.8.3 As such, the proposal is considered to be acceptable in terms of highway safety and capacity and in line with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.9 Other matters

- 7.9.1 The dance studio is located in a predominantly residential area, but close to the Lightwater village centre. As such, and in the same manner as the approved use, the current proposal would not have any significant impact on local character.
- 7.9.2 This application relates to a variation of condition application which will replace the original planning permission SU/12/0766. As such, a review of the original conditions attached to the planning permission is required and re-attached or amended as required. Conditions in relation to the use (Condition 3) and built in accordance with the approved drawings (Condition 6) have been re-applied and the provision/retention of parking (Condition 2) and sound proofing/air conditioning units amended to reflect the provision of these items (Condition 5). Now the dance studio use has commenced, the approved transportation plan needs to be maintained (Condition 7). As a part of this condition, the need for annual monitoring reports, as indicated in Paragraphs 7.3 and 7.4 above, remains and this part of this condition is proposed to be re-imposed.

8.0 CONCLUSION

- 8.1 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety. The application is recommended for approval.

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

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

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

10.0 RECOMMENDATION

APPROVE modification of planning obligations

1. The proposed development shall be built in accordance with the following approved plans: 6054 P 016 Rev. A, 6054 P 017, 6054 P 018, 6054 P 019 and 6054 P 020 provided for planning permission SU/12/0766, 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. The parking spaces shown on the approved plan provided for planning permission SU/12/0766 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.

3. The premises shall be used as a dance studio and for no other purpose including any other purposes in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In the interests of residential amenity and highway safety and to comply with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The dance studios shall only be used for the purposes of dance classes and exams during the hours of 09:00 and 21:00 hours from Mondays to Fridays; 09:00 and 18:00 hours on Saturdays; and on no more than three Sundays within any calendar year from 09:00 and 18:00 hours; and, nine further Sundays within any calendar year used for private one-to-one tuition only during the hours of 09:00 and 13:00 hours and at no time on Public Holidays. For the avoidance of doubt, Public Holidays include New Year's Day, Good Friday, Easter Monday, all Bank Holidays, Christmas Day and Boxing Day.

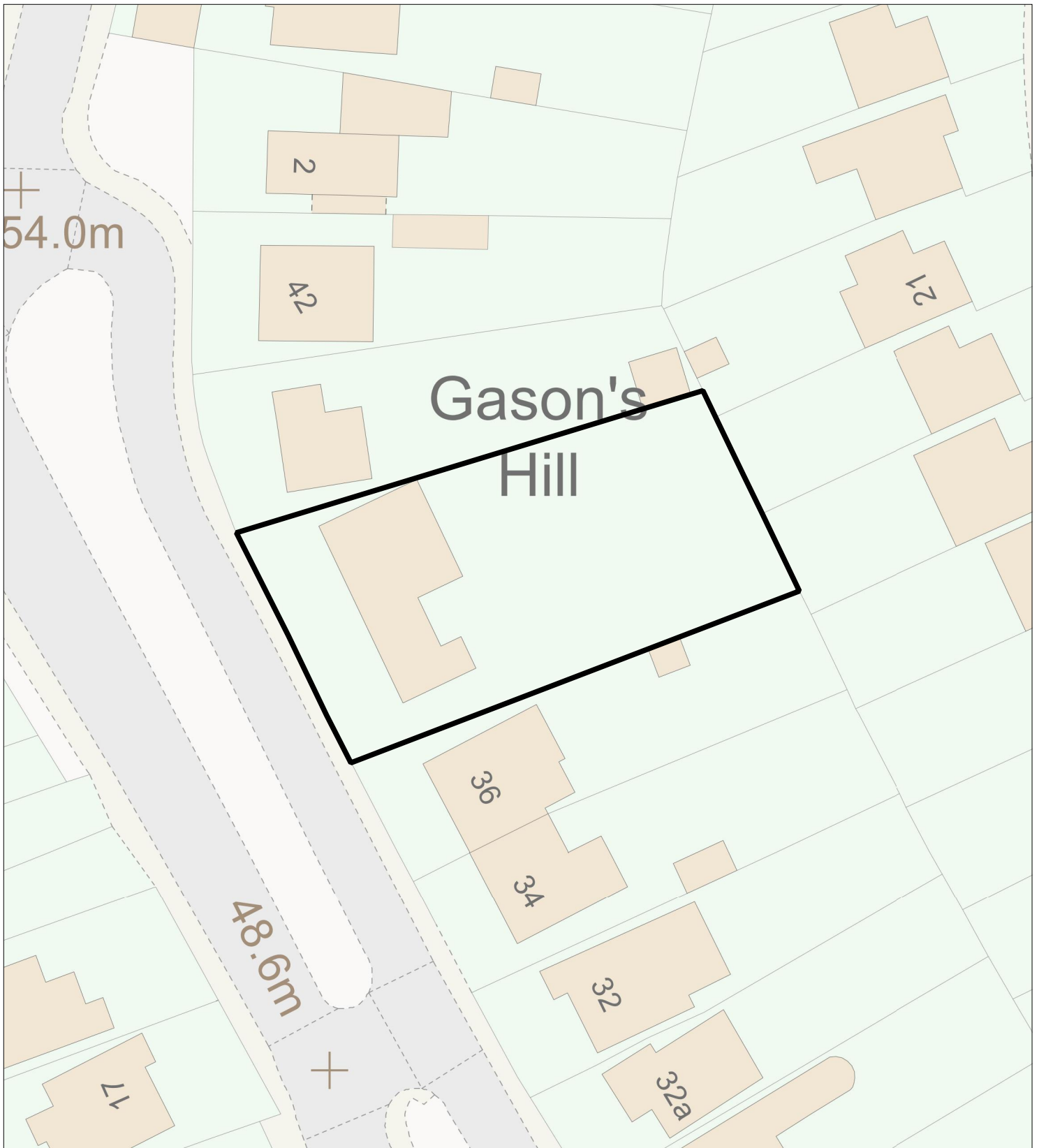
Reason: In the interests of residential amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. Details of the sound reproduction (music) scheme for the dance studios, double glazed windows and air conditioning emission system shall be retained in accordance with the details approved in writing on 9 April 2014. The windows and doors for the building shall remain closed when music is being played within the dance studios.

Reason: In the interests of the residential amenities of adjoining occupiers and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

6. The development and use shall be provided in accordance with the Transportation and Parking Plan received on 23 January 2013 and approved under permission SU/12/0766. A monitoring report of the approved Transportation and Parking Plan shall be provided within one year of the date of this decision and then provided annually thereafter.

Reason: In the interest of highway safety and to promote sustainable modes of transport and to comply with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.



Title	Planning Applications		
--------------	-----------------------	--	--

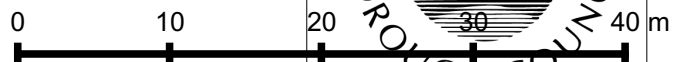
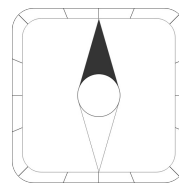
Application number	17/0929
---------------------------	---------

Address	38 GUILDFORD ROAD, LIGHTWATER, GU18 5SN
----------------	---

Proposal	I would like to increase the number of Sundays that I can use the dance studio from 3 times per year to 12 times per year and with the same hours of use restriction.
-----------------	---

Scale @ A4	1:500
-------------------	-------

Date	28 Jun 2018
-------------	-------------



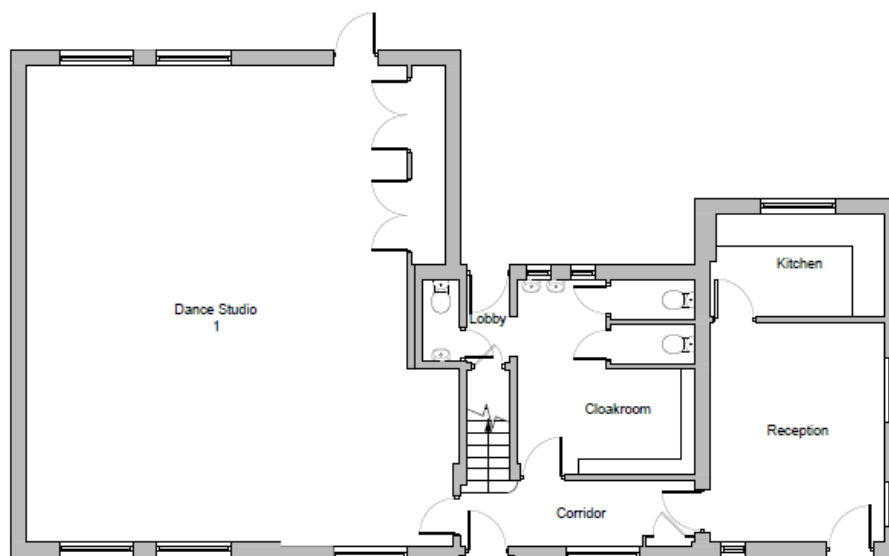
This page is intentionally left blank

17/0929 – 38 GUILDFORD ROAD, LIGHTWATER

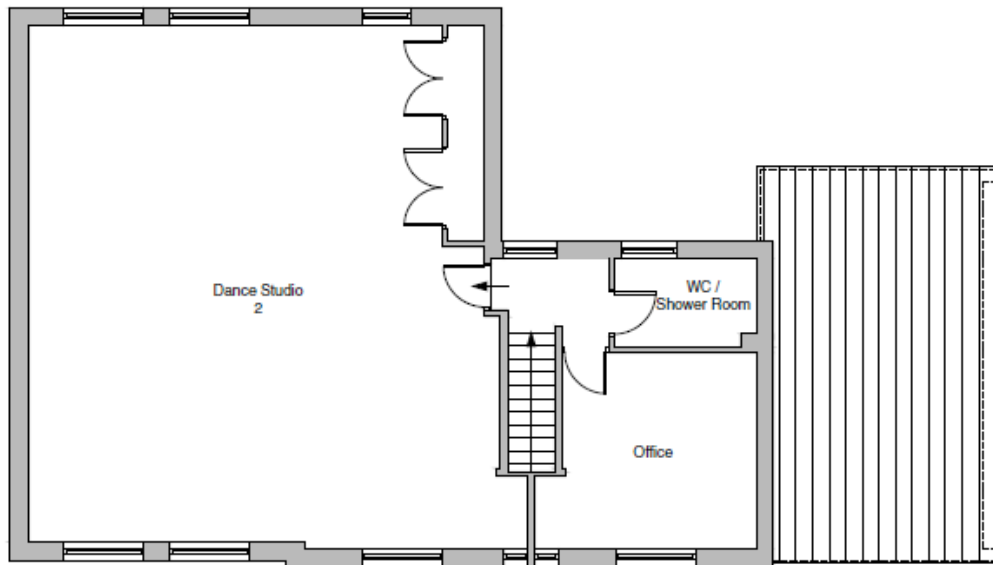
Location plan



Approved ground floor layout



Approved first floor plan



Site photos

Existing property



Rear garden



Service Road



This page is intentionally left blank

**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.