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Monday, 13 February 2023

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Victoria Wheeler (Vice Chairman),
Graham Alleway, Peter Barnett, Cliff Betton, Stuart Black, Mark Gordon, David Lewis,
Charlotte Morley, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper,
Helen Whitcroft and Valerie White)

**In accordance with the Substitute Protocol at Part 4 of the Constitution,
Members who are unable to attend this meeting should give their apologies and
arrange for one of the appointed substitutes, as listed below, to attend.
Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors Dan Adams, Paul Deach, Sharon Galliford,
Rebecca Jennings-Evans, Emma-Jane McGrath, Morgan Rise, John Skipper,
Pat Tedder and Vacancy

Site Visits

**Members of the Planning Applications Committee and Local Ward Members may
make a request for a site visit. Requests in writing, explaining the reason for the
request, must be made to the Development Manager and copied to the Head of
Planning and the Democratic Services Officer by 4pm on the Thursday
preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber,
Surrey Heath House, Knoll Road, Camberley, GU15 3HD on **Thursday, 2 March 2023 at
7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded and live streamed on the Council's YouTube
channel.

Yours sincerely

Damian Roberts

Chief Executive

AGENDA

1 Apologies for Absence

Pages

2 Minutes of Previous Meeting 3 - 4

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 9th February 2023.

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: 23/0003/FFU Southcote Park, Portsmouth Road, Camberley 5 - 14

5 Application Number:23/0007/FFU Frimley Park Hospital, Portsmouth Road, Frimley, GU16 7UJ 15 - 30

*** 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 9 February 2023

+ Cllr Edward Hawkins (Chairman)
+ Cllr Victoria Wheeler (Vice Chairman)

+ Cllr Graham Alleway	- Cllr Liz Noble
- Cllr Peter Barnett	+ Cllr Robin Perry
- Cllr Cliff Betton	- Cllr Darryl Ratiram
+ Cllr Stuart Black	+ Cllr Morgan Rise
+ Cllr Paul Deach	+ Cllr Graham Tapper
* Cllr Mark Gordon	+ Cllr Helen Whitcroft
+ Cllr David Lewis	+ Cllr Valerie White
- Cllr Charlotte Morley	

+ Present

- Apologies for absence presented

* In attendance virtually

Substitutes: Cllr Paul Deach for Cllr Darryl Ratiram
Cllr Morgan Rise for Cllr Liz Noble

Members in Attendance: Cllrs Richard Brooks and Pat Tedder

Officers Present: Sarita Bishop
Gavin Chinniah
William Hinde
Jonathan Partington, Development Manager

55/P Minutes of Previous Meeting

RESOLVED that the minutes of the meeting of the Planning Applications Committee held on 19th January 2023 be approved as a correct record and signed by the Chairman.

56/P Application Number: 22/1068 Formal Park and Church Hall, Princess Royal Barracks, Brunswick Road, Deepcut

The application was a reserved matters application for the provision of a formal park with associated works and internal and external alterations to the former Garrison Church of St Barbara, a Grade II listed building including part demolition of the north east elevation and erection of a single storey side extension to provide a church hall.

The proposed development was considered to provide an appropriate formal park with associated facilities and would form an important component of the green infrastructure provision that would serve the Mindenhurst development. The proposals were compatible with the objectives of the Deepcut Supplementary Planning Document, the hybrid planning permission and the Section 106 agreement.

The Committee was informed that due to annual leave the Arboricultural Officer had not had the opportunity to fully consider the impacts of the application and, in order to prevent undue delays, the recommendation had been amended to defer and delegate any outstanding landscape and arboricultural matters including consequential changes and

amended conditions as set out in the update sheet to the Head of Planning in consultation with the Chairman and Vice-Chairman of the Planning Applications Committee and local ward councillors

The officer's amended recommendation that the application, as set out in the report and the update sheet be approved was proposed by Councillor Deach, seconded by Councillor Whitcroft, put to the vote and passed unanimously.

RESOLVED that application 22/1068/RRM be approved.

NOTE 1

It was noted for the record that Councillors Deach, Rise and Whitcroft had been in regular dialogue with SKANSKA in their capacity as ward councillors.

57/P Exclusion of Public and Press

RESOLVED that pursuant to Part 1 of Schedule 12A of the Local Government Act 1972 the public and press be excluded from the meeting during the consideration of Items 6 and 7 as they involve the likely disclosure of exempt information as defined in paragraphs 1 and 3:

- (1) Information relating to any individual
- (3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).

58/P Planning Enforcement Update

The Committee received an update in respect of an ongoing Planning Enforcement case involving the conversion of a field shelter on Green Belt Land into habitable accommodation which had been ongoing for a number of years.

A suggestion that a press release should be prepared would be followed up.

The Committee questioned what lessons the Council could learn from the case so that it did not find itself in a similar position in the future. It was noted that the additional resources put into the Corporate Enforcement Team would enable the Council to deal with planning breaches in a more timely manner and the case would be reviewed to identify areas for improvement.

The Committee endorsed the proposed course of action.

59/P Planning Update and Appeals

The Committee received a presentation on the outcomes of recent appeals that had been made to the Planning Inspectorate following the Council's decisions.

It was reported that to date for the 2022/23 financial year, 92% of major planning applications and 88% of minor/other planning applications received had been determined in time (against internal targets of 80% and 84% respectively). At the end of quarter 3 (September to December 2022), 42 appeals relating to Surrey Heath had been determined by the Planning Inspectorate of which 74% had been dismissed.

The Committee noted the presentation.

23/0003/FFU

Reg. Date

18 January 2023

Parkside

LOCATION:	Car Park, Southcote Park, Portsmouth Road, Camberley, Surrey, ,
PROPOSAL:	Installation of one new lighting column and replacement lighting head to the three existing columns
TYPE:	Full Planning Application
APPLICANT:	Miss Rachael Bradbury
OFFICER:	Shannon Kimber

An application of this type would usually be determined under the Council's Scheme of Delegation. However, this application has been reported to the Planning Applications Committee because the Council is the applicant.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 The application is for the installation of one new lighting column and the replacement of the light heads on the existing three lighting column. All lighting would be energy efficient. The installation of a lighting column would improve the safety of the area for users of the park. The proposal would not be visually incongruous and would not result in a disproportionate amount of light spill to the detriment of the occupiers of neighbouring dwellings or wildlife.
- 1.2 The application is therefore recommended for approval, subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises of a car park, which is located at Southcote Park. The access is height restricted and is taken from an un-adopted road, Southcote Park, which is to the south-east of Portsmouth Road. The surrounding area is predominantly residential.

3.0 RELEVANT HISTORY

- 3.1 98/0083 Erection of two 8 metre high floodlighting columns and installation of two 2kw lamps per column, realign six existing 2kw lamps on existing 8 metre columns. Resurfacing of all courts, creating an additional tarmac area on Court 3, and relaying foundations on Courts 4 and 5. Erection of three additional 4 metre high pathway lighting columns with 150w sodium lamps. Approved 13.08.1998

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the installation of one new lighting column and the replacement of the light heads on the existing three lighting columns.

- 4.2 The proposed and the replacement lights would be energy efficient LED lights. The three existing lights are adjacent to an existing footpath linking the car park to the tennis club. The proposed lighting column would be between the path and the north-eastern corner of the car park. The aim of the proposal is to allow for extra illumination in order to increase a feeling of safety and to discourage anti-social behaviour.
- 4.3 The proposed lighting column would have a maximum height of 4.4 metres. There would be no alteration to the height of the existing columns. The existing lighting operates 5pm to 10pm in winter and 8pm to 10pm in summer. There is no proposal to alter these times and the new column would conform with these existing times.
- 4.4 This submission is supported by a planning statement and design and access statement; lighting manufacturer specifications and light spillage diagram; and, an ecological survey and walkover report.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey Wildlife Trust No objections or requirements to make.
- 5.2 Environmental Heath No objections or requirements to make.
- 5.3 Country Highway Authority No comments received at time of writing

6.0 REPRESENTATION

- 6.1 A total of 6 individual letters of notification were sent out on the 01.02.2023. Following the receipt of amended plans and a revised description, the neighbouring properties were again notified on the 09.2.2023, with a revised deadline for comments of the 23rd February. At the time of preparation of this report no representations have been received.
- 6.2 Any comments received between the preparation of this report and the planning application committee, will be reported on the update report.

7.0 PLANNING CONSIDERATION

- 7.1 The application site is located within the defined settlement boundary, as set out in the proposals map included in the Core Strategy and Development Management Policies document 2012 (CSDMP). For this proposed development, consideration is given to policies CP13, CP14A, DM9 and DM15 of the CSDMP and the National Planning Policy Framework (NPPF).
- 7.2 The main issues to be considered within this application are:
- Principle of the proposal and the impact on the character of the area
 - Impact on residential amenity of neighbouring properties
 - Impact on ecology and trees

7.3 Principle of the proposal and the impact on the character of the area

- 7.3.1 Para 127 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; c) are sympathetic to local character; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

- 7.3.2 Policy CP13 of the CSMDP seeks to strengthen the role of the green infrastructure network. Policy DM9 relates to design principles. DM15 protects green spaces in settlement areas by restricting development to appropriate informal recreation uses or facilities.
- 7.3.3 The aim of the proposal is to enhance the use of the established recreational area and to ensure a safe environment within the local area.. The applicant's statement explains how the proposed installation of an additional light would allow pedestrians to further see hazards, orientate themselves, recognise other pedestrians and feel more secure, particularly in winter months when it gets dark much earlier. The statement goes on to explain that the light has the potential of helping to reduce the risks and fears of antisocial behaviour in the Car Park and Southcote Park. The extra light would particularly aid the safety of the female members of the Tennis Club, who have in the past expressed that walking along the bottom of the pathway to the Car Park in the dark can make them feel more vulnerable. Additionally, the replacement of all of the lighting with more energy efficient LED lighting is welcomed. In principle, therefore, there is no objection to this proposal.
- 7.3.4 In terms of visual amenity the proposed lighting column would be 4.4m tall similar in height with the existing lighting columns, therefore in keeping with the appearance of the existing columns. The placement of the new column would be at the end of the existing pathway where it joins the car park and given the proposed location it would not appear incongruous, but preserve the visual amenity of the area. The surrounding area is residential and within this wider context, where existing street lighting exists, the column would not be visually intrusive. In character terms, the proposal would therefore comply with the NPPF and the relevant policies of the CSDMP.

7.4 Impact on residential amenity of neighbouring properties

- 7.4.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 127(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users.
- 7.4.2 Southcote Park extends to the south and east beyond the site of this proposed development. To the north of the site, Portsmouth Road separates the site from the residential dwellings to the north and north-west. This highway has existing street lighting. There are two residential properties to the west of the site, 49 and 51 Portsmouth Road. There will be a minimum distance of 46 metres between the proposed lighting column and the built form of number 49, the closest neighbouring property. The existing car park is an intervening feature between this dwelling and the proposal column. Environmental Health have been consulted regarding this application. They are satisfied that the light calculations fall within required parameters, as such, the development would not result in an adverse impact on the amenities of occupiers of neighbouring properties.
- 7.4.3 It is considered that the proposal would not lead to a negative impact on the residential amenities of the occupiers of the surrounding dwellings, in terms of light pollution. The proposal would comply with the NPPF and policy DM9 of the CSDMP.

7.5 Impact on ecology and trees

- 7.5.1 Paragraphs 174 to 185 of the NPPF set out the importance of protecting and enhancing habitats and biodiversity. Policy DM9 of the CSDMP seeks to protect trees worthy of retention. Policy CP14A states that the Council will seek to conserve and enhance biodiversity within Surrey Heath.

- 7.5.2 A survey has been prepared by the Surrey Wildlife Trust (SWT) (Ecology Services). The SWT is also used as the consultee although this is with the

The trees closest to the proposed development have been assessed as having low suitability for roosting bats. SWT (have commented on this application and raised no objections.

- 7.5.3 Whilst it is noted that there are many trees on the wider site outlined in blue, which make a significant positive contribution to the character of the area, the area for the new lighting column requires a relatively small area of work and would not result in an adverse impact on the health of any important tree.
- 7.5.4 It is considered that the proposal would not lead to a negative impact on ecology or trees. The proposal would comply with the NPPF and policies DM9 and CP14A of the CSDMP.

8.0 POSITIVE/PROACTIVE WORKING

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.
- 8.2 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this Duty.

9.0 CONCLUSION

- 9.1 The proposed development is acceptable in principle. It is considered that the development would not result in an adverse impact on the character of the surrounding area, residential amenities of the occupiers of the neighbouring dwellings or ecology or trees. The proposed development would comply with the NPPF and policies CP13, CP14A, DM9 and DM15 of the CSDMP. The application is therefore recommended for conditional approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

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

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

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

Site Location Plan, Drawing reference: REV A, Received 07.02.2023
Proposed Block Plans, Drawing reference: REV A, Received 07.02.2023
Proposed Elevations, Drawing reference: 97.01 Rev A, Received 29.09.2021
Lighting Design Plan, Drawing reference: D48151/PMU/A, Received
Surrey Wildlife Trust Ecology Survey, Document reference: 6106-A, Received
11.01.2023
Design Report and Data Sheet for Lighting, Received 03.01.2023
Design and Access Statement, Received 03.01.23
Planning Statement, Received 03.01.2023
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. The lighting column and replacement light heads hereby approved shall not be operated after 2200hrs on any day without the prior permission in writing of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of neighbouring properties and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

4. The lighting column and replacement light heads hereby approved shall be installed as per the manufacturer details submitted. They shall be maintained at all times to the reasonable satisfaction of the Local Planning Authority, and any replacement bulbs shall be of the same LED type and lux specification.

REASON: In order to ensure that the lighting is maintained in such a condition so as not to be visually intrusive to occupiers of neighbouring residential properties and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

Informative(s)

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the officer's report.

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Plans and photos for 23/0003/FFU

Car Park, Southcote Park, Portsmouth Road, Camberley

Installation of one new lighting column and replacement lighting head to the three existing columns



Image of the site of the proposed lighting column, taken from the north



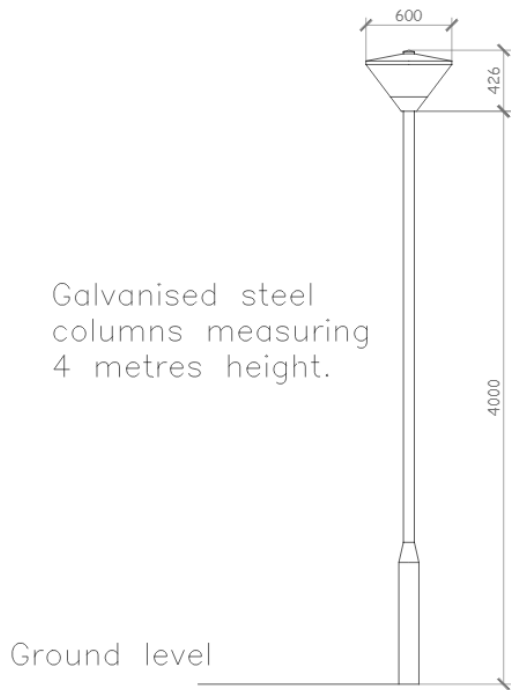
Image of two of the existing lighting columns, with the proposed site and the car park in the distance

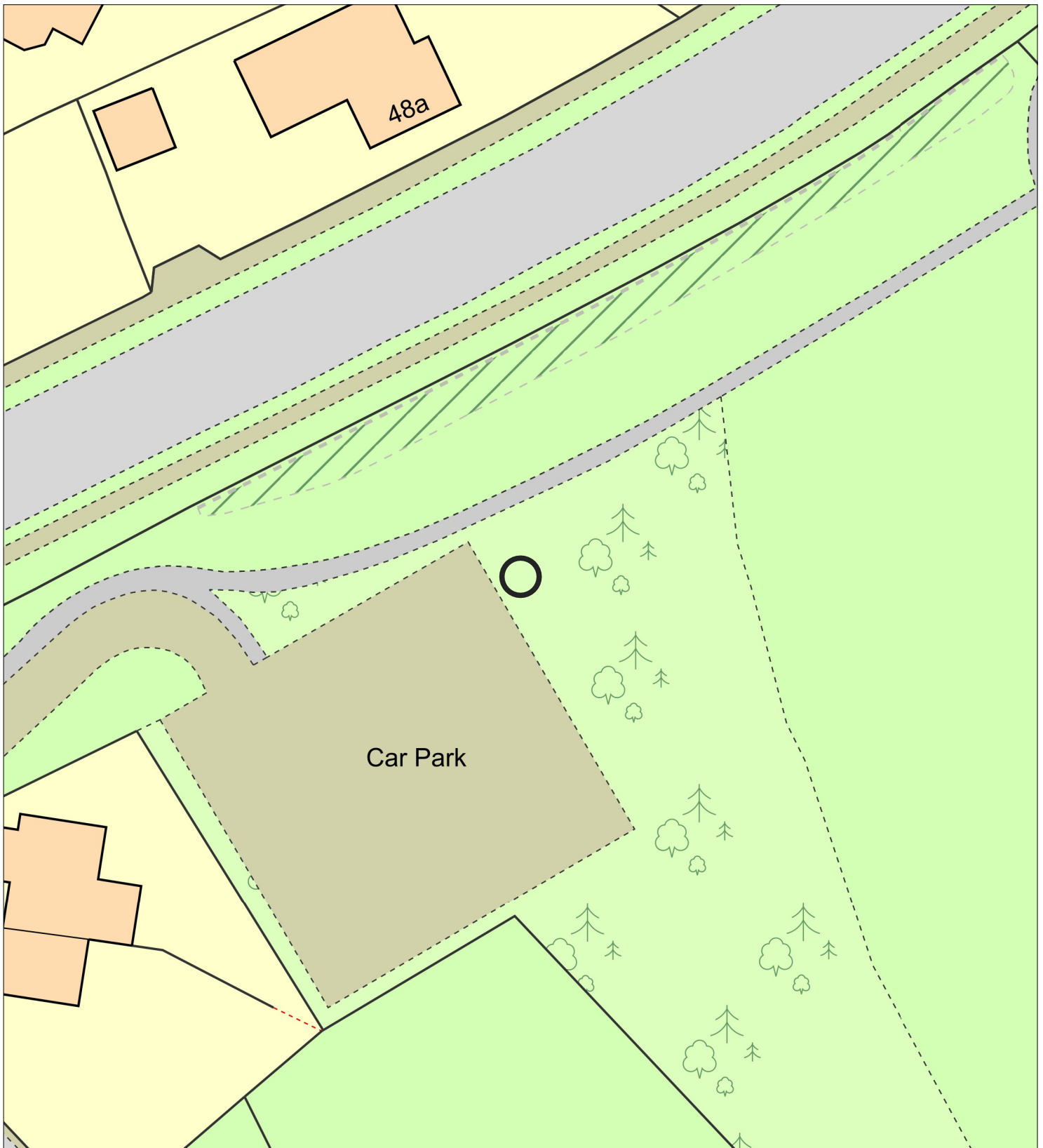


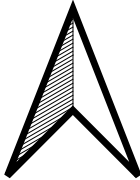


Image of the site of the proposed lighting column, taken from the car park looking towards the existing paths with the tennis court in the distance



Kingfisher Civica
2.0 luminaire





Title	Planning Applications		
Application number	23/0003/FFU	 	Scale @ A4 1:500
Address	Car Park Southcote Park Portsmouth Road Camberley Surrey		Date 10 Feb 2023
Proposal	Installation of one new lighting column and replacement lighting head to the three existing columns		
			
<p>Version 5 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2023 Author: SM</p>			

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23/0007/FFU

Reg. Date

4 January 2023

Frimley

LOCATION:	Frimley Park Hospital , Portsmouth Road, Frimley, Camberley, Surrey, GU16 7UJ
PROPOSAL:	Erection of a four storey diagnostics and in-patient building following the demolition of existing records and diagnostic building
TYPE:	Full Planning Application
APPLICANT:	
OFFICER:	Duncan Carty

This application has been reported to the Planning Applications Committee because it relates to major development (providing over 1,000 square metres of floorspace).

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This planning application relates to the erection of a four storey diagnostics and in-patient building following the demolition of the existing diagnostics and medical records building. The building would be constructed within the grounds of the Frimley Park Hospital, within the settlement of Frimley. This application follows a planning permission for a similar development, which has recently expired (Ref: 18/1024), and a more recent notification to demolish the existing building.
- 1.2 The application proposal, is similar to the previously approved scheme, is considered to be acceptable in terms of the overall design of the building, residential amenity and highway safety, land contamination, and flood risk/drainage.
- 1.3 As such, the proposal is recommended for approval subject to the conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site is part of the Frimley Park Hospital that comprises a total site area of about 10.7 hectares. The hospital has decked parking to the Portsmouth Road frontage and linked buildings around a central hub. The hospital includes a range of buildings of different ages, design and external materials and includes a number of buildings which are utilitarian in nature.
- 2.2 The site includes the diagnostics and medical records building located towards the west side of the hospital complex, in front of the three storey Cardiac Cath Lab and behind the three storey Nucleus Building, which forms a frontage building, alongside the accident and emergency building. The site lies within the Main Thoroughfares character area as defined within the Western Urban Area Character SPD 2012.

3.0 RELEVANT HISTORY

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

- 3.1 94/0116 Erection of a single storey records/administration building with the formation of a car park.
Approved in April 10094 and implemented.
- 3.2 18/0472 Erection of a building and plant for a period of three years to accommodate a new scanning facility and associated works.
Approved in July 2018 and implemented. This is a temporary facility to accommodate facilities to be lost by the demolition of the existing accommodation and to be replaced within the current proposal.
- 3.3 18/1024 Erection of a four storey diagnostics and in-patient building following the demolition of existing diagnostics and medical records building.
Approved in March 2018 but not implemented.
The permission for this development has now expired but it is not considered that there has been any significant change in circumstance, e.g. policy change, since this decision was made. It is therefore considered, noting its similar built form, that this decision is material to the assessment of the current development.
- 3.4 21/0080 A non-material amendment to planning permission 18/1024 to allow changes to the appearance of and layout of the approved details.
Approved in March 2021.
- 3.5 22/1271 Application under Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the prior notification of the demolition of two buildings known as Building M and the old scanning centre.
Approved in December 2022 and preparation works started in relation to demolition. This includes the building which is to be demolished under the current application.

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the erection of a four storey building to provide an diagnostics and in-patient facilities to replace existing diagnostics and medical records building. The building would provide 5,500 square metres of floorspace over three floors with single ensuite bedrooms and MRI and CT scanning facilities. A further floor would be provided for plant and other back-up facilities (cold water tanks, boiler room, switch room, etc.). The proposal would relocate diagnostics facilities into one location (to be to be provided on the ground floor), rather than being spread throughout the hospital complex, and improve bed capacity for the hospital. There would be 46 no bedrooms and 7 no 4 bed wards to be provided on first and second floors. There will be links to the main hospital on three floors.
- 4.2 The proposal would be clad in aluminium panels principally in light grey with a series of light grey, dark (anthracite) grey, gold and blue panels in line with the first and second floor windows with the end column in gold panels. The roof is flat over the main part of the building with the roof over the plant level with a mono-pitch at a low angle. The roof profile and range of colours for the panels will add interest to the building, although much of the building would only be visible from within the hospital building complex.

- 4.3 The proposed building would be comparable in size to the building approved under 18/1024, to be sited in the same location, with predominant linear measurements, summarised below:

	Approved scheme 18/1024	Current proposal
Height	19.3 metres	19.7 metres
Width	83.5 metres	86.0 metres
Depth	19.7 metres	19.7 metres
Floorspace*	6,049 square metres	5,500 square metres

* Not including plant room level accommodation

- 4.4 Planning application 18/1024 included a car park of 47 car parking spaces to the west side of the site which was included within the application site. This car park is not part of the current application site but this car park is already provided.
- 4.5 This planning application has been supported by the following:
- Planning Statement;
 - Energy Strategy Report; and
 - Drainage Strategy Report.

The officer report below makes references to these documents, where applicable.

CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections (see Annex A for a copy of the comments).
- 5.2 Local Lead Flood Authority No comments received at the time of drafting the report. Any updates will be reported at the Committee.
- 5.3 Environmental Health No objections and recommends conditions relating to noise and construction management due to potential impacts on staff, patients and local residents.

5.0 REPRESENTATIONS

- 6.1 There were 5 notification letters were sent on 19 January 2023 and a notice was published in the local paper on 1 February 2023. No representations have been received in support or raising an objection to the proposal.

6.0 PLANNING CONSIDERATION

- 7.1 The application site lies in the settlement of Frimley. The earlier decision for 18/1024 is a material consideration for this proposal noting the similarities with this approved scheme and that there has been no material change in policy since that decision was issued in 2019. The application is considered against the relevant policies, which are Policies CP1, CP2, CP11, CP14, DM9, DM10, DM11 and DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and the National Planning Policy Framework (NPPF); as well as advice within the Western Urban Area Character SPD 2012 (WUAC). The main issues to be addressed in the consideration of this application are:

- Principle and need for the development;
- Impact on character;
- Impact on residential amenity;
- Impact on highways safety and parking capacity;
- Impact on the Thames Basin Heaths Special Protection Area; and
- Impact on flood risk and drainage.

7.2 Principle and need for the development

- 7.2.1 The NPPF has a presumption in favour of sustainable development and a social objective is central to this, which includes supporting community health needs. Paragraph 123(b) of the NPPF states that proposals for community services such as hospitals ought to be supported provided that this maintains or improves the quality of service provision. Policy DM14 of the CSDMP seeks to identify opportunities to enhance and improve community facilities whether through co-location of new facilities. Paragraph 6.91, which supports this policy, confirms that such community facilities can include healthcare facilities.
- 7.2.2 The Planning Statement confirms that the a masterplan is being finalised to set out the intentions to improve services for patients and staff on the site over 1-5 years. There will be a reconfiguration and relocation of some services to ensure the effective use of land given the constrained nature of the hospital site. This process will be assisted by the redevelopment of the Heatherwood Hospital site at Ascot which will allow some administrative functions to be moved into a single location and eventually elective care work to be relocated to free-up space at the Frimley Park Hospital site. An update is expected from the applicant prior to the Committee meeting.
- 7.2.3 Frimley Park Hospital is the biggest employer in the Borough and employs about 5,600 people. Health services need to be maintained or improved to serve the local area. Planning permission 18/1024 was supported with a needs assessment and there appears to be no significant change in circumstance since this decision. There remains a clear need to provide effective and continuing medical care and this proposal seeks to improve the existing facilities including more bed spaces and MRI/CT facilities. The Planning Statement confirms that the additional ward/bed space accommodation would help alleviate existing bed occupancy issues and allow a required rolling programme of ward refurbishment.
- 7.2.4 The site is heavily developed and there appears to be no other suitable location to provide these facilities. As such, it is considered that the principle and need for the development is accepted with the proposal complying with Policy DM14 of the CSDMP and the NPPF.

7.3 Impact on character

- 7.3.1 Policy DM9 of the CSDMP indicates that new development should respect and enhance the local character paying regard to scale, materials, massing, bulk and density. Policy CP2 of the CSDMP reflects these requirements.
- 7.3.2 The proposal would provide a large building, approximately 6.9 metres higher than the Cath labs building behind and 3.9 metres higher than the Nucleus building to the front. Whilst taller than these buildings, it would form a part of the wider hospital complex. The modern design reflects the character of the wider hospital site and, with its infill position between large buildings which would obscure most of the development and distances to the front (of about 200 metres) and rear (of about 50 metres) the proposal would be acceptable in design and character terms. It is also marginally higher than the approved development under 18/1024. There is no soft landscaping in the immediate vicinity of the siting for the extension and no loss of trees. However, the planning statement indicates that there would be scope to provide soft landscaping close to the current proposal after the temporary building under 18/0472 is removed.

7.3.3 No objections are therefore raised on character grounds and the proposal complies with Policies CP2 and DM9 of the CSDMP and the NPPF.

7.4 Impact on residential amenity

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

7.4.2 The nearest residential properties are set about 50 metres from the site with much of the development form obscured by built form in between. The Environmental Health team has suggested that the impact of noise from plant, etc., on local residents (as well as patients and staff) is best considered by condition.

7.4.3 As such, the proposal is not considered to have an adverse impact on residential amenity with the proposal, in a similar manner to the application 18/1024, complying with Policy DM9 of the CSDMP.

7.5 Impact on highway safety

7.5.1 Policy DM11 of the CSDMP requires development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented. All development should ensure safe and well-designed vehicular access and egress and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians. Policy CP11 of the CSDMP requires development to comply with parking standards.

7.5.2 The parking provision was not proposed to change under this application, in the same manner as the approved scheme under 18/1024. There is a travel plan for the hospital promoting a range of traffic modes and a good bus service which serves the hospital, which links to local rail services. The traffic statement provided and agreed for application 18/1024 concludes that with no increase, only improvement of existing health services, no material impact on traffic generation or parking demand is envisaged.

7.5.3 The County Highway Authority has raised no objections to the current proposal, considering that the proposal would not result in a material increase in vehicles on the highway network. It is acknowledged that the hospital has previously provided further parking, such as the decked car park extension to the front (under permission 15/0196), to address under supply of on-site parking and this impact on local streets. However, it is not considered that this proposal would materially change the existing parking requirements for this site.

7.5.4 In a similar a manner to the approved scheme, no objections are raised on these grounds. This will replace/improve existing facilities at the hospital rather than introduce a new facility and so there should be no material impact on the highway network.

7.5.5 Whilst, the County Highway Authority has not requested a construction management plan, noting the siting of the proposal some distance from the public highway, it is considered prudent in this case to require the approval of such details so that the construction does not adversely affect the operation of the hospital site. As such, the proposal is considered to be acceptable on highway safety grounds with the proposal complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.8 Impact on flood risk and drainage

7.8.1 Policy DM10 of the CSDMP indicates that development within flood risk zones 2 and 3 (medium and high risk), or on sites of 1 hectare or more, will not be supported unless it can be demonstrated that the proposal would, where practicable, reduce risk both to and from the development or at least be risk neutral and, where risks are identified flood resilient and resistant design and appropriate mitigation and adaptation can be implemented so that the level of risk is reduced to acceptable levels, and that the form of development is compatible with the level of risk. Development will be expected to reduce

the volume and rate of surface water run-off through the incorporation of appropriately designed Sustainable Drainage Systems (SuDS) at an appropriate level to the scale and type of development.

- 7.8.2 The site lies within Zone 1 (low flood risk). The provided drainage strategy includes the use of attenuation including oversized pipes. Infiltration would not be possible in such a built up location and the reliance on the existing sewers, as present, would be required. A hydrobrake would be provided to control the flow rate with a new inspection manhole. The comments of the LLFA are awaited but that Authority had raised no objections to the approved scheme 18/1024.
- 7.8.3 Subject to the comments of the LLFA, no objections are raised on drainage and flood risk grounds with the proposal complying with Policy DM10 of the CSDMP and the NPPF.

7.9 Other matters

- 7.9.1 Policy CP2 of the CSDMP requires development to contribute towards carbon dioxide emission reductions increase capacity for renewable and low carbon energy methods. The proposal would use the existing Combined Heat and Power unit which converts fuel into electricity for the hospital site. The use of photovoltaics would not be appropriate considering the roof layout and design. No objections are therefore raised on these grounds.
- 7.9.2 Policy DM17 of the CSDMP requires development on sites of 0.4 hectares or over to undertake an assessment of the potential archaeological significance of the site. The site has been heavily developed in the past and no archaeological impact is envisaged.
- 7.9.3 The conditions attached to earlier permission 18/1024 have been taken into consideration with the proposed conditions set out below. In addition, the comments of Environmental Health in relation to noise and construction management and the impact on patients, staff and local residents have been taken into consideration.

7.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY DUTY

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.
- 8.2 Under the Equalities Act 2010, the Council must have regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this Duty.

8.0 CONCLUSION

- 9.1 No objections are raised to the proposal in principle, local character, residential amenity, highway safety and flood risk/drainage grounds. The application is recommended for approval.

10.0 RECOMMENDATION

GRANT, subject to the following conditions:

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

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

2. The proposed development shall be built in accordance with the following approved plans: ADP-00-XX-DR-A-1010 Rev S2P1, ADP-00-XX-DR-A-1025 Rev S2P1, ADP-00-XX-DR-A-1026 Rev S2P1, ADP-00-XX-DR-A-1027 Rev S2P1, ADP-00-XX-DR-A-1028 Rev S2P1, ADP-00-XX-DR-A-1225 Rev S2P1 ADP-00-XX-DR-A-1226 Rev S2P1 and ADP-00-XX-DR-A-1325 Rev S2P1, 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.

3. The building works, hereby approved, shall be constructed in external fascia materials shown on the approved drawing nos. ADP-00-XX-DR-A-1225 Rev S2P1 and ADP-00-XX-DR-A-1226 Rev S2P1.

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

4. Prior to the first installation of the plant and associated equipment, a noise assessment shall be submitted to and approved by the Local Planning Authority. The details shall include how the new plant and equipment can be provided with essential noise reduction, mitigation and control measures to protect future users and neighbouring properties. The development shall be implemented in accordance with the approved details.

Reason: In the interests of amenity and to comply with the National Planning Policy Framework.

5. No construction of the development hereby approved shall commence until a Construction Environment Management Plan (CEMP), to include details of:

- (a) hours of construction
- (b) light impact mitigation
- (c) material and waste management
- (d) details of proposed means of dust suppression and emission control
- (e) details of proposed noise mitigation
- (f) procedure for implementing the CEMP and complaints procedure

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

Reason: The condition above is required in order that the development should not prejudice the amenities of residents in accordance with Policies DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No construction of the development hereby approved shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) HGV deliveries and hours of operation
 - (f) vehicle routing
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

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

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to protect the amenities of residents in accordance with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and thereby reduce the reliance on the private car and meet the prime objective of the National Planning Policy Framework.



APPLICATION NUMBER	SU/23/0007/FFU
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Frimley Health NHS Foundation Trust

Location: Frimley Park Hospital , Portsmouth Road, Frimley, Camberley, Surrey, GU16 7UJ

Development: Erection of a four storey diagnostics and in-patient building following the demolition of existing records and diagnostic building

Contact Officer	Richard Peplow	Consultation Date	18 January 2023	Response Date	7 February 2023
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THE COUNTY HIGHWAY AUTHORITY has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Note to Case Officer

The proposed development would replace an existing facility and is unlikely to lead to a material increase in vehicles on the highway network. There are no changes proposed to vehicle or pedestrian access and existing parking provision would be retained.

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Location Plan



Proposed Elevations



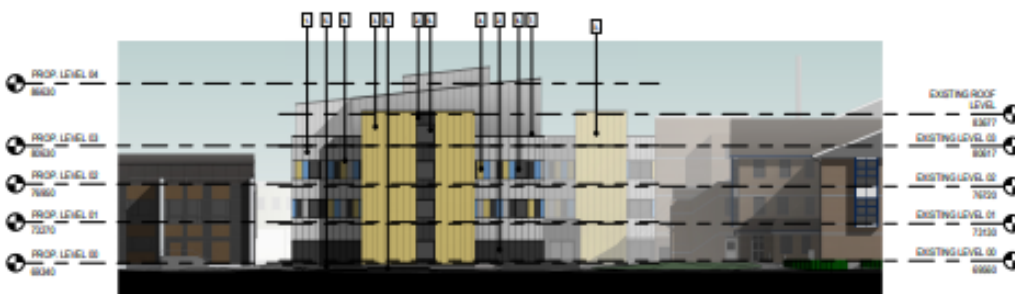
1 **PROPOSED NORTH ELEVATION**
1 : 200



2 **PROPOSED EAST ELEVATION**
1 : 200



1 **PROPOSED SOUTH ELEVATION**
1 : 200



2 **PROPOSED WEST ELEVATION**
1 : 200

Ground floor proposed floor plans



First floor proposed floor plan



Photos

To the front

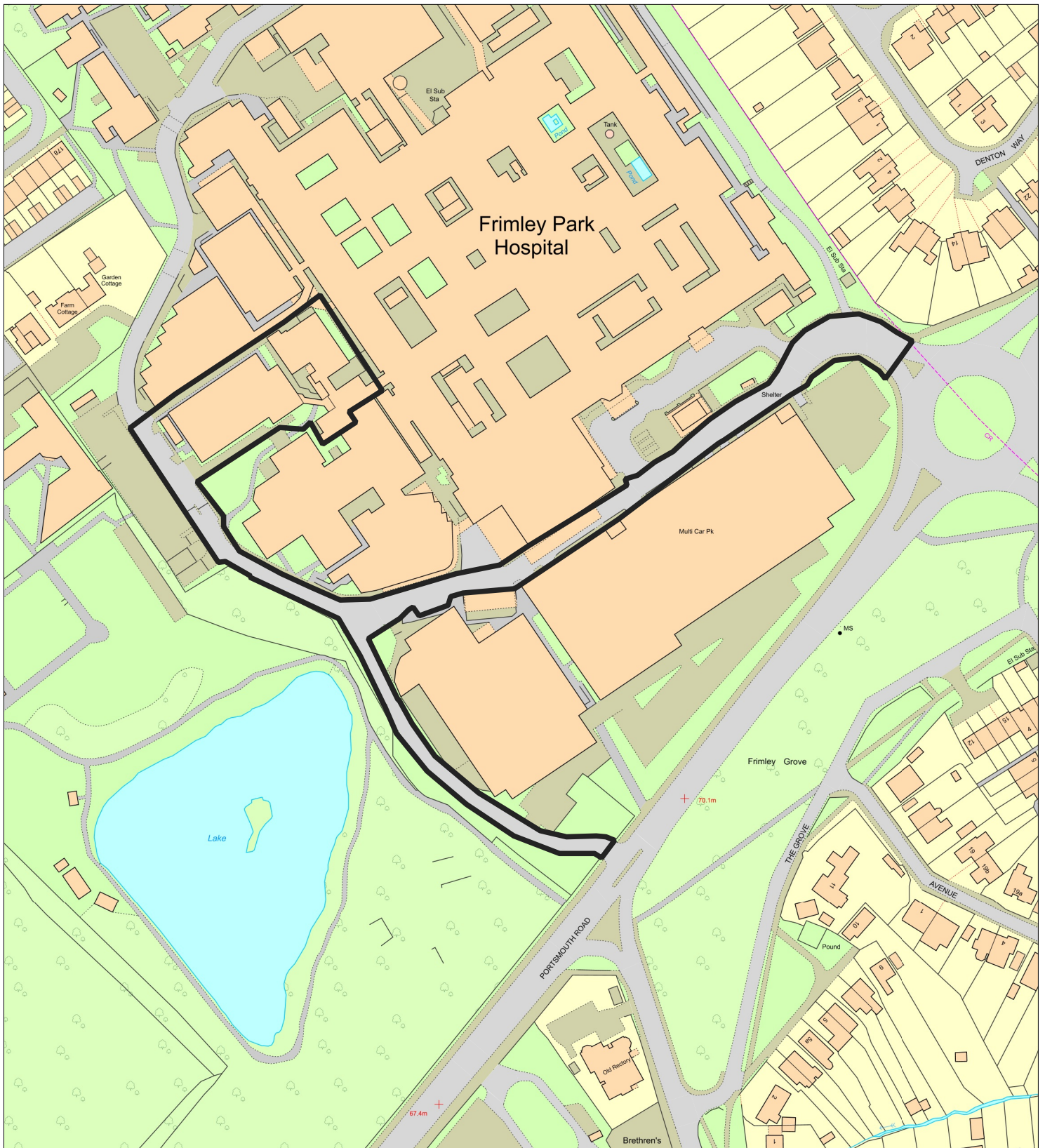


Proposed siting



To the rear





Title	Planning Applications		
Application number	23/0007/FFU		Scale @ A4 1:2,000
Address	Frimley Park Hospital Portsmouth Road Frimley Camberley Surrey GU16 7UJ		Date 10 Feb 2023
Proposal	Erection of a four storey diagnostics and in-patient building following the demolition of existing records and diagnostic building		
<p>Version 5</p> <p>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2023</p> <p>Author: SM</p>			

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**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

NOTES

Officers Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

How the Committee makes a decision:

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

The Committee cannot base decisions on:

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995 (as amended) is summarised for information below:

A1. Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
A2. Financial & professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3. Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4. Drinking Establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).
A5. Hot Food Takeaways	For the sale of hot food consumption off the premises.
B1. Business	Offices, research and development, light industry appropriate to a residential area.
B2. General Industrial	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8. Storage or Distribution	Use for the storage or as a distribution centre including open air storage.
C1. Hotels	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2. Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A. Secure Residential Institutions	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3. Dwelling houses	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
C4. Houses in Multiple Occupation	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1. Non-residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
D2. Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
Sui Generis	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.