

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 27 July 2023

+ Cllr Cliff Betton (Chair)
+ Cllr Victoria Wheeler (Vice Chair)

+ Cllr Shaun Garrett	- Cllr John Skipper
+ Cllr Mary Glauert	Cllr Kevin Thompson
+ Cllr Nirmal Kang	+ Cllr David Whitcroft
+ Cllr Liz Noble	+ Cllr Helen Whitcroft
+ Cllr David O'Mahoney	+ Cllr Valerie White
+ Cllr Ying Perrett	+ Cllr Richard Wilson
+ Cllr Murray Rowlands	

+ Present
- Apologies for absence presented

Members in Attendance: Cllr Lewis Mears

Officers Present: Bex Green, Principal Planning Enforcement Officer
 Julia Greenfield, Corporate Enforcement Manager
 Shannon Kimber, Senior Planning Officer
 Maxine Lewis, Corporate Enforcement Team Leader
 Jonathan Partington, Development Manager
 Navil Rahman, Principal Planning Officer
 Sarah Shepherd, Senior Solicitor
 Nick Steevens, Executive Director: Environment & Community

11/P Minutes of Previous Meeting

RESOLVED that the minutes of the meeting of the Planning Applications Committee held on 29th June 2023 be approved as being a correct records and signed by the Chairman.

12/P Planning Enforcement Monitoring Report

The committee received a report summarising the work of the Planning Enforcement Service for the period 1st January 2023 to 30th June 2023.

It was noted that following a recruitment drive, the Planning Enforcement Team was now fully resourced with permanent officers in all posts. Now that the Team was at full strength it had been possible to recommence work to proactively assess of all building commencement notices and monitoring of monitoring of Community Infrastructure Levy commencement work and an Enforcement Team Action Plan had been developed to improve the Team's practice and systems.

The Committee noted the report.

13/P

Application Number: 22/1001/FFU Westcroft Park Farm, Windlesham Road, Chobham, GU24 8SN

The application was for the construction of 20 residential units in the form of 9x4 bedroom, 7x3 bedroom, 3x2 bedroom and 1x1 bedroom units, together with ancillary parking and landscaping following demolition of the existing structures.

The applicant had submitted an appeal for non-determination and the Planning Inspectorate was now the determining authority however for the appeal it was necessary to conclude what the Council's decision would have been had the Council been the determining authority.

It was noted that the site, which was located on Green Belt land, was currently used as a private equestrian concern and the proposed development would result in a more permeable form of development resulting in an encroaching urbanising effect that would be at odds with the rural character of the wider surrounding area

The application site was situated outside the settlement boundaries, in a rural location approximately 2.5km away from the nearest village with no local amenities in a safe walking distance from the site. Access was via a 40mph rural road with no pedestrian footway and little lighting making it unsafe for pedestrians and less desirable for cyclists the site was therefore considered to be vehicle dependent and occupiers of the proposed dwellings would be reliant on private vehicles. Consequently the proposed development was considered to be in an unsustainable location for residential uses of this scale.

The presence of residential accommodation on site for those using the existing equestrian facilities was acknowledged however it was stressed that this was not comparable to that of the proposed development not only in terms of bulk and mass but also in respect of the seasonal nature of the equestrian facilities which meant activity on site was minimal between October and March with activity primarily taking place on the site itself or at the adjacent polo fields.

It was noted that the 15% affordable housing offer proposed fell short of the 40% level expected for a site of this size in the Council's Core Strategy policy documents.

Taking all these factors into account the proposed development was considered to be inappropriate development within the Green Belt, and that its quantum, spread and overall height would result in substantial harm to the openness of the Green Belt and would result in encroachment into the countryside. The proposals met none of the exceptions for development in the Green Belt as detailed in Paragraph 149 of the National Planning Policy Framework and there were no special circumstances to outweigh the Green Belt harm.

The officer recommendation that had the Council been the determining authority then the application would have been refused was proposed by Councillor Victoria Wheeler, seconded by Councillor Shaun Garrett, put to the vote and carried.

RESOLVED that, had the Council been the determining authority, then Planning Application 22/1001/FFU would have been refused.

NOTE 1

It was noted that a site visit had been undertaken prior to the meeting.

NOTE 2

In accordance with Part 4, Section D, Paragraph 18 of the Constitution the voting in favour of the motion to refuse the application was as follows:

Voting in favour of the motion to refuse:

Councillors Cliff Betton, Shaun Garrett, Mary Glauert, Nirmal Kang, Liz Noble, David O'Mahoney, David Whitcroft, Helen Whitcroft, Victoria Wheeler, Valerie White and Richard Wilson.

Voting against the motion to refuse:

None

Abstaining:

Councillor Ying Perrett

14/P Application Number: 23/0602/FFU 39 Alphington Avenue, Frimley. GU16 8LL

The application was for the change of use of the land from privately owned amenity land to a private garden incidental to the enjoyment of the dwelling house at 39 Alphington Avenue and the enlargement of the curtilage of the dwelling house and erection of replacement fencing.

The application would ordinarily be dealt with under delegated powers however it had been reported to the Committee as the applicant was a Councillor.

The Committee was informed that the proposals would not result in an adverse impact on the character of the area, host dwelling or the residential amenities of the occupiers of the neighbouring dwellings and would not have a detrimental impact on highway safety. The land was owned by the applicant.

The officer's recommendation to approve the application subject to the conditions set out in the report was proposed by Councillor Helen Whitcroft, seconded by Councillor Liz Noble, put to the vote and carried unanimously.

RESOLVED that application number 23/0602/FFU be approved subject to the conditions set out in the report.

NOTE 1

It was noted for the record that a Group Declaration was made by Chairman on behalf of the Committee that the applicant was known to the Committee in their capacity as a Councillor.

Chair