

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath  
House, Knoll Road, Camberley, GU15  
3HD on 25 January 2024**

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

+ Cllr Mary Glauert	+ Cllr Kevin Thompson
+ Cllr Shaun Garrett	+ Cllr Helen Whitcroft
+ Cllr Liz Noble	+ Cllr Valerie White
+ Cllr David O'Mahoney	+ Cllr Richard Wilson
+ Cllr Murray Rowlands	

+ Present

Members in Attendance:

Cllr Nirmal Kang,  
Cllr Sarbie Kang,  
Cllr Pat Tedder

Officers Present:

Gavin Chinniah - Head of Planning  
Jonathan Partington - Development Manager  
Julia Greenfield – Enforcement Team Manager  
Maxine Lewis - Corporate Enforcement Team Leader  
Duncan Carty - Principal Planning Officer  
Melissa Turney – Senior Planning Officer  
Navil Rahman - Principal Planning Officer  
Sarah Shepherd – Senior Solicitor  
Rachel Whillis - Democratic Services Manager  
Jenny Murton – Senior Democratic Services Officer

**34/P Minutes of the Previous Meeting**

The Committee confirmed the minutes of its meeting held on 14 December 2023. Councillor Cliff Betton highlighted he was not in attendance at the meeting.

**35/P Enforcement Monitoring Report**

The Committee received a report summarising the work of the Planning Enforcement Service for the period 1 October 2023 to 31 December 2023.

During the reporting period, the Planning Enforcement Team had investigated 62 allegations of planning breaches of which 14 were deemed to have not breached planning regulations. One Enforcement Notice had been issued (reissued), 45 investigations were open pending investigation and two Planning Contravention Notices had been issued.

The table (2.4 on the report) was explained to the Committee and that some wards had more investigations open simply as they chose to engage at that particular time, no specific reason.

Members asked if all Enforcement cases are highlighted to the relevant ward members and it was confirmed they were not but Members were invited to contact the team directly for more information.

An Appeal Decision regarding land at 1 Middle Close, Camberley was updated as being resolved and no further action was to be taken by the Council.

It was confirmed that the appeal for 55A Robins Bow, Camberley, Surrey (Reference 3319565) is proceeding through the informal hearing process and the hearing date is still to be determined.

The Committee noted the report.

**36/P Application Number: 23/0347 - Hagthorne Cottage Nurseries, Lucas Green Road, West End, Woking, Surrey, GU24 9LZ\***

This planning application related to the demolition of an existing poly building and the erection of a detached storage building. The annex to the Planning Updates report contained a Judgement report from 22 March 2000 relating to the application.

This application was being reported to the Planning Applications Committee because the proposal is a major development (i.e. relating to a non-residential building over 1,000 square metres in floor space).

The proposal was considered to not be inappropriate development in the Green Belt and acceptable in terms of its impact on local character, trees and street scene; residential amenity; highway safety; drainage/flood risk; ecology and the Thames Basin Heath Special Protection Area (SPA).

The Committee queried the orientation of the site and its structures and why the positioning of the poly building and forecourt had changed. It was confirmed that it was the same surface area but had been proposed for operational reasons.

The use of the building was discussed and it was confirmed that there were conditions on what the building would be used for and these would remain in place if ownership changed. It was clarified that the organisation would not be limited to working with one garage only but the proposed building (and whole site) would only be used to store up to 60 cars.

The Committee questioned the addition of extra foliage on the south westerly side of the site and it was confirmed that this was not necessarily to hide the building but make it more visual.

It was confirmed that no car transporters would be accessing the site.

In accordance with the Council's public speaking scheme, Nick Griffin (Agent) spoke For the application.

The officer recommendation to approve the application subject to conditions was proposed by Councillor Richard Wilson, seconded by Councillor Shaun Garrett, put to the vote and carried.

**RESOLVED that application 23/0347/FFU be approved subject to the conditions in the officer's report and the planning update sheet.**

**NOTE 1**

Voting in favour of the motion to grant the application subject to conditions: Councillors Cliff Betton, Shaun Garrett, Mary Glauert, Liz Noble, David O'Mahoney, Murray Rowlands, Kevin Thompson, Victoria Wheeler, Helen Whitcroft, Valerie White and Richard Wilson.

**NOTE 2**

It was noted for the record that Councillor Mary Glauert declared that she had visited the site and met with the neighbours.

**37/P Application Number: 23/1035 - 150 London Road, Bagshot, Surrey, GU19 5DF**

The application was for full planning permission to allow the occupation of unit 2a for Class E retail (Hobbycraft) outside of those specified within condition 1 of planning permission 16/1041.

The Committee discussed parking provisions for the site and the potential impact on traffic levels on the A30. It was considered that traffic levels would remain the same or lower than the previous occupiers of the unit (Cotswold Outdoor) and there was sufficient parking for customers. County Highways Authority had no objection.

The Committee queried if the mezzanine level in the unit would be used and it was confirmed it would remain empty.

The public opening hours of the unit were discussed by the Committee and despite having permission from 07:00 until 23:00 Mondays to Saturdays it was concluded that this was very unlikely to be used.

The officer recommendation to approve the application subject to conditions was proposed by Councillor Victoria Wheeler, seconded by Councillor Shaun Garrett, put to the vote and carried.

**RESOLVED that application 23/1035/FFU be approved subject to the conditions set out in the officer's report.**

## **NOTE 1**

Voting in favour of the motion to grant the application subject to conditions: Councillors Cliff Betton, Shaun Garrett, Mary Glauert, Liz Noble, David O'Mahoney, Murray Rowlands, Kevin Thompson, Victoria Wheeler, Helen Whitcroft, Valerie White and Richard Wilson.

## **NOTE 2**

It was noted for the record that Councillor Wilson declared he had attended a public meeting in Bagshot that had supported the application.

### **38/P Application Number: 23/0699 - Sunningdale Golf Club, Ridge Mount Road, Sunningdale, Ascot, Surrey, SL5 9RS**

The application was for the erection of a greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay, building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal, access road, service yard including wash/fuel area and associated landscaping works. Demolition of vehicle garage, sand bay, wash, and fuel bay containers, chemical and machine store and tool store.

The application is a resubmission of application ref. 2019/0615 that was granted 28 January 2020. The applicant was unable to implement the permission as the proposal sought construction over common land and no agreement was reached. As a result, the current submission seeks to resolve this matter by relocating the proposed buildings further north, approximately 8m.

The Committee queried the type of land with this application and it was confirmed as being outside Common land. It was explained to the Committee that agreement for development on Common land is outside of the planning process and would be a decision made by the Secretary of State for DEFRA.

The location of the site and that it was adjacent to Chobham Common was discussed along with Biodiversity net gain information. It was confirmed that Surrey Wildlife Trust had reviewed the application and had no objection.

It was highlighted that Chobham Parish Council had several objections, as detailed in the officer's report.

The officer recommendation to grant the application, subject to conditions and referral to the Secretary of State for DHLUC (Department for Levelling Up Housing and Communities) as a Departure from the Development Plan, was proposed by Councillor Kevin Thompson, seconded by Councillor Richard Wilson and put to the vote and carried.

**RESOLVED that application 23/0699/FFU be granted, subject to conditions and referral to the Secretary of State as a Departure from the Development Plan.**

## **NOTE 1**

Voting in favour of the motion to grant the application subject to conditions:  
Councillors Cliff Betton, Shaun Garrett, Mary Glauert, Liz Noble, David O'Mahoney, Kevin Thompson and Richard Wilson.

Voting against the motion to grant the application subject to conditions:  
Councillors Murray Rowlands, Victoria Wheeler, Helen Whitcroft and Valerie White.

Abstaining:  
None.

### **39/P Application 23/0326/PCM Update Report**

The Committee was updated on the progress of Surrey County Council's application 23/0326/PCM following Surrey Heath's resolution to object to the proposal.

The application was for the erection of part 1, 2, 3, 4 storey building for extra care accommodation comprising self-contained apartments, staff and communal facilities and associated parking (landscaping and appearance reserved).

It was confirmed that the Council could not appeal Surrey Council Council's decision.

The Committee noted the progress of the application.

Chair