Surrey Heath Borough Council

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To: The Members of the **Planning Applications Committee**
(Councillors: Cliff Betton (Chair), Victoria Wheeler (Vice Chair), Mary Glauert, Shaun Garrett, Liz Noble, David O'Mahoney, Murray Rowlands, Kevin Thompson, Helen Whitcroft, Valerie White and Richard Wilson)

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 a substitute to attend. Members should also inform their group leader of the arrangements made.

Preferred substitutes: Councillors Jonny Cope, Nirmal Kang, Mark Gordon, Ying Perrett, Jonathan Quin, Pat Tedder and David Whitcroft

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, 25 January 2024 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Damian Roberts

Chief Executive

AGENDA

		Pages
1	**Apologies for Absence**	
2	**Minutes of the Previous Meeting**	**3 - 6**

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 21 December 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.

4	**Enforcement Monitoring Report**	**7 - 20**
	Planning Applications	
5	**Application Number: 23/0347 - Hagthorne Cottage Nurseries, Lucas Green Road, West End, Woking, Surrey, GU24 9LZ***	**21 - 46**
6	**Application Number: 23/1035 - 150 London Road, Bagshot, Surrey, GU19 5DF**	**47 - 62**
7	**Application Number: 23/0699 - Sunningdale Golf Club, Ridge Mount Road, Sunningdale, Ascot, Surrey, SL5 9RS**	**63 - 114**
8	**Application 23/0326/PCM Update Report**	**115 - 184**

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

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 21 December 2023

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

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

+ Present
- Apologies for absence presented

*in attendance virtually and could not vote on any application.

Substitutes: Cllr Jonathan Quin (In place of Cllr Murray Rowlands), Cllr David Whitcroft (In place of Cllr Cliff Betton), Cllr Bob Raikes (In place of Cllr Liz Noble) and Cllr Shaun Macdonald (In place of Cllr Kevin Thompson)

Members in Attendance: Cllrs Liz Noble and Kevin Thompson

Officers Present: Duncan Carty, Gavin Chinniah
James Hall, Will Hinde, Jonathan Partington
Melissa Turney and Eddie Scott

31/P Minutes of Previous Meeting

The Committee confirmed the minutes of its meeting held on 23 November 2023 subject to a change to reflect that Councillor Richard Wilson voted against the recommendation to approve application 23/0936.

32/P Application Number: 23/0571 - Tesco, Station Road, Chobham, Woking, Surrey, GU24 8AQ

The application was for Advertisement Consent for 1 fascia sign, 1x projecting sign, 4x vinyl, 1x frosting, 2x dibond.

The application would have normally been determined under the Council's Scheme of Delegation but had been reported to the Planning Applications Committee on the request of Councillor Pat Tedder because it was considered that any change would be detrimental to the character and appearance of the Chobham Village Conservation Area.

Members were advised of the following updates on the application:

"Paragraph 2.2 and 6.2 of the agenda makes reference to the public house as the adjoining building to the west. In fact the lawful use of this building is Class B1 (Office) and is to the east, not the west. The building to the west is an empty building which was previously used as a restaurant.

The revised NPPF issued on 19 December 2023 does not materially affect the determination of this application."

Following questions and concerns from Members, the Committee were advised that there would be a reduction of illuminated signs at the site, as only sign 2 would now be externally illuminated.

Moreover, the Committee had particular concerns in respect of the effect of the potential internal illumination of the advertisements on the Chobham Conservation Character Area. Thereby it was agreed to strengthen condition 4 of the Officer's recommendation to make clear that there should not be any internal illumination that would make the signs more prominent or would illuminate the signs approved.

The Officer recommendation to grant the application was proposed by Councillor David Whitcroft, seconded by Councillor David O'Mahoney and put to the vote and carried.

RESOLVED that application 23/0571/ADV be granted subject to the conditions in the Officer Report, as amended.

Note 1
It was noted for the record that Councillor Victoria Wheeler declared that:

a) She spoke against the original application on the site prior to being a Councillor;
b) She was a regular shopper at the site; and
c) She lived near the application site

Note 2
In line 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 Officer recommendation to grant the application:

Councillors Shaun Garrett, Mary Glauert, Shaun Macdonald,
David O'Mahoney, Bob Raikes, David Whitcroft, Helen Whitcroft and Richard Wilson.

Voting against the application to grant the application:

Councillors Jonathan Quin, Victoria Wheeler and Valerie White.

33/P Application Number: 23/0891 - 42 - 44 London Road, Bagshot

The application for the variation to the legal agreement/operational management plan relating to planning permission 18/1083, which was granted on appeal

APP/D3640/W/20/3245089 [relating to the erection of a part one, two and three storey building, partly with accommodation in the roof, to provide 46 extra care apartments including associated facilities, car parking and landscaping following the demolition of existing buildings] to allow the minimum age for care residents to be reduced from 70 to 60 years.

The application had been reported to the Planning Applications Committee because the proposal was a major development (i.e. over 1,000 square metres floorspace). The original planning application was also referred to the Planning Applications Committee and the variation to the legal agreement and operational management plan needed to be reported back accordingly.

Members were advised of the following updates on the application:

"One letter of objection has been received, raising the following concerns:

- The building is empty and unfinished and should be finished with the impact greater due to the lack of landscaping/trees;
- Impact of height of development;
- Design (especially roof level accommodation); and
- Impact and visual appearance of hoarding.

These objections are not material to the determination of the application.

The applicant has provided a statement, summarised below:

- Marketing for the development has indicated a local demand for 60-70 year old needing care;
- Average age for McCarthy & Stone extra care developments is 85 years of age (and it is not envisaged that this level will change for this development);
- Extra care development is needs based with future occupiers needing care, with an average of 0.538 spaces per apartment for new residents across their extra care developments with 18.5% relinquishing their car during the first year and a further 4.9% in the second year;
- Car provision was set at 0.7 spaces per apartment which would not materially change from this proposal; and
- Parking will be controlled by on-site management.

The revised NPPF issued 19 December 2023 does not materially affect the determination of this application."

Following debate on the proposal Members wished to note for the record their continued concerns in respect of the ratio of parking spaces to apartments in relation to the original application. However, it was acknowledged by the majority of Members that the proposed reduction in the minimum age of care residents, did not have enough effect on the acceptability of the parking provision to justify refusing the application.

The officer recommendation to grant the application was proposed by Councillor Jonathan Quin, seconded by Councillor Helen Whitcroft and put to the vote and carried.

RESOLVED that application 23/0891 be granted subject to the conditions in the Officer Report.

Note 1
In line 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 Officer recommendation to grant the application:

Councillors Shaun Garrett, Mary Glauert, Shaun Macdonald, David O'Mahoney, Jonathan Quin, Bob Raikes, David Whitcroft, Helen Whitcroft, Victoria Wheeler and Richard Wilson.

Voting against the Officer recommendation to grant the application:

Councillor Valerie White.

Chair

Monitoring Report

Portfolio:	Planning
Ward(s) Affected:	All Wards

Purpose: As an information item providing an overview of function and performance of the Planning Enforcement Service for the period 1st October 2023 to 30th December 2023

1. Key Issues

1.1 This report provides an overview of the performance of the Planning Enforcement Team for quarter three of the current financial year i.e. from 1st October 2023 to 31st December 2023.

1.2 The following matters will be discussed within the report:

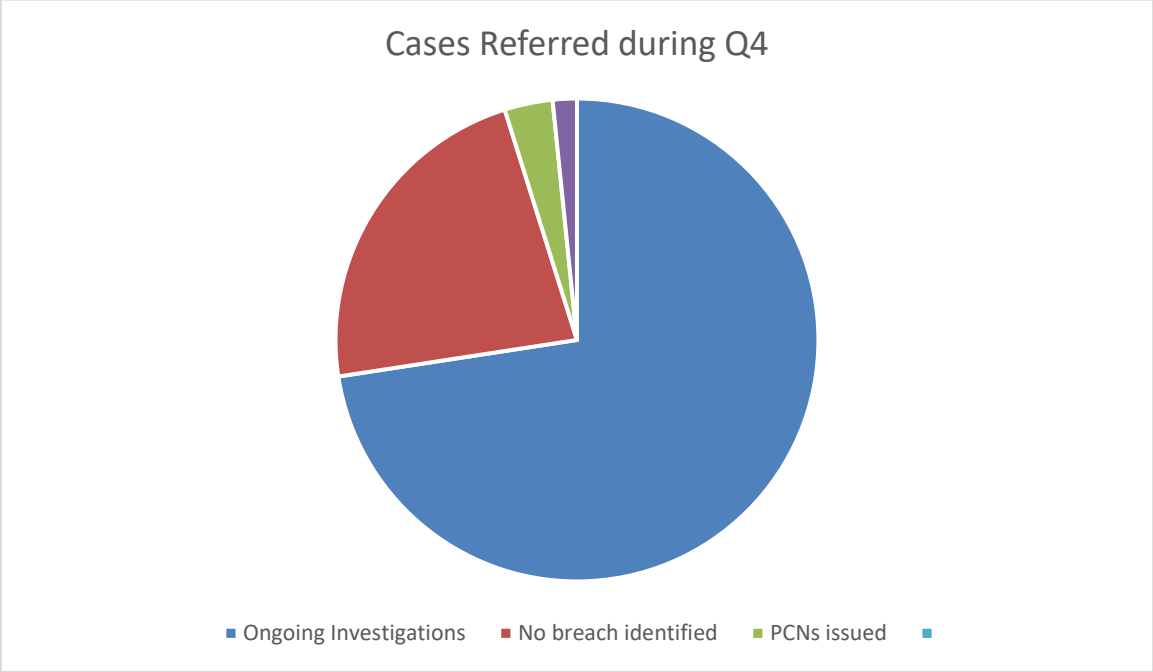
- Enforcement performance information
- Information on Notices Issued
- Information on outstanding appeals
- Action Plan/Progress

2. Enforcement Performance

2.1 During quarter 3 (October to December 2023), the Planning Enforcement Team, received 62 service requests. They investigated allegations of breaches of planning control and determined as follows:

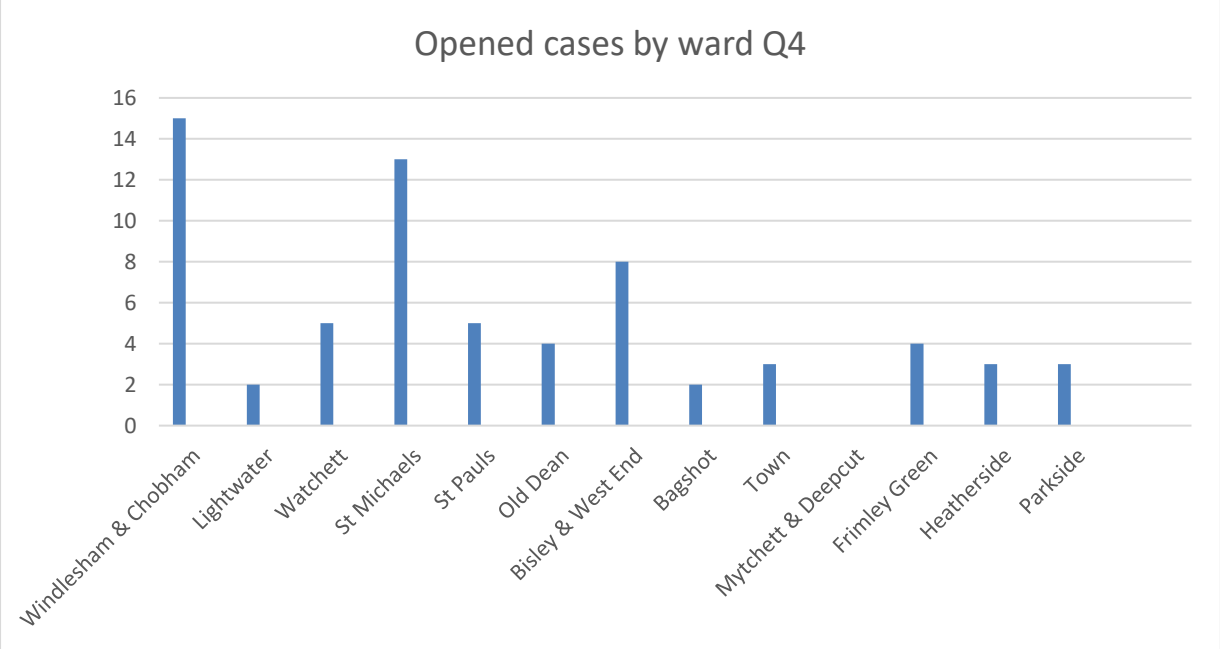
Number of referrals received during period	**62**
No breach established	14
Breach resolved	0
Not expedient to pursue	0
Planning applications received dealing with matters under investigation	0
Pending consideration (open investigations)	45
Enforcement Notices issued (Reissued)	1
Breach of Conditions Notices issued	0
Planning Contravention Notices Issued	2

2.2 This information is illustrated in the graph below. cases received in this quarter remain under investigation and are included in the total number of unresolved or open cases reported below.



2.3 There were 105 open or unresolved planning enforcement cases at the end of the reporting period in Q2. This has marginally increased as there are currently 109 open cases, this is due in part to the festive break period and the increase in number of reports received during Q3.

2.4 Of the cases reported during Q3, the following table identifies the number of investigations opened per ward :



2.3 Quarter 3 saw the team again exceed the 80% target **(achieved 90%)** set out in their Key Performance Indicator (KPI) of planning enforcement referrals where the initial action (e.g. a site visit) takes place within the target timescales as set out in the adopted Local Enforcement Plan. The KPI cumulative performance so far this financial year remains unchanged at **92%.**

3.0 Enforcement Notices Issued during reporting period

3.1. No Enforcement Notices or Breach of Condition Notices were issued during the quarter. 4 Planning Contravention Notices were issued, 2 relating to reports received during Q3. (The Enforcement case in reference to the Hall Grove Farm Industrial Estate (23/0146/ENF) is reported during this quarter because a new case file was opened in relation to the matter during Q3. The Enforcement Notice relating to this case is subject to an ongoing appeal.)

4.1 The following cases which were subject to appeal have been determined during the reporting period :

71 Middle Close, Camberley. Reference number 3299756/7. Start date 13/6/22. Appeal grounds A F G.

A copy of the appeal decision is appended to this report.

In summary : An Enforcement Notice was issued on 22 April 2022 for a failure to comply with a condition imposed on planning permission ref 19/0701/FFU which was granted on 7 November 2019.

The development related to the erection of a single storey front extension including two rooflights, first floor extension to the eastern side elevation, a two-storey extension to the western side elevation following demolition of an existing garage, change to the main roof form to increase the ridge height, six roof lights to the main roof slope, two rear dormers and fenestration alterations to the front and rear elevations.

It was alleged by the notice that the works undertaken were materially different to the approved plans, in particular in relation to the enlargement of the front gables and the installation of four heating and cooling units.

The Notice required that the development was altered to comply with the approved plans within 4 months of the notice coming into effect.

The Inspector varied and upheld the Enforcement Notice however he granted planning permission under the ground (a) appeal for the retention of the

development in accordance with the as built plans, however, did not grant planning permission for the retention of the heating and cooling units.

Officers have confirmed the heating and cooling units have been removed in accordance with the requirements of the as-varied Enforcement Notice.

In this case, no further action can be taken in relation to the matter.

5.1 The following cases have been appealed and are with the Planning Inspectorate for determination

5.2 Land on South East side of 79 Guildford Road, Bagshot. Reference number 3295907. Start date 12/4/22. Appeal grounds A, C, D, F, G.

These appeals were proceeding through the written representations procedure.

The appointed Inspector undertook an accompanied site visit in relation to these appeals on 12th December 2023.

Following his visit, the Inspector has resolved to change the procedure for determination of the appeals to an informal hearing.

The Inspector has resolved to hold the hearing virtually and proposed a hearing date of 5th March 2024.

This proposed date has been rejected by officers as a public inquiry is programmed to start on this date accordingly there is no officer availability.

Officers will update members if an alternative date is fixed before the meeting.

5.3 Chobham Car Spares, Clearmount, Chobham Reference number 3301643. Start date 5/7/22. Appeal grounds. A, C, D, E, F. Reference number 3301644. Start date 5/7/22. Appeal grounds. C, D, F, G.

No progress or update.

5.4 Land to the East of Highams Lane, Chobham. Reference number 3301015. Start date 20/6/22. Appeal grounds. A, C, D, F, G. Reference 3301016. Start date 20/6/22. Appeal grounds. C, D, F, G. (Sometimes referred to as land East of Lake House)

This appeal is proceeding through the public inquiry procedure.

The inquiry start date is fixed for Tuesday 12th March 2024.

5.5 Four Oaks Nursey, Highams Lane, Chobham. Reference number 3301935. Start date 12/7/22. Appeal grounds. A, D.

This appeal is proceeding through the written representations procedure.

The appeal site visit in relation to this matter took place on 12th December 2023.

Awaiting decision.

5.6 55A Robins Bow, Camberley, Surrey. Reference number 3319565. Appeal grounds A, C, F.

This appeal is proceeding through the informal hearing procedure.

Awaiting the hearing date to be fixed.

5.7 Land at Browells Wood, Windlesham Road, Chobham. Reference number 3328661. Appeal grounds F.

Appeal Procedure – written representations.

Awaiting site visit arrangements.

5.8 Land South of Heath Cottage, Priests Lane, West End. Reference number 3328517. Appeal grounds C and E.

Appeal Procedure – written representations.

Awaiting site visit arrangements.

5.9 Land at 154 Guildford Road, Chobham. Reference number 3330751. Appeal grounds A,B,D,F,G.

Appeal procedure – public inquiry.

The public inquiry start date has been programmed for 5th March 2024.

The appointed inspector held a Case Management Conference on 19th December 2023 to confirm key dates and details relating to the inquiry which is programmed for 4 days.

5. Uniform / Enterprise

6.1 Work remains ongoing in relation to standardisation of documents and procedures in relation to the use of the Uniform database.

6.2 The next task to be undertaken relates to the review and creation of standardised and technically mapped procedures. This task will be undertaken with the assistance of I.T colleagues who will amend the coding within the system to align with the procedures and amend any arising technical permissions within the system.

6.3 The team has reviewed all of the existing template documents and will be updating and coding all of the documents applicable to the function in tandem with review of the other documents used across the corporate enforcement team.

6.10 The formation of enterprise tasks will follow the completion of this process in Q4 and Q1 of 2024.

6.11 An audit of the planning enforcement module had been organised to take place in January with an external consultant from Idox, however this has been postponed until April 2024 due to availability of the consultant. Any further improvements to the module and functionality of the system will then be explored.

6.12 The appeals module has been configured for use. Any planning enforcement appeals received from 1st January 2024 will be recorded through the appeals module. This module will then be linked to public access. The planning enforcement appeals and all related documents will thereafter be publicly accessible through online access via the Council website. This will increase transparency and the information available to customers.

6.13 Members will be updated on progress in the next performance report.

7. Summary

7.1 Q3 has been an exceptionally busy quarter.

7.2 A number of historic cases have been reviewed by the team alongside more recently occurring matters.

7.3 Officers are, and are likely to remain, very busy for the remainder of this financial year due to the number and complexity of ongoing appeals and court actions. In particular the two public inquiries programmed for March 2024 will run back to back and will consequently require dedication of significant officer input and time. We will however endeavour to continue to progress system and procedure improvements and make full use of technology.

Author / Contact Details	Maxine Lewis, Corporate Enforcement Team Leader Julia Greenfield, Corporate Enforcement Manager
Head of Service **Strategic Director**	Gavin Chinniah, Head of Planning Nick Steevens, Strategic Director of Environment & Community

Appeal Decisions

Site visit made on 24 July 2023

by James Blackwell LLB (Hons) PGDip

an Inspector appointed by the Secretary of State

Decision date: 8th November 2023

Appeal A Ref: APP/D3640/C/22/3299756
Appeal B Ref: APP/D3640/C/22/3299757
Land at 1 Middle Close, Camberley, Surrey GU15 1NZ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
- The appeals are made by Mr Mukand Sai Mudgal (Appeal A) and Mrs Bhavina Mudgal (Appeal B) against an enforcement notice issued by Surrey Heath Borough Council.
- The enforcement notice, numbered 21/0095/ENF, was issued on 22 April 2022.
- The breach of planning control as alleged in the notice is failure to comply with a condition imposed on a planning permission ref 19/0701/FFU granted on 7 November 2019.
- The development to which the permission relates is: Proposed single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two-storey extension to the western side elevation following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations.
- The condition in question is no. 1 which states that: The development shall be built in accordance with the following approved plans:
  Site Location Plan, Drawing reference: S02, Received 16.09.2019
  Proposed Block Plan, Drawing reference D07, Received 27.08.2019
  Proposed Ground Floor Plan, Drawing reference: D01, Received 27.08.2019
  Proposed First Floor Plan, Drawing reference: D02, Received 27.08.2019
  Proposed Second Floor Plan, Drawing reference: D03, Received 27.08.2019
  Proposed Roof Plan, Drawing reference: D04, Received 27.08.2019
  Proposed Side and Front Elevations, Drawing reference: D05, Received 27.08.2019
  Proposed Side and Rear Elevations, Drawing reference: D06, Received 27.08.2019
  Proposed Block Plan Bird Box Details, Drawing reference: D08, Received 03.10.2019
  Proposed Block Plan Tree Protection Plan, Drawing reference: D09, Received 03.10.2019.
- The notice alleges that the condition has not been complied with in that: the works are materially difference to the approved plans, noting in particular the enlargement of the front gables and installation of four heating and cooling units.
- The requirements of the notice are to:
  2. Take all steps necessary, including any alterations to buildings and structures currently on the Land or undertaking any demolition of any such buildings and structures, to ensure that the development complies with the approved drawings approved under Condition 1 of planning permission reference 19/0701/FFU and to match those materials to the existing building. (Relevant drawings are those listed above).
  3. Remove from the Land all resultant materials or other debris arising from compliance with Step 2 above.
  4. Reinstate the Land and make good any damage caused arising from compliance Step 3 above.
- The period for compliance with the requirements is: Four (4) months after this notice takes effect.

- Appeal A is proceeding on the grounds set out in section 174(2)(a), (f) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
- Appeal B is proceeding on the grounds set out in section 174(2)(f) and (g) of the Town and Country Planning Act 1990 as amended.

Summary decisions: Appeal A succeeds in part and permission for that part is granted, but otherwise Appeals A and B fail, and the enforcement notice is upheld as corrected and varied in the terms set out in the Formal Decision.

Preliminary Matters

1. The matters alleged in the notice (EN) include explanatory text to the alleged breaches of planning control, which are more akin to reasoning for the EN. I have therefore corrected the EN, so that the matters alleged are clearly and succinctly described. I have also separated the matters alleged into distinct components, which adds greater clarity and precision, particularly with regards to the split decision being issued.

2. I have varied the requirements of the EN, as paragraph 5.1 is again explanatory text, and not a specific requirement. I have therefore removed this paragraph to ensure the requirements are sufficiently clear and precise. I have also made corresponding amendments to the numbering of the steps. I am satisfied that these corrections and variations will not cause injustice to the parties, as neither the substance of the matters alleged, nor of the requirements, have been changed.

3. The second component of the matters alleged is the installation of four heating and cooling units, three of which were installed on the western flank elevation of the appeal property, and one of which was installed on the eastern flank elevation. All of these units have since been removed. Nonetheless, the appeal before me must be determined with regard to the alleged breaches of planning control at the time the EN was issued. In turn, these units are still considered as part of this decision.

4. Since the appeal start date, the 2021 iteration of the National Planning Policy Framework (Framework) has been superseded. I am satisfied that the updates to the Framework do not materially affect its content insofar as it is relevant to the main issues of this appeal. I have therefore determined this appeal with regard to the current version, published in September 2023.

Ground (a) (Appeal A)

Main Issue

5. The main issue is the effect of the development on the character and appearance of the area.

Reasons

Background

6. Planning permission was originally granted under reference 19/0701/FFU for extensions and other alterations to the appeal property (2019 Permission). The as-built development differs from the plans approved pursuant to the 2019 Permission in a number of ways. These changes include alterations to the dwelling's footprint, a reduction in its maximum ridge height, changes to the

size and position of the rear dormers and changes to the fenestration arrangement around the property. A first-floor infill extension on the eastern side elevation has also not been built. With the exception of certain changes to the gable fenestration, the Council has not raised any issue with these deviations from approved plans. However, the Council contends that harm does derive from the enlargement of the front gables and the greater extent of glazing used in one of these gables. It is these elements of the scheme that are considered in the reasoning below.

As-built development

7. The appeal property is a two-storey detached dwelling, located on the southern side of a small residential cul-de-sac. Houses within the cul-de-sac are mixed in size and design, which means there is limited uniformity between dwellings along the road. Many of the properties within the cul-de-sac are also heavily screened by tall hedgerows, which contributes a strong sense of verdancy to the street scene.

8. The newly built front gables are approximately 0.6 metres higher than consented, which means they extend close to the ridge of the dwelling (sitting approximately 0.2 metres below). On account of this proximity to the ridge, the gables fail to appear subservient to the main part of the dwelling, which exacerbates their prominence within the street scene when compared to the scheme consented under the 2019 Permission. The prominence of the gables dominates the frontage of the property, which causes some harm to its appearance and to the surrounding street scene. The appellant does not appear to dispute this.

9. Nonetheless, it should be highlighted that the scheme approved under the 2019 Permission also included a double fronted gable. The consented gables would have been approximately 0.6 metres lower than what has been built, which means they would have appeared slightly more subservient to the host property. However, their width and depth would have been similar, which means their general scale would have been comparable to what is now in situ. The gables would therefore have been a prominent feature, even if built in accordance with the consented scheme. When considered in this context, the resultant harm from the slight increase in height of the gables is relatively low.

10. In terms of the fenestration, a large proportion of the first-floor frontage to one of the gables is now almost entirely glazed. This does amplify the prominence of the gable, and exacerbates its dominance within the street scene. However, there are houses elsewhere along the cul-de-sac which feature large expanses of glass and fenestration, which means the expanse of fenestration used in this instance does not appear as a unique feature. This helps lessen the resultant impact on the street scene. The screening from the tall hedgerow running along the frontage to the appeal property also limits visibility of the gable feature from the road, which further reduces any resultant impact.

11. Nonetheless, the deviations from the as-built plans do cause some limited harm to the character and appearance of the host property and to the surrounding area. On balance, the development therefore conflicts with the design principles of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (Core Strategy), which says development should respect the local character of the environment with particular regard to scale, materials, massing and bulk. The scheme also

conflicts with the design guidance for extensions set out in section 10 of the Council's Residential Design Guide[1] (Design Guide), which highlights that extensions should appear subservient to the host property, and respect the main building they relate to in terms of style, form and detailing. The development also contravenes the overarching design objectives of the Framework.

Heating and cooling units

12. The addition of four heating and cooling units would have also added a significant degree of clutter to the flank elevations of the appeal property. In particular, the extent of units installed on the western side of the property, which directly faced the garden to no. 3 Middle Close, would have assumed a semi-industrial appearance, which would have undermined the residential and verdant quality of the area. The appellant does not dispute this.

13. In turn, this element of the development would again have harmed the character and appearance of the host property and the surrounding area. The heating and cooling units would therefore have conflicted with the overarching design principles of Policy DM9 of the Core Strategy, the Design Guide and the Framework.

Other Matters

14. As highlighted, the scheme consented under the 2019 Permission would have also incorporated a double fronted gable, again with a feature window. The overarching bulk and scale of the consented scheme would have also been comparable to what has been built. In turn, the resultant improvements to character and appearance if the appellants were required to remedy the deviations from the as-built plans, would only be slight. This factor carries weight in my decision.

15. Prior to its renovation, the appeal property already included a full-height double-front gable, which was again a prominent feature of the dwelling. When the scheme is considered in the context of the original dwelling and its pre-existing degree of prominence, the resultant impact of the as-built dwelling is therefore even more limited.

16. I have had regard to the rights of the appellants under Article 8 of the European Convention on Human Rights, as incorporated into the Human Rights Act 1998. Article 8 affords the right to respect of private and family life and home, and includes consideration of the best interests of children.

17. In this instance, compliance with the requirements of the EN, specifically those relating to the remediation of the deviations from the as-built plans, would risk grave financial repercussions for the appellants. Indeed, the associated costs could risk the loss of their home, which could also necessitate a change in schools for their children. Given the personal circumstances of the appellants, and in particular the health of certain family members, these factors are a material consideration which carry significant weight in my decision.

18. Neighbours have raised concerns about the length of time that the renovations to the appeal property have taken, and the associated disruption this has caused. Any works required to ensure compliance with the as-built plans would

[1] Surrey Heath, Residential Design Guide, Supplementary Planning Document (2017)

inevitably take time to complete, which would prolong this disruption and upheaval. Whilst not determinative, I am again mindful of this factor in my decision.

19. In terms of other local objections, the overall size and bulk of the as-built property is broadly comparable to the scheme consented under the 2019 Permission, and so the general scale of the property has already been approved. The siting of the property, degree of separation between dwellings, and the screening afforded by the front hedgerow, also help ensure that the as-built dwelling does not materially impact on any potential for overlooking or loss of privacy, when considered against the consented scheme.

20. I am mindful of the earlier appeal decision in connection with the property which carries weight in my decision. Whilst I have agreed with the findings of the previous inspector in terms of conflict with the development plan, there is no indication that the personal circumstances of the appellant were considered (or evidenced) as part of this earlier appeal, or that the previous Inspector had sight of, or regard to the plans and dimensions of the pre-existing property. This means that the factors and material considerations relevant to the outcome of this appeal are different.

Planning Balance

21. As highlighted, the development conflicts with Policy DM9 of the Core Strategy, as well as the design principles of the Design Guide and the Framework. However, given the broad similarities between the as-built scheme and the scheme consented under the 2019 Permission, the associated harm arising from these conflicts is limited.

22. Set against this harm, I attach significant weight to the personal circumstances of the appellants, and in particular to their Article 8 rights to a family and private life. The associated disruption and limited benefit of compliance with the EN to the character and appearance of the host property and to the area are also material to my decision, as is the pre-existing prominence of the original dwelling, a further factor which weighs in favour of the development. When taken together, I consider that these considerations do outweigh the harm arising from the policy conflicts outlined above, but only insofar as they relate to the deviations from the as-built plans.

23. In terms of the heating and cooling units, this element of the scheme would have harmed the character and appearance of the host property and of the surrounding area, and there are no benefits which would outweigh this harm.

Ground (f) (Appeals A and B)

24. Pursuant to ground (f), the appellant alleges that the steps required to be taken in the EN exceed what is necessary to remedy the alleged breach of planning control. However, given my conclusions with regard to the as-built elements of the scheme, for which permission will be granted, the appeals on ground (f) only fall to be considered insofar as they are relevant to the installation of the four heating and cooling units. In their appeal statement, the appellants accept that the heating and cooling units are harmful, and therefore intimate an intention to remove them (as has now since been done).

25. Notwithstanding this position, it is worth highlighting that, as per s173(4) of the Town and Country Planning Act 1990, the purpose of the EN is to remedy

the breach of planning control. The requirements set out in the EN must therefore achieve this purpose. In this instance, the requirements of the EN state that all necessary steps must be taken to ensure the property complies with the plans originally approved pursuant to the 2019 Permission.

26. Whilst this requirement could be construed as including a requirement to remove the heating and cooling units (as clearly intended by the Council), this is not explicit. To provide greater clarity in terms of the steps required, I have therefore incorporated a specific requirement to remove the heating and cooling units from the property. This variation helps ensure that the requirements correspond properly to the matters alleged to constitute the breach (as amended). It also helps ensure that the requirements are distinct and separate from one another, which is helpful given that I am issuing a split decision.

27. Given the nature of the matters alleged, and that the appellant does not dispute the harm arising from the heating and cooling units, I am satisfied that this variation does not cause injustice to the parties. As mentioned, I have also made a number of other minor variations to the requirements, to ensure sufficient clarity with regard to their numbering. These requirements, as amended, go no further than remedying the original breach of planning control as described in the EN, and any lesser steps would not properly achieve this purpose.

28. Nonetheless, on account of the variations made, the appeals on ground (f) succeed, but only to the extent outlined.

Ground (g) (Appeals A and B)

29. Pursuant to ground (g), the appellants allege that the period for compliance with the requirements of the EN is too short. However, once again, given my conclusions with regard to the as-built elements of the scheme, the appeals on ground (g) only fall to be considered insofar as they are relevant to the installation of the heating and cooling units.

30. Given that the heating and cooling units have already been removed, there is no reason for the period for compliance to be extended. The appeals on ground (g) therefore fail.

Conditions

31. I have included a new condition which requires the property to be retained in accordance with the up to date as-built plans. This is to give certainty over the development now consented.

32. I have also reviewed the conditions attached to the 2019 Permission, to see if any of these should be carried forward to the new permission. However, all of these were pre-commencement or construction requirements, and do not include any elements of ongoing compliance. In turn, it is not necessary for any of the original conditions to be re-imposed, as the development is now complete and occupied.

33. The appellant has suggested that a condition could be imposed to restrict permitted development rights insofar as they allow the installation of heating and cooling units. However, given that the EN will be upheld insofar as it

relates to the installation of these units, I do not consider such a condition to be necessary, because the EN will be effective against future development.

Conclusion

34. For the reasons given, I conclude that Appeal A on ground (a) succeeds insofar as it relates to the as-built plans, but fails insofar as it relates to the installation of the four heating and cooling units. Given that the appeal succeeds in part only, I shall uphold the enforcement notice, subject to the corrections and variations outlined in the Formal Decision.

35. As I am upholding the EN, I shall not exercise my power under section 177(1)(b) and its related statutory provisions to discharge condition 1 of the original 2019 Permission. This is because any changes to that permission, which pre-dates the EN, would not benefit from the provisions of section 180 of the 1990 Act so as to supersede the requirements of the EN.

36. Instead, I shall grant a fresh planning permission pursuant to section 177(1)(a) on the application deemed to have been made under section 177(5) for the erection of single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations without compliance with the drawings set out in condition 1 of planning permission 19/0801/FFU dated 7 November 2019, subject to a new condition which requires retention of the development in accordance with the as-built plans. In accordance with section 180 of the 1990 Act, the requirements of the EN will cease to have effect insofar as they are inconsistent with this new permission.

37. Given that planning permission is granted for the as-built development pursuant to ground (a), grounds (f) and (g) only fall to be considered insofar as they are relevant to the installation of the four heating and cooling units.

38. As set out above, I have made a number of variations to the requirements of the EN, and the appeals on ground (f) therefore succeed, but to that extent alone. For the reasons outlined above, the appeals on ground (g) fail.

Formal Decisions

39. It is directed that the enforcement notice is corrected by:

    a) deleting paragraph 3 and substituting it with the following new paragraph 3:

    THE MATTER WHICH APPEARS TO CONSTITUTE THE BREACH OF PLANNING CONTROL:

    Erection of single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations, without compliance with the drawings set out in condition 1 of planning permission 19/0801/FFU dated 7 November 2019, with the non-compliance comprising the following:

A) the development has been built in accordance with following drawings: S01 (Site Location Plan); S111 (As-Built Ground Floor Plan); S112 (As-Built First Floor Plan); S113 (As-Built Second Floor Plan); S114 (As-Built Roof Plan); S115 (As-Built Elevations); S116 (As-Built Elevations);

B) the installation of four heating and cooling units on the western and eastern flank elevations of the property.

and varied by:

b) deleting paragraph 5.1;

c) re-numbering steps 5.2, 5.3 and 5.4 to 5.1, 5.2 and 5.3 respectively;

d) deleting reference to "Step 2" in 5.3 and substituting it with "Step 1";

e) deleting reference to "Step 3 in 5.4 and substituting it with "Step 2"; and

f) inserting the following new paragraph 5.4:

4. To permanently remove the heating and cooling units from the property, together with all associated cabling and equipment.

40. Subject to these corrections and variations, **Appeal B** is dismissed and the enforcement notice is upheld. Subject to the same corrections and variations **Appeal A** is dismissed in part, the enforcement notice is upheld and planning permission is refused for the matters alleged under paragraph 3(b) of the notice, being the installation of four heating and cooling units on the western and eastern flank elevations of the property, on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

41. Planning permission is however granted on the application deemed to have been made on **Appeal A** under section 177(5) of the 1990 Act as amended for the matters alleged under paragraph 3(a) of the notice, being the erection of single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations, without compliance with the drawings set out in condition 1 of planning permission 19/0801/FFU dated 7 November 2019 on Land at 1 Middle Close, Camberley, Surrey GU15 1NZ, subject to the following new condition:

(1) The development shall be retained in accordance with the following drawings: S01 (Site Location Plan); S111 (As-Built Ground Floor Plan); S112 (As-Built First Floor Plan); S113 (As-Built Second Floor Plan); S114 (As-Built Roof Plan); S115 (As-Built Elevations); and S116 (As-Built Elevations).

James Blackwell

INSPECTOR

23/0347/FFU **Reg. Date** 3 April 2023 Bisley & West End

LOCATION:	Hagthorne Cottage Nurseries , Lucas Green Road, West End, Woking, Surrey, GU24 9LZ
PROPOSAL:	Demolition of existing poly building and erection of detached storage building
TYPE:	Full Planning Application
APPLICANT:	Mr D Dunne/Hagthorne Cottage Nurseries
OFFICER:	Duncan Carty

This application is 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 floorspace)

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

1.1 This planning application relates to the erection of a building in place of the existing polybuilding for a car storage use. The site lies to the south west of the settlement of West End, located in the Green Belt.

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

1.3 The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

2.1 The application site lies on the south side of Lucas Green Road. The site lies about 1.1 kilometres south west of the settlement of West End, lying within the Green Belt and about 100 metres from the Thames Basin Heaths Special Protection Area (SPA). Florence House, a House in Multiple Occupation (this use being considered under a lawful existing development certificate 22/0966/CEU) lies to the south west flank, and Spring Cottage and The Cottage lie to the rear of the site. Hagthorne Cottage, and its residential garden, forms part of the wider site and is owned/occupied by the applicant. Woodland, which is also common land, lies to the front of Florence House, between that property and Lucas Green Road. There is more extensive woodland opposite the site with the commercial Timber (Gregory's) Yard site lying behind part of this woodland on the north west side of Lucas Green Road.

2.2 The application site is a former nursery with a large polybuilding on the site and a former barn, and other structures. The authorised use of the site is as a car storage facility and preparation of cars for sale. The polybuilding is used as the car storage by West End Garage, as authorised, for up to 60 cars. The site is relatively flat and hardstanding dominates the appearance of the site.

2.3 The existing polybuilding is centrally positioned, but extending up to the south west flank boundary with Florence House. The existing polybuilding measures 29.7 metres in depth by 53 metres in width (having an area of 1,574 square metres) with a series of roof ridges extending to a maximum height of 5.2 metres, reducing to 3.9 metres at the eaves/valleys.

3.0 RELEVANT HISTORY

3.1	19/0064	Change of use of nursery land and buildings to provide car storage and preparation along with parking and access (whilst retaining existing dwelling and associated garage). Approved in October 2019. The permission included conditions limiting the use of the polybuilding to the storage of cars and the barn building for the preparation of vehicles for sale elsewhere; limitations on hours of operations; limitations on the number (60) of cars stored at the site; with no heavy goods vehicle (including car transporters) or customers accessing the site. An informative was added to confirm that the valeting and light repairs to cars can be undertaken within the barn building.
3.2	23/0543/FFU	Demolition of existing dwellinghouse with two outbuildings and erection of replacement house. Refused permission in November 2023.

4.0 THE PROPOSAL

4.1 The application proposal relates to the replacement of the existing polybuilding with a storage building for the authorised use of the site for car storage and preparation.

4.2 The proposed building would be located a minimum of 3.3 metres from the flank boundary with Florence House, and a minimum of about 3.0 metres from the front boundary of the site. The other buildings on the site, including the host dwelling, Hagthorne Cottage, would be unaffected by the proposal.

4.3 The proposed building would have a width of 29.7 metres and a depth of 52.9 metres, providing an external floor area of 1,571 square metres, with a low-pitch gable roof with, in its amended form, a maximum height of 5.2 metres, reducing to 3.6 metres at the eaves. This amounts to a very small decrease in the floorspace of the principal (i.e. largest) building on this site (Section 7 of this report provides a comparison table of existing and proposed dimensions).

4.4 The proposed building would be used for the storage of cars (up to 60 cars) with ancillary accommodation including ancillary offices and staff welfare facilities (changing rooms, WCs and break out facilities). The facilities are required to be used to improve staff facilities at the site, noting the small increase in workforce (from 7 to 10 staff) and to provide air/water tight storage for the cars to reduce the need for repeated cleaning and their security before transfer to the main garage (West End Garage) for sale. The proposed materials include metal cladding with a horizontal split (at 2.25 metres above ground level) between two shades of green, with a lighter green provided for the top portion of the proposed building.

4.5 The site plan, as amended, indicates the proposed staff car park layout providing 12 spaces, as existing, to be provided towards the north east corner of the site, in front of the barn building and close to the main site access, with a hardstanding area between the barn building and the proposed car storage building for manoeuvring and servicing. The parking arrangement is as provided for the planning permission 19/0064 for the car storage use of the site and no increases in the level of parking provision is proposed. Soft landscaping is to be introduced to the south west flank boundary and to the front of the proposed building with

a more formal landscaped area, including a circular path and benches, proposed towards the south (rear) corner of the site.

4.6 Three EV charging points would be provided within the building. In addition, the revised drawings indicatively indicate the provision of photovoltaic panels to the roof. The planning statement indicates the management of all waste and recycling within the site with the re-use of rainwater collected on the site.

4.7 The following documents have been submitted in support of this application. Relevant extracts from these documents will be referred to in section 7 of this report:

- Planning statement;
- Design and access statement;
- Ecological appraisal;
- Flood risk assessment (including drainage strategy); and
- Tree report (including impact assessment and tree constraints plan).

5.0 CONSULTATION RESPONSES

5.1 The following external consultees were consulted and their comments are summarised in the table below:

External Consultation	**Comments Received**
County Highways Authority	No objections are raised because the proposal would not result in a significant increase in traffic, compared with the existing use [*See Annex A*].
Lead Local Flood Authority	No objections subject to conditions
Environment Agency	No objections raised noting that where a connection to the public sewer system cannot be made, an Environmental Permit (which fall outside of the remit of the planning acts) from the Agency may be required.
Natural England	No objections.
Surrey Wildlife Trust	No objections subject to no net increase in external lighting; avoiding the nesting season for site clearance; using the precautionary approach outlined in the ecology report; protection of woodland and LNR; and that a Habitats Regulations Assessment (HRA) is undertaken if required by Natural England [*Officer comment: It is noted that the final request above (i.e. the undertaking of a HRA) has not been requested by Natural England*].
Thames Water	No objections.
West End Parish Council	Raise an objection on the height and urbanising impact, increased intensity of traffic movements on Lucas Green Road; polytunnel is a temporary building and proposal is more permanent; inadequate site drainage (discharge into watercourses) and risk to SPA (risk of electric car fires). [*Officer comment: The assessment of the impact on character and the permanence of the existing polybuilding are set out in section 7 of this report. It is not considered, with the*

	proposed conditions below, that the proposal would lead to a material intensification of the use of the site and the proposal would provide a drainage strategy which is supported by the LLFA. Natural England have considered that the proposal would not have a material effect on the SPA.]

5.2 The following internal consultees were consulted and their comments are summarised in the table below:

Internal Consultation	**Comments Received**
Arboricultural Officer	No objections.
Urban Design Officer and Heritage Consultant	No objections [*See Annex B*].

6.0 REPRESENTATION

6.1 A total of 32 individual letters of notification were sent out on 11 April 2023 and 32 further re-notification letters sent out on 20 December 2023, on the basis of the amended details. Press notices were published on 11 and 24 April 2023 (in different local papers). To date, 21 letters of representation raising an objection and 15 in support (including two responses from persons related to the applicant) have been received.

6.2 The table below summarises the material planning reasons for objection:

Material Reason for Objection	**Officer Response**
<u>Principle of Development and Green Belt</u>	
Impact on Green Belt openness	An assessment on Green Belt policy has been made on the impact of the development on openness, with the small decrease in building size, it is considered that the proposed building would not be materially larger than the existing polybuilding.
Contrary to Green Belt policy	It is considered that the proposal is in accordance with policies within the development plan and national policies.
Replacing temporary polytunnel with permanent industrial building would be against Green Belt policy	Under case law, the polybuilding is not a temporary building and its replacement with the proposed building would not be against Green Belt policy.
Very Special Circumstances have not been proven	The proposal is considered to be “not inappropriate” and as such the “very special circumstances” test is not applied.
<u>Character and Design</u>	
Out of keeping and impact on local area and character, including the wider rural character	The proposal would provide a building that would be built closer to the highway than the existing polybuilding. However, the proposal would not have an adverse impact on local character, noting the quality of the existing building.

Overdevelopment/overpowering, over shadowing	The proposed building would not have an overbearing or over shadowing of adjoining and nearby properties, nor be an overdevelopment of the site, noting the small reductions in the size of the building, when compared with the existing polybuilding.
Impact on listed buildings	The nearest listed buildings, Lucas Green Manor and Manor Cottage, are located over 600 metres from the application site and it is considered that the proposal would have negligible impact on the setting of these listed buildings. No objections on this ground are raised by the Urban Design and Heritage Consultant.
Higher than the existing building and not translucent (see through)	The existing polybuilding is not translucent and therefore takes the form of as a "solid" building. Amended drawings have reduced the proposed height to be similar to the existing polybuilding.
Additional facilities provided by the development would result in more employees at the site and intensification of use	It is not considered that there would be a material intensification of use, taking into consideration the restrictions proposed by the imposed condition to the planning application.
<u>Residential amenity</u>	
Increase in pollution, including noise with no assessment provided and dogs barking, and impact on well being	The proposal would not result in a material intensity of use and therefore would not materially impact on noise pollution. The EHO team has advised that they have not received any complaints from any noise or disturbance from the site.
Loss of privacy	The proposed building would be close to the flank boundary with Florence House but no windows are proposed in the flank wall facing this property. The proposal would be sited about 30 metres from the residential properties at the rear and no windows are proposed in the rear elevation facing these properties. No material increase in privacy is envisaged.
Spray painting at all hours (including weekends)	Limitations on use, by condition, would prevent such activities.
Activity/disturbance for 7 day a week operation	Limitations on hours of operation, by condition, would limit such activities.
Close to adjoining properties	The proposed building would not have a material adverse effect on residential properties due to its scale and siting
<u>Highways and Parking</u>	
Inadequate access from local road network, exacerbated by the narrowness of these roads, conflict of traffic with larger vehicles, speeding traffic on Lucas Green Road, safety of other road users (including pedestrians, babies in pushchairs, cyclists and horse riders), accident record on Lucas Green Road/Ford Road (two	The proposal, with the proposed conditions, would not result in a material intensification of use and therefore would not materially impact on the highway network. Furthermore, the County Highway Authority supports the development on highway grounds.

reported incidences), increase in traffic and no traffic assessment of this increased traffic. Road is used as a bypass when there are holdups on A322 Guildford Road and increase traffic during peak times	
Inadequate parking provision and loss of parking	The proposal would provide sufficient levels of parking (12 spaces) for the proposed use.
Increase capacity for car storage/increase in use	The proposal would be limited to the storage of a maximum of 60 cars (as existing).
<u>Biodiversity</u>	
Affect local ecology	The proposal would have no greater material impact on local ecology than the existing development and use.
Waste water into overflowing local ditches/watercourses	A drainage solution for the proposal has been agreed with the LLFA, subject to conditions. As such, no objection has been raised on drainage matters.
Impact on nature sustainability and impact on wildlife – badgers and deer	The ecology report sets out how the proposal would be implemented without harm to any protected species any suggests the provision of bat and bird boxes to enhance biodiversity.
Impact on SPA (it falls within 400 metre buffer zone) and rare animals (birds and reptiles) on the SPA	Natural England has confirmed no adverse impact is envisaged from the proposal on the SPA.
Impact of security lights	Details of external lighting are proposed to be agreed by condition.
<u>Drainage and Flood Risk</u>	
Increased flood risk/surface water, no mains drainage and no effective way of disposing surface/foul water – proposal will exacerbate existing situation. Polytunnel was erected on permeable ground and presumed that proposed building base would be impermeable	The application site lies in an area of low flood risk. A proposed drainage strategy for this development has been assessed and is supported by the LLFA subject to conditions. As such, no objection has been raised on drainage matters.
Recent increases in hardstanding areas leading to increased flood risk	The proposal would allow landscaping to be provided including soft landscaping areas which would reduce the amount of hardstanding across the site.
Flow of car washing/cleaning into watercourses, release of paint pollutants/solvents into to the air/watercourses and existing drainage pipes currently discharge into ditches (which have collapsed and do not hold water discharging onto the road)	This separate issue has been considered under the pollution acts by Environmental Health and the Environment Agency
<u>Other Issues</u>	
Potentially contaminated land	This would have no material impact upon the current proposal.
Increased dog walking on SPA	It is not considered that the proposal has any material impact.

Horticultural use is a part of the defined use (storage use only in Building G)	The approved change of use of the site under permission 19/0064 relates to the change of use of the whole of the former horticultural site.

6.3 The table below summarises the non-material planning reasons for objection:

Non-Material Reason for Objection	**Officer Response**
General dislike of the proposal	This is not explained further.
Strain on community facilities	It is not considered that there would be any material impact.
Insufficient details on application	Sufficient details have been provided for validation purposes.
Damage to road	This would be a matter for the County Highway Authority.
Tree removal prior to ecological and tree survey – by applicant	There has been tree loss on adjoining common land. There has been no substantiated evidence that these works were undertaken by, or on behalf of, the applicant. The trees lost were not protected under a Tree Preservation Order. As this relates to common land, it would be a matter for Surrey County Council.
The Garage has used a field (Heronbrook/Field 6800) for car storage opposite this site	This relates to a separate piece of land and has been considered directly through the Council's enforcement powers. A new application for this use of land is separately being considered under application 23/0983/FFU.
Polytunnel allowed because it related to an agricultural use	The polytunnel had been lawful over time and the change of use has ceased any agricultural use on the site.
No mention in application submission of restrictions under 19/0064	This is noted.
Questions whether floorspace is smaller than existing	This is confirmed in section 7 of this report.
Historical increases in traffic from other commercial sites in Lucas Green Road either through planning permission of lawful development certificates	This planning application is considered on its own merits.
Policing of car numbers on site	This would be an enforcement issue.
Cars delivered on site by wider trailer	The existing restrictions are that they cannot use car transporters.
Ditches have been blocked	This is a matter for the County Council as these are highway ditches.
Previous objections on highway safety grounds upheld on appeal	This relates to a different site/appeal (Lucas Green Nurseries - APP/D3640/W/21/3277880) relating to a prior approval.
Car preparation is B1 light industrial not B8 storage	The authorised use is for car storage with car preparation for sale only

6.4 The table below summarises the material planning reasons for support:

Material Reason for Support	Officer Response
Improvement to visual amenity, replacing leaky building with insulated building will improve outlook. Replacement building designed to blend in with surroundings and positioned sympathetically on the site, improving state of existing facilities. Improvements to appearance of site from Lucas Green Road	The proposal would provide an improvement to the appearance of the site, replacing a poor quality polybuilding.
Limited impact on local roads (7/8 movements per day) and no HGV vehicles visit the site	The proposal would not result in a material intensification of the site, nor increase traffic generation.
Building has been in place for over 20 years	This is noted and accords with the Council's historic aerial photography records.
Local businesses should be supported and encouraged to invest in local area	This is noted and is a benefit of the proposal.
Modern sustainable design (could use solar panels, rainwater harvesting and other measures to make it more carbon neutral). Improvements to drainage proposed	These matters are proposed (provided by condition).
Smaller structure to be provided	The proposal would result in the provision of a smaller structure when compared to the existing polybuilding.

6.5 The table below summarises the non-material planning reasons for support:

Non-Material Reason for Support	Officer Response
Ditches need to be cleared	This is a matter for Surrey County Council as these are highway ditches.
Larger vehicles use other sites (e.g. Gregory's Yard) not application site	The other commercial premises on this road are noted.
Highway damage due to lack of repairs by County Highway Authority	This is a matter for the highway authority (Surrey County Council).
Replace building which does not appear fit-for-purpose	The poor condition of the existing polybuilding is noted.

7.0 PLANNING CONSIDERATION

7.1 This application is considered against advice contained with the National Planning Policy Framework (NPPF) where there is a presumption in favour of sustainable development. Regard will be given to Policies CP1, CP11, CP14, DM9, DM10, DM11 and DM13 of the adopted Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP). In addition, regard will be given to the adopted Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (AAS).

7.2 The main issues to be considered with this application are:

- Principle of the development and impact on the Green Belt;
- Impact on the character and appearance of the area and trees;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on drainage and flood risk; and
- Impact on biodiversity and the Thames Basin Heaths Special Protection Area.

7.3 Principle of the development and impact on the Green Belt

7.3.1 Policy DM13 supports the redevelopment of an existing building or operation in employment use outside of the core employment areas or Camberley Town Centre.

7.3.2 The lawful use of the application site is for car storage and preparation for sale, and no material change of use is proposed under this application. The polybuilding provides storage for the cars. Whether a structure is defined as a building is considered under case law against three criteria: (i) its size, (ii) permanence and (iii) physical attachment to the ground.

7.3.3 The case law indicates that a building would normally be something that was constructed on the site as opposed to being brought already made for the site. Noting the size of the polybuilding, it is clear that it would have been constructed on the site. The case law also indicates that a building normally denotes the making of a physical change of some permanence. In this case, from evidence held by this Council, the polybuilding has been in place for over 20 years which denotes a level of permanence. The polybuilding is physically attached to the ground with a number of supports to the building edge and within the building. Whilst the polythene covering has ripped in part over the years, it still remains as a building for the purposes of the planning acts, and provides a function and is used in conjunction with the authorised use of the site.

7.3.4 Paragraph 149 of the NPPF states that the construction of new buildings should be regarded as inappropriate in the Green Belt with a number of exceptions including the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces.

7.3.5 The following table sets out the differences between the existing polybuilding and proposed building:

	Existing	Proposed	Difference
Ridge height	5.2 m.	5.2 m.	None
Eaves height	3.9 m.	3.6 m.	-0.3m (-7.7%)
Floorspace	1,574 sq.m.	1,571 sq.m.	-3 sqm (-1.9%)
Volume	7,161.7 cub.m.	6,912.4 cub.m.	-249.3 cub.m. (-3.5%)

On the basis of these calculations, the proposed building would not be materially larger and in fact would be smaller than the existing building to be replaced, and the proposed building would be retained in the same use. Visually, the design and form of the proposed building would also not appear materially larger. Whilst the existing polytunnel has a series of valley roofs that break up the perception of massing and uses lightweight materials, the proposal's single span and shallow pitched roof, no higher than the existing and with a lower eaves height, would have a very similar visual impact.

7.3.6 The revised site plan indicates areas of the site which can provide new soft landscaping which would be a minor benefit to the visual amenity of the Green Belt.

7.3.7 It is therefore considered that the proposed building would not be inappropriate development in the Green Belt, complying with the NPPF.

7.4 Impact on the character and appearance of the area and trees

7.4.1 Part 12 of the NPPF sets out that good design is a key aspect of sustainable development. Policy DM9 of the CSDMP promotes high quality design.

7.4.2 The proposed replacement building would be more prominent from Lucas Green Road due to its closer proximity (a minimum of 3 metres) to the front boundary of the site. Part of the building would be obscured by vegetation (a series of cypress trees/hedging at the front site boundary), but the proposed building would be higher than this vegetation. It would also be partly visible on the south west approach from Lucas Green Road, above similar vegetation at the flank boundary of the site. Whilst the existing building is lighter in appearance, it is poor in quality and the proposed building is to be finished in green powder coated metal finish. This material finish is typical for commercial buildings in this local area and given this context, on balance, the proposal is considered to be acceptable on street scene grounds. Furthermore, the proposed building would improve the visual amenity of the area.

7.4.3 The proposal would be acceptable in design terms and is supported by the Council's Urban Design and Heritage Consultant (see Annex B). The existing site is in a poor condition with extensive hardstanding areas. Whilst some hardstanding would remain to support the use of the site, including parking, a landscaping condition is to be imposed to reuse parts of the site as soft landscaping to enhance the visual amenity of the site. The revised site plan provides details of soft landscaping to the front and side of the proposed building along with a more formal landscape design to the rear of the proposed building. It is considered that these details would enhance the visual appearance of the site.

7.4.4 No objections are raised to the proposal on these grounds, with the proposal considered to comply with Policy DM9 of the CSDMP and the NPPF.

7.5 Impact on residential amenity

7.5.1 Policy DM9 of the CSDMP indicates that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. The nearest residential properties are at Florence House, on the southwest flank boundary, and Spring Cottage and The Cottage to the rear.

7.5.2 The end elevation of the existing polybuilding faces the flank boundary with Florence House. The siting of the proposed building would be reorientated 90 degrees with the length of the proposed building facing this boundary. The proposed building would be located a minimum of approximately 3.3 metres, from the flank boundary with Florence House, which is similar to the existing relationship. However, the proposed building would extend much further forward from the front wall of Florence House (by 38.5 metres compared to the existing building that extends forward by 14.5 metres).

7.5.3 Whilst the proposed building would extend much further forward, this impact on the neighbour's amenity would be lessened because it would be adjacent to the common land/woodland in front of this residential plot. The front garden of Florence House is also predominantly used as a drive. The front windows of this dwelling are already affected by the existing polybuilding structure on the site. The proposal would extend the built form forward at this point but this is not considered to further materially affect light to the front of this dwelling because the additional built form would be provided at a longer distance forward of this dwelling. The proposal includes rooflights in the roofslope facing this dwelling. However, the low roof angle would limit any light spillage that could have any material impact on the occupiers of this property. It is not considered that the proposal would materially harm the residential amenities enjoyed by the occupiers of this dwelling.

7.5.4 Spring Cottage and The Cottage are located to the rear of the site and have rear boundaries which are set about 30 metres from the siting of the proposed building. The proposed building would be located no closer to these adjoining residential properties, or any other all other nearby residential properties, and at no greater height than the existing polybuilding thereby not increasing any harm to the occupiers of these dwellings. There would, however, be a noticeable reduction in width facing some of these properties which would provide some limited amenity benefits.

7.5.5 The proposal would provide improved storage facilities but no further increase in number of cars to be stored, the type of vehicles that can access the site and customers prohibited from accessing the site. It is therefore considered that no material increase in activity would occur, and therefore no greater harm from noise and disturbance.

7.5.6 As such, no adverse impact on residential amenity would occur with the development complying with Policy DM9 of the CSDMP.

7.6 Impact on highway safety

7.6.1 Paragraphs 105 and 110 of the NPPF promotes sustainable transport objectives. This includes safe and suitable access for all users and has the benefit of reducing emissions. Policies CP1 and CP11 of the CSDMP reflect these objectives by directing development to sustainable locations. Policy DM11 of the CSDMP states that development would not be acceptable where there is an adverse impact on the safe and efficient flow of traffic.

7.6.2 The site is used for car storage and the preparation for sale for West End Garage, and restrictions to prohibit access to customers activity on this site has been imposed by condition (and proposed to be re-imposed). The proposal has been limited by the number of vehicles (60 cars) stored on the site by condition. It is considered appropriate to reimpose this condition for this development. Restrictions on the size of vehicle accessing the site, i.e. car transporters, would also be re-imposed.

7.6.3 The level of proposed staff car parking (12 spaces) facilities would remain the same as provided for the use under permission 19/0064 which was considered to be acceptable for the level of activity on the site. The applicant has confirmed a staffing level of 10 full-time workers at the site and it is considered that this level of parking, with no material increase in activity, would also be acceptable. The re-positioning and re-orientation of the building on the site would improve accessibility by improving the arrangements for car deliveries along with entering and leaving the site in forward gear.

7.6.4 Lucas Green Road is subject to traffic stress particularly from larger vehicles using this highway which is relatively narrow and is subject to a number of bends on its approach to West End village. There are a number of commercial premises on this road which clearly impact on this local traffic issue. This proposal, however, would not change the level of traffic generated at the site and the nature of the operation is not changing from the existing situation.

7.6.5 The County Highway Authority has raised no objections to the proposal on the basis that a material increase in traffic generation is not expected. Adequate parking facilities for staff would be provided. As such, no objections are raised on these grounds with the proposal complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.7 Impact on drainage and flood risk

7.7.1 Policy DM10 of the CSDMP sets out the sequential approach, reflecting the NPPF, to development and flood risk and development would be expected to reduce surface water runoff through the incorporation of appropriately designed Sustainable Drainage Systems (SuDS) at a level appropriate to the scale and type of development.

7.7.2 The proposal has been supported by a Flood Risk Assessment, including a drainage strategy for the development. The site lies in a Zone 1 flood zone, with a low flood risk. It is noted that the site has a high proportion of hardstanding. The drainage strategy has suggested runoff from the proposed building to be discharged to a watercourse via attenuation to reduce flow being conveyed to the ditch (watercourse) at the front of the site. The LLFA has considered this approach to be acceptable subject to conditions. The Environment Agency and Thames Water have raised no objections but note that such arrangements would need to be agreed through separate environmental permit processes with the Environment Agency.

7.7.3 As such, no objections are raised to the proposal with the proposal complying with Policy DM10 of the CSDMP and the NPPF.

7.8 Impact on biodiversity and the Thames Basin Heaths Special Protection Area

7.8.1 Policy CP14 of the CSDMP states that development which results in harm to or loss of features of interest for biodiversity will not be permitted. The policy also sets out the hierarchy of important sites and habitats with the SPA the most important site.

7.8.2 The site lies about 100 metres from the SPA. It is considered that this separation distance, along with the scale of the proposal, would not result in any harm to the SPA. Whilst the Surrey Wildlife Trust has suggested a Habitats Regulations Assessment for this application, subject to the comments of Natural England, this requirement has not been requested by Natural England. As such and noting the separation distance to the SPA and the scale of the proposal, it is not considered necessary to undertake a HRA in this case.

7.8.3 As such, no objections are raised on the impact of the proposal on the SPA with the proposal complying with Policy CP14 of the CSDMP and the NPPF.

7.9 Other matters

7.9.1 The use of the site, and operations including vehicles arriving at the site, were limited by conditions attached to planning permission 19/0064. For the avoidance of doubt, these conditions have been proposed in the list of conditions below. These conditions have been applied to limit the activity on the site to the same as the existing operation.

7.9.2 The current proposal would provide sustainability benefits by providing three electric vehicle charging points and the provision of photovoltaic panels to the roof. The planning statement indicates the management of all waste and recycling within the site with the re-use of rainwater collected on the site.

8.0 PUBLIC SECTOR EQUALITY DUTY

8.1 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 proposal is considered to not be inappropriate development in the Green Belt, complying with Green Belt policy because the replacement building would not be materially larger than the existing. The proposal is also acceptable in terms of its impact on character and trees, residential amenity, flood risk/drainage and ecology/SPA grounds. The application complies with adopted policy and is therefore recommended for approval subject to conditions.

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: PL/02/HCN Rev 03 received on 21 December 2023 and PL/06/HCN Rev B and PL/07/HCN Rev 02 received on 24 November 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 car parking spaces shown on the plan PL/02/HCN Rev 03 shall be made available for use prior to the first use of approved development for any of the purposes shown on approved drawings and the parking spaces 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.

4. The replacement building shown on approved proposed site plan PL/02/HCN Rev 03 shall only be used for the storage of vehicles associated with the selling of cars elsewhere and the barn building shown on approved proposed site plan PL/02/HCN Rev 03 shall only be used for the preparation of vehicles for sale elsewhere and for no other purpose (including any other purposes in Classes B2, B8 or E 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 visual and residential amenity and to protect the openness of the Green Belt and to comply with Policies DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. With the exceptions allowed by Condition 4 above, the land within the application site shall not be used for any purposes within Classes B2, B8 or E 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 visual and residential amenity and to protect the openness of the Green Belt and to comply with Policies DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. The operations including the movement of cars within and in/out of the application site and uses allowed within the barn building, as shown on approved proposed site plan PL/02/HCN Rev 03 and as controlled by Condition 5 above, shall only take place between the hours of 8am and 6pm on Mondays to Saturdays with no activity associated with these operations and uses to take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

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

7. There shall be no more than 60 vehicles associated with the uses, limited by Condition 4 above, stored on the application site.

   Reason: In the interests of visual and residential amenity and to protect the openness of the Green Belt and to comply with Policies DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. There shall be no more than 60 vehicles associated with the uses, limited by Condition 3 above, stored on the application site.

   Reason: In the interests of visual and residential amenity and to protect the openness of the Green Belt and to comply with Policies DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. There shall be no Heavy Goods Vehicle (including car transporter) deliveries to and from the application site.

   Reason: In the interests of the amenities of adjoining residential occupants, the openness of the Green Belt and highway safety 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.

10. There shall be no visitors (customers) to the site.

    Reason: In the interests of limiting activity on the site to protect residential amenity and to protect the openness of the Green Belt and to comply with Policies DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. The development hereby approved shall be implemented in accordance with the recommendations set out in Section 5 of the Preliminary Ecological Appraisal and Bat Roost Assessment dated 9 November 2023 [Ref: 22/78] and details of the location of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the development hereby approved. The approved details shall be implemented prior to the occupation of the approved development.

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

12. Details of any external lighting shall be submitted to and approved by the Local Planning Authority prior to their installation. The approved details shall be implemented prior to the occupation of the approved development.

Reason: In the interests of nature conservation and residential amenity and to comply with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. No development 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) provision of boundary hoarding behind any visibility zones
(f) HGV deliveries and hours of operation for construction
(g) vehicle routing
(h) measures to prevent the deposit of materials on the highway
(i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
(k) on-site turning for construction vehicles
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.

14. No construction of the development hereby approved shall take place until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be carried out as approved and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development.

Any landscaping which, within 5 years of the completion of the landscaping scheme, dies, becomes diseased, is removed, damaged or becomes defective in anyway shall be replaced in kind.

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.

15. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national NonStatutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.8 l/s

c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

d) Details of the condition and downstream connectivity of the adjacent watercourse.

e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

f) Details of drainage management responsibilities and maintenance regimes for the drainage system.

g) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

16. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

17. No external facing materials shall be used on or in the development hereby approved until samples and details of them have been 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 to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

APPLICATION NUMBER	SU/23/0347/FFU

DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr D Dunne

Location: Hagthorne Cottage Nurseries , Lucas Green Road, West End, Woking, Surrey, GU24 9LZ

Development: Demolition of existing poly tunnel and erection of detached storage building

Contact Officer	Kirsty Wilkinson	Consultation Date	11 April 2023	Response Date	19 April 2023

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 Planner

The proposal is unlikely to result in a significant increase in vehicular traffic compared with the existing use. There are no proposed changes to the vehicular access to the site.

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URBAN DESIGN AND HERITAGE CONSULTEE RESPONSE

23/0347/FFU

Demolition of existing poly building and erection of detached storage building

Hagthorne Cottage Nurseries, Lucas Green Road, West End, Woking, Surrey GU24 9LZ

Recommendations

High quality design is inseparable from sustainable development.

The application regards a replacement commercial building in the old Nursery site, situated in the Green Belt. The proposed building is of similar height as the existing poly building; however, the overall footprint is reduced by 17%, which is beneficial. The proposed building will be positioned closer to the NW corner and rotated 90 degrees. A distance of 4 meters will be retained to the adjacent property, Florence House, of which the closest elevation contains a stairwell, no habitable rooms. The building is for the purpose of the existing land use, valeting and preparation of cars. The existing security fence will be retained around the perimeter.

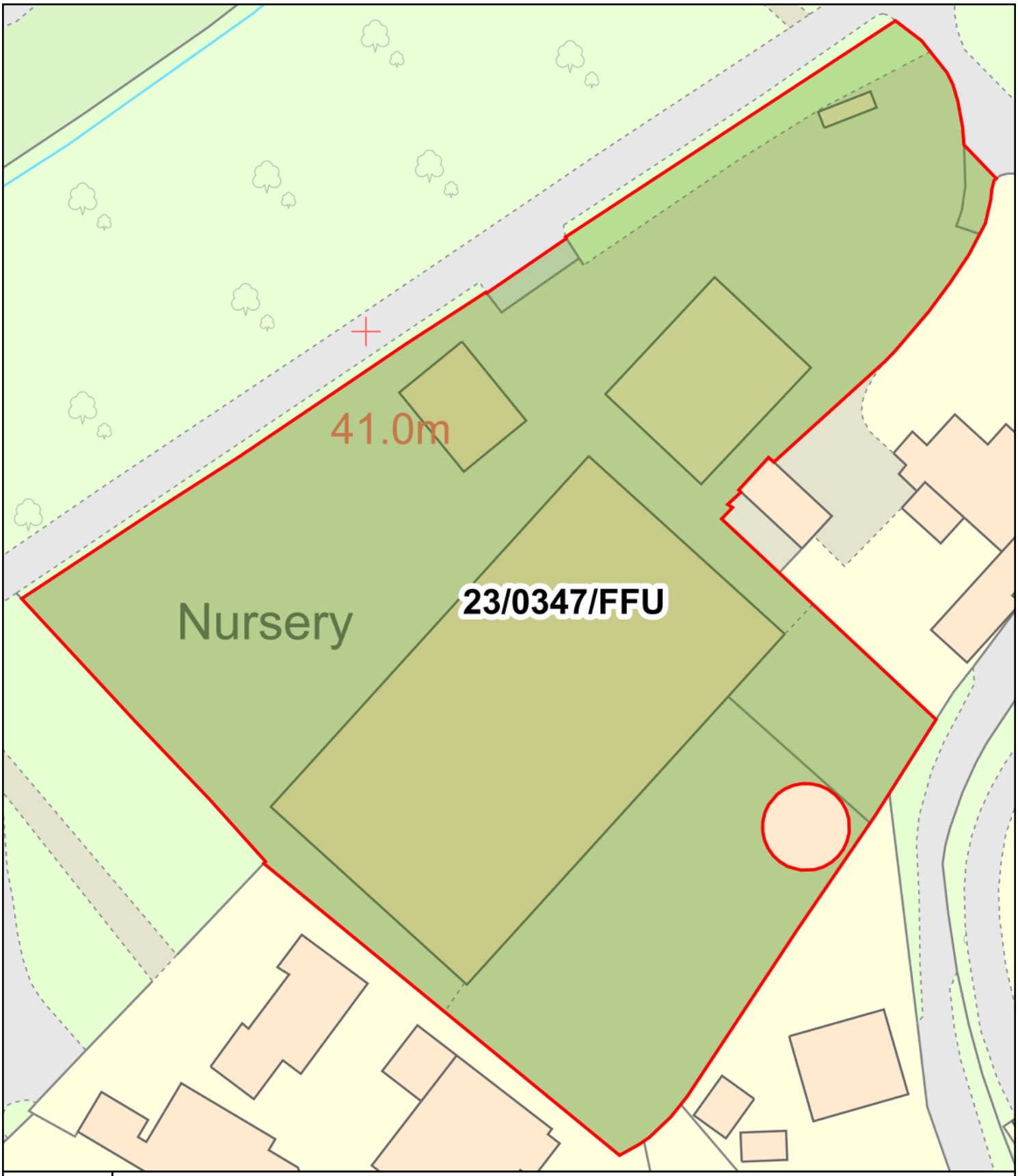
The Design- and Access Statement sets out a clear design vision for the project, seeking to re-affirm the building line along Lucas Green Road, respect the massing, context, and views over existing amenity areas, in particular towards Florence House. Other objectives are not to materially exceed the existing scale, bulk, height, or massing, to visually integrate with the existing context, soften the visual appearance of the building, to enhance efficiency of operations and to provide a safe and secure development for staff and customers.

The proposed design is characterized by a simplification of the existing rooflines, and the creation of solid external walls, creating a coherent, quiet building with a low, pitched roof. The use of high-quality metal cladding in a combination of muted green shades with a differentiation of textures is strongly supported and assists in reducing the scale and massing.

There are no objections from an urban design and heritage point of view to the proposed replacement commercial building, which is considered well designed and similar in height, scale, and massing. The proposed design is considered to enhance the character of the site, increases security, and contributes to a more sustainable structure, including PV-panels.

Approval recommended.

M. Gustafsson MSc MA
Urban Design and Heritage Consultant
11th September 2023



Title	23/0347/FFU			
Application Number			**Scale @ A4**	
Address			**Date**	03/01/202
Proposal				

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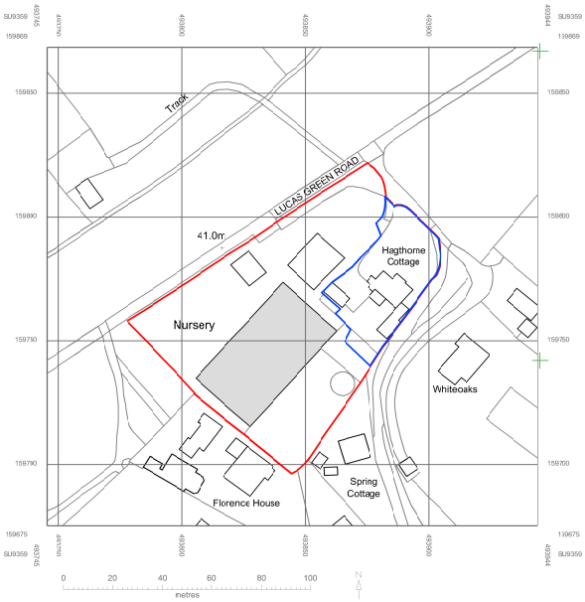
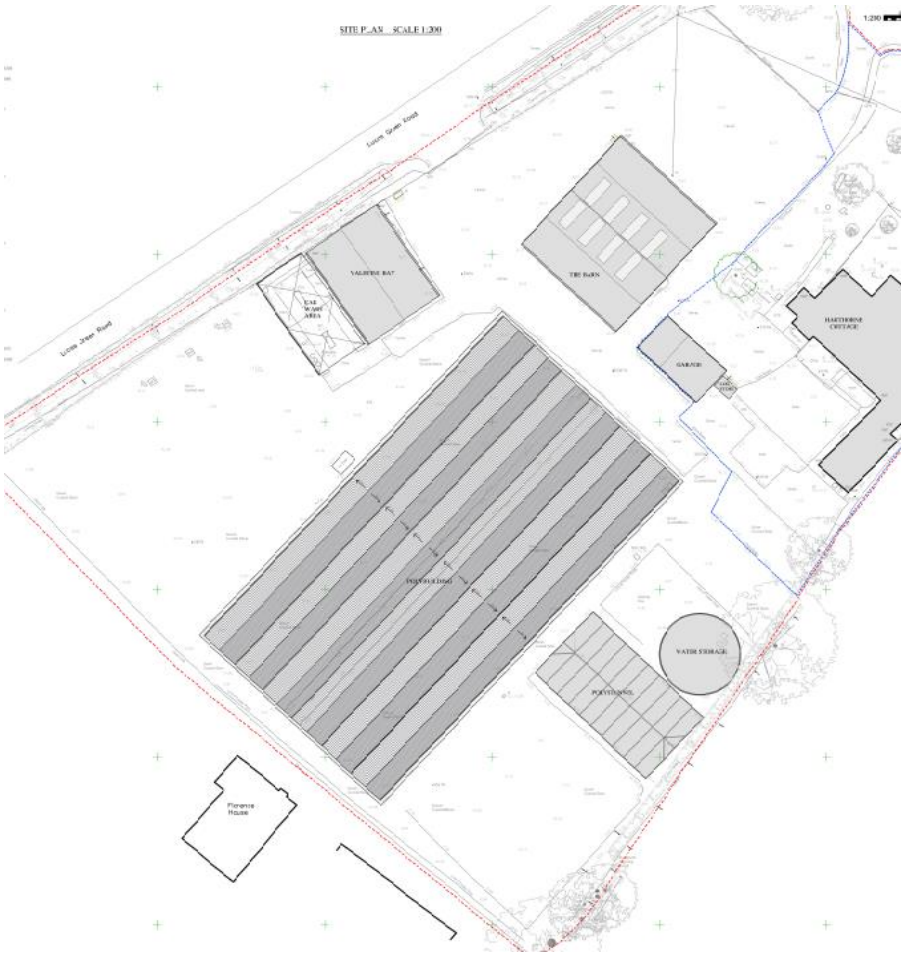
23/0347/FFU – HAGTHORNE COTTAGE, NURSERIES, LUCAS GREEN ROAD, WEST END

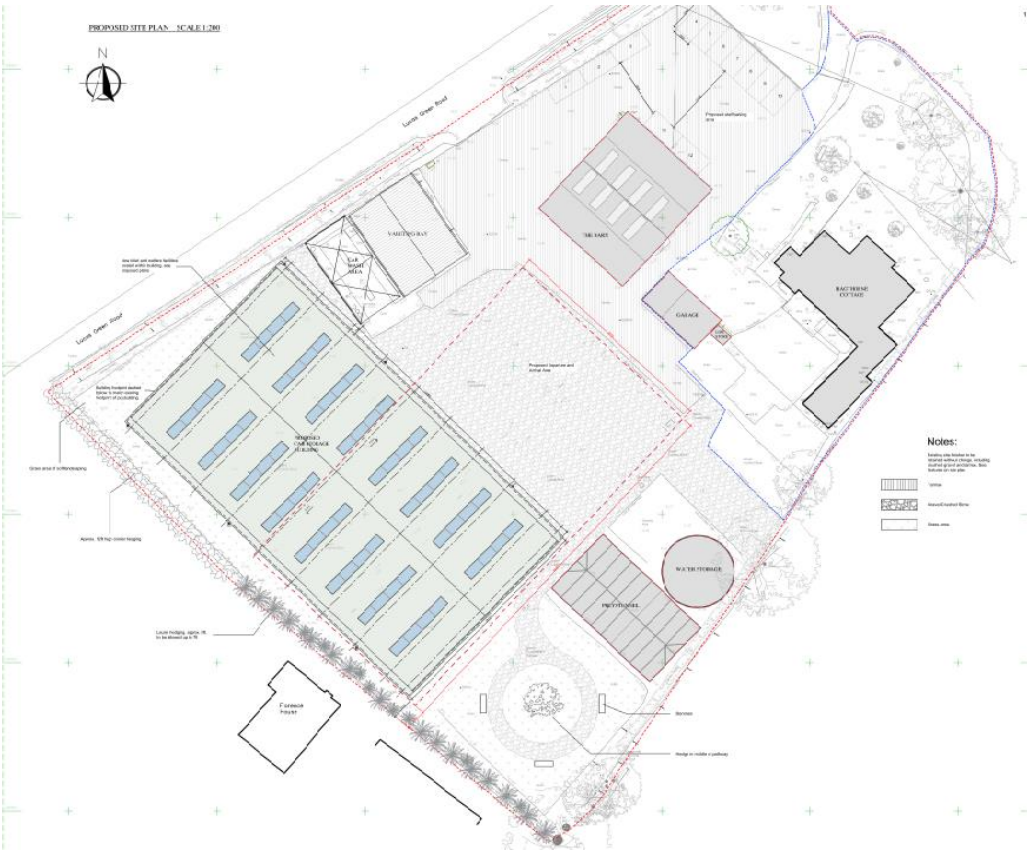
Location Plan



Existing site layout



Proposed site layout



Existing elevations

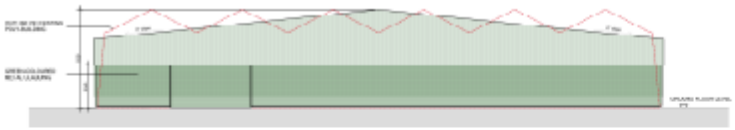
EXISTING NORTH-EAST ELEVATION - SCALE 1:100

EXISTING NORTH-WEST ELEVATION - SCALE 1:100

EXISTING SOUTH-WEST ELEVATION - SCALE 1:100

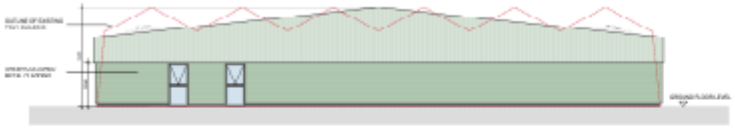
EXISTING SOUTH-EAST ELEVATION - SCALE 1:100

Proposed elevations and floor plan



PROPOSED SOUTH-EAST ELEVATION - SCALE 1:100

PROPOSED NORTH-EAST ELEVATION - SCALE 1:100



PROPOSED NORTH-WEST ELEVATION - SCALE 1:100

PROPOSED SOUTH-WEST ELEVATION - SCALE 1:100

Photos of the site


LS61 TFY

23/1035/FFU **Reg. Date** 10 October 2023 Bagshot

LOCATION:	150 London Road, Bagshot, Surrey, GU19 5DF,
PROPOSAL:	Full planning permission to allow the occupation of unit 2a for Class E retail outside of those specified within condition 1 of planning permission 16/1041
TYPE:	Full Planning Application
APPLICANT:	Nottinghamshire County Council (c/o abrdn)
OFFICER:	Melissa Turney

This application is being reported to the Planning Applications Committee because the proposal is a major development i.e. over 1,000 sq.m.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

1.1 The application site relates to unit 2a previously occupied by Cotswold Outdoor. The unit is currently vacant. The application site has a lawful use of Class E (Commercial, Business and Service) under the Town and Country Planning (Use Classes) Order 1987 (as amended). However, the range of the goods which can be lawfully sold from the unit are restricted under condition 1 of planning permission 16/1041 (set out in section 4). The proposal by Hobbycraft seeks to delete the outdoor pursuits goods sold and add “arts, crafts and hobbies related goods, food only for the edible decorations for cakes for example, books and magazines devoted to arts, crafts and hobbies” to the list of the goods allowed to be sold from the unit.

1.2 This unit is part of the Bagshot Retail Park that is an established out-of-centre retail destination. By varying the range of goods that can be sold, the principal issue is whether these goods and this overall proposal would harm the vitality of Camberley Town Centre and Bagshot centre. The applicant has provided evidence to inform a sequential test. Under the sequential test main town centre uses should be located in town centres, in edge of centre locations; and only if suitable sites are not available (or expected to then become available within a reasonable period) should out of centre sites be considered. It has been demonstrated that there are no sequentially preferable sites and that this out-of-centre site is the only suitable, available and viable site for the proposed development. Furthermore, the proposal would not have an unacceptable impact on residential amenity, parking capacity or highway safety.

1.3 It is therefore recommended that planning permission be granted subject to conditions.

2.0 SITE DESCRIPTION

2.1 This application site relates to Unit 2a, part of the Bagshot Retail Park (150-152 London Road). The existing Retail Park includes Subway (which has a sui generis use), Cotswold Outdoor (Unit is vacant and forms part of this application), Pets at Home and Waitrose (which all have a Class E use). The total floor area of all the units has a floorspace of 5,612 square metres. The proposal relates to the Cotswold Outdoor unit, which has a gross internal floor area of 1,413 square metres.

2.2 The Bagshot Retail Park is on the south east side of A30 London Road with its vehicular access onto Waterers Way, the main access road of the Earlswood development, accessing onto a traffic light junction with A30 London Road. The SANG of the Earlswood development is located to the rear and north west flank of the Retail Park. A number of residential properties, the Foresters Public House, M & D Supermarket (Wine Shop) and Costa Coffee lie on the opposite side of London Road. The site is in an out-of-town centre location. The site lies in the defined Countryside Beyond the Green Belt.

3.0 RELEVANT HISTORY

3.1 The application site has an extensive planning history for which the most relevant history is as follows:

SU/13/0435	Erection of a part single storey, part two storey building to provide two retail units (Class A1) with ancillary café and storage facilities as well as parking, landscaping, and access following the demolition of existing garden centre. Approved in February 2014. This development provided the Waitrose store and was envisaged to provide a replacement for the Notcutts garden centre, previously located on the site, which was amended by the planning history below. The proposal was restricted by restrictions on sales to both retail units (Conditions 2 and 3);
SU/15/0859	Variation of Conditions 3 and 10 of planning permission SU/13/0435 to allow the provision of 4 retail units (including a café). Refused in September 2015 and subsequent appeal dismissed in March 2016.
SU/16/1041	Subdivision of existing retail unit to provide 3 retail units to be used for the following: one unit for the sale of bulky goods and goods relating to outdoor pursuits and with ancillary travel clinic (Class A1); one unit for the sale of bulky goods with ancillary pet care, treatment and grooming facilities and installation of mezzanine floor (Class A1); and one used as a café/restaurant (Class A3). Approved in February 2017. To enable the creation of 3no. units (2a-c), new mezzanine floorspace and a wider range of goods to be sold. This permission enabled Cotswold Outdoor to occupy Units 2a. Condition 1 restricted the use of Unit 2a and is a material consideration.

Condition 1 reads:

Unit 2a, as defined on the approved plan 13001/96, with a total net sales area of 1,201 square metres shall only be used under Class A1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking or re-enacting that Order) for the sale of goods, as listed below:

(a) outdoor and leisure clothing, accessories, equipment, footwear and services for walking running, camping, trekking, climbing, canoeing, water sports, cycling and winter sports with ancillary travel clinic;

(b) home improvement products and materials including hardware and DIY;

(c) garden centre goods including garden furniture, plants, BBQ and associated equipment;
(d) furniture, lighting, carpets and floor coverings;

(e) household textiles, housewares and haberdashery including furnishing, fabrics, cushions and curtains; bedding and linen; blinds and poles; clocks, pictures and mirrors and related accessories;

(f) pets, pet foods and related products and services, including ancillary pet care, treatment and grooming facilities;

(g) bulky electrical and gas kitchen items;

(h) motor goods, cycles, cycle products and accessories; and

(i) bulky leisure goods e.g. kayaks, tents, boats.

*Under part 'a' of this condition no more than **70**% of the net retail sales floorspace within the unit shall be used for the sale of outdoor clothing and footwear and should not include any fashion clothing or footwear. The goods listed under part 'a' of this condition shall only ensure for the benefit of the first occupier.*

Reason: In the interest of the vitality and viability of Bagshot centre and Camberley Town Centre and to comply with Policies CP1, CP10 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Please note that Class A1 (shops) has been superseded by Class E (Commercial, Business and Service) under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

SU/17/0589	Change of use of restaurant/café to retail (Class A1) and/or café/restaurant (Class A3) use, installation of mezzanine floor and associated works. Approved in September 2017. A subsequent non-material amendment permission SU/17/0589/1, granted in November 2017, deleted the mezzanine floor part of this proposal.
20/0405/FFU	Amalgamation of existing (Class E) retail units (Units 2A & 2B) for use as a foodstore (Class E) along with internal works (including a reduction in mezzanine floorspace), changes to the building elevations (including a revised shop front), site layout (including revised servicing and car parking arrangements), revised opening and servicing hours, external plant area, trolley bay and associated works Approved December 2021
23/1217/ADV	Advertisement Consent for 2 internally illuminated fascia signs to front elevation. – Pending consideration

4.0 THE PROPOSAL

4.1 Planning permission is sought for the continued use of unit 2 under Class E of the Use Classes Order plus an alteration to the range of the goods which can be lawfully sold from the unit. This will allow the occupation of the currently vacant unit by Hobbycraft. (Please note that this has been submitted as a full planning application rather than as a s73 application, as a variation to condition 1 of SU/16/1041, because the use would necessitate a change of application description that cannot be altered under a s73 application).

4.2 According to the applicant, Hobbycraft aims to cater for all ages and provides a wide range of materials and equipment for arts and crafts with goods sold, used for weddings, needlework, card making, fine art materials and framing as well as selling complete kits for models, knitting, etc. Typically Hobbycraft stores provide up to 35,000 different arts and craft products, but Hobbycraft do not offer a depth of product range for the 'specialist' who will continue to support niche independent arts and crafts shops. Currently, Hobbycraft trade from over 100 stores throughout the UK. The nearest stores are in Farnborough and Woking, approximately 10 and 14 kilometres respectively from the site. Accordingly, the applicant's intention is to expand Hobbycraft's store representation in the sub-region and reduce the distance travelled and improve consumer choice.

4.3 The proposal relates to the entirety of the existing floorspace, 1,413 square metres, although the ground floor area will comprise no more than 947 square metres of floorspace, as existing. Which is restricted by condition 1 of planning permission SU/16/1041 set out in the planning history above.

4.4 The proposal seeks to add (i) "arts, crafts and hobbies related goods, food only for the edible decorations for cakes for example, books and magazines devoted to arts, crafts and hobbies" to the list of the goods allowed to be sold from the unit and has proposed an amended condition. This amended condition also proposes the deletion of (a) outdoor and leisure clothing, accessories, equipment, footwear and services for walking running, camping, trekking, climbing, canoeing, water sports, cycling and winter sports with ancillary travel clinic; and, the associated reference to no more than 70% of the floorspace being occupied (that only applied to the previous occupier Cotswold Outdoor). Additionally, it is proposed that no part of the existing mezzanine is used for retail sales and that this would be controlled under this new condition.

4.5 No external changes are proposed to the unit nor any amendments to the opening and deliveries sought as part of this application. The existing opening times and restriction on deliveries are:

Opening hours;

Open to the public between the hours of 07:00 and 23:00 hours from Mondays to Saturdays and the hours of 10:00 and 18:00 hours on Sundays and the hours of 08.00 and 20.00 on Public Holidays

HGV deliveries;

The latest HGV delivery shall have been completed by 21.30 and thereafter no delivery shall take place before 07.00 on the following day

4.6 In support of the application, a planning and retail statement have been submitted. Relevant extracts from this document will be referred to in section 7 of this report.

5.0 CONSULTATION RESPONSES

5.1 The following external consultees were consulted and their comments are summarised in the table below:

External Consultation	Comments Received
County Highways Authority	No objections are raised regarding highway safety and capacity or on parking grounds. (See Annex A for a copy of their response).
Windlesham Parish	No objection

5.2 The following internal consultees were consulted and their comments are summarised in the table below:

Internal Consultation	Comments Received
Environmental Services	No objection due to the nature of the proposal.

6.0 REPRESENTATION

6.1 A total of 51 individual letters of notification were sent out on 13th October and 23rd November. A press notice published on 13th December (Camberley News) and 15th December (Surrey Advertiser). To date no letters of representation have been received.

7.0 PLANNING CONSIDERATION

7.1 This application is considered against advice contained with the National Planning Policy Framework (NPPF), and the associated Planning Practice Guidance (PPG), where there is a presumption in favour of sustainable development. Regard will be given to Policies CP1, CP9, CP10, CP11, DM9,DM11 and DM12 of the adopted Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP).

7.2 The main issues to be considered with this application are:

- Principle of the development and retail impact
- Impact on the character and appearance of the area
- Residential amenity
- Highway impacts
- Other matters

7.3 Principle of the development and retail impact

7.3.1 Policies CP1, CP10, DM12 and CP9 of the CSDMP are relevant as these policies seek to protect the vitality of Camberley Town Centre and Bagshot as a district centre.

7.3.2 This site is an out-of-centre site and therefore under paragraph 91 of the NPPF the sequential test is required whereby sequentially preferable and available sites in the town centre and edge of centre need to be discounted first. The PPG explains that it is for the applicant to demonstrate compliance with the sequential test but that the application of the sequential test needs to be proportionate and appropriate for the given proposal and that a local authority needs to be realistic and flexible in applying the test. No impact test (i.e. a full retail impact assessment) is required for this proposal and none has been submitted because it is significantly below the floorspace threshold of 2,500 sq.m. (paragraph 94 of the NPPF refers).

7.3.3 The principle of Class E retail use on the site has already been established by the previous permissions. Condition 1 of planning permission 16/1041 (set out in section 4) was imposed to protect the vitality of Camberley Town Centre and the centre of Bagshot and provides a comprehensive list of what can be sold within this unit. Some of the goods which Hobbycraft sell would be similar comparison goods to the existing goods listed by this condition. Moreover, the previous occupier of the premises was for outdoor pursuits and this proposal is for indoor hobby/pursuits. In line with the PPG, the sequential test therefore needs to be proportionate to this existing context whereby this location is already an well-established retail destination. For this reason and as explained by the applicant there is the potential to link trips to take place with neighbouring retailers and encourage sustainable shopping patterns.

7.3.4 The applicant has provided an analysis of alternative sites for the proposed development, including Camberley Town Centre and Bagshot. In undertaking this analysis the Planning Statement sets out the criteria required by Hobbycraft, that provides a flexibility in scale and format. The criteria discounts sites that are not currently vacant and redevelopment opportunities because these would not be available in a reasonable period (but for completeness redevelopment sites under the Camberley Town Centre Action Plan have still been assessed). This criteria is listed below:

- A unit measuring between 760sqm – 1140 sq.m. at ground floor;
- The ability to sell the full range of goods and of sufficient size to accommodate all aspects of the business model;
- Located in a commercially viable location including locations next to adjacent retailers;
- At grade (parking which is not enclosed or created by a structure and is allocated an area) customer car park of an appropriate size directly adjacent to the retail unit to allow the safe and direct transfers of goods from store to vehicle;
- Simple, safe and efficient at grade servicing arrangements allowing HGVs to arrive, unload and leave the site without any disruption, conflict with the wider highway network or any negative impact on residential amenity.

7.3.5 The applicant assessed 13 sites as part of their assessment, summarised below:

Site considered	Size of the unit	Reason discounting
Unit 3, 17-19 Princess Way, Camberley	521sq.m	The unit is too small and lacks at grade car parking provision and a larger enough service area. The site is therefore not suitable for the proposed development.
A7 The Atrium, Former Next, Camberley;	1,425 sq.m	The unit exceeds the maximum ground floor space requirements the surplus floorspace implications the viability of this unit as a potential unit. Further there is a lack of at-grade parking, where there is an requirement for the car park should be close to the store to allow customers to carry or trolley bulky goods to their vehicles. The pay and display is not considered suitable for the types of the sold. Lastly lack of servicing yard immediately to the rear of the store. The site is therefore not suitable for the proposed development.
Wilko, 6-10 Princess Way, Camberley;	3,357 sq.m	The unit significantly exceeds the size requirements the surplus floorspace implications the viability of this unit as a potential unit. The space is provides over three floors, which is not suitable for the business model and the occupiers requirements. Lack of customer parking. Further there is a lack of at-grade parking, where there is an requirement for the car park should be close to the store to allow customers to carry or trolley bulky goods to their vehicles. the pay and display is not considered suitable for the types of the sold. Lastly lack of servicing yard immediately to the rear of the store. *Further officers note that this unit is now occupied. The site is therefore not suitable for the proposed development.*
Lidl, C01 The Atrium, Charles Street, Camberley;	650 sq.m	The unit is too small and lacks commercial frontage as it externally faces Charles Street which is away from the town centre. The site is therefore not suitable for the proposed development.
London Road Block Opportunity Area / Site, Camberley;	2.8 hectare site	The costs of redeveloping London Road and the timescale in it coming forward is unreasonable and not proportionate with the development proposal. Further the Council own this site and is not immediately available for development.
Camberley Station Opportunity Area / Site, Camberley;	0.4 hectare	The site allocation only requires 'small scale' retail which is not suitable for the proposal. Further the timescale in the site coming forward is unreasonable and not proportionate with the development proposal

Pembroke Broadway Opportunity Area / Site, Camberley	2.5 hectare	Long-term redevelopment opportunity, and the costs, scale and timescale of its delivery means that it is unreasonable and not proportionate to seek to accommodate the proposal on this site.
Land East of Knoll Road Opportunity Area / Site, Camberley;	4.5 hectare	It is evident that SHBC's aspiration for this site does not envisage large format retailing.
Land at 117 London Road, Camberley;	0.3 hectare	The site is irregular in shape and size means that it not suitable/deliverable. The site is in active use and not available. As such the site is not considered available.
Land at Half Moon Street, Bagshot;	0.83 hectare	Development is currently under construction and is not available.
The Square Car Park, Bagshot;	0.4 hectare	In active use and not available, would also result in the loss of the existing car park.
Other vacant units in Camberley and Bagshot		There are currently a number of vacant units being marketed. Of those currently being marketed these comprise small format units, none of which are suitable and viable for the nature of development proposed.

7.3.6 Overall, these sites do not meet the applicant's criteria with these sites being discounted due to their lack of suitability, viability and availability. It is considered that this assessment is robust and that the sequential test has been passed. Furthermore, the removal of the sale of outdoor pursuits goods to indoor hobby goods being sold here is considered to represent a comparative like-for-like comparison goods change, and would have a neutral impact upon the overall retail health of other centres.

7.3.7 For the above reasoning the proposal would not result in adverse harm to the vitality of Camberley Town Centre or Bagshot. As such, there are no objections on these grounds, with the proposal complying with Policies CP1, CP9 and DM12 of the CSDMP and the NPPF.

7.4 Impact on the character and appearance of the area

7.4.1 The external appearance of the building would remain unaltered apart from signage changes (these would form a separate application under advertisement consent, which during the course of the current application has been submitted with reference 23/1217/ADV). The proposal would not result in adverse harm to the character of the area and would be in accordance with Policy DM9 of the CSDMP.

7.5 Impact on residential amenity

7.5.1 The proposal would not result in any additional built form and the proposed use is considered similar to the existing. The variation of the type of goods that could be sold would not result in an intensification of the use of the site. The floorspace would remain unaltered and it is considered that there would be no adverse impacts on the nearest residential properties.

7.5.2 It would be considered reasonable to attached conditions to controls the use of the opening hours and deliveries in line with the previous permission on the site set out in paragraph 4.6 of this case officer report. The proposal is therefore considered to comply with Policy DM9 of the CSDMP.

7.6 Impact Highways and Parking

7.6.1 Policy DM11 (Traffic Management and Highway Safety) 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 and mitigate such impacts to acceptable levels can be implemented.

7.6.2 The County Highways Authority (CHA) have reviewed the application, 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. No objection is raised.

7.6.3 The unit will operate as the existing use in terms of its right to use the car parking and serving yard and no objection is raised.

7.6.4 The proposal is therefore in line with Policy DM11 of the CSDMP.

8.0 PUBLIC SECTOR EQUALITY DUTY

8.1 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 proposal would be considered acceptable in principle. The proposal would not result in harm to the retail health and vitality of Camberley Town Centre or Bagshot. It is considered that it would not result in an adverse impact on the character and appearance of the surrounding area nor on the residential amenities or highways. Therefore, the proposal would comply with Policies CP1, CP9, CP10, CP11, DM9 and DM11 of the CSDMP.

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. Unit 2a, as defined on drawing reference Site Location Plan, with a total net sales area of 1,201 square metres shall only be used under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking or re-enacting that Order) for the sale of goods, as listed below:

   (a) home improvement products and materials including hardware and DIY;

(b) garden centre goods including garden furniture, plants, BBQ and associated equipment;
(c) furniture, lighting, carpets and floor coverings;
(d) household textiles, housewares and haberdashery including furnishing, fabrics, cushions and curtains; bedding and linen; blinds and poles; clocks, pictures and mirrors and related accessories;
(e) pets, pet foods and related products and services, including ancillary pet care, treatment and grooming facilities;
(f) bulky electrical and gas kitchen items;
(g) motor goods, cycles, cycle products and accessories;
(h) bulky leisure goods e.g. kayaks, tents, boats; and
(i) arts' crafts and hobbies related goods, food only for the making or decorating or cakes, books and magazines devoted to arts, crafts and hobbies.

Under part 'i' of this condition, the existing mezzanine floorspace shall not be used for retail sales.

Reason: In the interest of the vitality and viability of Bagshot centre and Camberley Town Centre and to comply with Policies CP1, CP10 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

3. i)The unit hereby permitted shall only be open to the public between the hours of 07:00 and 23:00 hours from Mondays to Saturdays and the hours of 10:00 and 18:00 hours on Sundays and the hours of 08.00 and 20.00 on Public Holidays unless the prior written approval has been obtained from the Local Planning Authority. For the avoidance of doubt, Public Holidays include all Bank Holidays, New Year's Day, Good Friday, Easter Sunday, Easter Monday, Christmas Day and Boxing Day.

   ii) The latest HGV delivery shall have been completed by 21.30 and thereafter no delivery shall take place before 07.00 on the following day or otherwise as agreed in writing with the Local Planning Authority.

   Reason: In the interests of residential amenity 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.

4. Notwithstanding the provisions set out in the Town and Country Planning General Permitted Development Order 1995 (as amended), no extension or increase in floorspace (including the provision of any further mezzanine accommodation) shall be added to the development hereby permitted. There shall also be no external storage or sales within the application site.

   Reason: To retain control in order to prevent unrestricted retail use having regard to the impacts on existing, committed and planned investment in the catchment area; and, in the interests of the vitality and viability of Camberley Town Centre, Bagshot and other designated centres, to comply with Policies CP9 and CP10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

5. The retail premises as approved shall not be further subdivided and used by separate retail operators or amalgamated into one retail unit without the prior written approval of the Local Planning Authority.

   Reason: To retain control in order to prevent unrestricted retail use having regard to the impacts on existing, committed and planned investment in the catchment area; and, in the interests of the vitality and viability of Camberley Town Centre, Bagshot and other designated centres, to comply with Policies CP9 and CP10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

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.

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SURREY
COUNTY COUNCIL

APPLICATION NUMBER	SU/23/1035/FFU

DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Nottinghamshire County Council

Location: 150 London Road, Bagshot, Surrey, GU19 5DF

Development: To allow the occupation of unit 2a for Class E retail outside of those specified within condition 1 of planning permission 16/1041

Contact Officer	Bruno Schatten	**Consultation Date**	12 October 2023	**Response Date**	6 November 2023

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.

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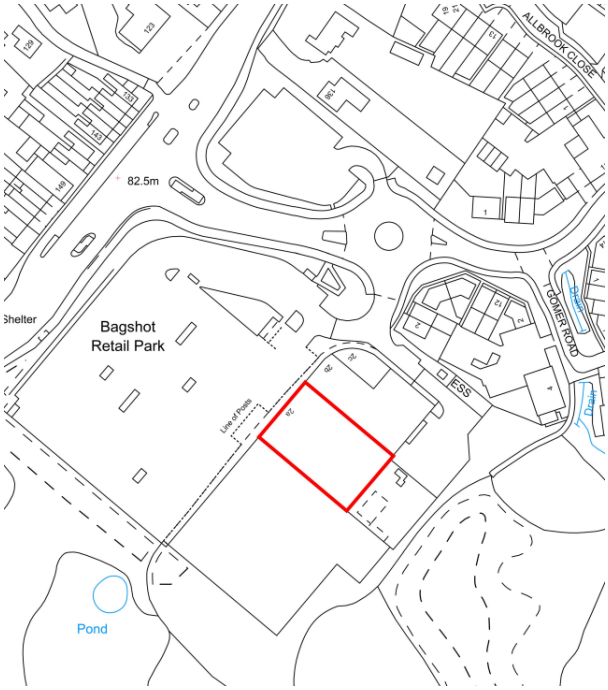
23/1035/FFU 150 London Road Bagshot Surrey GU19 5DF

Location Plan



Photos of the site


pets at home
pet shop | vet surgery | pet grooming
COTSWOLD
outdoor
runnersneed
Waitrose

23/0699/FFU **Reg. Date** 12 July 2023 Windlesham & Chobham

LOCATION: Sunningdale Golf Club, Ridge Mount Road, Sunningdale, Ascot, Surrey, SL5 9RS,

PROPOSAL: Erection of 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.

TYPE: Full Planning Application

APPLICANT: Sunningdale Golf Club

OFFICER: Navil Rahman

This application has been reported to the Planning Applications Committee as it was previously considered by the committee in January 2020 where it was considered a departure from the Development Plan, because it is major development within the Green Belt.

RECOMMENDATION: GRANT subject to conditions and referral to the Secretary of State as a Departure from the Development Plan.

1.0 SUMMARY

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

1.2 The application is a resubmission of application ref.2019/0615 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.

1.3 The previous permission whilst expired remains a material consideration. The proposal, aside from the position of the new buildings remains the same in all other respects. As part of the previous decision, very special circumstances in respect of the need for the development were determined to outweigh the harm to the Green Belt and harm to the character and appearance of the surrounding area. The very special circumstances remain applicable and amount to outweigh the harm to the Green Belt and character and appearance of the area. Other matters in respect of the amenity impact, highway impact, and drainage remain acceptable. Owing to the date of the permission, and the revised location, consideration to the impact upon trees and the ecological impact needed to be reconsidered. The proposal is considered acceptable in these regards subject to appropriate conditions.

1.4 Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures have been secured and the proposal is considered acceptable in respect of all matters and therefore recommended for a grant of permission.

1.5 Under the Town and Country Planning (Consultation) (England) Direction 2009 this proposal represents a departure from the Development Plan, because it is major development within the Green Belt. Under this Direction and if Members agree with the recommendation to grant, the application must therefore be referred to the Secretary of State. This gives the SoS the opportunity to either make no comments or use call-in powers and make the decision on the application. The Planning Authority cannot grant permission until the expiry of 21 days from the date the SoS confirms receipt of the consultation.

2.0 SITE DESCRIPTION

2.1 The application site relates to 'Sunningdale Golf Club'. The golf club has been established for well over 100 years, having two Championship golf courses and ranking 11th in the "Platinum Clubs of the World" highlighting its position as a world class facility in respect of the sport. The site, measuring 2.29 hectares in size is situated at the end of Ridge Mount Road (with the overall golf course measuring 160 hectares) and lies on the boundary of Surrey Heath with the Royal Borough of Windsor and Maidenhead.

2.2 The application site comprises two storey green keepers' building (including residential accommodation), and various buildings associated with golf course maintenance including vehicle garage, sand bay, wash and fuel bay and chemical and machine stores. In addition, the site benefits from various other storage buildings and hard standing areas associated with the upkeep of the golf course, with two-storey staff houses also nearby.

2.3 The site falls within the Green Belt and within the Thames Basin Heaths Special Protection Area (SPA) 400m buffer zone. The site also falls within a Site of Nature Conservation Importance (SNCI). Two public footpaths (Public Footpath 75a and Public Bridleway 76 Chobham) cross the site, leading from Ridge Mount Road to Windlesham/Chobham.

3.0 RELEVANT PLANNING HISTORY

3.1 93/0148 Erection of greenkeepers storage shed. Granted 15 April 1993 (implemented).

3.2 97/0732 Erection of a detached single storey building for use as a pump station and one storage tank. Granted 26 November 1997 (implemented).

3.3 02/1155 Erection of a two-storey building comprising administration and staff facilities at ground floor with a three-bedroom self-contained flat above, a detached garage/storage building and a single storey side extension to existing garage building following demolition of existing workshops and garaging. Granted 28 November 2002 (implemented).

Officer Comment: Condition 6 restricts occupation of the flat to persons employed by Sunningdale Golf Club.

3.4 07/1280 Erection of 1.5-metre-high sliding security gate following removal of existing bollards at golf club. Granted 03 April 2008 (implemented).

3.5 19/0615 Erection of 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 following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store, and tool store. Reported to Planning Applications Committee on the 26 November 2019 with an officers recommendation to Grant and referred to the Secretary of State as a departure on the 2 January 2020. Granted 28 January 2020 (not implemented). See Annex B for a copy of this agenda report.

4.0 PROPOSAL

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

4.2 The proposed development is of the same size, scale, design and appearance as that approved as part of the previous application ref.19/0615 with the number of buildings and facilities and use of the buildings remaining the same. The only change relative to the previous permission is the siting of the main greenkeepers storage compound which would be situated approximately 8m further north.

4.3 The proposed greenkeepers storage compound building would consist of a rectangular footprint with a continuous pitched roof and side gable ends, and would have a depth of 24.7m, width of 55.5m, maximum eaves height of approx. 5.4m and maximum ridge height of approx. 7m. The proposed building would be partly below-ground, with an under croft vehicular access on the northern elevation to the main double-height storage area, for items such as motorised cutting/mowing vehicles, wood chippers, sprayers, turbines, diggers, generators etc. This area would also be used to secure chemical storage associated with the maintenance. The proposed first floor would contain smaller workshop store and equipment rooms, staff offices, staff room and male and female toilet and changing facilities.

4.4 The proposed sand bay building would have a retractable cover and would have a depth of 9.6m, width of 16.6m, and maximum height of 1.85m. The proposal also includes a new internal access road to the compound building and sand bay (off the existing access from Ridge Mount Road), a service yard adjacent the compound building including wash/fuel area, along with 15 parking spaces and a cycle store also adjacent the compound building.

4.5 The supporting Planning Statement summarises the need for the proposed facilities as follows:

- The need to maintain the Golf Courses to Championship standards amongst the best courses in the World in order to ensure the long-term future of the Club through the retention of the highest standards of maintenance required in a sensitive environment.

- Inadequate facilities for green keepers. The existing staff room cannot accommodate all staff during breaks or meetings. This will get worse with an increase in green keepers.
- Current and future recruitment of female green keepers and need to provide separate male and female WC and changing facilities.
- The need to provide better and safer working conditions for staff.
- Current workshops and garages are too small for staff to be able to work on vehicles safely through insufficient space or inadequate ventilation.
- Current timber buildings are potentially dangerous.
- Future purchase of additional equipment particularly large vehicles and need to service and maintain them on site in a suitable and safe environment.
- Move towards electric vehicles and equipment and the requirement for overnight charging points.
- Need to improve security of vehicles, equipment, and facilities away from public rights of way.
- Need to reduce conflict between public using public rights of way and vehicles used by green keepers and deliveries.
- Need to ensure safety of public by removing potential hazards, such as fuel stores away from public rights of way.
- Need to keep sand bays covered to avoid degradation and wastage from effects of weather and animals.
- Need to make sand bays inaccessible to the public to remove safety hazard.
- Need for additional on-site residential accommodation for staff.

4.6 The proposed landscaping works would involve new tree planting at ratio of 3:1 to replace the tree loss facilitating the new buildings and access, along with a new areas of heathland habitat measuring 5971m2. Much of this new landscaping would replace the existing vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store proposed for demolition. These buildings are located near to the public footpaths.

4.7 The proposed alterations to the existing staff building to provide additional staff residential accommodation would comprise of the removal of an external stairway and a replacement entrance door, to provide an enlarged 6-person House in Multiple Occupation fully across both floors, which will be occupied by green keeping staff only. As the compound building would provide office, w/c and changing room spaces, such facilities would not be required in this building. The reconfiguration of building would allow the club to hire new groundskeepers which it anticipates, and house them on site as would be required without the need for another accommodation building to be created.

4.8 The application has been supported by the following documents:

- Planning Statement
- Design and Access Statement
- Habitat Regulations Assessment Screening Report
- Arboricultural Impact and Method Assessment
- Preliminary Ecological Appraisal (and accompanying surveys)
- Flood Risk Assessment

5.0 CONSULTATION RESPONSES

5.1 The following external consultees were consulted, and their comments are summarised in the table below:

External Consultation	Comments received
County Highways Authority	Raise no objection subject to highway conditions relating to EV charging points and cycle facilities. See Annex A for a copy of these comments.
Local Lead Flood Authority	Raise no objection subject to conditions relating to SuDS implementation and verification.
Natural England	Raise no objection subject to a mechanism to ensure the accommodation would not be sold as separate units and remain ancillary accommodation restricted to staff use together with a Construction Environmental Management Plan (CEMP) condition. Officer response: The previous application ref.19/0615 for the same development considered it acceptable to secure the restriction of the use of the building for staff accommodation by way of planning condition. It is considered appropriate to apply the condition again in this instance.
County Countryside Access	Raise no objection.
Chobham Parish Council	Raise objection on the following grounds: - Inappropriate development within the Green Belt and would result in development within the 400m buffer zone. - Loss of trees would not be adequately replaced given their maturity. - Impact views from Chobham Common and bridleway 76 owing to its scale and mass. If the proposal is granted permission the following conditions should be applied: - Restricting use of the residential accommodation for staff and no pets. - Tree felling licenses to be secured. - Time limit for demolition works and reinstatement of land. - Public footpaths to remain open for public use and not impaired by construction activities. - Permitted Development rights removed. - All development to be exclusively used for the golf club. *Officer response:* *Very special circumstances were considered to override the harm to the Green Belt as part of the previous application and remain applicable*

	as considered in 7.3 of this report. The loss of trees would be adequately replaced at a greater ratio than lost to compensate. The proposal would represent a betterment relative to the existing context relative to the public footpath/bridleway whilst no new net residential development is proposed only an enlargement to an existing staff accommodation.
Surrey Wildlife Trust	Raise no objection subject to submission of CEMP, Reptile mitigation, compensation and enhancement strategy and Landscape Ecological Management Plan.

5.2 The following internal consultees were consulted, and their comments are summarised in the table below:

Internal Consultation	**Comments received**
Arboricultural Officer	Raise objection as the scheme fails to adequately secure the protection of existing trees. The scheme is feasible, however, due to a lack of quality information it is not possible to adequately assess all of the impacts of the proposal. *Officer response:* *Tree protection details can be secured by planning condition, as they were with the previous planning permission. The level of detail requested by the tree officer is not fundamental to the proposal at this stage and if the development were to result in any additional tree loss within 5 years this would need to be adequately replaced.*
Environmental Health Officer	Raise no objection subject to condition relating to land contamination, noise assessment, and demolition and construction environmental management plan.
Drainage Engineer	Raise no objection.

6.0 REPRESENTATION

6.1 A total of 6 letters of consultation were sent on the 14 July 2023 to neighbouring residents together with two site notices dated 14 July 2023 displayed at the site and a press notice published on the 28 July 2023. No letters of representation were received as part of the public notification exercise.

7.0 PLANNING CONSIDERATIONS

7.1 In considering this development regard is given to Policies CP1, CP2, CP3, CP11, CP12, CP14A, CP14B, DM9, DM10, DM11 and DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the Southeast Plan 2009 (as saved) (SEP); the National Design Guide and the National Planning Policy Framework (NPPF); as well as advice within the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (AAS).

7.2 The key issues to be considered are:

- Principle of development including the impact on the Green Belt.
- Impact on the character, appearance, and trees of the surrounding area.
- Impact on residential amenity.
- Impact on the access, parking, and highway safety.
- Impact on flood risk and drainage
- Impact on the Thames Basin Heaths Special Protection Area and ecology

7.3 Principle of development including the impact on the Green Belt

Acceptability of new buildings and facilities

7.3.1 The applicant has set out that following the grant of the previous application ref.19/0615, it was discovered that the development site fell on Common Land. The club had to engage in legal experts as well as its multiple stakeholders before coming to the decision to make an application to the Secretary of State (SoS) to develop on common land. The preparation of this application took considerable time owing, in part delayed by the pandemic, and was submitted to the SoS on the 30th of December 2021. This was rejected by the SoS on the 30th of August 2022. Once this decision was received, a new application including the various surveys required was prepared for the submission of the current application in June 2023.

7.3.2 The previous application ref.19/0615 established that the proposed development was inappropriate development within the Green Belt, however other harm in respect of that to the character of the area was also identified. Relative to the previous grant of permission, the proposal remains the same in all aspects aside from its position whereby it has been relocated 8m north. By virtue of increased scale and spread of development the proposal would be harmful to the openness and purposes of the Green Belt and therefore fail to meet exception b) set out in paragraph 154 of the NPPF.

7.3.3 However, very special circumstances were demonstrated which outweighed the harm to the Green Belt and the other harm identified, and the proposal was therefore considered acceptable. Given all matters (aside from the location) remains the unchanged it is necessary to consider the very special circumstances again and whether these still represent very special circumstances to outweigh the identified harm. It is not considered that the proposal would result in any increased harm to the Green Belt relative to that identified in application ref.19/0615. The applicant contends that the need for the development is more pressing owing to the time elapsed since the previous application.

7.3.4 The very special circumstances presented by the applicant remains unchanged from those presented in the previous application. These were considered and summarised as:

i) Maintain and improve standards of world class courses.
ii) Secure and covered space for fleet and equipment.
iii) Adequate staff facilities.
iv) Health and safety - Working environment for staff.
v) Health and safety - Public safety.

i) Maintain and improve standards of world class courses.

7.3.5 Sunningdale Golf Club has been established for well over 100 years, boasting two championship golf courses ranking 11th in the “Platinum Clubs of the World”, which is the most revered and respected recognition for Private Clubs around the world.

7.3.6 The proposal relates to facilities which relate to the maintenance and upkeep of the golf course. The proposed investment in staff and equipment is considered necessary to maintain the world class facilities, and the proposal includes measures to transition towards electric vehicles and equipment.

7.3.7 Significant weight was attached to the economic and environmental benefit of providing more sustainable golf club facilities that would assist in continuing to attract national and international championship events. The objective of the proposal remains unchanged, and the club continues to attract national and international events. Therefore, this benefit remains of significant weight.

ii) Secure and covered space for fleet and equipment.

7.3.8 The existing workshop is smaller than required for two championship courses and has resulted in vehicles and equipment being parked outside of the compound building which has resulted in theft and damage as well as unsightliness and potential risk to the public. The proposed new compound building would also relocate the building further away from the public right of way (PROW).

7.3.9 By having a fit for purpose compound building situated further away from the PROW, the proposal would result in benefits by way of reducing the safety risk to the public, removing the need to park vehicles / equipment in open view, whilst reducing the risk of theft and vandalism and reducing potential disruption to the maintenance and upkeep of the championship courses.

7.3.10 As seen on the officer site visit, the issues raised above which were considered in the previous application remain. Moderate weight was attached to this benefit and officer see no material justification to alter this position.

iii) Adequate staff facilities.

7.3.11 The existing staff facilities were considered and remain inadequate failing to provide sufficient W/C's, changing rooms, and shower rooms separate for female or disabled staff. There are no suitable rooms big enough for training, meetings, eating or storage for clothes and equipment. The proposal would ensuring suitable adequate facilities are provided for all members of staff, and addressing these issues is a critical requirement in supporting diversity and equal opportunities. Significant weight was attached to this benefit, and this is supported.

iv) Health and safety - Working environment for staff.

7.3.12 The current buildings are considered to not provide a safe or comfortable working environment for staff with work generally carried out outside with the workshops and garages too small and not fit for purpose. The current store building is timber framed and housing petrol operated equipment raising safety concerns. The club is expected to invest in new technology and vehicles which will need to be serviced and maintained on site in a safe and suitable environment. The proposal would provide secure, safe, and modern storage and facilities for everyday maintenance of the golf course. Significant weight was attached to this benefit which is agreed.

v) Health and safety - Public safety.

7.3.13 The proposal sets out a need to reduce conflict between the PROW use and the working environment of facilities. The existing position clearly results in conflict between the two uses owing to their proximity, raising potential safety concerns. The proposal would reduce this potential risk to safety and conflict, whilst enhancing the areas adjacent to the PROW through replacement soft landscaping. This benefit was given significant weight and given the issue remains, this weight is agreed.

Conclusion of benefits i) – v).

7.3.14 The proposal was considered to provide a combination of economic, social, and environmental benefits that amounted to very special circumstances which outweighed the identified harm to the Green Belt and character of the area. This was subject to a condition restriction the use of the accommodation of staff and use of the new buildings for storage and maintenance purposes associated with the golf club only.

7.3.15 The need for the facilities has been clearly identified, and the site in being a world class facility at the top of its relative sport is a key factor. Ensuring the facility can remain at the forefront of the sport is of significant social and economic benefit to the surrounding area.

7.3.16 The proposal as established in the previous application is considered to have demonstrated very special circumstances which outweigh the identified harm and is therefore considered acceptable in line with the NPPF.

Acceptability of increased accommodation

7.3.17 Building E (existing) currently provides both staff accommodation and office space, w/c and changing rooms however these facilities are deemed inadequate owing to their limited size, whilst it also results in the staff facilities and staff accommodation falling within the same building which makes for a poor living environment. With the new compound building providing these facilities to an acceptable standard, Building E no longer requires these to be provided and therefore the proposal seeks to rearrange the property to provide additional staff accommodation space.

7.3.18 The building is of permanent and substantial construction, and the proposal would not introduce an additional or alternative use. The proposal would better optimise the building and provide opportunity for new staff to be accommodated on site as deemed necessary. Paragraph 155 e) sets out that the re-use of buildings provided that the buildings are of permanent and substantial construction is not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The proposed alterations to building E would preserve the openness of the Green Belt and would not conflict with the purposes of it, noting its existing uses. As such, this element of the proposal would be considered acceptable in principle in line with the NPPF.

7.4 Impact on the character, appearance, and trees of the surrounding area

7.4.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk, and density. It also seeks to protects trees and vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate.

7.4.2 The previous application considered that the proposal was harmful to the character and appearance of the surrounding area, owing to their increased footprint, material application and overall scale which resulted in an increased urbanisation of the area contrary to the existing rural, open attributes of the area. This was contrary to Policy DM9 of the CSDMP.

7.4.3 The current proposal remains of the same size, scale, and appearance as that previously proposed, and whilst the location the building has been slightly altered this would not overcome the harm identified above. The proposal therefore would remain unacceptable contrary to Policy DM9 of the CSDMP.

7.4.4 In respect of trees, the previous application and Arboricultural officer at the time raised no objections to the proposed felling of 67 trees and their replanting on site subject to the works being carried out in accordance with the submitted arboricultural reports and protection measures. The trees to be removed were 33 CAT B trees, 32 CAT C trees and 2 CAT U trees.

7.4.5 In respect of the current proposal, the Council's Arboricultural officer has raised objection on the basis of a lack of information in respect of protection of the retained trees.

7.4.6 The proposal owing to the relocation of the building would result in less felling of trees overall, required the removal of 23 trees (44 trees lesser) comprising of 14 CAT B trees (19 trees lesser), 8 CAT C trees and 1 CAT U tree. Given the proposal results in less trees required to be removed as well as lesser quality trees to be removed, it can be considered that the proposal represents an improvement in respect of the overall impact on trees.

7.4.7 Where the Council's Arboricultural officer has raised an objection, this does not relate to the felling of trees, only whether the submitted detail is sufficient to ensure the protection of the retained trees. Further detail has been requested in respect of tree levels, utility, and services information as well as the location of the construction activities to be shown on a more detailed Arboricultural Method Statement.

7.4.8 Tree protection details are typically secured by planning condition, and not considered fundamental in this instance to the consideration of the proposal at hand. The application is supported by a tree protection plan and the submitted documents outline the measures to be undertaken during construction activities to ensure the adequate protection of trees. Where details of the storage of materials is required, a condition requiring accordance with the tree protection plan can be expanded to explicitly set out that any storage of material is carried out within the fenced off area. Further details in respect of the utility and services information can also be secured by planning condition with a requirement for an updated tree protection plan accompanying an updated Arboricultural Method Statement. Method statements subject to the acceptability of the Impact assessment can typically be considered post application stage, where the full details of the development can be confirmed.

7.4.9 The request for these details prior to the determination is not considered necessary as these details are not fundamental to the consideration at hand. Given no objections are raised to the felling and replanting, and subject to appropriate conditions in respect of soft and hard landscaping measures, compliance with the AMS, and an updated tree protection plan requiring the details of utility and services information, it is considered that the development is acceptable in respect of trees.

7.4.10 As such, the proposal is considered acceptable in respect of trees. Notwithstanding, the proposal remains unacceptable in respect of the harm to the character of the area and is therefore contrary to the objectives of Policy DM9 of the adopted Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012.

7.5 Impact on residential amenity

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

7.5.2 The development area is relatively isolated in respect of neighbouring residential development with the only dwellings situated in close proximity relating to the dwellings used for staffing accommodation. The nearest staff property is situated approximately 36m from the proposed compound building with the proposed sand bay building

situated some 77m from the nearest elevation of the staff property. The proposed access road junction to the compound building would be sited approx. 35m to the north of the adjoining semi-detached dwelling of No. 1 Kings Hill Cottages.

7.5.3 Given the significant separation distances it is considered there would no significant amenity impact to the occupiers in respect of loss of light, outlook, privacy, or overbearing impact. In respect of noise and disturbance, the proposed development would not introduce any new activity on the site, and therefore would not result in harm over and above the existing context to raise any noise concerns and no noise assessment is required.

7.5.4 Turning to the staff accommodation, the proposed bedroom spaces would meet minimum size requirements and be fitted with built in wardrobe space. Occupiers would therefore have an acceptable standard of accommodation.

7.5.5 As such the proposed development is considered acceptable in respect of the residential amenity of neighbouring occupiers and future occupiers and would therefore satisfy the objectives of Policy DM9 of the CSDMP.

7.6 Impact on sustainability, highway safety and parking capacity

7.6.1 Policy DM11 of the CSDMP relates to the impact on the highway network.

7.6.2 The proposed development would provide a new staff parking area comprising of 15 spaces forward of the compound building which would support the staff activities at the site whilst 12 existing spaces to the west are retained for staff accommodation.

7.6.3 The proposed parking provision is considered acceptable, and Surrey County Council have raised no objections to the proposal subject to the installation of EV charging points and cycle facilities which are agreed by the applicant and to be secured by planning condition.

7.6.4 On the basis of the above, given the site location, the scale and limited intensity of the business and the absence of any objection from the Highway Authority, the proposed development would satisfy the objectives of Policies CP11 and DM11 of the CSMDP.

7.7 Impact on flood risk and drainage

7.7.1 Policy DM10 of the CSDMP indicates that development within flood risk zones 2 and 3, will not be supported unless it can be demonstrated that the proposal would, where practicable, reduce risk both to and from the development. Paragraph 167 of the NPPF outlines that development should ensure that flood risk is not increased elsewhere.

7.7.2 The application site lies in a Zone 1 (low risk) flood area however as it relates to a major application a Flood Risk Assessment was required. The submitted details have been reviewed by the Council's Drainage Engineer and the Local Lead Flood Authority (SCC Council) who have raised no objections to the proposal subject to the conditions relating to details of the SuDS.

7.7.3 As such, the proposal is considered acceptable on drainage and flood risk grounds complying with Policy DM10 of the CSDMP and the NPPF.

7.8 Impact on the Thames Basin Heaths Special Protection Area and ecology

7.8.1 Policy CP14 of the CSDMP sets out that development which results in harm to or loss of features of interest for biodiversity will not be permitted with particular regard given to designated ecological sites including Sites of Nature Conservation Importance (SNCI). Policy CP14B indicates that development will only be granted where the Council is satisfied that the proposal will not give rise to a likely significant adverse effect upon the integrity of the Thames Basin Heath Special Protection Area (SPA). Non-residential development is required to demonstrate that it is not likely to have a significant effect either alone or in combination with other plans or projects on the SPA whilst no net increase in residential units is permitted within 400m of the SPA.

7.8.2 The development area falls within the 400m buffer zone of the SPA and the alterations to the staff building would result in an increase to the residential occupancy from three to six. Whilst there would be an increase to the number of occupants, the proposal does not result in the creation on a new residential unit as would be contrary to the avoidance strategy. The staff accommodation would not be enlarged, simply reconfigured to make more efficient use, and increase the number of bedrooms by three. Given the building currently operates as a C4 HMO its reconfiguration to increase the number to a total of 6 bedrooms would remain within the descriptions of C4 HMO.

7.8.3 Natural England have been consulted and raised no objections to this element of the proposal subject to ensuring that the accommodation would not be sold as separate units and remain ancillary accommodation for staff of the golf club. The residential accommodation is for onsite grounds staff and therefore ancillary to the commercial use, and would not, by virtue of its location be let out / sold off for another purpose. A condition is recommended to be attached to any grant of permission to restrict occupancy for staff of the golf club only.

7.8.4 The residential development is not CIL liable, however, would result in a net increase in residential occupancy and therefore would require a SANG contribution to be made as well as a SAMM contribution. The applicant has made the required payments towards these measures and on the basis of the above, would be considered acceptable in respect of the impact on the Thames Basin Heath SPA.

7.8.5 The application is supported by an Ecological Assessment and Habitats Regulation Assessment. These assessments conclude that there would be no significant harm to the ecology and biodiversity of the area subject to appropriate enhancement and planting together with a recommendation for further surveys. Surrey Wildlife Trust have been consulted and raised no objection to the proposal subject to the recommendation of conditions in respect of a Construction Environmental Management Plan, Reptile Mitigation, Compensation and Enhancement strategy, and Landscape and Ecological Management Plan. Subject to these conditions, the proposal would not be considered to result in significant harm or loss of protected species, habitats, or other features of interest for biodiversity, in compliance with the objectives of Policy CP14 of the CSDMP Policy NRM6 of the SEP, the NPPF and advice in the AAP.

8.0 PUBLIC SECTOR EQUALITY DUTY

8.1 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 previous application established the acceptability of the very special circumstances that would outweigh the harm to the openness of the Green Belt and the harm to the character and appearance of the surrounding area. Although the previous development was not implemented it is recognised that this was not a result of the lack of need for the development, this was a result due to legal matters surrounding the land developed on falling on Common Land which required separate agreement with the Secretary of State and was eventually rejected. The very special circumstances outlined in the previous application have been re-examined and there are no material considerations which have resulted in reducing the weight afforded to the very special circumstances. The proposal is therefore considered acceptable on this basis. The proposal would not cause adverse harm to the neighbouring occupier's amenity and the highway network, nor would it result in adverse harm in respect of flood risk and the biodiversity and ecology of the area. On this basis the proposed development is considered acceptable in line with the CSDMP and NPPF.

10.0 RECOMMENDATION

GRANT subject to the following conditions and referral to the Secretary of State as a Departure from the Development Plan:

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:

   Documents received 28 June 2023:

   BS.5837 Arboricultural Method Statement dated 18/01/2023 (including Tree Protection Plan Rev D, Plan of Tree Constraints Rev B and Arboricultural Impact Assessment Rev C).
   Arboricultural Implications Assessment dated 18/01/2023.
   Reptile Survey Issue 2.
   Planning Statement 1653/23.
   PHASE I GEO-ENVIRONMENTAL INVESTIGATION LS 6544.
   Design and Access Statement 2507.
   FLOOD RISK ASSESSMENT AND SUDS STRATEGY 22119-FRA-RP-01 | C02 including Stormwater Drainage Strategy).
   Habitats Regulations Assessment Screening Report.

   and

   Outline Construction Environmental Management Plan received 12 October 2023
   Baseline Biodiversity Net Gain, Proposed Biodiversity Net Gain, Biodiversity Metric Calculation and Biodiversity Net Gain Assessment Rev 4 received 24 November 2023.
   Preliminary Ecological Appraisal and Preliminary Roost Assessment Rev 4 received 24 November 2023.

Plan Drawings:

010 Rev 00, 011 Rev 00, 012 Rev 00, 013 Rev 00, 014 Rev 00, 020 Rev 00, 021 Rev 00, 022 Rev 00, 023 Rev 00, 024 Rev 00, 025 Rev 00, 040 Rev 00, 100 Rev 00, 101 Rev 00, A200 Rev 00, A201 Rev 00, A202 Rev 00, A300 Rev 00, A310 Rev 00, A311 Rev 00, A400 Rev 00, A425 Rev 00, B200 Rev 00 and 1606-PP-300 Rev C received 28 June 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 development shall take place in accordance with the materials as shown on the document titled ‘APPEARANCE AND MATERIALS’ received 28 June 2023 and retained for the lifetime of the development.

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

4. No development including demolition shall take place until an updated detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction" and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces together with the areas for the storage of materials, indicative services and utilities information, and the construction method of the geocell. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

   Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. All hard and soft landscaping works shall be carried out in accordance with the following approved details: Green Keeper's Compound - Landscape Sketch (Drawing No.1606-PP-300) received 28 June 2023 and Biodiversity Net Gain Assessment and Biodiversity Metric Calculation received 19 October 2023.

   All Plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise, all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

   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 development hereby approved shall be undertaken in accordance with all the recommendations and enhancements set out in document Preliminary Ecological Appraisal and Preliminary Roost Assessment Revision 3 received 24 November 2023. The recommendations and any necessary mitigation and compensation measures shall be provided and carried out and thereafter retained in perpetuity.

   Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. The development hereby approved shall not commence until a Landscape and Ecological Management Plan (LEMP) for this site has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall demonstrate measurably, no net loss and preferably net gain in biodiversity value and should include the following:

   - Description and evaluation of features to be managed.
   - Ecological trends and constraints on site that might influence management.
   - Aims and objectives of management.
   - Appropriate management options for achieving aims and objectives.
   - Prescriptions for management actions, together with a plan of management compartments.
   - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period.
   - Details of the body or organisation responsible for implementation of the plan.
   - Ongoing monitoring and remedial measures.
   - Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
   - Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

   The LEMP shall be implemented in accordance with the approved details.

   Reason: To secure the appropriate long-term management of the site in order to preserve and enhance the visual amenities of the locality and biodiversity, in accordance with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

8. The development hereby approved shall not commence until a detailed Construction Environmental Management Plan (CEMP) document has been submitted to and approved in writing by the Local Planning Authority.

   a) Map showing the location of all of the ecological features
   b) Risk assessment of the potentially damaging construction activities
   c) Practical measures to avoid and reduce impacts during construction
   d) Location and timing of works to avoid harm to biodiversity features
   e) Responsible persons and lines of communication
   f) Use of protected fences, exclusion barriers and warning signs.
   g) Site operation time
   h) Details of proposed means of dust suppression and emission control
   i) Details of proposed means of noise mitigation and control
   j) Lighting impact mitigation (if artificial lighting will be used during the development)
   k) Construction material and waste management

l) Procedure for implementing the CEMP
m) Complaint procedure

Reason: To mitigate the impact of the construction activities on ecology and biodiversity, in accordance with Policies CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

9. Prior to the commencement of development, an updated reptile mitigation, compensation and enhancement strategy shall be submitted to and approved in writing by the Local Planning Authority.

   The strategy shall include:

   - Location and map of the proposed translocation site.
   - Assessment of the habitats present, including their ecological function to reptiles.
   - Assessment of the translocation site reptile population size, evidenced by recent reptile surveys following best practice and an assessment of habitat quality.
   - Analysis of reptile carrying capacity of translocation site.
   - Details of management measures that are required.
   - Work schedule (including an annual work plan capable of being rolled forward over a five-year period.
   - Details of the body or organisation responsible for implementation of the reptile mitigation strategy.
   - Ongoing monitoring and remedial measures.
   - Legal and funding mechanisms by which the long-term implementation of the reptile mitigate strategy will be secured by the applicant with the management bodies responsible for its delivery.
   - Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

   Reason: To ensure the appropriate protection, mitigation, and compensation of potential harm to reptiles in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Framework.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

    Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users and to satisfy policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Policies Document (2012) and to meet the aims and objectives of the National Planning Policy Framework.

11. The development hereby approved shall not be first occupied unless and until at least 50% of the proposed new parking spaces (a minimum of 8 spaces) are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply). To be in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

    Reason: In the interests of sustainability and promoting sustainable modes of transport to satisfy policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Policies Document (2012) and to meet the aims and objectives of the National Planning Policy Framework.

12. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

    a) The secure parking of bicycles within the development site, in a covered store.
    b) Facilities within the development site for cyclists to change into and out of cyclist equipment / shower.

    Reason: In the interests of sustainability and promoting sustainable modes of transport to satisfy policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Policies Document (2012) and to meet the aims and objectives of the National Planning Policy Framework.

13. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

    a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 14.6 litres/sec.

    b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross-sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

    c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

    d) Details of drainage management responsibilities and maintenance regimes for the drainage system, and.

    e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

    Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, 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.

14. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company, and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

    Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS, 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.

15. No development shall commence until a scheme to deal with potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

    (a) a Phase 2 site investigation report.
    (b) a remediation action plan based upon (a).
    (c) a discovery strategy to deal with unforeseen contamination discovered during demolition and construction.
    (d) a validation strategy identifying measures to validate the works undertaken as a result of (b) and (c).
    (ii) Prior to occupation, a verification report with substantiating evidence to demonstrate any agreed remediation has been carried out.

    Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed.

    Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

16. The residential accommodation hereby approved within "Building E" as shown on the approved plans shall be limited to persons employed by Sunningdale Golf Club in connection with their employment at Sunningdale Golf Club only or a dependent of such a person residing with him or her or a widow or widower of such a person.

    Reason: To ensure that the residential accommodation is occupied only in compliance with the policy for the protection of the Green Belt, and to mitigate impacts on the designated ecological sites, to accord with Policies CP1, CP14, and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

17. The new buildings hereby approved shall be used for maintenance and storage purposes in connection with Sunningdale Golf Club and for no other purpose.

    Reason: To control the use of the buildings to remain in connection with the storage and maintenance needs of Sunningdale Golf Club, given the location in the Green Belt, the surrounding designated sites, and the very special circumstances to allow this development, to accord with Policies CP1, CP14, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

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. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

   If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

   Sub ground structures should be designed so they do not have an adverse effect on groundwater.

   If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

3. Safe public access must be maintained at all times and no access should be made via the footpath at any time.

   Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Countryside Access Officer if this is required

   Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.

   There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

   Vehicles using the right of way to access their properties must leave and enter the right of way in a forward gear.

   Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Officer. Please give at least 3 weeks notice.

   Contractor's vehicles, plant or deliveries may only access along a right of way if the applicant can prove that they have a vehicular right. Surrey County Councils' Rights of Way Group will expect the applicant to make good any damage caused to the surface of the right of way connected to the development.

If the applicant is unsure of the correct line and width of the right of way, Countryside Access will mark out the route on the ground.
Applicants are reminded that the granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council,Countryside Access Group).

4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.

The developer is advised that (Public Footpath 75a and Public Bridleway 76) cross the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

Annex A SCC Highway Comments

S

APPLICATION NUMBER	SU/23/0699/FFU

DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: T.Hall

Location: Sunningdale Golf Club, Ridge Mount Road, Sunningdale, Ascot, Surrey, SL5 9R

Development: Erection of 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.

Contact Officer	Richard Peplow	Consultation Date	14 July 2023	Response Date	1 August 2023

The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Conditions

1. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

2. The development hereby approved shall not be first occupied unless and until at least 50% of the proposed new parking spaces (a minimum of 8 spaces) are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 50% are provided with cabling for the future provision of charging points. To be in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

3. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

(a) The secure parking of bicycles within the development site, in a covered store.
(b) Facilities within the development site for cyclists to change into and out of cyclist equipment / shower],

Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021.

Policy

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2021.

Highway Informatives

1) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

2) The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

3) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.

4) The developer is advised that (Public Footpath 75a and Public Bridleway 76) cross the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

Note to Planning Officer

The CHA has assessed the proposed development with regard to impact on the public highway and in terms of sustainable transport. Surrey County Council's Countryside Access team should also be consulted regarding the above Public Rights of Way.

2019/0615 **Reg Date 25/07/2019** **Chobham**

LOCATION:	SUNNINGDALE GOLF CLUB, RIDGE MOUNT ROAD, SUNNINGDALE, ASCOT, SL5 9RS
PROPOSAL:	Erection of 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 following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.
TYPE:	Full Planning Application
APPLICANT:	Mr T Hall
OFFICER:	Ross Cahalane

RECOMMENDATION: GRANT subject to conditions and completion of a legal agreement and referral to the Secretary of State as a Departure from the Development Plan.

1.0 SUMMARY

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

1.2 Subject to a number of planning conditions, no objections are raised on parking, character, residential amenity, tree, flood risk or ecology grounds, or in respect of impacts on the public footpaths. The proposed buildings are appropriate facilities for this outdoor recreation use. However, owing to the substantially greater footprint, floor area and height increase arising from the additional presence of development across the site, the proposed storage compound building and associated vehicular access and hard standing area would represent inappropriate development in the Green Belt and cause significant harm to the openness of the Green Belt and conflict with its purposes. By association, this development would also cause harm to the existing rural, verdant and undeveloped character of the area. As such it is necessary to consider whether there are any very special circumstances to outweigh the identified harm.

1.3 Section 7.12 of the report details the case of very special circumstances submitted by the applicant. It is considered that the economic, social and environmental benefits arising from the provision of safe, secure and modern storage facilities and staff facilities/accommodation, along with the improved access to the public footpaths across the site, would clearly outweigh the identified harm to justify this development. As such, this report recommends approval, subject to conditions.

1.4 Under the Town and Country Planning (Consultation) (England) Direction 2009 this proposal represents a departure from the Development Plan, because it is major development within the Green Belt. Under this Direction and if Members agree with the recommendation to grant, the application must therefore be referred to the Secretary of State. This gives the SoS the opportunity to either make no comments or use call-in power and make the decision on the application. The Planning Authority cannot grant permission until the expiry of 21 days from the date the SoS confirms receipt of the consultation, in addition to the completion of the legal agreement to secure contributions towards Suitable Alternative Natural Green Space (SANG) and Strategic Access Management and Monitoring (SAMM)

measures.

2.0 SITE DESCRIPTION

2.1 The 2.29ha site is located at the end of Ridge Mount Road, a residential road within the Royal Borough of Windsor and Maidenhead (RBWM), with the application site boundary forming the boundary with Surrey Heath Borough. Sunningdale Golf Course has an overall site area of 160ha and has been established for well over 100 years, now having two Championship golf courses. The club is a member of the "Platinum Clubs of the World" which is an exclusive group of around 100 high end golf clubs and rated 14th in this group. The main clubhouse is at some distance to the north within RBWM, with a separate access off Ridge Mount Road.

2.2 The specific application site currently contains a two storey green keepers' building (including residential accommodation), and various buildings associated with golf course maintenance including vehicle garage, sand bay, wash and fuel bay and chemical and machine stores. The application site is within the Green Belt and approx. 320m (as the crow flies) from the Thames Basin Heaths Special Protection Area (SPA) to the south. The site is rural in character and within a Site of Nature Conservation Importance (SNCI), although the existing site contains several other storage buildings and hard standing areas associated with the upkeep of the golf course, with several two storey staff houses also nearby. Two public footpaths (Public Footpath 75a and Public Bridleway 76 Chobham) cross the site, leading from Ridge Mount Road to Windlesham/Chobham.

3.0 RELEVANT PLANNING HISTORY

3.1 93/0148 Erection of greenkeepers storage shed.

Decision: Granted (implemented)

3.2 97/0732 Erection of a detached single storey building for use as a pump station and one storage tank.

Decision: Granted (implemented)

3.3 02/1155 Erection of a two storey building comprising administration and staff facilities at ground floor with a three bedroom self-contained flat above, a detached garage/storage building and a single storey side extension to existing garage building following demolition of existing workshops and garaging.

Decision Granted (implemented)

[Officer Comment: Condition 6 restricts occupation of the flat to persons employed by Sunningdale Golf Club].

3.4 07/1280 Erection of 1.5 metre high sliding security gate following removal of existing bollards at golf club.

Decision: Granted (implemented)

4.0 THE PROPOSAL

4.1 Planning permission is sought for the erection of a greenkeepers storage compound building including repair workshop, staff facilities and parking, the erection of a sand bay building, alterations to the existing staff building to provide additional staff residential accommodation, formation of a new internal access road, service yard including wash/fuel area and associated landscaping works, following demolition of vehicle garage, sand bay,

wash and fuel bay containers, chemical and machine store and tool store.

4.2 The proposed greenkeepers storage compound building would consist of a rectangular footprint with a continuous pitched roof and side gable ends, and would have a depth of 24.7 m, width of 55.5m, maximum eaves height of approx. 5.4m and maximum ridge height of approx. 7m. The proposed building would be partly below-ground, with an undercroft vehicular access on the northern elevation to the main double-height storage area, for items such as motorised cutting/mowing vehicles, wood chippers, sprayers, turbines, diggers, generators etc. This area would also be used for secure chemical storage associated with the maintenance. The proposed first floor would contain smaller workshop store and equipment rooms, staff offices, staff room and male and female toilet and changing facilities. Further details regarding this proposed building are outlined in Section 7.3 below.

4.3 The proposed sand bay building would have a retractable cover and would have a depth of 9.6m, width of 16.6m, and maximum height of 1.85m. The proposal also includes a new internal access road to the compound building and sand bay (off the existing access from Ridge Mount Road), a service yard adjacent the compound building including wash/fuel area, along with 15 parking spaces and a cycle store also adjacent the compound building.

4.4 The supporting Planning Statement summarises the need for the proposed facilities as follows:

- The need to maintain the Golf Courses to Championship standards amongst the best courses in the World in order to ensure the long term future of the Club through the retention of the highest standards of maintenance required in a sensitive environment.
- Inadequate facilities for green keepers. The existing staff room cannot accommodate all staff during breaks or meetings. This will get worse with an increase in green keepers.
- Current and future recruitment of female green keepers and need to provide separate male and female WC and changing facilities.
- The need to provide better and safer working conditions for staff.
- Current workshops and garages are too small for staff to be able to work on vehicles safely through insufficient space or inadequate ventilation.
- Current timber buildings are potentially dangerous.
- Future purchase of additional equipment particularly large vehicles and need to service and maintain them on site in a suitable and safe environment.
- Move towards electric vehicles and equipment and the requirement for overnight charging points.
- Need to improve security of vehicles, equipment and facilities away from public rights of way.
- Need to reduce conflict between public using public rights of way and vehicles used by green keepers and deliveries.
- Need to ensure safety of public by removing potential hazards, such as fuel stores away from public rights of way.
- Need to keep sand bays covered to avoid degradation and wastage from effects of weather and animals
- Need to make sand bays inaccessible to the public to remove safety hazard.
- Need for additional on-site residential accommodation for staff.

4.5 The proposed landscaping works would involve new tree planting at ratio of 2:1 to replace the tree loss facilitating the new buildings and access, along with two new areas of heathland habitats. Much of this new landscaping would replace the existing vehicle garage,

sand bay, wash and fuel bay containers, chemical and machine store and tool store proposed for demolition. These buildings are located near to the public footpaths. However, their routes will not be altered.

4.6 The proposed alterations to the existing staff building to provide additional staff residential accommodation would comprise removal of an external stairway and a replacement entrance door, to provide an enlarged 6-person House in Multiple Occupation fully across both floors, which will be occupied by green keeping staff only.

4.7 The application is supported by the following documents and regard will be had to these as appropriate in the assessments made in this report.

- Planning Statement
- Design and Access Statement
- Tree Survey including Impact Assessment, Method Statement and Tree Protection Plan
- Preliminary Ecological Appraisal and Bat Roost Assessment
- Breeding Bird Survey
- Reptile Survey
- Flood Risk Assessment and SuDS Strategy
- Land Contamination Assessment

5.0 CONSULTATION RESPONSES

5.1	Natural England:	No objection, subject to condition and appropriate mitigation *[See Section 7.7]*
5.2	Surrey Wildlife Trust:	No objection, subject to conditions *[See Section 7.7]*
5.3	Surrey County Council Lead Local Flood Authority:	No objection, subject to conditions *[See Section 7.8]*
5.4	Surrey County Council Countryside Access Group:	No objection, subject to safeguarding of public footpath and separate commons land consents *[See Section 7.8]*
5.5	Council Arboricultural Officer:	No objection, subject to condition *[See Section 7.7]*
5.6	Council Scientific Officer:	No objection, subject to condition *[See Section 7.8]*
5.7	Royal Borough of Windsor and Maidenhead:	The circumstances put forward by the agent are to be assessed by the decision maker, however RBWM consider that the considerations put forward are unlikely to outweigh the substantial harm to the Green Belt and would not amount to very special circumstances. Notwithstanding the above, no objections are raised regarding impact on neighbouring occupiers within RBWM.
5.8	Chobham Parish Council:	Objection for the following reasons: - Proposal will be on registered Common land and will conflict with is use - Represents inappropriate development in the Green Belt that fails to preserve openness (NPPF Para 145b and d)

- Fails to successfully protect trees and biodiversity (NPPF, CP14, DM9)

- Residential element would be within 400m of the Thames Basin Heaths Special Protection Area

- If approved, conditions should be applied to restrict occupancy to staff members, an appropriate time limit for demolition of buildings/re-instatement of land, and removal of residential and commercial permitted development rights

- No trees to be felled without appropriate license, and replanting should follow expert advice regarding specification

- Bridleways and footpaths must remain open and unobstructed.

6.0 REPRESENTATION

6.1 At the time of preparation of this report, no representations have been received.

7.0 PLANNING CONSIDERATION

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policies CP1, CP2, CP8, CP12, CP13, CP14, DM9, DM10, DM11 and DM14. The National Planning Policy Framework (NPPF) and the Council's Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 are also material considerations to the determination of this application.

7.2 The main issues to be considered are:

- Green Belt appropriateness and harm;
- Impact on character of the surrounding area;
- Impact on trees;
- Impact on access, parking and highway safety;
- Impact on flood risk;
- Impact on ecology and habitats, including the Thames Basin Heaths SPA;
- Other matters; and,
- Very Special Circumstances.

7.3 Green Belt appropriateness and harm

7.3.1 The Government attaches great importance to the Green Belt, stating that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and that the essential characteristics of Green Belts are their openness and their permanence (Paragraph 133 of the NPPF refers). Paragraph 145 of the NPPF also states that the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, but lists exceptions to this, including:

"a) the replacement of a building, provided the new building is in the same use and not

materially larger than the one it replaces."

It is considered necessary to assess the proposed replacement sand bay under this exception test, as set out in the comparison table further below.

7.3.2 The applicant contends that the proposed development complies with the following exception listed under Para 145:

"b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."

The supporting Planning Statement advises that the club maintains an area of approx. 160ha of greens, fairways, rough areas, bunkers, woodland areas, paths and roadways. This requires an extensive fleet of vehicles including tractors, stone buriers, ride on mowers, blowers and sprayers, stump grinders, utility vehicles and trailers, together with an array of hand-held equipment necessary to maintain two golf courses to championship standard. At present, some vehicles and equipment have to be stored outside and they have been subject to deterioration from the weather, vandalism and misuse. A schedule of the current maintenance fleet/equipment has been provided and the proposed compound building floor plans show how this can all be accommodated.

7.3.3 It is considered that the proposed floorplans demonstrate that the compound building has been designed to provide the minimum area required to accommodate this amount of fleet/equipment to allow day-to-day maintenance, with the additional advantage of electric charging points. Additionally, the internal access routes will be used overnight for parking of some of the vehicles/equipment used during the day. In addition to vehicle storage, the proposed ground floor will also include a small tools store with charging points; a grinding room to sharpen machinery blades for mowing; a double height workshop to allow for servicing and major repair of vehicles, and; sufficient storage for chemicals and fertilisers to meet all modern health and safety requirements. The proposed first floor would contain smaller workshop store and equipment rooms, staff offices, staff room and male and female toilet and changing facilities.

7.3.4 Given the detailed and comprehensive justification provided above, it is considered that the applicant has demonstrated the works are required for the provision of appropriate facilities for outdoor sport and outdoor recreation in accordance with Para 145 of the NPPF. That said, this exception test comprises two parts, as it also requires the development to preserve the openness of the Green Belt and not conflict with its purposes. The following table provides a quantitative assessment of the size of the existing development (proposed for demolition) and the proposed development. Building E (Staff offices & accommodation) is excluded, as its proposed alteration and conversion does not alter the amount of built form, thus falling within the NPPF Para 146(d) exception for re-use of buildings.

Existing	**Floorspace (GEA)**	**Volume**	**Height**	**Hardstanding**
Building A (Vehicle garage)	441sq. m	2,150m3	5.3m	
Building B (Sand bay)	156sq. m	203m3	1.3m	
Building C (Wash/fuel bay containers)	16sq. m	n/a	n/a	
Building D (Chemical & machine store)	142sq. m	604m3	4.3m	

Building F (Small tool store)	128sq. m	438m3	4.4m	
Total existing development	**883sq. m**	**3,395m3**	**5.3m (maximum)**	**approx. 1,312sq. m**
Proposed	**Floorspace (GEA)**	**Volume**	**Height**	**Hardstanding**
Building G (sand bay)	159sq. m	285m3	1.85m	
Building H (Storage compound building)	1,370sq. m	8,380m3	7m	
Total proposed development	**1,529 sq. m (+73%)**	**8,665m3 (+155%)**	**7m (+ 1.7m)**	**approx. 1,877sq. m (+ 43%)**

7.3.5 It is considered that the proposed sand bay would not form a materially larger building than the existing sand bay, given its similar design with limited height increase of 0.55m, floorspace increase of 3 sq m and associated 40% volume increase. However, as shown in the table above, the proposed development as a whole would, in spatial terms (having regard to additional floorspace, volume, height and hardstanding), have a significantly greater impact upon the openness of the Green Belt than the existing development proposed for demolition.

7.3.6 Case law has held that openness can be considered in visual impact terms as well as spatial terms. The proposed additional landscaping would involve planting of new trees and heathland habitat, to replace existing hardstanding adjacent the public footpaths, with most of the proposed hardstanding not visible from public vantage points. This in itself would form an improvement to Green Belt openness in visual terms.

7.3.7 Whilst the proposed storage compound building would also be largely surrounded by existing mature trees, views from public vantage points would still be possible as the existing Scots pines have been thinned considerably towards ground level. Additionally, there is no existing tree cover to the south, although it is noted that replacement planting is proposed here. In any event, the proposed substantial enclosed footprint and 7m ridge height (1.7m above the highest building to be demolished) would result in a noticeable increased quantum of conspicuous built development at the site. Consequently, it is considered that the proposed scheme as a whole would clearly impact the openness of the Green Belt in visual terms as well as spatial terms.

Conclusion

7.3.8 In light of all the above, it is considered that the proposed storage compound building and associated vehicular access and hard standing area would have a demonstrably greater impact upon the openness of the Green Belt than the existing development. In addition, the proposal would spread development to the east of the site leading to countryside encroachment, contrary to the purposes of including land within the Green Belt. Very Special Circumstances would therefore be required to outweigh the harm, which are considered under Section 7.12 below. However, it is first necessary to establish whether any other harm, in addition to the identified Green Belt harm exists, and sections 7.4 - 7.11 of this report consider this.

7.4 Impact on character of the surrounding area

7.4.1 The NPPF requires development to integrate into its natural, built and historic environments and Policy DM9 (ii) of the CSDMP reiterates this requiring development to respect and enhance the environment, paying particular attention to scale, materials, massing, bulk and density. Although the existing site contains several storage buildings and hard standing areas associated with the upkeep of the golf course, with several two storey staff houses also nearby, the environmental character of the wider site and surrounding area is rural, open and verdant.

7.4.2 The proposed storage compound building would contain vertical timber cladding, which would reflect the wooded character of the area. However, the proposed building would

have a substantial footprint, with metal roof and large roller shutter doors and minimal other articulation along the elevations, which would lead to an overall utilitarian scale and appearance. It is therefore considered that the proposed storage compound building, in combination with the vehicular access (to also serve the adjacent proposed sand bay building to the north), car parking area and service yard, would introduce substantial built form and hard standing to a wooded and undeveloped area. This scale and appearance would lead to an increased urbanised appearance that, in addition to the Green Belt harm and by association, would fail to respect the existing rural, open and natural attributes that the area possesses, contrary to Policy DM9 (ii).

7.4.3 It is nonetheless accepted that the proposed replacement planting and removal of hardstanding areas near the public footpaths to the west would somewhat mitigate the urbanising effect of the proposed development as described above. The precise external elevation material and landscaping details could be secured by means of planning conditions, to ensure that the external materials and hard and soft landscaping specifications sufficiently respect the rural setting.

7.4.4 In summary, it is considered that the proposed new buildings and hard standing would be contrary to Policy DM9 (ii) as they would lead to an increased urbanised appearance across the site that would fail to respect the existing rural, open and verdant attributes that the area possesses.

7.5 Impact on access, parking and highway safety

7.5.1 The Planning Statement advises that the number of staff associated with the proposed development is expected to rise from 26 to 28. It is anticipated that the number of deliveries will be about the same, or could even be reduced if storage space is improved to allow for larger delivery amounts. The proposed parking area provides 15 spaces, with retention of the 12 existing spaces west of the staff accommodation.

7.5.2 It is considered that the proposed parking provision would be appropriate for the small anticipated increase in staffing numbers. The existing access from Ridge Mount Road, forming the boundary with the Royal Borough of Windsor and Maidenhead (RBWM), is restricted by an electronic gate requiring a pass code. Ridge Mount Road leads to the A30 London Road, Sunningdale, further to the north. As such, vehicular access to the site directly from Surrey Heath is not possible.

7.5.3 RBWM have been formally consulted as an adjoining authority and have raised no objections in respect of impacts on highway safety, capacity and policy. Given the vehicular access from a residential area, it is still however considered appropriate and reasonable to impose planning conditions requiring the submission of a Construction Transport Management Plan, to include details of parking, hours of construction, along with measures to protect root protection areas of mature trees and the public footpaths. The Surrey County Highway Authority parking guidance (January 2018) advises that 10% of parking spaces for sport/leisure development above 500 sq m should be provided with fast vehicle charge points. It is therefore considered reasonable to impose a planning condition requiring that two of the proposed 15 additional spaces adjacent the compound building are served by such charge points.

7.6 Impact on trees

7.6.1 The application site is not covered by TPO, although a significant amount of the proposed development would be within 400m of the Thames Basin Heaths Special Protection Area (SPA). An arboricultural report, implications assessment, method statement and tree protection plan has been provided. The survey has recorded 231 trees and 2 groups of trees, of which 2 are rated category ‘A’, 92 are rated category ‘B’ plus 1 category ‘B’ group; 130 are rated category ‘C’ trees plus 1 category ‘C’ group; and there are 2 category ‘U’ trees. The proposals to construct the new compound requires the wooded area to the south to be almost entirely clear felled, including the pine trees, leaving the belt of trees to the south to provide a buffer between the fairways and the compound. In addition to this, the provision of the new access road (currently an existing track) will result in the removal of oak and Scots pines trees.

7.6.2 The proposals also include plans for extensive replanting to take place in the area of the existing compound. Tree protection measures are proposed for all mature trees to be retained near the development as a whole and the reports outline that minor incursion into the RPA of the surrounding retained trees would occur. The Council's Arboricultural Officer has commented that in reality, the existing dominant trees have a very limited viability and their ultimate harvesting would likely be undertaken within the next 5-6 years. Such harvesting would result in the loss of the current Spartan shrub layer and natural regeneration.

7.6.3 The Arboricultural Officer has therefore raised no objection to the proposed works as a whole, subject to a condition requiring that the development is carried out wholly in accordance with the submitted Arboricultural Reports and that digital photos provided demonstrating all tree and ground protection measures erected in accordance with the Tree Protection Plan are provided. On this basis, it is not considered that the proposal would result in harm to surrounding mature trees.

7.7 Impact on ecology and habitats, including the Thames Basin Heaths SPA

7.7.1 The application site is within a Site of Nature Conservation Importance (SNCI). The wider site has numerous fragments of heathland - remnants from the original heath landscape, surviving due to continued management as roughs associated with the golf course. The heathland, wet heath and acid grassland have the highest ecological value, and the woodland, although important to certain species in its own right, is a more recent habitat and therefore less established. Additionally, part of the proposal site is within the 400m buffer of the Thames Basin Heaths Special Protection Area (SPA). The SPA features three internationally-significant species of ground nesting birds (Dartford Warbler, Nightjar and Woodlark) protected by UK and European Law.

7.7.2 An ecology survey, including bat roost assessment, has been provided, along with separate bat, reptile and breeding bird surveys. The applicant concludes that the proposal would have a minimal impact on ecology and that any effects can be mitigated through habitat enhancement. Surrey Wildlife Trust has raised no objection, subject to compliance with the recommendations and actions within all the abovementioned ecology surveys, and a planning condition requiring the applicant to submit for approval a Landscape and Ecological Management Plan. On this basis, it is not envisaged that the proposed development would lead to harm or loss of protected species, habitats or other features of interest for biodiversity, in compliance with Policy CP14 of the CSDMP.

7.7.3 Policy CP14B of the CSDMP states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths Special Protection Area (SPA). The SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. All of Surrey Heath lies within 5km of the SPA. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (TBH SPD) outlines methods to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA. Although the proposed staff building alterations would increase the residential occupancy from three to six, the ground floor access will be relocated to the northern rear elevation of the existing building, which is outside of the 400m buffer zone. Additionally, Condition 6 of 02/1155 restricts occupation of the flat to persons employed by Sunningdale Golf Club.

7.7.4 Natural England has raised no objection to the proposal, subject to a planning condition requiring submission of a Construction Environmental Management Plan (CEMP) document detailing both the construction and operational phases of chemical plant and fuel wash area, along with relevant controls for all other construction works, to ensure no impacts to the designated ecology sites. It is also considered necessary to re-impose Condition 6 of 02/1155 referred to above, in order to restrict the nature of occupancy in order to further mitigate impacts on the designated sites.

7.7.5 The Planning Statement advises that the proposed change of use of the existing ancillary office and staff facilities and residential accommodation would provide an enlarged

6-person House in Multiple Occupation fully across both floors, which will be occupied by green keeping staff only. The TBH SPD 2019 advises that for developments such as this which are not CIL liable, but nonetheless include a net increase in residential occupancy, SANG contributions must be secured through a unilateral undertaking made pursuant to Section 106 of the Town and Country Planning Act 1990. This is in order to provide contributions to the Council for the use of capacity at one of the strategic SANGs the Council allocates to, in the absence of providing a bespoke on-site SANG solution. There is currently sufficient SANG available. The Council levies a SANG contribution of £112.50 per square metre for residential floorspace that is not CIL liable. The liable amount for the proposed ground floor staff room/office/changing room to facilitate additional staff bedrooms and shared living space would therefore be £11,475.00.

7.7.6 Additionally, the TBH SPD 2019 states that conversions such as C3 to C4 use are also required to contribute towards SAMM avoidance measures. In this instance, a SAMM payment of £1,197.00 would be needed based on the proposed increase in occupancy. In order to comply with Policy CP14B and Policy NRM6 and the TBH SPD 2019, the SANG and SAMM payments would have to be paid by the applicant before full planning permission can be granted, if the scheme is considered acceptable regarding all other relevant planning merits. It is intended that this be secured in a Section 106 agreement between the applicant and the Council.

7.8 Other matters

Residential amenity

7.8.1 All the dwellings within the golf club are used as staff houses. The proposed compound building would be sited approx. 34m from the front elevation of the nearest detached dwelling 'Pinedale' to the northwest. The smaller and lower proposed sand bay building would be sited up to approx. 35m opposite the front elevation of No. 2 Kings Hill Cottages. The proposed access road junction to the compound building would be sited approx. 35m to the north of the adjoining semi-detached dwelling of No. 1 Kings Hill Cottages. All the above built form relationships are considered sufficient to avoid adverse harm in terms of loss of light, outlook, privacy or overbearing impact. Given the proposed siting towards the fairways to the south and at significant distance from the Ridge Mount Road residential dwellings to the north, it is considered that the proposed development would not give rise to material harm to the amenity of other surrounding neighbours. The proposed alterations to the existing staff building to provide additional staff residential accommodation would provide communal open-plan kitchen and living space on the ground floor, along with six ensuite double bedrooms (2 on the ground floor and 4 on the first floor). Each bedroom would be generous in size with built-in wardrobe space. It is also considered that future occupiers would be afforded with sufficient living space and outlook.

Flood risk

7.8.2 The site is not within Flood Zones 2 or 3. However, there are some areas of the proposal site classified as being of low risk from surface water flooding. A Flood Risk Assessment and SuDS strategy has been provided, which concludes that the flood risk profile of the site is 'Low', and that the proposed development will not increase the flood risk, either on this site or to neighbouring properties. This proposed SuDS strategy will increase the water efficiency of the golf club and will provide additional protection against drought. The use of filter drains and permeable paving will ensure that the runoff quality is of an acceptable standard. Following the submission of additional drainage information, Surrey County Council as the Lead Local Flood Authority has raised no objection, subject to conditions, in compliance with Policy DM10 of the CSDMP.

Public Footpaths

7.8.3 Public Footpath 75a and Public Bridleway 76 Chobham runs through the site, adjacent the staff building and the various storage buildings proposed for demolition. Following demolition, the areas adjacent the footpaths will be landscaped with trees and shrubs of

appropriate native species. Surrey County Council Countryside Access Group has raised no objection to the proposal, subject to safeguarding of the footpaths during and after the works, and has commented also that as the site appears to fall within Chobham Common, works should not begin until all necessary commons consents and permissions have been applied for and received. An advisory informative will be added, and the pre-commencement Construction Transport Management Plan condition also requires protection of the public footpaths.

Potential contaminated land

7.8.4 A land contamination assessment has been provided. The Council's Scientific Officer has commented that although there is potential for contamination, remediation can be achieved subject to a pre-commencement condition requiring submission of a scheme to investigate and provide mitigation for such contamination.

7.10 Very Special Circumstances

7.10.1 Paragraph 144 of the NPPF states that:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

7.10.2 Therefore, notwithstanding the Green Belt inappropriateness and significant harm to openness identified in Section 7.3 above and other harm to the character of the area identified in Section 7.4, it is still necessary to consider whether this overall harm can be outweighed by other considerations. In support of the application, the applicant has presented the following main arguments in the Planning Statement (PS), which will be expanded upon and assessed in turn below:

i) Maintain and improve standards of world class courses;

ii) Secure and covered space for fleet and equipment;

iii) Adequate staff facilities;

iv) Health and safety - Working environment for staff, and;

v) Health and safety - Public safety

i) Maintain and improve standards of world class courses

7.10.3 The PS outlines that there is a need to maintain the golf courses to Championship standards to retain the Club's standing as amongst the best courses in the world in order to ensure the long term future of the Club. This can only be done through ensuring the highest standards of maintenance are achieved in a sensitive environment. This is done through investment in staff and equipment which both need suitable accommodation. The Club acknowledges any improvements must include measures to become more sustainable and to reduce carbon emissions. The new building will allow the transition towards an electric fleet of vehicles and equipment. This requires adequate charging points for vehicles and equipment such as mowers which are currently petrol or diesel powered.

7.10.4 Sunningdale Golf Club has been established for well over 100 years, now having two Championship golf courses. The club is a member of the "Platinum Clubs of the World" which is an exclusive group of around 100 high end golf clubs and rated 14th in this group. The PS also states that the club has held numerous high profile European and global golf events including the European Tour, R & A Tournament, The Walker Cup, Senior British Open and Ladies British Open. The Senior British Open is due to be held at Sunningdale in 2020. The Club is also open to the green fee playing public with a golf handicap of 18 or lower at certain times. The Club holds about 75 Members'

Competitions during the year, as well as around 10 external competitions and about 30 matches against other Clubs. It is therefore accepted that there would be economic and environmental benefits from providing more sustainable golf club facilities that would assist in continuing to attract national and international championship events. In the case officer's opinion, significant weight can be attached to this in favour of the proposal.

ii) Secure and covered space for fleet and equipment

7.10.5 The PS advises that the proposed workshop is smaller than ideally required but the Club recognises the need to have minimal impact on the surrounding countryside. The submitted schedule shows the extent of the current fleet of vehicles and the amount of equipment need to maintain two championship courses. The layout shows how this is accommodated in the building, including "doubling up" overnight where vehicles and equipment are stored in the internal access aisles. There is no excess space. There is a need to improve security of vehicles, equipment and facilities within a single compound away from public rights of way. The Club has experienced theft and vandalism which has been reported to the Police.

7.10.6 The need for the proposed compound building as an appropriate for outdoor sport/recreation has also already been assessed under Section 7.3 above. During the site visit, it was clear to see how the existing location of storage buildings/space sited adjacent public footpaths presents a security risk. It is agreed that relocation to a more secluded location away from the public footpaths could reduce this risk, although it is ultimately the club's responsibility to ensure that the overall site is as secure as possible. In the case officer's opinion, moderate weight can also be attached to this strand of argument in favour of the proposal.

iii) Adequate staff facilities

7.10.7 The PS states that the staff facilities are inadequate for the existing workforce. The Club will employ more staff next year and the proportion of male/female employees is expected to change as more women take up a career in green keeping. At present, there are not enough WCs, changing rooms, and showers, and none specifically for women. There are no suitable rooms big enough for training, meetings, eating or storage for clothes and equipment. There is no separate WC, shower or changing facilities for disabled staff members. The proposed building provides the accommodation necessary to provide reasonable and suitable facilities for all members of staff.

7.10.8 The proposed storage compound building would in its first floor provide staff offices, staff room and male and female toilet and changing facilities. The existing staff office/accommodation only provides limited office and staff room space that is clearly inadequate for training or storage. In particular, the kitchen area is clearly limited for the amount of existing staff, and a large and weathered wooden outdoor seating area was present during site visit. Even more critical is the lack of separate male and female changing facilities, which forms a clear recruitment barrier for the club to recruit more female employees. In the case officer's opinion, significant weight can therefore be attached to this strand of argument in favour of the proposal.

iv) Health and safety - Working environment for staff

7.10.9 The PS advises that the current buildings do not provide a safe or comfortable working environment for staff. Work on vehicles is often done outside. The current workshops and garages are too small for staff to be able to work on vehicles safely because of the cramped facilities, insufficient space and inadequate ventilation. The Club expects to invest in new equipment in the future, replacing items as new technology and improved machinery is developed. This is particularly the case with the large vehicles, which will need to be serviced and maintained on site in a suitable and safe environment. The current small store building is potentially dangerous being a timber building housing many petrol mowers and equipment.

7.10.10 It is also accepted that the proposed storage compound building would provide secure, safe and modern storage and facilities for everyday maintenance of the golf course. In

the case officer's opinion, significant weight can therefore be attached to this strand of argument in favour of the proposal.

v) Health and safety - Public safety

7.10.11 The PS contends that there is a need to reduce conflict between the public using public rights of way criss-crossing the working environment and the green keepers with vehicles and equipment as well as frequent deliveries by large vehicles.

7.10.12 During the site visit, it was clear that the existing location of storage buildings/space for the everyday maintenance of the golf club, sited at each side of two public footpaths, clearly leads to user conflicts, which limits both the enjoyment of the public footpaths and the manner in which the club can undertake its duties. In the case officer's opinion, this situation would clearly improve through the replacement of these buildings with landscaping adjacent the footpaths, subject to its continued safeguarding. Significant weight can therefore be attached to this strand of argument in favour of the proposal.

Conclusion of consideration of (i) – (v)

7.10.13 It is considered that the combined economic, social and environment benefits outlined above amount to VSC that clearly outweigh the identified harm to the Green Belt. In order that the openness of the Green Belt can continue to be safeguarded, it is considered appropriate and reasonable to re-impose the condition restricting occupation of the staff building to persons employed by Sunningdale Golf Club, along with an additional condition restricting the use of the new buildings for storage and maintenance purposes only in connection with the golf club.

8.0 CONCLUSION

8.1 The proposed storage compound building, sand bay and associated access and parking/service area are appropriate facilities for the outdoor recreation use, but would be more harmful to the openness of the Green Belt and the purpose of including land within it than the existing development proposed for demolition. The proposal would therefore be inappropriate development in the Green Belt and cause significant harm to the openness of the Green Belt and conflict with its purposes. By association, the increase presence and spread of development would also cause harm to the existing rural, natural and undeveloped character of the area. The development would therefore conflict with policies CP1, CP2 and DM9 of the CSDMP. However, it is considered that the economic, social and environmental benefits would amount to very special circumstances to clearly outweigh the harm identified. The proposal is therefore recommended for approval.

9.0 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 38-41 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.

c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject to referral to the Secretary of State and a legal agreement to secure the following the SAMM Contribution on or before Commencement of Development, and subject to the following conditions:

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:
   Proposed site plan (Drawing No.100); Proposed site section (Drawing No. A425); Proposed Building E floor plans and elevations (Drawing No. E200); Proposed Building G floor plans and elevations (Drawing No. B200); Proposed Building H ground floor plan (Drawing No. A200); Proposed Building H first floor plan (Drawing No. A201); Proposed Building H roof plan (Drawing No. A202); Proposed Building H elevations (Drawing No. A300); Proposed Building H sections (Drawing No. A400); Proposed landscaping plan (Drawing No. 1606-PP-300) - all received on 25 July 2019, 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. Materials to be agreed will include the proposed brick, tile and fenestration. Once approved, the development shall be carried out using only the agreed materials.

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

4. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Merewood Arboricultural Consultancy Services [Simon Hawkins] and dated 04 April 2019. 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.

5. All hard and soft landscaping works shall be carried out in accordance with the following approved details:

   Proposed landscaping plan (Drawing No. 1606-PP-300) - all received on 25 July 2019.

   All Plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

   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 development hereby approved shall be undertaken in accordance with all the Recommendations and Enhancements in:
   Section 4.2 of the Preliminary Ecological Appraisal Report (Arbtech - dated 05 July 2019), for habitats, invertebrates, Barn Owl and 'Other terrestrial mammals', including the biodiversity enhancements detailed in the sub-section;
   Section 4.2 of the Reptile Report (Arbtech - dated 21 June 2019);
   Section 4.2 of the Bat Report (Arbtech - dated 01 July 2019), and;
   the 'Recommendations for Mitigation' and 'Suggested Enhancements' sections of the Breeding Bird Report (Arbtech) - all received 25 July 2019.
   Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. The development hereby approved shall not commence until a Landscape and Ecological Management Plan (LEMP) for this site has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall demonstrate measurably, no net loss and preferably net gain in biodiversity value and should include the following:

   a) description and evaluation of features to be managed;
   b) ecological trends and constraints on site that might influence management;
   c) aims and objectives of management;
   d) appropriate management options for achieving aims and objectives;
   e) prescriptions for management actions, together with a plan of management

compartments;

f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;

g) details of the body or organisation responsible for implementation of the plan;

h) ongoing monitoring and remedial measures.

The LEMP shall be implemented in accordance with the approved details.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long term management of habitats, species and other biodiversity features, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) document has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall detail the demolition, construction and operational phases of the chemical plant and fuel wash areas; how all construction works will implement relevant controls to ensure that there will be no impact on the adjacent SPA site from construction activities, and; include dust management and polluted runoff control. In addition, all materials, machinery and work should remain within the red line boundary of the proposed development. The CEMP shall also document how any potential pollution impacts to the SPA will be prevented during the operational lifespan of the chemical plant and fuel wash.

Reason: To ensure no impacts to the Thames Basin Heaths Special Protection Area, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

9. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 14.6 litres/sec;
b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross-sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.);
c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected;
d) Details of drainage management responsibilities and maintenance regimes for the drainage system, and;
e) Details of how the drainage system will be protected during construction and

how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, 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.

10. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

    Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS, 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.

11. (i) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

    (ii) The above scheme shall include :-

    (a) a contaminated land desk study and suggested site assessment methodology;
    (b) a site investigation report based upon (a);
    (c) a remediation action plan based upon (a) and (b);
    (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
    (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d), and;
    (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

    (iii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed

    Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

12. No development 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 away from root protection areas of mature trees, Public Footpath 75a and Bridleway 76 Chobham;
d) Programme of works (including methods for traffic management);
e) Measures to prevent the deposit of materials on the highway;
f) Measures to provide safe access to Public Footpath 75a and Bridleway 76 Chobham at all times (unless a Temporary Closure Order is applied for and issued);
g) On-site turning for construction vehicles;
h) Noise and dust suppression measures during construction;
i) Hours of construction
j) Details of a contact for the public for concerns/queries during the construction period,
has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full during the construction of the development.

Reason: In order that the construction of the development hereby permitted does not prejudice highway safety nor cause inconvenience to other highway and Public Footpath users, and to minimise impacts on amenity, in accordance with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. The storage compound building hereby approved shall not be occupied unless and until two fast charge sockets have been provided within its adjacent parking area. Each fast charge socket shall be provided to the following minimum requirement: 7kw Mode 3 with Type 2 connector - 230v AC32 amp single phase dedicated supply.

Reason: In order that the construction of the development hereby permitted is in accordance with Policies DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. The residential accommodation hereby approved within "Building E" as shown on the approved plans shall be limited to persons employed by Sunningdale Golf Club in connection with their employment at Sunningdale Golf Club only or a dependent of such a person residing with him or her or a widow or widower of such a person.

Reason: To ensure that the residential accommodation is occupied only in compliance with the policy for the protection of the Green Belt, and to mitigate impacts on the designated ecological sites, to accord with Policies CP1, CP14, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. The new buildings hereby approved shall be used for maintenance and storage purposes in connection with Sunningdale Golf Club 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: To control the use of the buildings to remain in connection with the storage and maintenance needs of Sunningdale Golf Club, given the location in the Green Belt, the surrounding designated sites and the very special circumstances to allow this development, to accord with Policies CP1, CP14, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National

Planning Policy Framework.

Informative(s)

1. Contaminated land survey informative
For the avoidance of doubt, the following definitions apply to the above condition (No: 11) relating to contaminated land:

Desk study- This will include: -
(i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.
(ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include: -
(i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.
(ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -
(i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
(ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -
(i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
(ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
(iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination

Verification of remediation report - This will include:-
(i) a strategy for verification of remediation
(ii) all information and data relating to contamination to evidence and substantiate the remediation action plan has been followed and completed.

2. The applicant is reminded of the following comments from Surrey County Council in respect of Public Footpath 75a and Public Bridleway 76 Chobham within the site:

- The proposed new site appears to fall within Chobham Common (Sunningdale Golf Course). All necessary commons consents and permissions should be sort prior to works on the common.

- Any disturbance to the surface of Public Footpath 75a following the demolition of the existing barn should be reinstated.

- The new automated vehicle barrier with intercom to Green Keepers Facility should open inwards and not towards the highway (Public Bridleway). From the plan it appears to be situated well back from the Bridleway but for safety it should open the other way so as not to spook horses or trap anyone.

- Safe public access must be maintained at all times. If this is not possible whilst work is in progress then an official temporary closure order will be necessary. Notice, of not less than 6 weeks, must be given and the cost is to be borne by the applicant.

- There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

- Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Rights of Way Group. Please give at least 3 weeks notice.

- Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.

- There should be no encroachments by new fascias, soffits, gutters etc over the boundary of the existing property onto the public right of way.

- Access along a public right of way by contractors' vehicles, plant or deliveries can only be allowed if the applicant can prove that they have a vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the rights of way connected with the development.

- The applicant is reminded that the granting of planning permission does not authorise the obstruction or interference with a public right of way.

In the event that a satisfactory legal agreement has not been completed by 31 January 2020, the Executive Head of Regulatory be authorised to REFUSE for the following reason:

1. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan, in relation to the provision of contributions towards Suitable Alternative Natural Green Space (SANG) and Strategic Access Management and Monitoring (SAMM) measures, in accordance with the requirements of Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2019.

MINUTE LIST OF COMMITTEE
05 December 2019

APP. NO	WARD	LOCATION & PROPOSAL	TYPE	DECISION
2019/0615	**CHO**	**SUNNINGDALE GOLF CLUB, RIDGE MOUNT ROAD, SUNNINGDALE, ASCOT, SL5 9RS**	**FFU**	**AF**
RC		Erection of 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 following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.		

ACTION
APPROVED (AS PER RECOMMENDATION)

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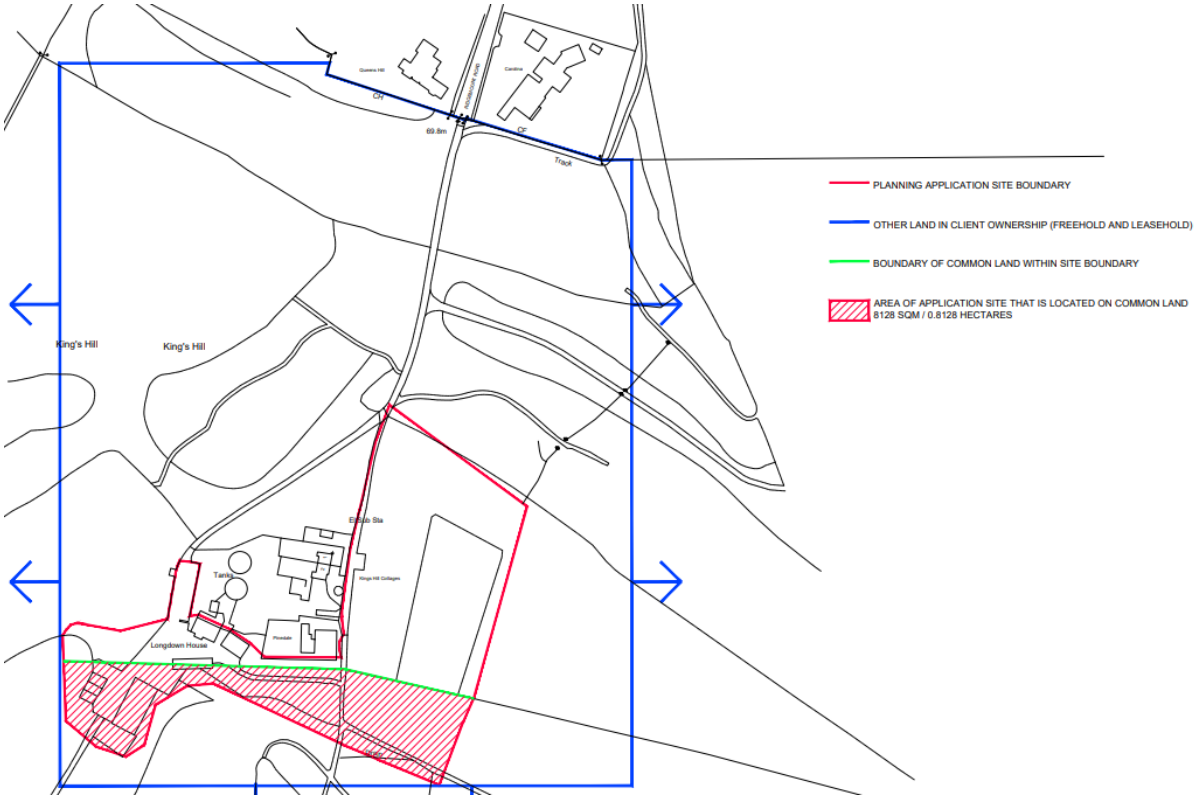
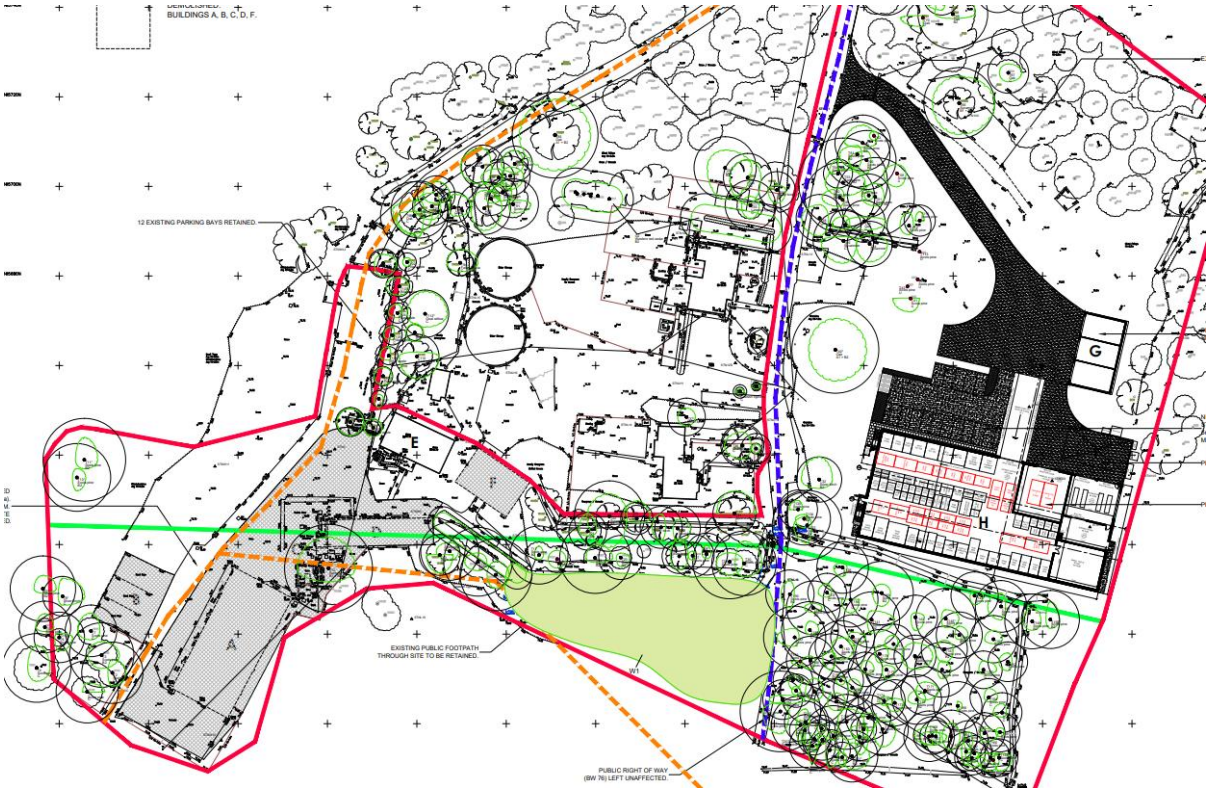
Plans and photos for Sunningdale Golf Club 23/0699/FFU

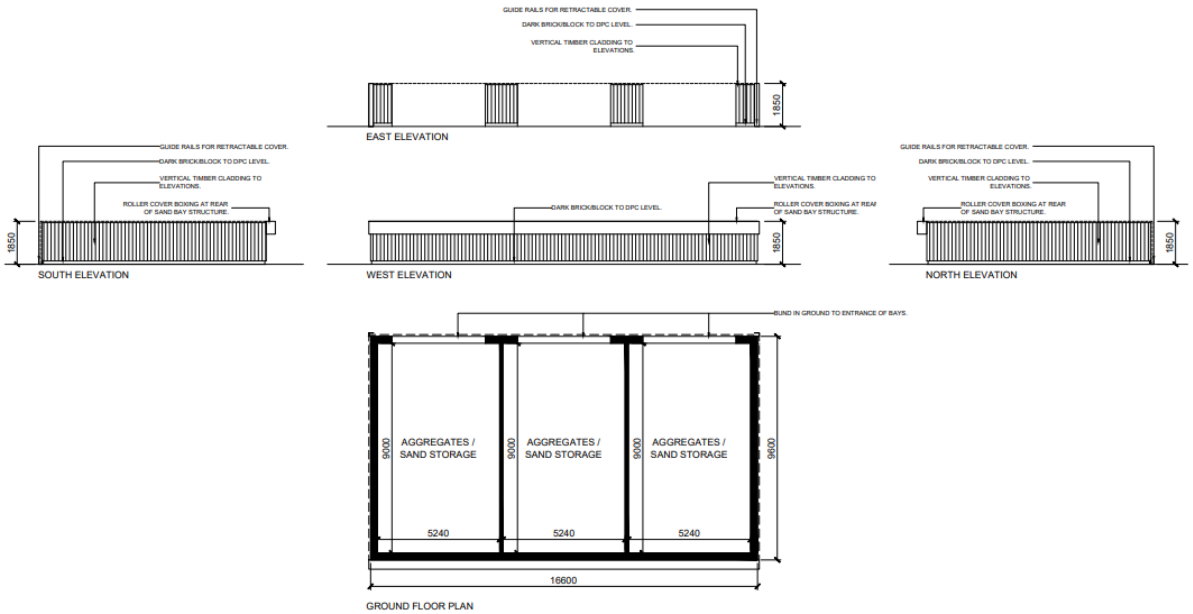
Existing Site Plan



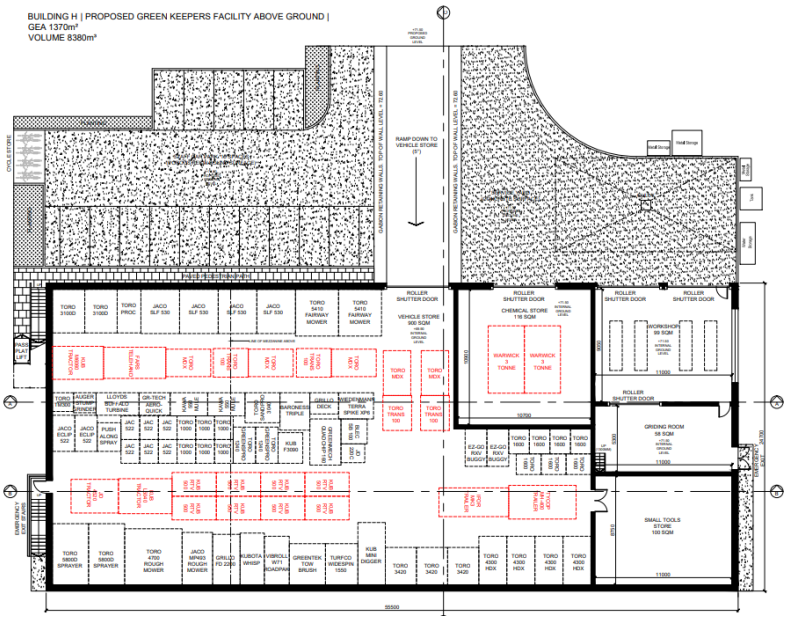
Proposed Site Plan

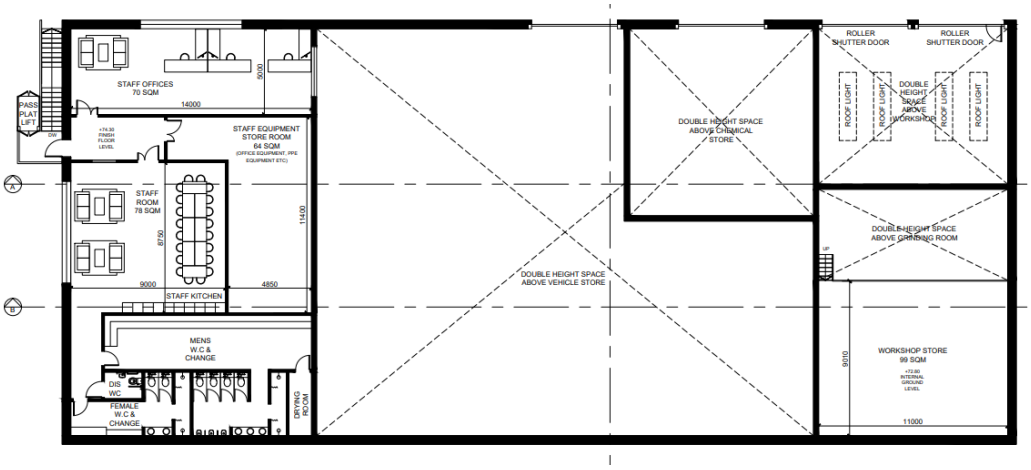


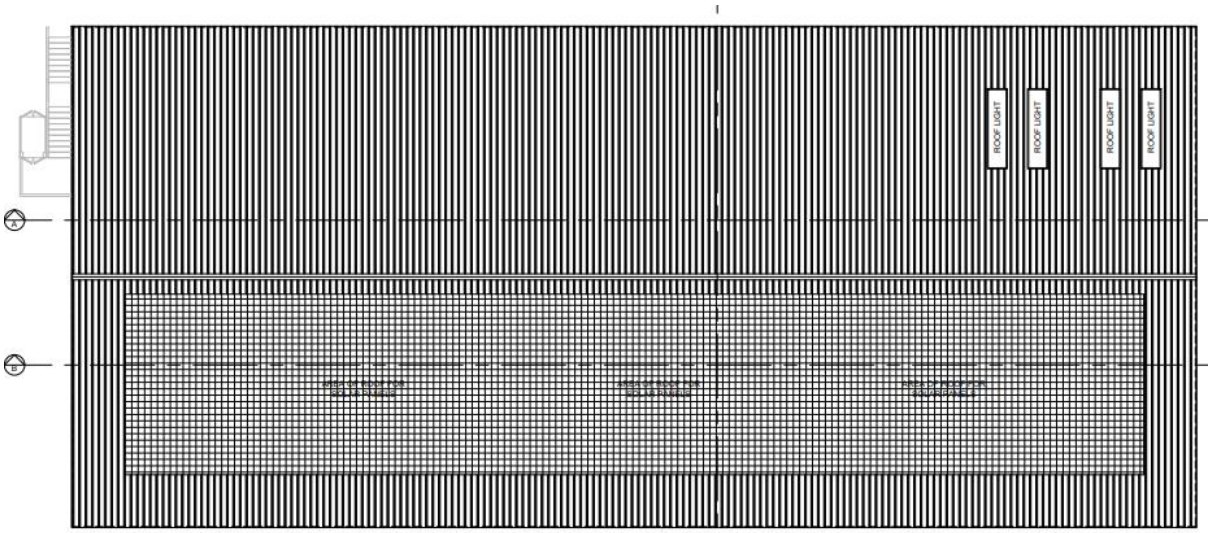
Proposed Building G Plan (Sand Bay)



Proposed Building H ground, first floor and roof plan, elevations and sections (Green Keepers Compound)




STAFF OFFICES
70 SQM
14000
9000
PASS PLAT LIFT
STAFF EQUIPMENT STORE ROOM
64 SQM
(OFFICE EQUIPMENT, PPE EQUIPMENT ETC)
STAFF ROOM
78 SQM
6750
11400
9000
4850
STAFF KITCHEN
MENS W.C & CHANGE
DIS WC
FEMALE W.C & CHANGE
DRYING ROOM
DOUBLE HEIGHT SPACE ABOVE CHEMICAL STORE
DOUBLE HEIGHT SPACE ABOVE VEHICLE STORE
ROLLER SHUTTER DOOR
ROLLER SHUTTER DOOR
ROOF LIGHT
DOUBLE HEIGHT SPACE ABOVE WORKSHOP
DOUBLE HEIGHT SPACE ABOVE GRINDING ROOM
WORKSHOP STORE
99 SQM
9010
11000


ROOF LIGHT
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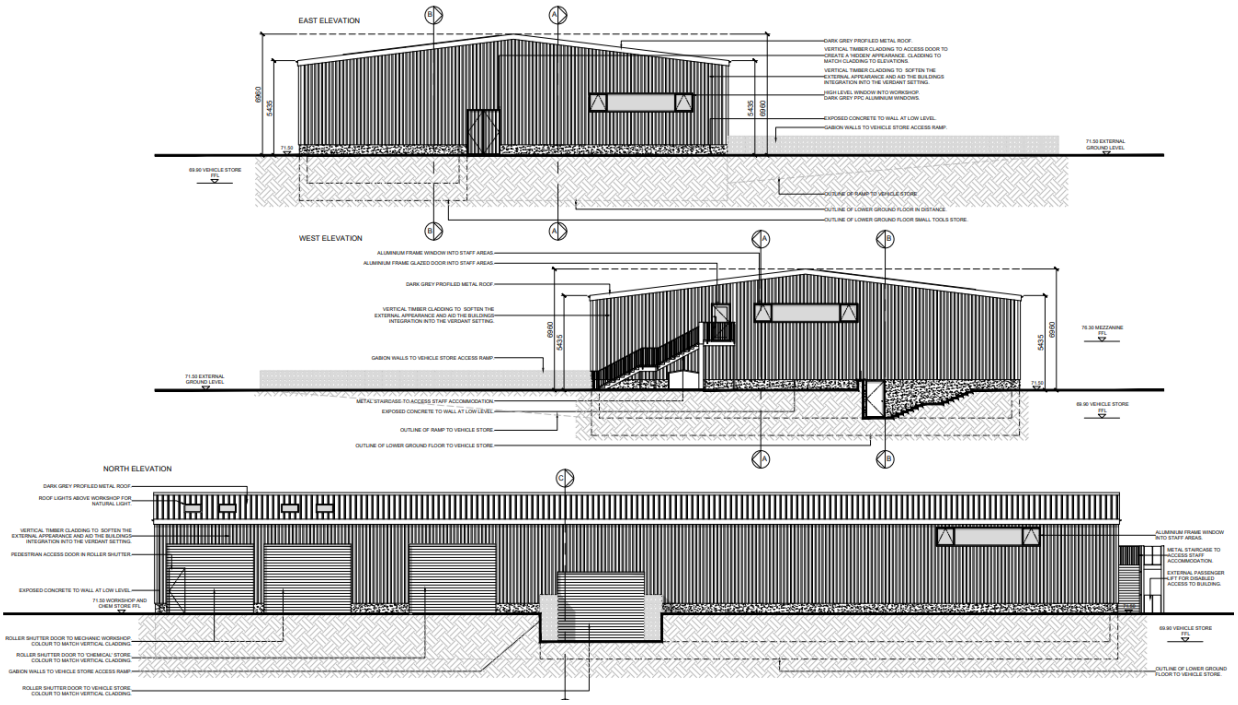
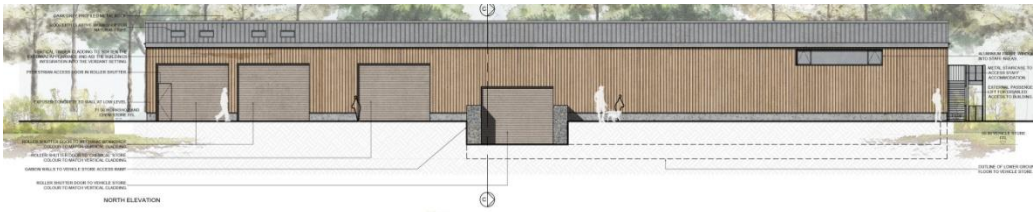
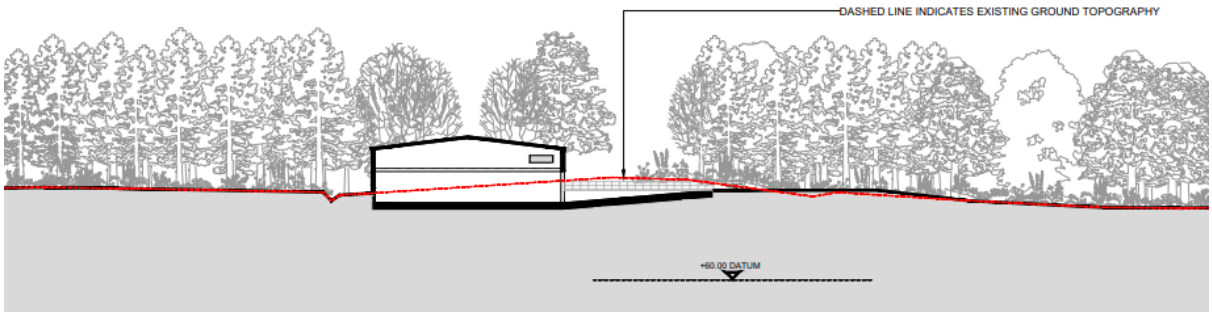
ROOF LIGHT

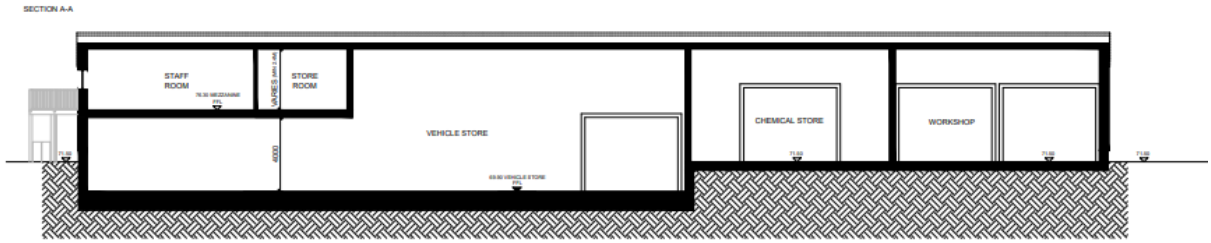

EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION

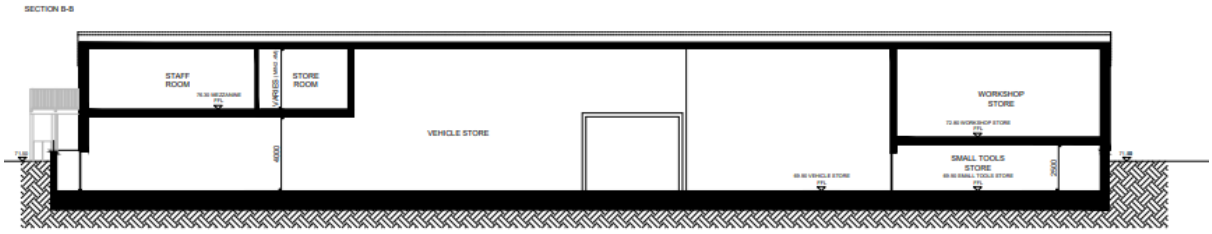

EAST ELEVATION

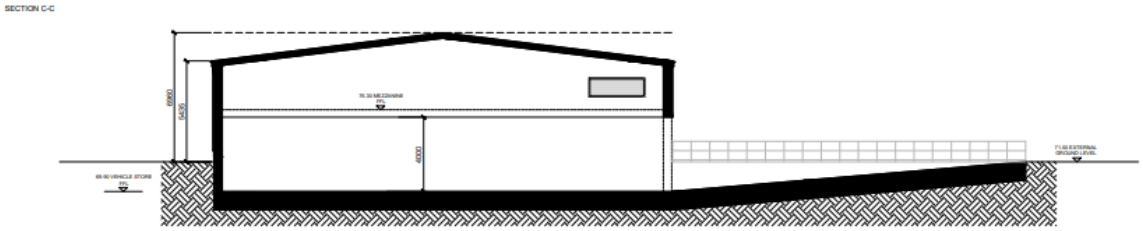

WEST ELEVATION


NORTH ELEVATION


DASHED LINE INDICATES EXISTING GROUND TOPOGRAPHY
+60.00 DATUM







Photos

Foreground area to be cleared for Greenkeepers building

Storage building (to be demolished) adjacent to Building E (left)

Existing building D (to be demolished) and service vehicles stored outside

Existing building A (to be demolished)

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Surrey Heath Borough Council
Planning Applications Committee
25 January 2024

23/0326/PCM

Strategic Director/Head of Service Gavin Chinniah
Report Author: Duncan Carty - Principal Planning Officer
Wards Affected: Town

Summary and purpose

This report serves to update Members of the progress of the County Council application 23/0326/PCM following this Council's resolution to object to the proposal.

Recommendation

The Committee is advised to NOTE the progress of this application.

1. Background and Supporting Information

1.1 The application 23/0326/PCM related to the erection of a part 1, 2, 3 and 4 storey building for extra care accommodation comprising up to 60 self-contained apartments, staff and communal facilities and associated parking. This is an outline application seeking the approval of scale, layout and access (with landscaping and appearance reserved for future separate approval).

1.2 Surrey County Council was the determining authority and Surrey Heath Borough Council was only a consultee. The application was reported to the Planning Applications Committee on 1 June 2023 when it was resolved to raise objections to the proposal on grounds of character, residential amenity and trees. The officer report and decision are attached at Annex A.

1.3 The application was reported to the Planning Committee at Surrey County Council on 27 October 2023 when it was resolved to approve the application subject to conditions and the completion of a legal agreement. The SCC officer report is attached at Annex B.

1.4 Surrey County Council, in supporting this proposal, gave strong support for the development of Class C2 extra care apartments to assist in meeting a demonstrable need for such accommodation which would also be provided within the affordable rental sector. That Council considered, in the planning balance, that the need for the development outweighed any harm to local

character. They raised no objections to the proposal on residential amenity or tree grounds.

2. Reasons for Recommendation

2.1 The consideration of the application by Surrey County Council is markedly different from the assessment made by the Borough Council, due to the weight given to the need for Extra Care accommodation against any identified harm.

2.2 Whilst matters of scale, layout and access have, in effect been agreed, Surrey Heath will still be consulted on the future reserved matters application for landscaping and appearance.

Annexes

Annex A – Original Planning Applications Committee report for this application and the decision (issued to Surrey County Council)

Annex B – Surrey County Council officer report

Background Papers

Drawings and photos provided with the application report.

LOCATION: 141 Park Road, Camberley, Surrey, GU15 2LL,

PROPOSAL: Consultation application from Surrey County Council for the outline application for the erection of part 1, 2, 3 and 4 storey building for extra care accommodation comprising self-contained apartments, staff and communal facilities and associated parking (landscaping and appearance reserved)

TYPE: Consultation (County Matters)

APPLICANT: Surrey County Council

OFFICER: Duncan Carty

The Borough Council is only a consultee on this application and the determining authority is Surrey County Council. This application outline application has been reported to the Planning Applications Committee because it relates to major development (providing over 10 dwellings and over 1,000 square metres of floorspace).

RECOMMENDATION: RAISE AN OBJECTION

1.0 SUMMARY

1.1 This is a consultation application to be determined by the County Planning Authority, Surrey County Council (SCC Ref: 2023-0029). This is an outline application for which details of access, layout and scale only are to be determined. This is a Regulation 3 application for which the applicant and determining authority is Surrey County Council.

1.2 The outline planning proposal relates to the erection of a part 1, 2, 3 and 4 storey extra care development, with basement accommodation, in the form of 2 no (up to) four storey wings (to the flanks) with a single storey link (to the front). The development would include 60 apartments of extra care accommodation (Class C2), for affordable rent, with associated development with car parking and a new access onto Park Street. The site's existing access from Park Road would be converted into a pedestrian and cycle route.

1.3 The application proposal is considered to be out of scale and incongruous with the surrounding character of the area with an adverse impact on trees. The proposal would also be harmful to the occupiers of residential amenities of neighbouring properties. However, no objections are raised on highway safety and parking capacity, ecology, Thames Basin Heaths Special Protection Area and flood risk/drainage. As this application is to be determined by Surrey County Council, it is recommended that Surrey Heath raises an objection to this proposal.

2.0 SITE DESCRIPTION

2.1 The application site comprising approximately 0.82 hectares relates to the siting of a former 50 bed care home, Pinehurst, which is now demolished. The site lies in the settlement of Camberley. The application site falls with the Victorian/Edwardian Subdivisions Character Area of the Western Urban Area Character SPD 2012, in a predominantly residential area, located a minimum of about 140 metres south of the defined Camberley Town Centre.

2.2 The north west boundary bounds residential properties in Middle Gordon Road (including Roxborough House a recently built flatted development on the north west corner of the site) and flatted development (Buckingham Court and Court Gardens) to the east boundary and detached residential dwellings (accessed from Park Road and Park Street) to the south boundary. Park Road Doctors' Surgery lies to the south east. The Telephone Exchange is located on the west side of Park Road, opposite the application site.

2.3 The application site was cleared in 2021, with the care home vacated in 2016. There are some trees around, or close to, all site boundaries but none are protected under a Tree Protection Order. The site lies a minimum of about 1.5 kilometres from the Thames Basin Heaths Special Protection Area (TBHSPA).

3.0 RELEVANT HISTORY

3.1 88/0769 Consultation application by Surrey County Council in respect of the demolition of existing buildings and erection of a single storey 50 (bedroom) place home for the elderly with improved access from Park Road.

No objections raised in October 1988. The development was subsequently approved by Surrey County Council and implemented.

3.2 21/0023/PCA Consultation application from Surrey County Council for the prior approval for demolition of all existing buildings on the site.

An objection was raised in January 2021 on potential impact on trees (insufficient details provided). The development was subsequently approved by Surrey County Council in April 2021 under permission 2020-0164 and implemented.

4.0 THE PROPOSAL

4.1 This is a consultation application under Regulation 3 of the Town and Country Planning General Regulations 1992 to be determined by Surrey County Council (Ref: 2023-0029) for which this Authority is a consultee. The applicant is Surrey County Council who are seeking to deliver social rent extra care apartments, due to a recognised local need, across a number of sites in Surrey, including the proposal at Lakeside School Playing Field site (23/0328/PCM) being reported elsewhere on this Agenda.

4.2 The current proposal is an outline application for the approval of access, layout and scale only with details of appearance and landscaping to be determined under a different (reserved matters) application(s).

4.3 The proposal is for the erection of a part one to four storey extra care development with a part basement in the form of 2 no (up to) four storey wings (to the west and east flanks) with a single storey link to the front (north), providing, in plan form, a U-shaped development. The development would provide a total of 60 apartments including 57 no one bedroom and 3 no two bedroom apartments of extra care and associated accommodation, for affordable rent, along with associated development and car parking and a new access onto Park Street. The former vehicular access onto Park Road would be provided as a pedestrian and cycle route only. A total of 30 parking spaces would be located for this development, located close to the north boundary of the site.

4.3 The proposed west wing of development would measure 40 metres in depth, 18.3 metres in width and a predominantly four storey height of up to 17.3 metres. The proposed east wing would measure 56.7 metres in depth, 18.3 metres in width and a predominantly four storey

height of up to 16.6 metres. The single storey link would have a maximum height of 4.3 metres and a maximum width of 58.3 metres for the development. Flat roofs are proposed over the development including a green roof over the single storey element.

4.4 Landscaping would be provided around the proposed building, including a "courtyard" behind the single storey element. Balconies would be provided to the upper floor flats in the flank elevations, and would extend beyond the flank walls of these wings.

4.5 The facilities provided within the building include an entrance/reception area, kitchen, dining room, communal lounge, mobility scooter and cycle store, hairdressing/therapy room, activity room, staff office, refuse stores, staff restroom, laundry and changing rooms to be provided at ground floor level, with kitchen AHU, sprinkler tank room, cold water storage tank and pump room, UPS battery room, telecom room and LV switchroom provided in the basement. Smaller "breakout" communal living rooms would also be provided to each wing and upper floor.

4.6 This planning application has been supported by the following:

- Design and Access Statement;
- Planning Statement;
- Sustainable Drainage Report;
- Preliminary Ecological & Net Biodiversity Gain Assessment Appraisal and Bat Survey and Hibernation Survey Report;
- Air Quality Appraisal;
- Sustainable Design and Construction Statement;
- Daylight and Sunlight Report;
- Transport Statement;
- Utilities Assessment;
- Heritage Assessment;
- Energy Statement;
- Arboricultural Appraisal and Impact Assessment;
- Statement of Community Involvement; and
- Archaeological Assessment.

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

5.0 CONSULTATION RESPONSES

5.1 The consultations have been undertaken by Surrey County Council. However, the County Highway Authority has indicated that from their initial assessment it would be reasonable to expect that any highway impacts could be suitably mitigated. In terms of the consultations undertaken by this Authority, these include the following:

5.2	Council's Arboricultural Officer	An objection is raised on the impact on trees. The car park and vehicular access would include level changes and incursions into the root protection of trees close to site boundaries, and the proposed building, including the basement, would be built too close to trees on the boundary [*These comments are added at Annex A*].
5.3	Environmental Health	No objections on noise, air quality, land quality/contamination and construction environmental management, subject to the provision of conditions.
5.4	Urban Design Consultant	Raises concerns about the size of the development on local character. [*These comments are added at Annex B*].

5.5 Surrey Wildlife Trust No comments received.

6.0 REPRESENTATIONS

6.1 The neighbour notification and publicity was undertaken by Surrey County Council. However, no representations have been received in support and 5 representations have been received raising an objection, raising the following objections:

6.2 Character and trees [See section 7.3]

- Scope and style (four storeys high) would be unsuitable for residential area
- Out of place/keeping with character of the area
- Significant increase in building height (compared with former building on the site)
- Development too high
- Overdevelopment
- Close to adjoining properties
- Damage to tree roots in construction of car park
- Removal of trees and shrubs

6.3 Residential Amenity [See section 7.4]

- Loss of privacy
- Loss of light
- Overlooking from windows/balconies
- Noise nuisance
- Noise from vehicles in car park (at rear of neighbouring garden), deliveries, refuse c9llection and visiting vehicles

6.4 Highway safety and parking capacity [See section 7.5]

- Narrow, unsafe access onto Park Street – lack of pedestrian visibility and road speeds
- Traffic disruption during construction phase
- Existing on-street parking (e.g. from doctors surgery on Park Road)
- Existing on-street parking restrictions/regulations ignored
- Size of vehicles (HGV) potentially on local residential roads
- Inadequate access
- Increase in traffic
- Access to the development will accentuate existing traffic movement issues at the Park Street/Lower and Middle Gordon Road junction
- Structural impact on neighbouring properties from piling

6.5 Other matters

- Impact on view [*Officer comment: This is not a material planning consideration*]
- Precedent for urban creep into residential areas

- Impact on doctors surgery (along with other large elderly homes (e.g. Kingsclear)
- Over capacity exists at local doctors (Park Road Surgery)
- Strain on existing community facilities
- General dislike of proposal
- Information missing from plans
- Higher than pre-app proposal (3 storeys)
- Increased danger of flooding

7.0 PLANNING CONSIDERATION

7.1 The application site falls within the settlement of Camberley. The application is considered against the relevant policies, which are Policies CP1, CP2, CP5, CP6, CP9, CP11, CP14, DM9, DM10, DM11, DM13, DM16 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); and the National Planning Policy Framework (NPPF); as well as advice within the Surrey Heath Residential Design Guide 2017 (RDG); Western Urban Area Character SPD 2012 (WUAC); Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (AAS); and the National Design Guide. The main issues to be addressed in the consideration of this application are:

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

7.2 Principle and need for the development

7.2.1 Under the NPPF, there is a presumption in favour of sustainable development. Policy CP1 of the CSDMP sets out the spatial strategy for the Borough and new development is expected to come forward largely through the redevelopment of previously developed land in the west of the Borough. Camberley, as the principal settlement within the Borough has scope for residential development. The application site is previously developed and is located close to the Camberley Town Centre. It is currently vacant but was last used as a care home (Class C2) and the proposal would not result in a material change of use of the land. As such, the principle for the development is therefore established subject to the assessment below.

7.2.2 Policy DM14 of the CSDMP indicates that the Council would seek to identify opportunities to enhance and improve community facilities within the Borough, whether through the provision of co-located or new facilities. Paragraph 62 of the NPPF indicates that the type and tenure of housing needed for different groups, including older people and people with disabilities, should be assessed and reflected in policies. In terms of the need for this development, an assessment is required on what facilities the proposal would provide and any knock-on benefits and disbenefits this would have on the care provision in the local area.

7.2.3 The current proposal relates to the provision of extra care apartments (Class C2). The future residents would be expected to be mobile (and may drive a car) but with a care package tailored to their needs. The needs statement provided for this application indicates that of the various types of specialised housing, extra care accommodation has the greatest shortfall between provision and demand, particularly within the affordable rental provision. Whilst it is noted that there is a level of provision of care and nursing homes, for which there is currently no needs, extra care provision is more limited, as

indicated in the provided needs assessment from the applicant, and there remains a need for such accommodation. In addition, the provision of 100% socially rented accommodation is a significant benefit of the proposal.

7.2.4 As such, the assessment below has been made on this basis.

7.3 Impact on character and trees

7.3.1 Policy CP1 of the CSDMP indicates that new development will come forward largely from redevelopment of previously developed land in the western part of the Borough. Policy DM9 of the CSDMP indicates that indicates that development will be acceptable where it respects and enhances the local character of the environment and protects trees and vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate.

7.3.2 Principle VS1 of the WUAC indicates that development would need to reflect the historic plot dimensions, architectural detailing and scale and massing; predominantly contain traditional elements and use a high quality of architectural materials; be principally redbrick with the occasional use of render, stone and boarding with slate or tiled roofs; and provision of opportunities to soften with vegetation. Principle VS3 indicates that buildings that include large areas of flat roof to span the building depth will be resisted and the massing of building and roof elevations should be broken down to avoid this problem.

7.3.3 Principle 6.4 of the RDG requires housing development to seek the highest density possible without compromising local character, the environment or the appearance of the area. Principle 6.6 of the RDG would require new residential development to respond to the size, shape and rhythm of the surrounding plot layouts. Principle 6.9 of the RDG would require car parking courts to be designed with active frontages and attractive places with high quality hard and soft landscaping. Where parking courts are provided to the front of development they should be enclosed with strong landscape screens and not be dominant elements in the streetscene. Principle 6.10 of the RDG indicates that where bays are provided, they should accommodate no more than a cluster of three cars. Soft landscaping should be provided between such clusters.

7.3.4 Whilst the site is located within the settlement, close to Camberley Town Centre, the location is more suburban with more spacious and verdant characteristics. The proposed built form would be provided in a large building footprint to a greater height than the previous building on the site. This more prominent built form and its overall (and maximum) height and mass would have a much greater impact on local character. Even though the main frontage of the site is treed, the new access would open up the site and the presence of this built form would be apparent form Park Road, particularly after leaf fall.

7.3.5 The proposed flat roof nature of the building would not reflect the prevailing character of pitched roof buildings around this site and, whilst appearance is a reserved matter, the modern detailing proposed for the development would be out of character with its surroundings. The proposal would provide balconies which protrude beyond the flank walls of this development which would provide a poor design response. In addition, it would not reflect the Victorian/Edwardian Subdivisions Character Area or Principles VS1 and VS3 of the WUAC.

7.3.6 The proposal's layout would provide a parking area with a bank of 20 spaces on its north side, six space opposite (in front of the main entrance) with a further 3 spaces provided to the east flank. The bank of spaces are broken up with soft landscaping with groups of 5 spaces. This arrangement would not comply with the RDG, which requires a maximum grouping of 3 spaces. This combined with the scale of the proposal would provide an urban form of development in this suburban setting.

7.3.7 The Council's Urban Design Consultant (UDC) has raised concerns about the urbanising impact of the development, due to the extensive footprint (and resulting scale and height) and loss of vegetation in a verdant setting. She opines that the scheme is characterised

by a simplistic, contemporary design in stark contrast to the existing built context and local distinctiveness.

7.3.8 The Council's Arboricultural Officer has raised an objection on the impact of the proposal on trees. Concern has been raised on level changes required for the proposed parking area and vehicular access which would be located close to boundary trees . In addition, the proposed building, particularly the basement accommodation, would be positioned close to retained trees. These works which would be within the root protection areas could be harmful to these trees and sufficient details to indicate how the development can be constructed without harm to these trees has not been provided.

7.3.9 As such, harm to the local character, and trees, would occur from this development. It is not considered that the need for this development is an overriding benefit to outweigh this harm. An objection on these grounds is raised with the proposal failing to comply with Policies CP1, CP2 and DM9 of the CSDMP and the NPPF and advice in the WUAC and RDG.

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. Principle 6.7 of the RDG requires housing development to seek the highest density possible without impacting on residential amenities. Principle 8.6 of the RDG requires communal outdoor amenity space to be provided for flatted developments with Principle 6.8 of the RDG setting out the minimum space requirements. Principle 8.1 of the RDG states that development which have a significant effect on the privacy of neighbouring properties will be resisted.

7.4.2 The nearest residential properties lie to the south side of the application site. No. 111 Park Road is a two storey dwelling with its north flank boundary shared with the application site, and the main side wall of this dwelling set 1.5 metres from the mutual boundary. The width of the west wing would lie opposite the length of the rear garden of this property. Whilst it is noted that there is some tree and other vegetation screening to this shared boundary, its three storey form and width in this location and separation distance of 10 metres to the boundary would provide a dominant built form leading to an overbearing impact, particularly after leaf fall. There is a similar arrangement with 139a Park Road, where the chalet bungalow is orientated so that its rear garden is angled towards this boundary. The main part of this dwelling is located a minimum of 2 metres from the mutual boundary. It is noted that there is cherry laurel at this boundary at round 5 metres in height, which while providing some screening would not provide a permanent screen. The three storey form and width of the east wing in this location and separation distance of 11 metres to the boundary in this location would provide a similar dominant built form also leading to an overbearing impact. There would also be the potential for overlooking from the proposed balconies which would provide a 180 degree view.

7.4.3 The proposed development would face the rear boundaries of properties 79-87 Middle Gordon Road with 87 Middle Gordon Road recently redeveloped as flats (known as Roxborough House) which is set further back on that site, with its rear wall closer to the mutual boundary with the application site. The minimum levels of separation (about 24.5 to 33 metres, for the west and east the wings of the development, respectively) would be acceptable, with tree and vegetation screening being provided to much of this boundary. Even with the potential loss of vegetation and trees to this boundary and 180 degree views form the proposed balconies, the loss of privacy would be more limited due to the level of separation. The flatted development to the east flank Buckingham Court and Court Gardens are set further from this development with parking areas provided, along with some tree and vegetation screening in between. The relationship of the proposed building with these properties is considered to be acceptable.

7.4.4 The proposed parking area would be located close to the north boundary of the site. Environmental Health have not raised an objection on the noise or disturbance from to these properties. However, the land falls to the north boundary and the parking area

would need to be built up close to this boundary. With the resulting reduction in vegetation and trees that would be provided at this boundary, overlooking of these gardens could occur and provide an unneighbourly relationship.

7.4.5 The proposed development would provide outdoor private amenity to the rear of the development between the two wings of approximately 970 square metres, to a depth of approximately 41 metres, which would be sufficient amenity space provision and compliance with Principle 8.6 of the RDG, requiring a minimum 3 metre depth to this amenity space. Additional space would be available to the flanks of the proposed development and the former vehicular access to the site. Taking all of this into consideration, it is considered that the level of amenity space for future residents would be acceptable.

7.4.5 As such with an adverse impact on an overbearing impact and loss of privacy from the balconies and parking area, the proposal is considered to be unacceptable, failing to comply with Policy DM9 of the CSDMP and the RDG.

7.5 Impact on highway safety and parking capacity

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 CSDNMP requires development to comply with parking standards.

7.5.2 The provision is for 27 car spaces in total for this development which relates to 0.45 car space per unit. The maximum standard is for 0.5 car space per unit. The maximum standard is for one car space per unit. Due to the level of care expected for each resident, the level of parking would appear quite low, particularly noting its more sustainable location close to Camberley Town Centre. The traffic statement from the applicant has advised that 22 parking spaces would be provided for residents, 2 disabled spaces, 5 staff spaces and 1 car club space. A total of 5 staff would be expected to be at the site at any time. Provision for mobility scooter and cycle storage is also proposed.

7.5.3 The traffic statement indicates that the current proposal would result in an increase in two-way vehicle trips of 8 during the weekday morning peak and 8 during the weekday evening peak. The new access would be provided onto Park Street which is one of the key routes into the town centre. Whilst this access would be located close to the road junction with Middle Gordon Road and Gordon Road, this should not result in any potential traffic conflict between the proposed access and this road junction. Access arrangements would provide access to all vehicles (including refuse and emergency vehicles).

7.5.4 The County Highway Authority has advised that from their initial assessment it would be reasonable to expect that any highway impacts could be suitably mitigated. As such no objections are raised on highway grounds with the proposal complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.6 Impact on the Thames Basin Heaths Special Protection Area

7.6.1 Policy CP14 of the CSDMP indicates that development will only be granted where the Council is satisfied that the proposal will not give rise to a likely significant adverse effect upon the integrity of the Thames Basin Heath Special Protection Area (TBHSPA). No (net) residential development will be permitted within 400 metres of the SPA. This proposal is 1.5 kilometres from the TBHSPA.

7.6.2 Paragraph 3.3 of the AAP indicates that development for residential institutions will be considered on a case-by-case basis and in reaching a decision how the development is occupied and used will be considered. The proposal would provide extra care

apartments which, with a level of care provision, would be a form of residential institution.

7.6.3 The proposed accommodation would provide self-contained accommodation for future residents. It is also expected that some residents would have a car, it is considered that the proposal would have an adverse effect on the integrity of the SPA, unless contributions towards SANG and SAMM measures were provided.

7.6.4 However, no objections would be raised if such contributions were secured and would, in terms of its impact on the SPA, comply with Policy CP14 of the CSDMP, Policy NRM6 of the SEP, the NPPF and advice in the AAS.

7.7 Impact on ecology

7.7.1 Policy CP14 of the CSDMP requires development to conserve and enhance biodiversity with new opportunities for habitat creation and protection will be explored in particular on biodiversity opportunity areas. Development that results in harm to or loss of features of interest for biodiversity will not be permitted.

7.7.2 The application site has been the subject of an ecological evaluation which concluded that there was some activity by bats (foraging and commuting around the edge of the site but no roosting in the building, which is now demolished) with a badger sett in the south west corner of the site with some limited badger activity. Works in close proximity to the sett would need to be undertaken under licence. The existing ground conditions and lack of connectivity would mean that there would be limited reptile activity/populations on the site. Mitigation measures have been indicated to ensure no harm to any protected species. Biodiversity Net Gain would be achieved through the provision of grassland and the provision of mixed scrub to site boundaries. However, it is not clear how these areas would be provided alongside rear amenity requirements for this development. In addition, the comments of Surrey Wildlife Trust are awaited.

7.7.3 As such and subject to the comments of Surrey Wildlife Trust and clarification on the provision of the proposed biodiversity net gain proposals, no objections are raised on ecology grounds with the proposal complying with Policies CP14 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, through a Flood Risk Assessment, 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 porous paving in car parks, attenuation crates within car park areas (to hold back water during extreme weather events), but it is expected that some outflow will enter the sewer system due to poor infiltration rates on the site. These arrangements are to be assessed by the LLFA.

7.8.3 As such and subject to any comments from 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 provide sustainability benefits including the provision of photovoltaic panels on the roof (to be provided by condition) and communal air source heat pumps. The reductions in carbon emissions is proposed to be 65%. 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 applicant has provided an archaeology report which recommends that whilst the site is likely to have low archaeological potential, though further excavation is recommended (provided by condition). However, the comments of the County Archaeological Officer have not been received and, subject to their comments, no objections are be raised to the proposal on these grounds.

7.9.3 The current proposal relates to residential development with a care element falling within Class C2 (of the Use Classes Order). As such, the proposal is not CIL liable.

8.0 PUBLIC SECTOR EQUALITY DUTY

8.1 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.

9.0 CONCLUSION

9.1 No objections are raised to the proposal on parking capacity, ecology, Thames Basin Heaths Special Protection Area and flood risk/drainage grounds. However, it is considered that the proposal would have an adverse impact on local character and concerns are raised on highway safety grounds from potential traffic conflict between the proposed access and a nearby road junction. Under the planning balance under Paragraph 11 of the NPPF, any benefits to health/community would not be so sufficient to outweigh this harm. An objection is therefore raised to the proposal.

10.0 RECOMMENDATION

RAISE AN OBJECTION for the following reasons:

1. The proposed layout including the footprint of the building and the parking area would form poor relationships with neighbouring plots. In addition, by reason of the height, massing and overall floorspace this would result in a quantum of built form and scale of development that would be incongruous and dominant in its setting. The indicative flat roof design and the loss of trees would exacerbate this harm. Consequently the development would cause a loss of spaciousness and verdant character and fail to respect local distinctiveness including the Victorian/Edwardian Subdivisions Character Area, contrary to Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the National Planning Policy Framework, Principles VS1 and VS3 of the Western Urban Area Character SPD 2012 and Principles 6.4, 6.6, 6.9 and 6.10 of the Residential Design Guide SPD 2017.

2. The proposed development by reason of its height, mass, significant increase in floorspace and spread of development and could result in the loss of trees (and other vegetation) which would give rise to an unneighbourly form of development resulting in an overbearing impact and loss of privacy on the amenities of the occupiers of adjoining residential properties, 111 Park Street and 139a Park Road and loss of privacy due to overlooking from the parking area over gardens at 83 and 85 Middle Gordon Road and Roxborough House. The development would therefore fail to respect the amenities of the occupiers of adjoining residential properties, contrary to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Principles 6.4 and 8.1 of the Residential Design Guide SPD 2017.

3. It has not been demonstrated that the development could be constructed without harm to significant trees failing to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

Team: Planning Services
Our Ref: 23/0326/PCM
Direct Tel: 01276707100
Email:
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Surrey Heath Borough Council
Surrey Heath House, Knoll Road,
Camberley, Surrey, GU15 3HD
Web: www.surreyheath.gov.uk

Surrey County Council
Quadrant Court
35 Guildford Road
Woking
Surrey
GU22 7QQ

Date of Decision: 15th June 2023

Regulation 3 Consultation

Application No. 23/0326/PCM

Proposal: Consultation application from Surrey County Council for the outline application for the erection of part 1, 2, 3 and 4 storey building for extra care accommodation comprising self-contained apartments, staff and communal facilities and associated parking (landscaping and appearance reserved)

Location: 141 Park Road
Camberley
Surrey
GU15 2LL

Thank you for your consultation dated 28th March 2023.

After careful consideration, it is considered that the Council raises an objection to this proposal, for the following reason(s):

1. The proposed layout including the footprint of the building and the parking area would form poor relationships with neighbouring plots. In addition, by reason of the height, massing and overall floorspace this would result in a quantum of built form and scale of development that would be incongruous and dominant in its setting. The indicative flat roof design and the loss of trees would exacerbate this harm. Consequently the development would cause a loss of spaciousness and verdant character and fail to respect local distinctiveness including the Victorian/Edwardian Subdivisions Character Area, contrary to Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the National Planning Policy Framework, Principles VS1 and VS3 of the Western Urban Area Character SPD 2012 and Principles 6.4, 6.6, 6.9 and 6.10 of the Residential Design Guide SPD 2017.

2. The proposed development by reason of its height, mass, significant increase in floorspace and spread of development and could result in the loss of trees (and other vegetation) which would give rise to an unneighbourly form of development resulting in an overbearing impact and loss of privacy on the amenities of the occupiers of adjoining residential properties, 111 Park Street and 139a Park Road and loss of privacy due to overlooking from the parking area over gardens at 83 and 85 Middle Gordon Road and Roxborough House. The development would therefore fail to

respect the amenities of the occupiers of adjoining residential properties, contrary to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Principles 6.4 and 8.1 of the Residential Design Guide SPD 2017.

3. It has not been demonstrated that the development could be constructed without harm to significant trees failing to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

G.Chinniah
Head of Planning
Duly authorised in this behalf

To: Planning & Regulatory Committee

Date: 25 October 2023

By: Planning Development Manager

District: SURREY HEATH BOROUGH COUNCIL

Electoral Division(s):

Camberley East

Mr Hogg

Camberley West

Mr Lewis

Case Officer:

Charlotte Parker

Purpose: For Decision

Grid Ref: 487464 160177

Title: SURREY COUNTY COUNCIL PROPOSAL SU/23/0326/PCM

SUMMARY REPORT

Former Pinehurst Care Home, 141 Park Road, Camberley, Surrey GU15 2LL

Outline application for erection of part 1,2,3 and 4-storey building for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking. Appearance and Landscaping reserved.

The application site is located in north-west Surrey, south of Camberley town centre, on land owned by Surrey County Council. The site, with frontages to Park Street and Park Road, was previously occupied by the former Pinehurst care home. This building was demolished in 2021 and hoarding now encloses the site.

The site is in a predominantly residential part of Camberley and is bounded on all sides by residential properties (a mix of houses and flats). A GP surgery adjoins the site to the south-east, and a single commercial building is located to its west side (on the opposite side of Park Street).

This is an outline application seeking self-contained extra care accommodation with associated facilities (indicatively 60 units). The application has been submitted by Surrey County Council under Regulation 3 of the Town and Country Planning General Regulations (1992). At this outline stage the planning considerations relate only to the principle of the development, including the layout, scale and means of access. The detailed design (appearance) and site landscaping are reserved matters which would be submitted at a later stage.

7

Since submission of the application, negotiations have taken place regarding mitigation measures for the Thames Basin Heaths Special Protection Area (SPA) and these would be secured as part of any permission.

Eleven letters of representation have been received (one being on behalf of six residents). Comments made in these representations are summarised in the report, but relate primarily to the scale, massing and design of the building, and its impact on neighbour amenity.

Surrey Heath Borough Council objects to the proposal on the grounds of the scale, height, massing and design of the building, and resulting harm to the character of the area. Objection is also raised in relation to neighbour amenity and impact on trees.

Other statutory and technical consultees have provided advice on a range of issues, and this has either been reflected in additional information submitted during the course of the application or in proposed conditions.

Officers are satisfied that development of this scale and nature could be satisfactorily accommodated on the site, subject to details which would be submitted at the reserved matters stage or required by condition.

The recommendation is pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, outline planning application ref: **SU/23/0326/PCM** be granted **subject to the completion of legal agreements to secure payments (SANG and SAMM) to mitigate the impact of the development of the Thames Basin Heaths Special Protection Area (SPA).**

Application Details

Applicant

SCC Property

Date application valid

23 March 2023

Period for Determination

22 June 2023 (EoT date TBC)

Amending Documents

- Design and Access Addendum dated June 2023
- Transport Statement Technical Addendum dated 7 June 2023
- Updated Biodiversity Net Gain (BNG) Letter dated 9 June 2023
- Updated Hibernation Survey Report dated 28 October 2021 (received July 2023)
- Updated Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment Rev 2.0 dated 28 July 2022 (received July 2023)

- Planning Statement Addendum – Contributions Towards Special Protection Area dated September 2023
- Transport Statement Technical Addendum Part 2 dated 4 September 2023
- Drawing Number PR-289-ATK- 00-DR-L-40101 Landscape Illustrative Masterplan dated 2 October 2023
- Transport Statement Technical Addendum Rev A dated 3 October 2023
- Drawing number PR-289-ATK-XX-00-DR-A-90117 REvP03 dated 3 October 2023

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	**Paragraphs in the report where this has been discussed**
Principle and Need	Yes	34-45
Layout, Design and Character	Yes	46-70
Residential Amenity	Yes	71-96
Highways, Access and Parking	Yes	97-108
Trees and Landscaping	Yes	109-121
Sustainable Design	Yes	122-128
Flood Risk and Drainage	Yes	129-134
Ecology and Biodiversity Net Gain	Yes	135-147

Thames Basin Heaths Special Protection Area	Yes	148-160
Air Quality	Yes	161-166
Heritage Assets	Yes	167-173

Illustrative material

Site Plan

Plan 1 – Showing the site location and layout

Aerial Photographs

Aerial Photograph 1

Aerial Photograph 2

Site Photographs

Photograph 1 – Existing Park Road entrance and No. 139 Park Road

Photograph 2 – Park Street frontage looking south

Photograph 3 – Park Street frontage looking north in vicinity of new access #

Photograph 4 – View north from existing access road towards Middle Gordon Road

Photograph 5 – View across site to south and south-west – towards Park Street

Photograph 6 – View south towards rear of properties in Park Road

Photograph 7 – View south-east along access road towards Park Road

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BACKGROUND

Site Description

1. The application site is located in the settlement of Camberley, approximately 140m south of the defined Camberley Town Centre. It falls within the Victorian/Edwardian Subdivisions Character Area of the Western Urban Area Character SPD 2012. The 0.82ha site was formerly occupied by a 50 bed elderly persons care home

(Pinehurst) which was demolished in 2021. The existing site access is to the south-east corner of the site (Park Road). The vacant site is currently secured, with hoardings to the two road frontages.

2. To its south side the site is set back from the road behind a group of detached dwellings (with accesses from Park Road and Park Street). To the north the site adjoins the rear of properties in Middle Gordon Road, including newly constructed flatted development (Roxborough House) which is located beyond the north-west corner of the site. To the east is flatted development at Buckingham Court and Court Gardens, and the Park Road Doctors Surgery (No. 143). To the west the site adjoins Park Street, with the Telephone Exchange and the detached house Witwood (Grade II listed) on the opposite side of the road facing the site boundary. The site is bounded on all sides by trees (a mix of deciduous and evergreen), with trees also lining the access road to Park Road.

3. The former buildings on the site have been demolished, leaving a central levelled platform of loose earth, fine rubble and gravel with some low brick retaining walls beyond which are grassed areas. This platform sits below ground level to adjoining land to the north, south and east. At the southern end of the site the levelled platform sits approximately 2m and 1.5m below the ground level of the adjoining properties, 139A Park Road and 111 Park Street respectively. To the north side of the site, there is a change in ground level of just under 2m.

Planning History

4. The original Pinehurst care home (50 place care home for the elderly) was constructed in the late 1980s, under permission SH/88/0769 dated 7 October 1988. The building replaced the original early 20th century house 'Pinehurst', originally a dwelling and latterly used as a children's home.

5. Prior approval was granted on 14 April 2021 under reference SU/21/0023/PCA for the demolition of all buildings on site (deemed consent confirmed).

THE PROPOSAL

6. Outline planning permission is sought for the erection of a building of between one and four storeys (with basement accommodation), to provide specialist affordable housing designed for older people (Class C2). The building would contain approximately 60 self-contained apartments (shown at this stage as 57 x 1 bed (one adapted) and 3 x 2 bed), with communal and staff areas.

7. The housing would be for the affordable rental sector, managed by a registered social housing provider with nomination rights from the local authority (Surrey Heath Borough Council).

8. The proposed building would comprise two principal wings on a broadly north-south axis linked by a single central section at their northern end. As this is an outline application the precise design is not for consideration at this stage, however the illustrative plans indicate that the two wings would provide accommodation over four

storeys reducing to three at their southern end (with plant and equipment on one four storey section). A small basement section would be provided (to the north-east corner of the building). The height at the southern end has been reduced (one storey omitted) following advice given at the pre application stage.

9. The proposed west wing would measure 40m by 18.3m, to a maximum height of 17.3m. The proposed east wing would measure 56.7m by 18.3m to a maximum height of 16.6m. The single storey link would have a maximum height of 4.3m, shown indicatively at this stage to be finished with a green roof. The remainder of the building would be flat roofed. Ground floor apartments would have small private gardens, with balconies indicated to serve each of the upper floor units.

10. In addition to the self-contained apartments, the building shown illustratively would contain an entrance/reception area, kitchen, dining room, communal lounge, hairdressing/therapy room, activity room, staff facilities, refuse and mobility scooter/cycle stores (all at ground floor level). Further ancillary facilities and plant would be provided at basement level. Additional "breakout" communal living rooms would also be provided within each wing of accommodation.

11. The new building would be central to the site, broadly in the location of the previous building, with the majority of trees and the existing boundary treatment retained. Hard and soft landscaping would be provided including a paved seating area/courtyard behind the single storey element (leading off from the communal lounge). Illustrative drawings show a network of paths and grassed areas to the wider site.

12. Access to the site would be from Park Street, a new access being formed to replace the existing site access onto Park Road. The Park Road access would be closed to vehicles and converted to a pedestrian and cycle route to and from the site. A total of 30 parking spaces would be provided of which 22 spaces would be for residents (including two disabled spaces and one car club space), five would be for staff, with two bookable visitor spaces and one drop off bay.

13. This application is an **Outline Application,** seeking permission for means of access, layout, and scale. Appearance and landscaping are Reserved Matters which would be submitted for approval at a later date, should outline planning permission be granted.

Consultations and Publicity

District Council

14. Surrey Heath Borough Council – Objection raised for the following reasons:

(1) The proposed layout including the footprint of the building and the parking area would form poor relationships with neighbouring plots. In addition, by reason of the height, massing and overall floorspace this would result in a quantum of built form and scale of development that would be incongruous and dominant in its setting. The indicative flat roof design and the loss of trees would exacerbate this harm. Consequently the development would cause a loss of spaciousness and verdant character and fail to respect local distinctiveness including the Victorian/Edwardian Subdivisions Character Area, contrary to Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the National Planning Policy Framework,

Principles VS1 and VS3 of the Western Urban Area Character SPD 2012 and Principles 6.4, 6.6, 6.9 and 6.10 of the Residential Design Guide SPD 2017.

(2) The proposed development by reason of its height, mass, significant increase in floorspace and spread of development and could result in the loss of trees (and other vegetation) which would give rise to an unneighbourly form of development resulting in an overbearing impact and loss of privacy on the amenities of the occupiers of adjoining residential properties, 111 Park Street and 139a Park Road and loss of privacy due to overlooking from the parking area over gardens at 83 and 85 Middle Gordon Road and Roxborough House. The development would therefore fail to respect the amenities of the occupiers of adjoining residential properties, contrary to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Principles 6.4 and 8.1 of the Residential Design Guide SPD 2017.

(3) It has not been demonstrated that the development could be constructed without harm to significant trees failing to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Consultees (Statutory and Non-Statutory)

15. Surrey Heath Borough Council Environmental Health Officer – No objection. Comments received in relation to (1) Land Quality (2) Air Quality (3) Noise (4) Construction Environment Transport Plan (CTMP), and a number of conditions suggested accordingly.

16. Archaeological Officer – No objection.

17. Transport Development Planning - No objection on safety, capacity and policy grounds, subject to the imposition of conditions.

18. Surrey Wildlife Trust/SCC County Ecologist – No objection subject to the imposition of conditions.

19. Historic Buildings Officer – No objection.

20. LLFA SuDS & Consenting Team – No objection, subject to conditions.

21. RPS Planning & Dev Ltd - Air Quality - No objection (clarification from agent sought regarding queries raised in response from RPS)

22. Thames Water – No objection raised in relation to waste water capacity.

23. Natural England – No comments received.

24. Arboriculturist – No objection, subject to conditions.

Summary of publicity undertaken and key issues raised by public

25. The application was publicised by the posting of 3 site notices and an advert was placed in the local newspaper. A total of 190 owner/occupiers of neighbouring properties were directly notified by letter.

26. Eleven letters of representation have been received by the CPA in relation to this application. Two of those letters were sent on behalf of six residents (Roxborough House). The letters raise objections on the following matters including:

- Concern raised over impact of HGV movements during construction
- Height of building too great – should be the same as previous building on site
- Access onto Park Street will cause traffic issues including hazard for pedestrians. Existing access should be retained.
- Excessive speeds on Park Road will cause risk when accessing bus stop on opposite side of road
- Insufficient parking provision will result in increased on street parking (including by visitors) on Park Road causing hazardous conditions. Doctors surgery already results in on street parking.
- Already a significant number of care homes in the area
- Would result in overdevelopment and urban creep
- Style and scope at four storeys high unsuitable in residential area and out of place within surrounding properties
- Windows and balconies will overlook existing residential properties
- New access road will cause noise and light pollution for residents to north (including use by staff)
- Concern at inclusion of storage tank for waste fluids
- Impact on air quality
- Site may contain Japanese Knotwood
- Removal of trees from northern boundary (G4 and G5) will result in loss of privacy and overlooking into gardens(including from balconies)
- Height shown as three storey at pre application/local engagement stage
- Will increase pressure on local doctors' surgeries (Park Road surgery at capacity), and other local services
- Possible damage to tree roots during construction, also to neighbouring properties (through piling)
- Apparent discrepancies in application documentation regarding height of building and number of storeys (ie. does the height include plant/PV panels)
- Suggested restriction on future extension (ie. additional storeys)

27. Support has been expressed for the provision of elderly persons' social housing on the site.

PLANNING CONSIDERATIONS

28. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this Report and must be read in conjunction with the following paragraphs.

29. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Local Plan Part 1 – Policies and Part 2 – Sites, which together form the Surrey Waste Local Plan 2019-2033 (**SWLP**), the South East Plan 2009 (retained Policy NRM6 only) (**SEP**), Surrey Heath Core Strategy and Development Management Policies 2012 (**SHCSDMP2012**), the Western Urban Area Character Supplementary Planning Guidance 2012 (**WUAC**) , the Surrey Heath Residential Design Guide Supplementary Planning Guidance 2017 (**SHRDG**) and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Guidance 2019 (**TBHSPAAS**).

30. The SWLP sets out how and where different types of waste will be managed within Surrey in the future, sets out the planning framework for the development of waste management facilities, and is used in the determination of planning applications.

31. The SHCSDMP2012 is a two part plan. The first part (Core Strategy) sets out the spatial strategy for Surrey Heath, outlining key strategic issues and policies which aim to deliver the Council's vision and objectives. The second part sets out a series of detailed policies aimed at delivering Core Strategy decisions and guiding decision making on planning applications.

32. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.

33. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: considered to be the principle of the development and its impact on character of the area with particular reference to height, massing and design, impact on residential amenity, and the impact on the Thames Basin Heaths Special Protection Area (SPA).

PRINCIPLE AND NEED

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP1: Spatial Strategy
Policy CP3: Scale and Distribution of New Housing
Policy CP5: Affordable Housing
Policy CP6: Dwelling Size and Type
Policy CP12: Infrastructure Delivery and Implementation

34. Paragraph 60 of the National Planning Policy Framework (2023) states:

    'To support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

35. It goes on to state in Paragraph 62:

7

'Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).'

36. SHCSDMP Policy CP5 seeks the delivery of affordable housing as a proportion (35%) of all housing delivered over the Plan period (2011-2028), split evenly between social rented and intermediate. Policy CP6 states that the Council will promote a range of housing types and tenures which reflect the demand for market housing and need for affordable housing, including accommodation for specialised needs. Policy CP12 (Infrastructure Delivery and Implementation) seeks to deliver physical, social and community infrastructure, which includes affordable housing.

37. These policies sit within the wider framework set out in the Core Strategy, which seeks in Policy SP1 to deliver new development sustainably and largely through the redevelopment of previously developed land in the western part of the borough. Camberley is identified as having scope for residential development. Policy CP3 seeks to make provision for minimum of 3240 net additional dwellings over the plan period, 31% of which would be in Camberley.

38. The emerging local plan identifies the site for extra care housing (44 units) (HA1/14). Although limited weight can be afforded in this regard, as the plan remains subject to consultation and examination, it is noted that the application aligns with the Surrey Heath's 'direction of travel' in terms of site allocations and its overall strategy for delivering extra care housing.

39. Under the NPPF, there is a presumption in favour of sustainable development. Policy CP1 of the CSDMP sets out the spatial strategy for the Borough and new development is expected to come forward largely through the redevelopment of previously developed land in the west of the Borough. Camberley, as the principal settlement within the Borough, has scope for residential development. The application site is previously developed and is located close to the Camberley Town Centre. It is currently vacant but was last used as a care home (Class C2) and the proposal would not result in a material change of use of the land. It would also accord with emerging local plan policy. As such, the principle for the development is therefore established subject to the assessment below.

40. Surrey County Council's (SCC) Cabinet approved an Accommodation with Care and Support (AwCS) Strategy on 16 July 2019. Underlying this Strategy is the significant strain being experienced by the care and support system, and the challenges being faced due to Surrey's ageing population and the lack of specialist accommodation which enables older people to remain and be cared for in their communities as their needs increase.

41. 'Extra Care' is a term applied to housing for older people, often (but not exclusively) in the social rented sector, provided in self-contained units with access to care, support, domestic, social, community and other services. SCC has identified that of the various types of specialist housing, extra care accommodation has the greatest shortfall between demand and provision, particularly in terms of affordable rented provision.

42. The AwCS Strategy seeks to address this shortfall and expand the availability of extra care accommodation on suitable sites across the County. In doing so older people would be given the opportunity to live in settings where their needs can be met as they change over time, lessening the need for people to move directly into higher dependency residential care.

43. As part of its AwCS Strategy, SCC seeks to achieve a minimum of 25 extra care units per 1000 of Surrey's population of over 75s by 2030. This site has been identified along with a number of others in Surrey as being suitable for extra care housing. If approved, the delivery of around 60 extra care units as proposed would meet an identified need in Surrey Heath and deliver against the target set in the Strategy.

44. As outlined in the Statement of Need accompanying this application (paragraphs 3.01-3.07), extra care housing is being provided in Surrey Heath. However, the tenure of these units is either leasehold or private rental 'leaving a significant demand gap to be filled by SCC and partner organisations in the delivery of affordable extra care units'.

45. The development of this site for extra care housing would be in accordance with national and development plan policy which seeks to boost the supply of housing generally, and specialist housing for different groups in the community in particular – in this case older people. The proposal would also align with the aims of the AwCS Strategy and make a contribution to closing the identified gap in the supply of affordable extra care housing across the County.

LAYOUT, DESIGN AND CHARACTER

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP2 – Sustainable Development and Design
Policy DM9 – Design Principles
Western Urban Area Character SPD – 2012
Residential Design Guide – SPD 2017

46. Paragraphs 126-136 of the National Planning Policy Framework (2023) seek to promote the creation of well-designed places. Paragraph 130 states that:

    'Planning policies and decisions should ensure that developments:

    (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;

    (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

    (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(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 transport networks; 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

47. Further detailed guidance is set out in the National Design Guide (2019). This sets out the Government's priorities for design in the form of ten characteristics, stating that the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people at all stages of life (including the elderly) and communities.

48. SHCSDMP Policy DM9 states that development will be acceptable where it incorporates high quality design with layouts that maximise opportunities for linkages to the surrounding area and local services. It should also respect and enhance the local, natural or historic character of the environment paying particular regard to scale, materials, massing, bulk and density. Development will be expected to incorporate and reflect design and character measures as set out in either general or area specific SPD.

49. The Western Urban Area Character SPD (2012) (WUAC SPD) covers parts of Camberley, Frimley and Mytchett, and sets out detailed guidance for development based on its 'patchwork' of different character areas. The application site is located within the Victorian/Edwardian Sub-Divisions (Historic Routes) character area which is centred on the older road network, most of the defined areas being close to Camberley Town Centre. A number of features are identified as contributing to the area's character including age and type of buildings, their height, architectural detailing and boundary treatments.

50. The SPD contains five guiding principles (VS1-VS5) for this character area, VS1 and VS3 being particularly relevant to this proposal. VS1 states that new development should; reflect historic plot dimensions, architectural detailing, scale and massing; result in high quality detailing for publicly visible elevations; contain traditional architectural elements and high quality materials, which should principally include red brick with occasional use of render, stone, and boarding, with slate and tiled roofs; incorporate front boundary treatments of brick walls and/or hedging and; strongly address the road frontage. VS3 states that buildings with large footprints and large areas of flat roof spanning the building depth should be resisted, and that the massing of building and roof elevations should be broken down accordingly.

51. The Surrey Heath Residential Design Guide (SHRDG SPD) sets out a number of principles to guide new residential development, under the overarching Principle 4.1 which states that designers will be expected to demonstrate how their residential design has addressed the Council's 4 strategic themes of; putting people first;

developing a sense of place; creating sustainable places and; improving quality. These include principles relating to density, layouts, height, connectivity within and around sites, parking and architectural detailing/materials.

52. This proposal is in outline, with layout, scale and access for consideration at this stage, and appearance and landscaping as 'reserved matters' for future consideration.

53. 'Layout' is defined in the National Planning Practice Guidance (NPPG) as 'the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development'. 'Scale' is defined as the 'height, width and length of each building proposed within the development in relation to its surroundings'.

54. As such, whilst the layout and overall scale of the development can be considered, the building's external appearance including - for example, the position of window openings and balconies, materials and other detailing - is not for consideration at this stage. Similarly, details of hard and soft landscaping would be reserved for future consideration, though the spaces they would occupy form part of the 'layout' and can be assessed accordingly.

55. 'Access', defined as 'the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network', is also for consideration at this stage and would include the access routes (vehicular and pedestrian) and car parking area.

56. In terms of layout, the proposed building would have a broadly U shaped footprint, with a small projection to the north-east corner. Although different in form from the previous building, it would occupy a similar footprint albeit with slightly increased separation from the Park Street frontage, and some reduction in separation from the southern site boundary (this will be considered further in relation to residential amenity (see paragraphs 71-96). The parking and turning area would be located to the north side of the building, with the remainder of the site landscaped with a mix of planted, grassed and hard surfaced areas, and provision of ancillary structures including seating.

57. In terms of scale, the majority of the building would be four storeys in height, with three storey sections to the southern end of each wing. The link section of the building would be single storey. Plant and equipment would be installed on sections of roof, but this would be within the overall height parameters of any outline consent. The building would be flat roofed, and there would be a small basement section to the north-east corner.

58. It should be noted that whilst illustrative details have been submitted with the application, to show how the development might look on completion, they are not for consideration at this stage and are subject to change. The assessment below will be carried on this basis.

59. Historically the site was occupied by a large house (later Pinehurst Children's Home), dating from the early 20th century and set in large, landscaped grounds. It formed

part of the low density, suburban development of Camberley in the late 19th and early 20th centuries, which was characterised by large single houses in spacious, well treed plots. This is a key component part of the area's character, and one which the WUAC SPD seeks to retain.

60. When this building was replaced in the late 1980s with a single storey, multi winged building (elderly persons' accommodation), it would appear that much of the boundary screening (including trees) was retained, and this remains in situ. Therefore whilst the previous (1980s) building was not itself characteristic of the area, its position on the site, low height and its wider setting enabled it to be largely screened from the public realm. From outside the site, and from its Park Street frontage in particular, the dominant feature of the site remains its boundary tree screen. Street scene images of the previous care home in situ show that it could be glimpsed through gaps in the vegetation, but was not generally visible or prominent from outside the site.

61. A building of this proposed scale and general massing would be considerably larger than its predecessor, particularly in height. Unlike its predecessor, the proposed building would be visible from outside the site and from Park Street in particular. The formation of a new access to this frontage would also open up views of the site which currently do not exist.

62. As set out above, the WUAC SPD sets out four 'guiding principles' for new development in the Victorian/Edwardian Sub-Divisions (Historic Routes) character area. Key and defining characteristics of the area are set out as being the retained Victorian and Edwardian housing, the rhythm of original plots and the existence of mature vegetation including hedging; it is this character which the design principles seek to retain and enhance through new development. The key pressures on the area are identified as being the loss of these characteristics, including through incremental and unsympathetic alterations to dwellings.

63. Although the site was once occupied by an Edwardian house, this was demolished in the 1980s and its replacement (now also demolished) was a modern building of its time. Nothing therefore remains of the original house or its gardens, though its original plot and tree boundary screening remain. Apart from the changes to the access arrangements, the plot would be retained, in accordance with one of the overall aims of the WUAC SPD (VS1(a)). The building would also be positioned broadly central to the plot, allowing for the retention and augmentation of boundary planting.

64. Where the proposal diverges from the design guidance is in its massing, and overall design which includes flat roofs. Whilst red brick is likely to be the principal external material (and could be secured at the reserved matters stage) (VS1(e)), the design would otherwise not accord with the guidance which seeks the incorporation of traditional elements such as gables, pitched roofs of varied heights (of slate or tile), chimneys and a mix of decorative materials (VS1(d) and (e)). Principle VS3 discourages the use of large areas of flat roof.

65. Whilst the design guidance is not prescriptive on height, it is noted that buildings in the area (including some recently constructed flatted development) are generally a maximum of three full storeys in height, with any additional accommodation (ie. fourth

storey) located in the roofspace, and generally served by dormer windows. Scale and massing are referenced in VS1(a), the inference being that new development should aim to reflect that of large Victorian/Edwardian houses (typically a maximum of three storeys). Therefore whilst buildings with accommodation over four storeys are part of the prevailing character of the area, flatted development of this massing (ie. with four or more full storeys) is only present in other more densely developed parts of Camberley, and which are outside the defined character area.

66. It is acknowledged that the proposal does not accord with the specific design guidance for the area in relation to massing and architectural detailing. Subject to detail submitted at the reserved matters stage, the building is likely to be modern in form and articulation, with brick and glazed elements under flat roofed sections of varying heights.

67. However, as set out in national planning guidance and National Design Guide, design encapsulates also the function and connectivity of development, encouraging the provision of well-designed and well-built places that benefit people at all stages of life, including the elderly. The potential of sites should be optimised to accommodate and sustain an appropriate amount and mix of development, and should be safe, inclusive and accessible places which promote health and well-being.

68. As set out previously, this development seeks to meet an urgent need for modern, purpose-built affordable housing for the elderly. Extra care housing facilities need to include both self-contained living accommodation, and ancillary and communal facilities for residents and staff. This requires a critical mass of development, and a layout which functions for this use. Such development should also be well located in relation to local facilities and services, with good connectivity to them including on foot, and by bicycle and mobility scooter (SHCSDMP Policy DM9).

69. As set out above, this site is very well located in relation to central Camberley and its station, as well as being adjacent to a doctors' surgery. The provision of a new footpath link (reusing the existing vehicular access) would enhance the connectivity of the site, providing a safe route for pedestrians and scooter users. This accords with SHRDG Principle 6.1 which states that new residential development should connect into and complement the local existing network of routes and public open spaces, and ensures that connections for pedestrians, cyclists and public transport are given the highest priority. The new footpath link would also visually enhance the development, and its relationship with the public realm in Park Road. The building would also be positioned centrally within the site, allowing for landscaped open space to be provided around it, and for the treed boundary to be maintained and enhanced.

70. The residential amenity of future residents, including through the provision of shared and private amenity space, will be addressed in more detail below. However, inasmuch as this relates to design, it is considered that this would be a well-designed and well-built development which would be fit for purpose, providing also an appropriate balance between making efficient use of land and safeguarding the character of the area.

RESIDENTIAL AMENITY

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP2 – Sustainable Development and Design
Policy DM9 – Design Principles
Residential Design Guide – SPD 2017

71. Paragraph 185 of the National Planning Policy Framework (2023) states that:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

(b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

(c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

72. SHCSDMP Policy DM9 states 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.

73. The Surrey Heath Residential Design Guide (SHRDG) states in Principle 6.4 that housing development should seek to achieve the highest density possible without adversely impacting on the amenity of neighbours or residents, or compromising character. Principle 8.1 states that new residential development should be provided with a reasonable degree of privacy to habitable rooms and sensitive outdoor amenity spaces, and that development which would have a significant adverse effect on the privacy of neighbouring properties will be resisted. Paragraph 8.4 sets out a guideline minimum privacy distance of 20m between the rear of two storey buildings directly facing each other (i.e. a back to back relationship). For two storey rear to side relationships it states that it may be possible to reduce the separation distance to 15m. It states however that extra separation may be needed where there are significant changes in level between buildings, or where new development is greater than 2 storeys in height.

74. The application site has residential properties immediately adjoining it to the north, south and east. On its western side the site adjoins Park Street, the rear section of gardens to 87 and 89 Gordon Road, and a commercial building (Telephone Exchange).

75. To the north of the site, on the western end of Middle Gordon Road, is the recently constructed Roxborough House (No 87). This is a development of six flats, with accommodation over three floors. A number of windows at first and second floor levels to the rear of the building face towards the application site. These windows

serve bedrooms, a kitchen and a living room (this window has a Juliette balcony); the windows to the second floor are dormer windows within the roofspace.

76. This part of the building is approximately 10m from the boundary with the application site (there are no windows on the projecting wing to the west end of this elevation), and the proposed building would be positioned between 17m and 19m from the boundary at this point. As such, there would be a minimum separation distance of 27m between these two buildings. Notwithstanding the proposed height of the proposed building, this distance is considered sufficient to prevent significant harm through any overbearing or overshadowing effect (taking into account the form and massing of this part of the building).

77. Although the scheme is in outline, the building has been designed with its principal elevations facing east and west, where balconies would be located. The part of the building closest to Roxborough House is shown as having staff accommodation at ground floor, with residential units at first, second and third floors. Indicative drawings show eight windows (two per floor) to the north facing elevation (facing towards Roxborough House). Although the illustrative elevational drawings show these openings as internal balconies, the internal layouts indicate that in all cases these would be secondary windows to the main living areas.

78. Taking into account the guideline privacy distances set out in the SHRDG (paragraph 8.4) it is considered that privacy would be adequately safeguarded. Furthermore, the exact relationships would be considered further at the reserved matters stage to consider and if necessary, obscure glazing of these windows could be required. In addition, the detailed design of balconies would be assessed at that stage, and for measures to be taken to prevent harmful overlooking to Roxborough House. It is further noted that although trees on this boundary and within the application site would be removed, there are a number of trees within the garden to Roxborough House which would filter and screen views at this point.

79. Next to Roxborough House is a pair of two storey houses (Nos 83 and 85 Middle Gordon Road), positioned close to the road frontage with rear back gardens of approximately 21m in depth. Part of the proposed building immediately behind these properties would be single storey, set approximately 20m into the site from the boundary, from which no unacceptable loss of privacy or harmful overlooking would arise (taking into account the removal of trees – see below).

80. Flanking this single storey section would be the ends of the two wings, which would be three storeys at this end, and positioned at an oblique angle to the northern site boundary. As set out above, the principal elevations of the two wings face east and west, with the north facing elevations containing secondary windows to the main living spaces. Whilst the windows and balconies to the east and west facing elevations have the potential to provide some limited overlooking to the north, it is considered that the separation distances and lack of direct alignment, combined with detailed design as required (eg. to balcony screens) would be sufficient to safeguard mutual privacy.

81. Nos 79 and 81 Middle Gordon Road, a two storey house and bungalow respectively, are located at the northern apex of the site. The proposed building would be positioned approximately 20m from the boundary. Notwithstanding the relatively

close relationship between No 81 and its rear boundary (10m), it is considered that the relationship would be acceptable, due to the orientation and massing of the proposed building. No 79 is set back behind No 81, and has a longer rear garden (approximately 17m from the end of its conservatory). A tree screen would be retained to this boundary.

82. To the north east side of the site, No 73 Middle Gordon Road (Buckingham Court) is a development of 15 flats, accommodated over three storeys with the upper storey in the roofspace, served by dormer windows. The front elevation of this building faces towards the application site. This building is not in direct alignment with the proposed building, with oblique views only of the north and west facing elevations (at a minimum separation distance of approximately 30m).

83. Facing into the site from the east side are flats within Court Gardens, which have accommodation over three floors. These flats have windows serving main living areas on their west facing elevation, facing into the application site. These windows would be positioned approximately 40m from the east elevation, on which the indicative drawings also show there to be balconies, and a glazed stairwell. There would be some intervisibility between the upper storey windows of Court Gardens and the proposed units, however it is considered that there would be sufficient distance for privacy to be maintained. It would be necessary at reserved matters stage, however, to ensure that balconies were designed such that mutual privacy was maintained through their positioning and design, and that similarly the detailed design of the stairwell maintains privacy and limits light spill.

84. Adjoining the site to its south-east corner is the Park Road Doctors Surgery. This building faces towards the application site, with its northern end being approximately 25m from the proposed building. Most of the surgery's windows face towards the access road, over its car parking area. No harm to privacy is therefore identified in this regard.

85. The other residential properties adjoining the application site are to the south. No. 139a Park Road is a chalet-style bungalow with rooms in the roofspace, set back from the road and positioned close to the application site boundary. This property would appear to have its principal outlook to the south-east/south-west, where its main outside living space also appears to be positioned, but there are also ground floor windows and a series of rooflights facing north into the application site, and a small area of garden. The part of the proposed building closest to this property would be the south elevation of the east wing, which would be three storeys in height with a width of approximately 17m. Indicative drawings show six windows (two per floor), and the internal layouts indicate that in all cases these would be secondary windows to the main living areas. This elevation would be positioned approximately 13m from the boundary (against which part of No 139a is positioned). This would be closer than the previous building on site, which was also lower in height.

86. Although the proposed building would be three storeys in height (8.85m) at this point, its impact would be limited to some extent by the lower ground level of the site (approximately 2m). Whilst recognising that the proposed building would be more prominent in views from No.139a, it is considered that its height and massing would not result in an unacceptable level of harm due to any overbearing effect. Furthermore, there would be no overshadowing due to the proposed building's

position to the north of No 139a. In terms of privacy, this would be assessed in detail at the reserved matters stage, incorporating (if necessary) obscure glazing.

87. It is noted that the indicative plans show a scooter storage between the proposed building and the boundary. This should be relocated, to minimise disturbance to properties to the south, and an informative to this effect is recommended. It is also noted that there is scope to augment the boundary planting at this point, which would further screen the site and further any disturbance from and intervisibility with the site. This would be sought at the reserved matters stage.

88. The other residential property directly adjoining the site to the south is No. 111 Park Street, a two storey house with its north facing side elevation facing the application site. There are two windows to this elevation, apparently serving a kitchen at ground floor and a bathroom at first floor, and a ground floor door (to a utility room). This property has a rear garden, which extends along the southern site boundary, with a close boarded fence to this side. On the application site side of the boundary is vegetation/hedging and trees.

89. The part of the proposed building closest to this property would be the south elevation of the west wing, which would be positioned approximately 16m from its side elevation. This part of the proposed building would be three storeys in height with a width of approximately 17m, however it would be set back further into the site than No. 111 so would not be in direct alignment. Indicative drawings show six windows (two per floor), and the internal layouts indicate that in all cases these would be secondary windows to the main living areas. The relationship is similar to that which previously existed with the former building on site, the key difference being the increase in height (the previous building being single storey).

90. The separation distance, and relative positions of the two buildings, are considered such that there would be no unacceptable loss of amenity through any overbearing or overshadowing effect in relation to the house. It is recognised that the proposed building would extend for the length of the rear garden and its upper floors would be visible from it. However, the relationship is considered to be such that amenities would not be unacceptably harmed, taking into account the fact that the proposed building would be to the north (and therefore would not result in overshadowing). In terms of privacy, as set out previously, this would be addressed in detail at the reserved matters stage incorporating (if necessary) obscure glazing.

91. These conclusions relate similarly to No 113 Park Street, which adjoins No. 111 to the south, and has a garden in similar east/west alignment. Suitable controls over the positioning of windows/balconies and their detailed treatment would ensure that there would be no unacceptable loss of amenity.

92. The other property directing abutting the application site is No 139 Park Road, which fronts Park Road adjacent to the existing access to the site. This is an L shaped former lodge building with its principal aspect facing away from the site (to the south-west), but with windows facing the access and a section of its garden running alongside it.

93. On the basis that the existing access point will be closed, and altered to form a pedestrian access, it is considered that the proposal will result in some improvement to the amenities of this property.

94. The proposal seeks to position the majority of car parking (20 spaces) along the northern boundary of the site, to the rear of the gardens to properties fronting Upper Gordon Road. Although it would appear that some parking was accommodated in this part of the site previously, the proposed layout including the formation of the new access road would introduce a level of vehicular activity greater than that previously experienced (ie. when access was from Park Road). However, it is considered that with appropriate levels of boundary planting, and appropriate acoustic fencing there would be no unacceptable loss of amenity to neighbouring properties due to noise or other disturbance. As set out in the Transport Statement (assessed below) traffic levels are anticipated to be relatively low due to the nature of the use and the profile of future occupiers.

95. To conclude in relation to neighbour amenity, whilst the development would result in some impact on neighbouring properties (as set out above), it is considered that an acceptable degree of privacy between habitable rooms and on outdoor private amenity spaces would be maintained. No other significant harm to residential amenity has been identified, though as this scheme is currently in outline it would be necessary at the reserved matters stage to give careful consideration to the exact positioning of windows and balconies including through the use (as necessary) of obscure glazing or other design features. Landscaping details would also need to ensure that neighbour amenity is safeguarded. Conditions are also recommended to control/mitigate disturbance during construction (dust, Construction Transport Management Plan and lighting).

96. In terms of the amenity of future occupiers, it is considered that each unit has been designed such that living conditions would be acceptable. Each unit would have outside living amenity space in the form of a private garden (ground floor) or balcony (upper floor), all of which would be oriented to be each east or west facing. There would also be communal accommodation and amenity space.

HIGHWAYS, ACCESS AND PARKING

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP11 – Movement
Policy DM9 – Design Principles
Policy DM11 - Traffic Management and Highway Safety
Residential Design Guide – SPD 2017

97. Paragraph 110 of the National Planning Policy Framework (2023) states:

'In assessing.....specific applications for development, it should be ensured that:(a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

(b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code ; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.'

98. It goes on the state in Paragraph 111 that:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

99. And in Paragraph 112 that:

'Within this context, applications for development should:

(a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

(b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

(c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

(d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

(e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

100. SHCSDMP Policy CP11 is a strategic policy which seeks to promote and facilitate sustainable forms of transport, and development which reduces the need to travel. It also requires that all new development is appropriately located in relation to public transport and the highway network and complies with the Council's car parking standards.

101. SHCSDMP Policy DM9 states that development will be acceptable where it incorporates high quality design with layouts that maximise opportunities for linkages to the surrounding area and local services.

102. SHCSDMP Policy DM11 resists development which would adversely impact the safe and efficient flow of traffic movement on the highway network. 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. New development will be expected to protect existing footways, cycleways and bridleways and facilitate improvements to existing or provide new

connections to these routes, especially where such schemes have been identified in the Local Transport Plan.

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103. The current access to the site is from Park Road, to the south-east corner of the site, via a short driveway adjacent to the Park Road Doctors surgery. Due to its proximity to the access to the surgery, and its limited (single) width, which could not be increased to a 2-way access without the loss of trees and harm to neighbour amenity, the proposal seeks relocation of the access to the Park Street frontage. The existing access would be altered to provide a pedestrian route to and from the site. Both Park Street and Park Road have a speed limit of 30 mph.

104. The proposed new access would be located towards the northern end of the Park Street frontage. It would be 2-way access road with footways to either side leading into the site, and a continuous pavement/pedestrian-priority raised crossing (also referred to as a Copenhagen-style crossing). A single tree would be removed to form the access and provide visibility splays (see below). The access road would run for the length of the site along its northern end to a turning head, and serve 30 parking spaces (to include two disabled spaces, one car club space and a drop off zone).

105. As set out in the application details (Transport Statement Technical Addendum Rev A dated 3 October 2023), 22 spaces would be allocated to residents. However, it is stated that the parking demand would depend occupancy, which would vary depending on the number of residents and their respective carers and it is anticipated that at full occupancy there would be fewer than 22 residents owning cars freeing up more parking on site for visitors. It is stated that as a comparison, similar residential (retirement flats) sites have been reviewed using the TRICS database to understand typical parking accumulation, and that to consider maximum parking accumulation (the maximum number of vehicles parked at any one time within the hour), a worse-case scenario has been considered which assumes that vehicles arriving and leaving within the hour would be parked at the same time.

106. In terms of vehicle movements, as set out in the Transport Statement (dated January 2023) the proposed development would result in eight two-way vehicle trips in the AM peak and six vehicle trips in the PM peak, which it is considered would have a negligible impact on the local highway network.

107. For parking, the overall conclusion of the Transport Statement is that given the small scale of the proposed development, the anticipated low scale of vehicle trip generation, the sustainable location, close proximity of the public car parks, the proposed car club bay and the onsite parking, any increase in parking demand due to the development is considered likely to be minimal.

108. It has been confirmed by the Council's Transport Development Planning (TDP) Officer that subject to the imposition of a number of conditions, the application is acceptable on safety, capacity and policy grounds, and accords with relevant guidance (Surrey's Local Transport Plan 4, Healthy Streets guidance and Surrey Parking Standards). Further details of the pedestrian priority crossing would be required to be submitted as the Reserved Matters stage, however sufficient detail

has been provided to demonstrate that it could be provided to the satisfaction of TDP within the existing site constraints (including tree retention).

TREES AND LANDSCAPING

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP2 – Sustainable Development and Design
Policy DM9 – Design Principles
Western Urban Area Character SPD – 2012
Residential Design Guide – SPD 2017

109. Paragraphs 126-136 of the National Planning Policy Framework (2023) seek to promote the creation of well-designed places and highlight the importance of appropriate and effective landscaping as part of this wider objective.

110. With specific reference to trees, it states in Paragraph 131:

'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

111. SHCSDMP Policy DM9 states that development will be acceptable where it protects trees and other vegetation worthy of retention and provides high quality hard and soft landscaping where appropriate.

112. The Western Urban Area Character SPD (2012) (WUAC SPD) covers parts of Camberley, Frimley and Mytchett, and sets out detailed guidance for development based on its 'patchwork' of different character areas. One of the five guiding principles, VS1, states that new development should incorporate front boundary treatments of brick walls and/or hedging and; strongly address the road frontage.

113. The SHRDG SPD states (Principle 9.1) that boundary treatments in residential will be expected to reflect the character of the development and surrounding context, and that long lengths of hard boundary treatments will be resisted where they would be visible from the public realm.

114. None of the trees on the application site are subject to a Tree Preservation Order, and none are identified as Veteran Trees (Preliminary Ecological Assessment and Biodiversity Net Gain Assessment (PEA) 2022 paragraph 5.2.3). However, as set out above (under Layout, Design and Character), the trees on the periphery of the site contribute to the character of the area, particularly those on the Park Street frontage and at the existing access point on Park Road. They are a mix of deciduous and evergreen trees, with 73 individual trees and six groups assessed in the arboricultural

appraisal and impact assessment (AAIA). Deciduous species include Lime, Sycamore, English Oak and Copper Beech, and evergreen species include Scots Pine, Norway Spruce, Douglas Fir and Yew. The groups are primarily of Lawson and Leyland Cypress, Laurel and Holly, mostly forming the understorey to the individual trees. They are a mix of mature, semi-mature and young trees, all graded at 'B' or 'C'.

115. Four individual trees (T40 Lime and Sycamores T43, T44 and T45) and two groups (G4 – Sycamore and G5 – Leyland Cypress) are proposed to be removed. One further tree (T39 – Douglas Fir) is included in the assessment, but is categorised as a 'failed tree' which is no longer standing. T40 is a B grade tree of moderate quality on the Park Street frontage which makes some contribution, as part of the treed frontage, to the public realm. The removal of this tree is necessitated by the formation of the new access point. T43-T45 are all C graded trees on the north-west facing site boundary (with Roxborough House), and groups G4 and G5 (C graded) are further along that boundary (with Roxborough House and Nos 83 and 85 Middle Gordon Road). All these trees would be removed to facilitate the formation of car parking spaces. The remainder of the trees assessed in the AAIA would be retained.

116. SHCSDMP Policy DM9 seeks to protect as part of development proposals trees and vegetation worthy of retention. None of the trees proposed for removal are identified as A (high) grade trees, with only one being identified as of 'moderate' (B grade). This tree has some prominence in the public realm, however it is considered that its value is as part of a group, rather than as an individual tree. Whilst its removal would punctuate the line of frontage trees, on the basis that that remainder of this group would be retained it is not considered that this would be so harmful as to render the scheme in conflict with development plan policy. Furthermore, its loss needs to assessed in the context of replacement planting and landscaping which will be addressed below.

117. The majority of trees to be removed are on the north-western site boundary. Although individually these trees are not of high quality (all being graded C – low), their removal would result in a change in character to this part of the site, thinning the tree screen which currently exists on the boundary with Nos 85 and 87 Middle Gordon Road, opening it up and providing a level of intervisibility between the site and surroundings which does not currently exist. As set out above in relation to neighbour amenity (paragraphs 71-96) a number of trees on this boundary are within the garden to Roxborough House, and were retained as part of the recent development of that site. Hedging would be planted to this boundary, details of which would be subject to approval at the reserved matters stage.

118. As set out in the Arboricultural Appraisal and Impact Assessment (AAIA) submitted with the application, there would be some incursion into the root protection area of three of the retained trees (T19 English Oak, T21 Sycamore and T22 Scots Pine – all close to the southern site boundary) to facilitate the construction of footpaths. A number of mitigation methodologies are proposed in the AAIA including ground protection, arboricultural supervision and 'hand digging' within impacted RPA's, as well as tree friendly construction methods including above ground pathway installation or porous materials. It is noted further that as the paths would form part of the landscaping proposals (a reserved matter), the precise position of paths,

materials and details of any land level changes would be considered at that time to ensure maximum avoidance of disturbance to tree roots.

119. Although indicative only at this stage, the illustrative landscape masterplan submitted with the application shows the overall strategy which would be applied to the landscaping of the site. Hedging would be formed/supplemented to all boundaries, and existing trees would be augmented with woodland/native planting. Further into the site there would be a mix of wildflower meadow, grass (neutral grassland and amenity grass) and ornamental planting, all intersected by a network of paths. Each ground floor garden area would be laid partially to grass (with a patio area), and enclosed with hedges. Hard surfaced areas would be a mix of tarmac (access road and parking areas), and paving. Other features include a kitchen garden, pergola and seating. It is recommended that to compensate for the loss of mature trees, a greater number of trees is planted than removed and of at least 14-16cm heavy standard in size.

120. This landscape strategy is considered acceptable for the site, and that it strikes the appropriate balance between retaining trees and maximising biodiversity, and providing an appropriate environment for future occupiers of the site, including those with limited mobility.

121. SHBC's comments regarding the loss of trees are noted. However, it is considered that tree removal is at the minimum level necessary to facilitate the development, and that the overall treed character of the site would be maintained, noting also that individually none of the trees are identified as being of high quality. It is also considered that where there would be any incursion into the RPA of trees during construction, appropriate measures would be taken to ensure that root damage was minimised. New tree planting would also supplement the existing trees.

SUSTAINABLE DESIGN

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP2 – Sustainable Development and Design
Policy DM7 – Facilitating Zero Carbon Deign
Policy DM9 – Design Principles
Western Urban Area Character SPD – 2012
Residential Design Guide – SPD 2017

122. Paragraphs 152-158 of the National Planning Policy Framework (2023) sets out the role the planning system is expected to play in supporting the transition to a low carbon future in a changing climate. As part of this, it states in Paragraph 157 that:

'In determining planning applications, local planning authorities should expect new development to:

(a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

(b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

123. SHCS Policy CP2 is an overarching policy which sets out a number of criteria aimed at achieving sustainable forms of development, including those which contribute to a reduction in the Borough's carbon dioxide emissions, secure water efficiency and climate change resilience, and create safe and sustainable communities with a strong sense of place.

124. SHCSDMP Policy DM7 seeks to encourage development which reduces carbon dioxide emissions.

125. A Sustainable Design and Construction Statement has been submitted with the application. This states how the various strands of national and local policy encompassing sustainability in all its forms are reflected in the proposals.

126. A number of key Surrey County Council documents forming part of its Organisation Strategy are cited, including its Community Vision for Surrey in 2030, which includes the desire for Surrey to be a great place to live, work and learn, and a place where communities feel supported and people are able to support each other. It also cites includes the Council's four key priorities - growing a sustainable economy so everyone can benefit; tackling health inequality; enabling a greener future; empowering communities, as well as the Council's Environmental Policy and Action Plan, its Climate Change Strategy and Action Plan, Local Transport Plan and Sustainable Construction Standing Advice Note.

127. In addition to the Surrey Heath Borough Council development plan policies set out above, the Surrey Heath Borough Council Climate Change Action Plan is also referenced. In particular, it highlights the following:

(1) Low carbon energy and building design. Through active and passive building design strategies the proposed building would be energy efficient, and through the minimisation of heat loss and use of low carbon energy systems reduce carbon emissions. Other efficiencies would be sought through the use of measures such as the installation of efficient fittings to reduce water consumption.

(2) Circular economy considerations. For the detailed design stage (reserved matters) it is recommended that embodied carbon reduction strategies and circular economy principles are explored and implemented to reduce overall waste generation, and that compliance with the waste hierarchy is also embedded (ie. through the provision of accessible waste storage with containers for different waste streams).

(3) Improved health and wellbeing. This is seen as being achieved through the project as a whole, as residents with extra needs would be able to better access support to enhance their quality of life, including through communal living and the social cohesion that would bring. The building has been designed such that it focuses on

indoor air quality, and the provision of sufficient daylight, together with the provision of shared and private outdoor amenity space.

(4) Enhancing biodiversity. This would be achieved through landscaping design, the planting for which would include a range of species with ecological value and measures to create habitats, such as the inclusion of bat and bird boxes, and insect houses (see also paragraphs 135-147).

(5) Consideration of flood risk. This would be through the incorporation of Sustainable Drainage System techniques (SuDS), which would build in climate change resilience (see also paragraphs 129-134).

(6) Sustainable transport. Various measures would be incorporated to encourage active travel, and reduce car use (the sit is close to local bus routes). Electric charging points would also be available.

128. It is considered that subject to the implementation of the range of measures set out above, the proposal meets national and local policy objectives in relation to sustainable construction. To ensure that the reserved matters include these details however it is recommended that a condition is imposed.

FLOOD RISK AND DRAINAGE

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP2 – Sustainable Development and Design
Policy DM10 – Development and Flood Risk

129. Paragraphs 159 - 161 of the National Planning Policy Framework (2023) set out the role the planning system is expected to play in minimising the risk of flooding and mitigating its effects. Development should be directed away from areas at highest risk, and in determining applications LPAs should ensure that flood risk is not increased elsewhere.

In order to minimise flood risk, including surface water flooding, Paragraph 169 states that:

'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:(a) take account of advice from the lead local flood authority;

(b) have appropriate proposed minimum operational standards;

(c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

(d) where possible, provide multifunctional benefits.'

130. SHCS Policy CP2 is an overarching policy which sets out a number of criteria aimed at achieving sustainable forms of development, including criterion (vii) which requires

development to be climate resilient, in particular by reducing the risk from all types of flooding and improving water quality.

131. SHCSDMP Policy DM10 seeks to take a sequential approach to the allocation of sites and determination of planning applications to minimise flood risk, seeking to direct development towards the areas at lowest risk of flooding. This policy also states that 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).

132. A Flood Risk Assessment (FRA) has been submitted with the application. This concludes that as the proposed development is located in EA Flood Zone 1, there is a very low risk of fluvial flooding (a 0.1% or 1 in 1,000 risk). It also concludes that there is a low risk of surface water flooding, apart from in the north-east corner of the site where a flowpath crosses the site. This would be managed through the detailed design (and is in a low vulnerability part of the site, ie. the turning head). The FRA concludes that he site is at low risk of groundwater flooding, due to the clay rich soil nature and flooding data.

133. The FRA cross refers to the Drainage Strategy which sets out how on-site risk would be mitigated and run-off managed, to include management strategies including a range of sustainable features (SuDS) - green roofing, porous pavements and attenuation storage tanks. These measures collectively would restrict run-off to greenfield rates.

134. These details have been reviewed by the LLFA who are satisfied that subject to the imposition of conditions the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems are met. On that basis, the proposal is considered to meet the requirements if SHCS Policy CP2 and SHCSDMP Policy DM10.

ECOLOGY AND BIODIVERSITY NET GAIN

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP) Policy CP14A – Biodiversity and Nature Conservation

135. Paragraphs 174-188 of the National Planning Policy Framework (2023) seek to ensure that planning policies and decision making contribute to and enhance the local and natural environment. In particular, they should seek to minimise impacts on and provide net gains for biodiversity, ensuring that any harm to biodiversity is adequately mitigated. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused (Paragraph 180 (a)).

136. SHCS Policy CP14a states that the Borough Council will seek to conserve and enhance biodiversity within Surrey Heath. Development that results in harm to or loss of features of interest for biodiversity will not be permitted, and new development will

where appropriate be required to contribute to the protection, management and enhancement of biodiversity.

137. Although this is an outline application and landscaping is a reserved matter, to accord with policy an assessment needs to be made of the impact of the development on biodiversity including any protected species.

138. A Preliminary Ecological and Biodiversity Net Gain Assessment (PEA and BNG) has been submitted, together with supporting information in the form of species surveys/reports (for bats and badgers) and a hibernation survey report. The PEA sets out the ecological constraints of the site, whether any mitigation measures are likely to be required, any additional surveys which may be required, and opportunities for ecological enhancement. It also sets out the baseline BNG unit score for the area surveyed.

139. Two statutory and non-statutory designated sites were recorded within 2 km of the survey area, of which the closest is 1500 m north-east of the survey area. These are: the Thames Basin Heaths Special Protection Area (SPA) (1500m from the site) (see paragraphs 148-160) and the Blackwater Valley and Broadmoor to Bagshot Woods and Heaths SSSIs (2000m and 1500m from the site respectively). Twenty-three protected species were recorded within 1 km of the survey area, of which the closest is 100 m south-east of the survey area.

140. Five UK habitat classification types were recorded on site during the field survey (other neutral grassland, line of trees, built up areas and gardens, developed land, sealed surface and artificial unvegetated, unsealed surface). These habitats are likely to support the following protected species or species of conservation concern: invertebrates, reptiles, nesting birds, hedgehog and foraging bats.

141. The report concludes that there is a low likelihood of any impact on any protected sites (subject to any required mitigation for the SPA). In terms of protected species and species of conservation concern, as there are no waterbodies on or close to the site limits, no suitable habitat exists to support great crested newts or other amphibians, otters or water voles. As set out in the report, although the site contains some habitat which could support invertebrates and reptiles (slow worm), and mammals including badgers and dormice, the lack of connectivity with other suitable habitats and the generally suburban and urban nature of habitats around the site limits the potential for these species to be supported.

142. For badgers, although the open grassland could potentially be used for foraging these spaces are typically used in conjunction with wooded areas where they can form larger setts. Such wooded areas are generally absent from the area around the site. Furthermore, no evidence of badger activity (latrines, setts, push-throughs, foraging signs and hair) was recorded when the site was surveyed. A number of bat species were identified as part of the desk study (common pipistrelle, soprano pipistrelle, brown long-eared, serotine and whiskered), and two habitats suitable for use by bats were identified (other neutral grassland and line of trees).

143. A number of non-native and invasive plant species have been identified on the site (rhododendron, cotoneaster, broad-leaved bamboo and cherry laurel); Japanese Knotweed has not been identified as one of the species present.

144. As set out above, SHCS Policy CP14a requires that there is no net loss of biodiversity and new development will where appropriate be required to contribute to the protection, management and enhancement of biodiversity. . As set out in the application details (BNG Assessment Letter June 2023), an assessment has been carried out which evaluates the baseline biodiversity units and identifies possible scenarios for habitat enhancement and creation, and the potential net gain in biodiversity units that this would achieve (based on the submitted landscape plan). Biodiversity net gain, including assessment and habitat classification, is calculated and interpreted following eight accepted principles and rules and supported by good practice principles and code of practice that detail, among other things, how to implement biodiversity net gain good practice principles within each stage of a development project's life cycle.

145. The broad habitat types in the survey area have been set out in paragraph 140 above. Habitat retention, enhancement, and creation opportunities (as detailed in the landscape plan) comprise:

- Retention and enhancement of existing areas of other neutral grassland
- Retention and enhancement of tree lines around the survey area boundary
- Creation of other neutral grassland (wildflower meadow)
- Creation of modified grassland (amenity grassland)
- Creation of developed land; sealed surface (all hard-standing areas and buildings)
- Creation of artificial Unvegetated, Unsealed Surface (resin-bound surfaces)
- Creation of mixed scrub along the margins of the existing tree lines
- Creation of new tree planting (urban tree)
- Creation of native hedgerow (mixed species native hedge)

146. Applying the BNG metric (a habitat based approach used to assess an area's value to wildlife), it is calculated that the development would result in a 67% increase in habitat units and 277% increase in hedgerow units. On this basis it is considered that sufficient information has been submitted to conclude that the proposal would meet policy requirements in relation to ecology and BNG.

147. The County Ecologist has confirmed that the application is acceptable, including in relation to BNG, subject to the imposition of conditions.

THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

South East Plan Policy NRM6 – Thames Basin Heaths Special Protection Area
Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP13 – Green Infrastructure
Policy CP14B – European Sites

148. Paragraph 182 of the National Planning Policy Framework (2023) states that 'the presumption in favour of sustainable development' does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. The application site is located within 5km of the Thames Basin Heaths Special Protection Area.

149. The South East Plan was formally abolished in 2013, except for Natural Resource Management Policy 6 – Thames Basin Heaths Special Protection Area. This policy requires that new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

150. SHCS Policy CS13 seeks to encourage and enhance the network of green infrastructure across the Borough. Green infrastructure of strategic importance will include those areas designated as European sites and Suitable Alternative Natural Greenspace (SANGs) required to avoid and mitigate impacts to the European sites.

151. SHCSDMP Policy CP14(B) states that the Council will only permit development where it is satisfied that it will not give rise to likely significant adverse effect on the integrity of the Thames Basin Heaths SPA. All new residential (net) development within 5km of the SPA is considered to give rise to the possibility of likely significant effect. Appropriate measures to avoid and mitigate potential adverse effects will need to be put in place. All net new residential development shall provide or contribute to the provision of Suitable Alternative Natural Greenspace (SANG), and also contribute to the Strategic Access Management and Monitoring (SAMM) at the SPA.

152. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2019) (TBHSPAAS) provides guidance on the implementation of the policy. Based on the principles established in the Delivery Framework adopted by the Thames Basin Heaths Joint Strategic Partnership in 2009 (Surrey Heath BC being one of the local authority partners), the SPD provides guidance to demonstrate how the adverse effects of development within Surrey Heath on the integrity of the Thames Basin Heaths SPA should be avoided and mitigated.

153. The Thames Basin Heaths account for around two-thirds (approximately 2,000 ha) of Surrey's remaining heathland and were designated on 9th March 2005 as a Special Protection Area (SPA) for internationally important birds; providing habitat for woodlark (Lullula arborea), nightjar (Caprimulgus europaeus) and Dartford warbler (Sylvia undata). These birds nest on or near the ground and as a result they are very susceptible to predation of adults, chicks and eggs (particularly by cats, rats and crows) and to disturbance from informal recreational use, especially walking, cycling and dog walking.

154. The policy and guidance (and mitigation measures they seek) are based on the vulnerability of the Thames Basin Heaths SPA (TBHSPA) and the impact of visitors, in particular those with dogs. It is for this reason that alternative recreational provision (including for dog walkers) is sought in the form of SANG (SAMM provision supporting monitoring and management within the SPA itself).

155. The SPD states that developments within Use Class C2 (Residential Institutions) may be considered to give rise to likely significant effect to the SPA and may be required to contribute towards avoidance measures. Applications will be considered on a case-by-case basis, taking into account how the development will be used and occupied. In the case of Residential Institutions with permanent residents, such as care/nursing homes, the likely activity levels of the residents will be taken into account in assessing whether the development is likely to give rise to a significant impact on the SPA.

156. As set out in the application details, the provider for this development is yet to be determined, and precise details of residents' likely age and mobility profile are not available. However, by its very nature extra care accommodation is designed to provide for a range of ages, providing greater support to meet health and mobility needs as they develop over time. As set out in the application details, residents could be eligible for accommodation from the age of 55 (though it is more likely to be accessed from the age of 75), and car parking spaces and a car club facility will be available to them. A proportion of them are therefore likely to access the SPA by car. In addition, as the TBHSPA is a local open space to the site, there is a high probability that residents will be taken there by visitors. Some visitors may have dogs (one of the main risks to nesting birds).

157. The applicant has agreed to contribute to both SANG and SAMM, to meet legal requirements under the Habitat Regulations and in accordance with policy and guidance. Although Surrey Heath has SANG provision, it does not have spare capacity to mitigate the effects of this development. As set out in the SPD, in such circumstances mitigation can be provided in neighbouring authorities provided they are within a defined catchment area, and capacity exists.

158. The applicant has established that capacity exists at the Shepherd Meadows SANG which is located between Blackwater and Sandhurst, within Bracknell Forest district

(approximately 10 minutes by car from the application site). That Council operates a tariff mechanism (based on bedroom numbers) and calculates contributions accordingly. As it stands, the higher (gross) contribution would be £276,612 and the lower (net) figure would be £45,680. Discussions are ongoing to establish whether the contribution should be based on net or gross unit numbers (10 or 60 respectively), on the basis that until the closure of the previous Pinehurst residential facility there were residents on site and pressure on the SPA accordingly. Natural England are party to these discussions. However, the applicant has committed to make the higher contribution, should this be the outcome of these discussions. This would be secured by a legal agreement between the applicant and Bracknell Forest Council.

159. In addition, a contribution is required towards SAMM, which would be paid to Surrey Heath Borough Council. Based on current figures the SAMM payment would be £29,313.30 for the 60 unit scheme and £4,801,60 for the 10 unit "net increase option" (subject to discussions as set out above). A separate legal agreement would be entered into to secure this contribution.

160. The recommendation for this application is to resolve to grant outline consent, subject to these legal agreements being completed.

AIR QUALITY

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP)
Policy CP2 – Sustainable Development and Design
Policy DM9 – Design Principles

161. Paragraph185 of the NPPF (2023) requires that planning policies and decisions ensure new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

162. Paragraph 86 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

163. An Air Quality Appraisal has been submitted with the application. This identifies the pollutants of concern as nitrogen dioxide (NO_2), particulate matter (PM10, PM2.5) and dust. The key issues are identified as the impact of the development on the surrounding area and the suitability of the site for its proposed use as a care home. The Council's air quality advisers agree with these conclusions.

164. The application site is not in an Air Quality Management Area (AQMA), the nearest AQMA being approximately 1.0 km to the south-east of the site (close to the M3

motorway). The Air Quality Appraisal refers to NO_2 monitoring sites operated by SHBC, and concludes on the basis of this data that NO_2 concentrations at the application site are likely to be below the AQS objective of 40 µg.m-3. For particulate matter, PM_{10} is monitored at one continuous automatic monitoring; no monitoring of $PM_{2.5}$ is carried out, and as such DEFRA mapped concentration estimates have been used. In both cases concentrations are well below current Air Quality Strategy objectives of 40 µg.m-3 and the Air Quality Standard limit value of 20 µg.m-3 for $PM_{2.5}$.

165. In line with best practice, a number of mitigation measures and opportunities have been outlined for consideration at the detailed design stage to minimise exposure for occupants of the new building and existing residents to local ambient sources of air pollution. The report also recommends submission of a simple air quality statement to determine the scale of any potential impacts on existing or future new receptors due to the proposed development, and a risk assessment of dust impacts during construction work with recommendations for mitigation and controls consistent with the level of risk.

166. The Council's air quality advisers recommend that, subject to the submission of this information, the application is acceptable in relation to air quality. No objection has been raised in this regard by SHBC's EHO. As this application is in outline, a condition is recommended to require submission of control measures for dust. On the basis of the previous use of the site as a care home, and that the site is identified in the emerging local plan for extra care housing, it is not considered proportionate or necessary to require the submission of a further air quality statement.

HERITAGE ASSETS

Surrey Heath Core Strategy and Development Management Policies 2012 (SHCSDMP) Policy DM7 – Heritage

167. Paragraph 194 of the National Planning Policy Framework (2023) states that:

'In determining applications, Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

168. It goes on to advise that in determining applications, LPAs should identify and assess the particular significance of any heritage asset that may be affected by the development, taking account of any available evidence and any necessary expertise. Paragraph 199 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

169. SHCSDMP Policy 17 seeks to promote the conservation of heritage assets and their setting, with regard to be had as to whether an asset is designated. It also states that for sites of over 0.4ha prior assessment of the possible archaeological significance of a site should be undertaken, with further evaluation secured where there is a likelihood of archaeological remains.

170. Located to the west of the site on the opposite side of Park Street, approximately 50m from the site boundary, is a Grade II listed Arts and Crafts house, Witwood, by the architect Sir Edwin Lutyens. As a listed building it is a designated heritage asset.

171. When built in 1898 Witwood was one of a number of houses in Camberley set in relatively spacious and well treed plots, creating a sylvan suburban character. As a result of development over time, including the sub-division of plots and the redevelopment of the late 19th century/early 20th century housing, some of this character has been lost and the setting of Witwood eroded. The trees along Park Street are now the only indication of this former character, and therefore contribute to the setting and understanding of the listed building.

172. On this basis, the County Council's Historic Buildings Officer advises that provided the tree screen is retained it will both continue to contribute to Witwood's setting and limit views of the site from it. For this reason it is concluded that there would be no material impact on the special interest of the listed building. There are no other heritage assets (designated or non-designated) in close proximity to the site, or otherwise impacted by the proposed development.

173. In line with the policy requirement, an Archaeological Desk Based Assessment was carried out. Further field evaluation was then undertaken, with five trial trenches excavated. This work demonstrated that past development impacts had severely reduced the archaeological potential of the site, any surviving assets likely to be fairly modern in age and of low significance. On the basis of these conclusions, the County Council's Archaeological Officer advises that no further archaeological mitigation works are required.

Human Rights Implications

174. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this Report and must be read in conjunction with the following paragraph.

175. In this case, it is the Officers' view that the scale of such impacts is not considered sufficient to engage Article 6 or Article a of Protocol 1 and any impacts can be mitigated by condition. As such, this proposal is not considered to interfere with any Convention right.

Conclusion

176. This is an outline application, seeking approval for layout, scale and means of access (with appearance and means of access reserved for future consideration). It is considered that a building of this size, scale and massing could be accommodated on the site without significant harm to either the character of the area, or neighbour amenity.

177. It is recognised that the design of the building (as shown illustratively) does not accord with all design principles as set out in the Western Urban Area Character Supplementary Planning Guidance 2012 (WUAC) and the Surrey Heath Residential Design Guide Supplementary Planning Guidance 2017 (SHRDG). However, it is considered that the development as a whole would accord with the wider objectives of SHBC's strategic themes, namely putting people first, developing a sense of place and creating sustainable places.

178. It also accords with national and local planning policy regarding the provision of housing for boosting the supply of housing generally, and specialist housing for different groups in the community in particular. The site is well located in relation to Camberley town centre, and the services and facilities located there, with good interconnectivity between the site and its surroundings.

180. The proposal is considered acceptable in relation to all other relevant policies, subject to the imposition of conditions.

181. It should be noted that a number of illustrative plans and material have been submitted to demonstrate accordance with development plan policy in relation to landscaping and biodiversity, however that illustrative material would not be approved as part of an outline permission and will require full submission as part of the reserved matters as appropriate. The approved plans therefore relate to layout, scale and means of access only.

Recommendation

That, subject to Regulation 3 of the Town and Country Planning Regulations 1992, the Committee resolves that:

(1) Outline planning permission is granted for application ref: SU/23/0326/PCM subject to the satisfactory completion of legal agreement(s) to secure mitigation to offset the impact of the development on the Thames Basin Heaths Special Protection Area (SPA) and subject to the conditions listed; and

(2) The application is returned to this Committee for further consideration if the necessary legal agreement(s) have not been reached to the satisfaction of officers within 6 months of the date of this resolution.

Conditions:

IMPORTANT - CONDITION NOS. 6, 11, 19, 20, 21, MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

Approved Plans

1. The means of access, siting, layout and scale of the development hereby approved is as shown on the following approve plans/drawings:

- PR-289-ATK-XX-RF-A92101-Rev P01 - Site Location Plan dated 20 January 2023
- PR-289-ATK-XX-RF-A92103-Rev P01 - Site Block Plan dated 20 January 2023
- PR-289-ATK-XX-00-A90112-Rev P01 - Proposed Ground Floor Plan dated 20 January 2023
- PR-289-ATK-XX-01-A90113-Rev P01 - Proposed First Floor Plan dated 20 January 2023
- PR-289-ATK-XX-02-A90114-Rev P01 - Proposed Second Floor Plan dated 20 January 2023
- PR-289-ATK-XX-03-A90115-Rev P01 - Proposed Third Floor Plan dated 20 January 2023
- PR-289-ATK-XX-RF-A90116-Rev P01 - Proposed Roof Plan dated 20 January 2023
- PR-289-ATK-XX-ZZ-A91200-Rev P01 - Proposed Elevations 1 of 2 dated 20 January 2023
- PR-289-ATK-XX-ZZ-A91201-Rev P01 - Proposed Elevations 2 of 2 dated 20 January 2023
- PR-289-ATK-XX-ZZ-A91310-Rev P01 - Proposed Sections dated 20 January 2023
- PR-289-ATK-XX-ZZ-A92301-Rev P01 - Proposed Site Sections dated 20 January 2023
- PR-289-ATK-XX-ZZ-A90117-Rev P03 - Road Layout Setting Out dated 3 October 2023

Reserved Matters

2. Approval of the details of the design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the County Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the County Planning Authority before the expiration of three years from the date of this permission.

Commencement

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Drainage

4. Prior to the installation of the surface water drainage on this site details of the proposed surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliance with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

   a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

   b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.

   c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

   d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

   e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

   f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

   The development shall be implemented in accordance with the approved details.

5. The development hereby permitted shall not be occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

   Highways, Traffic and Access

6. Prior to the commencement of the development hereby permitted a Construction Transport Management Plan shall be submitted to and approved in writing by the County Planning Authority, to include:

   a) Details of parking for vehicles of site personnel, operatives and visitors.

b) Details of loading and unloading of plant and materials.

c) Details of storage of plant and materials.

d) A programme of works (including measures for traffic management).

e) Details of boundary hoarding to be provided behind any visibility zones

f) Details of HGV deliveries and hours of operation.

g) Details of vehicle routing.

h) Measures to prevent the deposit of materials on the highway.

i) Details of turning for construction vehicles.

Only the approved details shall be implemented during the construction of the development hereby permitted.

7. The development hereby permitted shall not be occupied unless and until the proposed Electric Vehicle charging points have been provided for all parking spaces (current minimum requirements - 7 kW Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the County Planning Authority.

8. The development hereby permitted shall not be occupied unless and until the proposed access junction with Park Street has been provided in accordance with a scheme to be submitted to and approved by the County Planning Authority.

9. The development hereby permitted shall not be occupied unless and until facilities for the secure, covered parking of bicycles including charging facilities for electric cycles and charging facilities for mobility scooters has been provided in accordance with a scheme to be submitted to and approved by the County Planning Authority, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

Limitations

10. The height and scale of the proposed building shall not exceed that shown on Drawing Nos. PR-289-ATK-XX-ZZ-A91200-Rev P01 - Proposed Elevations 1 of 2 dated 20 January 2023, PR-289-ATK-XX-ZZ-A91201-Rev P01 - Proposed Elevations 2 of 2 dated 20 January 2023, PR-289-ATK-XX-ZZ-A91310-Rev P01 - Proposed Sections dated 20 January 2023 and PR-289-ATK-XX-ZZ-A92301-Rev P01 - Proposed Site Sections dated 20 January 2023 hereby approved.

Dust Management

11. Prior to the commencement of the development hereby permitted, a Dust Management Plan for the construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Hours of Operation

12. No construction activities shall take place on the site except between the hours of 8am and 6pm Mondays to Fridays and 8am to 1pm Saturdays.

Noise

13. Prior to the installation of any noise emitting plant or machinery on the site in connection with the development hereby permitted details shall be submitted to and approved in writing by the County Planning Authority to demonstrate that such installations would not adversely affect noise sensitive receptors and future residents. The development shall be implemented and maintained in accordance with the details as approved.

Lighting

14. There shall be no external lighting installed on the site, including any temporary lighting required during construction, in connection with the development hereby permitted unless and until details of the proposed lighting have been submitted to and approved in writing by the County Planning Authority. Details to be submitted shall include:

    • confirming the type of fittings to be mounted on the building façade

    • providing details of lighting controls

    • providing a complete lighting scheme with associated lux plots

    • submitting lighting design and calculations demonstrating that the scheme is in compliance with the International Commission on Illumination's Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations Second Edition (CIE 150:2017).

    • Consideration of the lighting impacts on the ecological interests on the site such as Bats

    Only the external lighting which has been approved in accordance with this condition shall be installed on the site.

Trees

15. The development hereby permitted shall be carried out strictly in accordance with the approved Arboricultural Method Statement as set out in the Arboricultural Appraisal and Impact Assessment by ACS (Trees) dated 24 January 2023 and appendices attached thereto.

16. No trees shall be removed except for those identified within the Arboricultural Appraisal and Impact Assessment by ACS (Trees) dated 24 January 2023. All trees identified for removal shall be removed in accordance with the approved Tree Removals Plan.

17. The development shall proceed in accordance with the details, including tree protection fencing and construction exclusion zone, contained within the approved drawing ref: the Arboricultural Appraisal and Impact Assessment by ACS (Trees) dated 24 January 2023 and appendices attached thereto and retained during the construction phase of the development.

18. No development including groundworks and demolition shall take place and no equipment, machinery, or materials or site facilities shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the County Planning Authority and the site manager/foreman. The site visit is required to ensure operatives are aware of the agreed working procedures and the precise position of the approved tree protection measures or/and that all tree protection measures have been installed in accordance with the approved tree protection plan. To arrange a pre-commencement meeting please email [ARB CONTACT DETAILS TBC] with the application reference and contact details.

Biodiversity and Habitat Management

19. Prior to the commencement of the development hereby permitted, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. This Statement shall be prepared in accordance with the recommendations set out in Table 3 of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment Rev. 2.0.
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

20. Prior to the Commencement of the Development hereby permitted a Habitat Creation, Management and Enhancement Plan shall be submitted to and approved in writing by the County Planning Authority. The Habitat Creation, Management and Enhancement Plan, which should account for planting, management and enhancement over a 30 year period, should be based on the proposed landscaping and the biodiversity net gain assessment specified in the Updated Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment Rev 2.0 dated 28 July 2022 (received July 2023)and should include, but not be limited to following:

a) Description and evaluation of features to be managed
b) Ecological trends and constraints on site that might influence management
c) Aims and objectives of management
d) Appropriate management options for achieving aims and objectives
e) Prescriptions for management actions, together with a plan of management compartments
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
g) Details of the body or organisation responsible for implementation of the plan
h) Ongoing monitoring and remedial measures
i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

The development shall be implemented in accordance with the approved details.

21. Prior to the commencement of the development hereby permitted details of measures to demonstrate the following shall be submitted to and approved in writing by the County Planning Authority:

a. That waste generated during the construction of development is limited to the minimum quantity necessary.

b. Opportunities for re-use and for the recycling of construction residues and waste on site are maximised.

c. On-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development.

d. Integrated storage to facilitate reuse and recycling of waste is incorporated in the development.

The development shall be implemented in accordance with the approved details.

22. The extra care accommodation hereby permitted shall remain within Use Class C2 Residential Institutions in accordance with The Town and Country Planning (Use Classes) Order 1987, or any subsequent Order amending or replacing this Order, and shall remain as affordable housing for rent in accordance with the definition within the National Planning Policy Framework 2023 Annex 2: Glossary, or any subsequent Government guidance.

23. The development hereby permitted shall not be occupied until payment has been made in accordance with the relevant tariffs to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area.

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.

2. To comply with Article 5 of the Town and Country Planning (General Development Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

3. To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

4. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with National Planning Policy Framework 2023 paragraphs 167, 169 and 174; Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM10.

5. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with National Planning Policy Framework 2023 paragraphs 167, 169 and 174; Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM10.

6. Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the public highway can continue to be used safely and without any unnecessary inconvenience during the construction phase of the development to ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework 2023 paragraphs 104, 111, 112, 113 and 187; and Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP11 and DM11.

7. To comply with the terms of the application, the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that electric vehicle charging points are available to all users at the earliest opportunity in accordance with National Planning Policy Framework 2023 paragraphs 104, 110 and 112; and Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP11 and DM11.

8. To comply with the terms of the Surrey County Council Local Transport Plan 4 and Healthy Streets for Surrey design guidance by ensuring that infrastructure provided properly prioritises pedestrian movements and that this is communicated to drivers accessing the proposed development through design in accordance with National Planning Policy Framework 2023 paragraphs 104, 110, 112 and 124; and Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP11 and DM11.

9. To comply with the terms of the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that safe and secure parking for sustainable transport modes, with appropriate charging facilities, is made available to all users at the earliest opportunity in accordance with National Planning Policy Framework 2023 paragraphs 104, 110, 112 and 124; and Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP11 and DM11.

10. To ensure that the scale of the development respects the character and appearance of the area within which it is located, in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

11. Compliance with this Condition is required prior to the commencement of the development hereby permitted as the potential impact from dust arises during the construction of the development. In the interests of the residential amenity of neighbouring dwellings, suitable dust management measures need to be in place at that time to ensure that the proposed development accords with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

12. In the interests of the residential amenities of neighbouring dwellings, in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

13. In the interests of the residential amenities of neighbouring dwellings, in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

14. In the interests of the residential amenities of neighbouring dwellings and the ecological interest of the site, in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2, CP14A and DM9.

15. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

17. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

18. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2 and DM9.

19. This condition is required prior to the commencement of the development as details the landscaping of the site is a reserved matter. The indicative landscaping information provided with the outline application has not been approved as it needs to be assessed in respect of the delivery of biodiversity requirements in connection with the development plan. This is to ensure that the proposal complies with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2, CP14A and DM9.

20. This condition is required prior to the commencement of the development as details the landscaping of the site is a reserved matter. The indicative landscaping information provided with the outline application has not been approved as it needs to be assessed in respect of the delivery of biodiversity requirements in connection with the development plan. This is to ensure that the proposal complies with Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP2, CP14A and DM9.

21. This condition is required prior to the commencement of the development as it relates to information required during the construction phase of the development and is required in accordance with Policy S4 of the Surrey Waste Local Plan 2020.

22. To ensure that the proposed development remains solely for the use intended and meets the definition of affordable housing in order to contribute to the Surrey Heath Borough affordable housing need in accordance with National Planning Policy Framework 2023 paragraphs 65 and 124; Surrey Heath Core Strategy and Development Management Policies 2012 Policy CP5.

23. To ensure that mitigation is secured in relation to the impact of the development on the Thames Basin Heaths SPA and to accord with the Habitat Regulations, South East Plan Policy NRM6 and Surrey Heath Core Strategy and Development Management Policies 2012 Policies CP13 and CP14B.

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from

interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of the development on the Thames Basin Heath Special Protection Area and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions and the County Planning Authority has also engaged positively in the preparation of draft legal agreements. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.

2. Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 8300:2009) or any prescribed document replacing that code.

3. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.

4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

5. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.

6. The applicants are advised that badgers may be present on site. Badgers and their setts are protected under the Protection of Badgers Act 1992. It is a criminal offence to kill, injure or take badgers or to interfere with a badger sett. Should a sett be found on site during construction, work should stop immediately and Natural England should be contacted. During site preparation works, all open trenches, pits and excavations shall be covered outside working hours so that any transiting fauna that falls into the earthworks can escape.

7. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

8. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

9. Sub ground structures should be designed so they do not have an adverse effect on groundwater.

10. All works involving excavation of soil, including foundations and the laying of services, within the root protection area of retained trees on the site will be supervised by the appointed arboricultural consultant and will be dug by hand and in

accordance with [the approved Arboricultural Method Statement and] the National Joint Utility Group Vol 4, 2007 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.

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11. The applicant is advised that careful consideration should be given to the location of ancillary storage structures to be considered as part of the reserved matters for landscaping. This is to ensure that these structures as positioned such that the residential amenity of adjoining occupiers is safeguarded.

12. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.

13. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath,carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

14. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used.

    Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

Contact Charlotte Parker

Tel. no. 020 8541 9897

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our online register. The representations received are publicly available to view on the district/borough planning register.

The Surrey Heath Borough Council planning register entry for this application can be found under application reference SU/23/0326/PCM.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

National Planning Policy Framework

Planning Practice Guidance

The Development Plan

Surrey Waste Local Plan 2020

Surrey Minerals Plan Core Strategy Development Plan Document (DPD) 2011

Surrey Minerals Plan Primary Aggregates Development Plan Document (DPD) 2011

Surrey Minerals Plan Site Restoration Supplementary Planning Document (SPD) 2011

http://www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/aggregates-recycling-joint-development-plan-document

Surrey Heath Core Strategy and Development Management Policies 2012

South East Plan (saved Policy NRM6)

Other Documents

Surrey Heath BC - Western Urban Area Character SPD – 2012

Surrey Heath BC - Residential Design Guide – SPD 2017

Surrey Heath BC – Thames Basin Heaths Special Protection Area Avoidance Strategy – SPD January 2012

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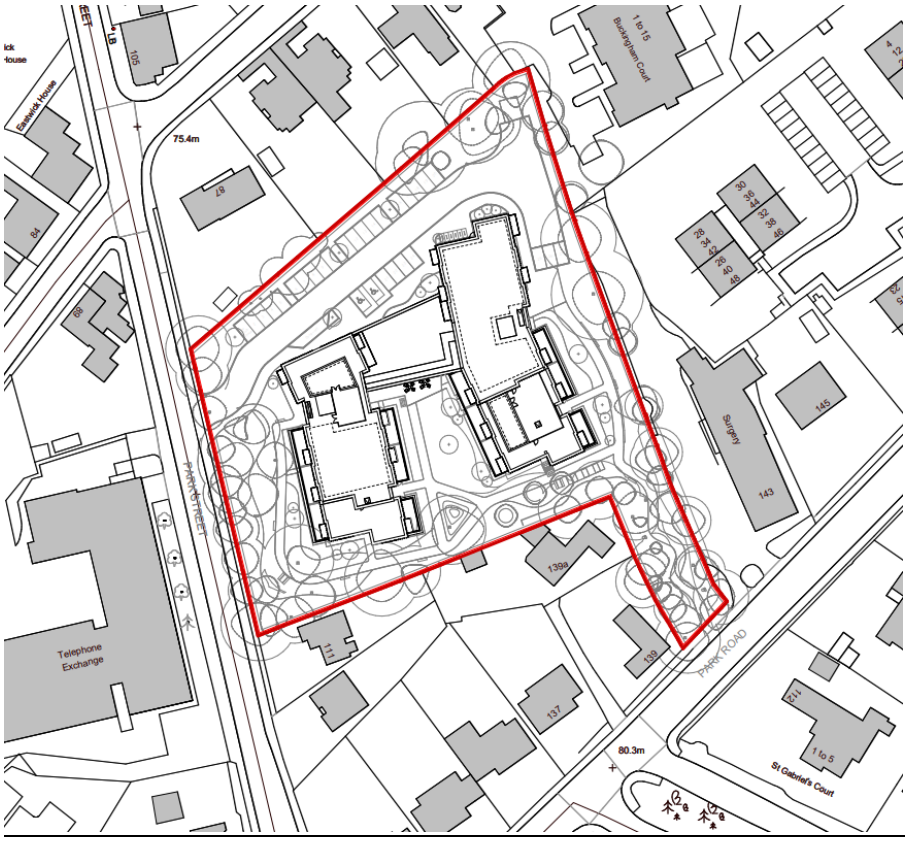
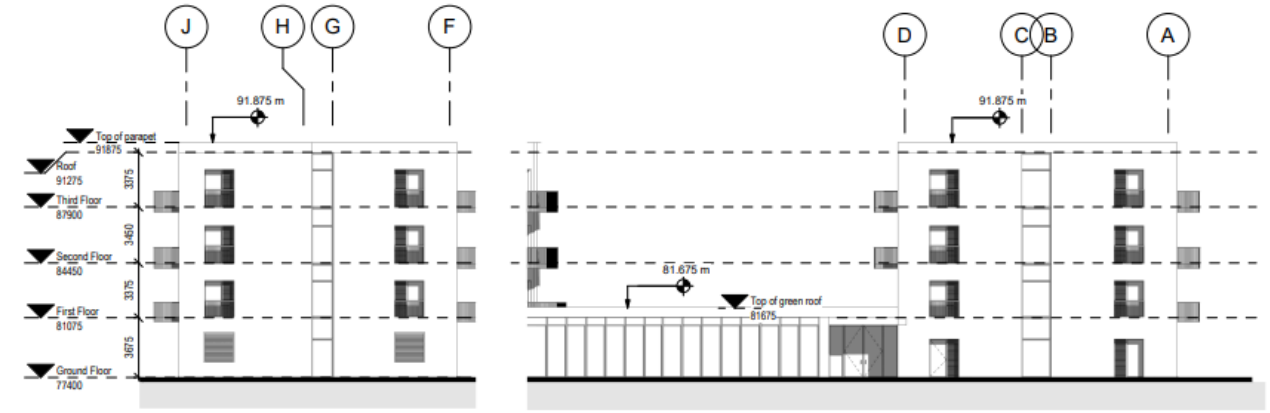
23/0326 – 141 Park Road, Camberley

Application site



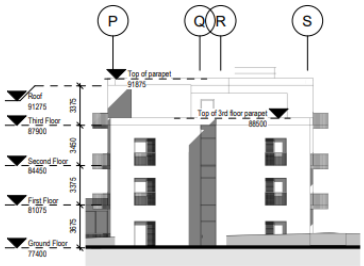
Proposed site plan

Principal elevations



01 North - Elevation
SCALE 1 : 200

07 East-Wing East Elevation
SCALE 1 : 200



08 East-Wing South Elevation
SCALE 1 : 200

Aerial view

3D Imagery

Photos

Application site

Park Street

Park Road

Court Gardens

Buckingham Court

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