

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath House  
on 29 June 2017**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Nick Chambers (Vice Chairman)

+ Cllr Mrs Vivienne Chapman	+ Cllr Adrian Page
- Cllr Colin Dougan	+ Cllr Robin Perry
- Cllr Surinder Gandhum	+ Cllr Ian Sams
+ Cllr Jonathan Lytle	- Cllr Conrad Sturt
+ Cllr Katia Malcaus Cooper	- Cllr Pat Tedder
+ Cllr David Mansfield	+ Cllr Victoria Wheeler
+ Cllr Max Nelson	+ Cllr Valerie White

+ Present  
- Apologies for absence presented

Substitutes: Cllr Ruth Hutchinson (In place of Cllr Pat Tedder)

In Attendance: Ross Cahalane, Duncan Carty, Andrew Crawford, Jessica Harris-Hooton, Jonathan Partington and Emma Pearman

**1/P Minutes**

The minutes of the meeting held on the 11 May 2017 were confirmed and signed by the Chairman.

**2/P Application Number: 17/0202 - Land north of Beldam Bridge Road, West End, Woking GU24 9LP**

The application was for the approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission SU/16/0323 to provide for the erection of 85 dwellings into new access, landscaping and green space. (Additional plans and information recv'd 30/3/17). (Amended and additional plans, and additional information recv'd 10/5/17).

Members were advised of the following updates:

*'Nine further representations raising an objection have been received making the following new objections:*

- *Impact on traffic from excessive traffic speeds on Beldam Bridge Road and up to Penny Pot bridge to the east [See paragraph 7.3 of the officer report]*
- *Impact on health services [Officer comment: This would not be a reason to refuse this application]*
- *Impact on local wildlife [See paragraph 7.3 of the officer report]*
- *Impact on road maintenance [Officer comment: This is a highway matter]*

- *Impact on community spirit from in combination effect of all local housing schemes [Officer comment: This would not be a reason to refuse this application]*
- *Access onto Beldam Bridge Road is in a dangerous location [See paragraphs 7.3 and 7.6 of the officer report]*
- *Loss of green space and urbanisation [See paragraphs 7.3 and 7.5 of the officer report]*
- *Provision of access road onto land to the north and future proposals on this site [Officer comment: This application is considered on its own merits, noting the content of paragraph 7.3 of the officer report]*
- *Pavement access is to one corner of the site which will increase traffic journey as on local roads [See paragraphs 7.3 and 7.6 of the officer report]*

#### **AMENDED CONDITIONS:**

*Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority, which should built upon the provided landscape drawings CSA/2943/102 Rev. A, CSA/2943/103 Rev. A, CSA/2943/104 Rev. A, CSA/2943/105 Rev. A and CSA/2943/107, and these works shall be carried out as approved, and implemented within the planting season prior to first occupation.*

*The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the which should build upon the submitted Arboricultural Impact Assessment by Ian Keen Limited (Ref: JTK/8169/APP2/so) and will be in accordance with British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction". It would be expected that the soft landscaping shall include plant material which would reflect and enhance the landscape character of the wider area as opposed to the use of high ornamental species.*

*All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of ten years.*

*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.*

*No development including site clearance shall take place until a detailed arboricultural method statement, with tree protection plan, has been submitted and approved in writing by the Local Planning Authority. The arboricultural method statement, which should build upon the submitted Arboricultural Impact Assessment by Ian Keen Limited (Ref: JTK/8169/APP2/so), 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 protection fencing and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for any hard surfaces within root protection areas. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. This site supervision should include a mechanism to include a pre-commencement meeting with the Council's Arboricultural Officer (or other nominated officer) to agree the tree protection fencing and ground protection required for the duration of the construction period. 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 and the National Planning Policy Framework.*

*Details of the play area scheme, including details of the safety surfacing, play equipment, surrounding fencing and seating, building upon the details shown on Drawing No. CSA/2943/106, shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the occupation of the 50th dwelling development hereby approved and retained in perpetuity.*

*Reason: To ensure a satisfactory play area is provided for the occupiers of the development and in accordance with Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.*

#### **ADDITIONAL CONDITION:**

*The parking and garage spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.*

*Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.'*

The committee noted some Members' concerns over the impact on the flood plain and properties downstream of the development resulting from drainage issues including maintenance of a draining ditch and new houses using the pumping station.

Assurances were given in terms of the surface water strategy and foul water capacity had been accepted by Surrey County Council and Thames Water. It was clarified that the development included 85 properties.

**Resolved that application 17/0202 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

As this application triggered the Council's Public Speaking Scheme, Mr E Bain spoke in objection and Mr T Rumble spoke in support.

**Note 2**

The recommendation to approve the application was proposed by Councillor Jonathan Lytle and seconded by Councillor Robin Perry.

**Note 3**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Edward Hawkins, Jonathan Lytle, Max Nelson, Robin Perry and Ian Sams.

Voting against the recommendation to approve the application:

Councillors Ruth Hutchinson, Katia Malcaus Cooper, David Mansfield, Adrian Page, Victoria Wheeler and Valerie White.

**3/P Application Number: 17/0110 - Windlesham Garden Centre, London Road, Windlesham GU20 6LL**

This application was for the outline application for the erection of 9 dwellings (7 market houses, 2 affordable) with driveways and garages and associated access improvements (including parking to serve Homestead Cottages) and a drainage pond following demolition of existing garden centre buildings. Access and layout only to be agreed.

This application would normally have been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Cllr Edward Hawkins.

Members were advised of the following updates:

*'The legal agreement to secure affordable housing provision and SAMM and SANG payments has been finalised and signed.'*

The Committee noted concerns in terms of the number of affordable houses, whether or not the location was sustainable and whether road safety concerns had been met. It was also noted that, on a development of this size, it would not normally be expected that the SANGS would be on or adjacent to the site. This would be met from within other existing SANGs provision in the Borough. Any proposed increases to the number of housing units on site would have to be the subject of a separate planning application.

**Resolved that application 17/0110 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Members declared that they had received correspondence from the applicant.

**Note 2**

The recommendation to approve the application was proposed by Councillor Adrian Page and seconded by Councillor Max Nelson.

**Note**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Victoria Wheeler and Valerie White.

Voting against the recommendation to approve the application:

No Councillors voted against the recommendation.

**4/P Application Number: 17/0293 - Magnolia House, Westwood Road, Windlesham GU20 6LP**

The application was for a detached two storey dwelling with associated landscaping following demolition of existing dwelling and annexe building. (Additional information recv'd 19/5/17) (Additional information recv'd 1/6/17).

The application would normally have been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Cllr Conrad Sturt.

Members were advised of the following updates:

*'The Chairman had requested that consideration of this application be deferred until the Committee's meeting on 20 July to enable a site visit to be held. It was noted that inability to attend the site visit would not preclude any Member's involvement in the subsequent consideration of the application.'*

**Resolved that application 17/0293 be deferred until 20 July 2017, to permit a site visit.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Edward Hawkins.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to defer the application:

Councillors Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Victoria Wheeler and Valerie White.

Voting against the recommendation to defer the application:

No Councillors voted against the recommendation.

Chairman