

Minutes of a Meeting of the Planning Applications Committee held at the Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 18 October 2018

+ Cllr Edward Hawkins (Chairman)
+ Cllr Valerie White (Vice Chairman)

+ Cllr Nick Chambers	+ Cllr Max Nelson
+ 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

+ Present
- Apologies for absence presented

Substitutes: Cllr Paul Ilnicki (in place of Cllr Robin Perry)

Members in Attendance: Cllr Wynne Price

Officers Present: Ross Cahalane, Duncan Carty, Gareth John, Jonathan Partington, Tim Pashen, Eddie Scott, Patricia Terceiro

25/P Minutes of Previous Meeting

The Minutes of the meeting held on 9 October 2018 were confirmed and signed by the Chairman.

26/P Application Number: 18/0557- St George's Court, St George's Road, Camberley. GU15 3QZ *

The application, made under Section 73A, was to vary conditions 10 and 11 of planning permission 2004/1050 (conversion of building to apartments) in order to revise the glazing specification required to 10:14:4 on St Georges Road and 10:12:6.4 on High Street elevations respectively. The application was to require individual glazing units to be corrected where incorrect glazing specification had been used; and condition 12 to ensure that whole building ventilation systems with acoustic trickle vents with a minimum attenuation of 40dB were installed to all windows within flats. (Amended and additional information recv'd 27/6/18), (Additional info rec'd 13/08/18).

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 the Executive Head of Regulatory.

Members were advised of the following updates on the application:

“Officers have had sight of email correspondence sent from 12th-18th October by residents to Planning Committee Members.”

As this application had triggered the Council’s Public Speaking Scheme, Mr Ian McLaughlin and Mr David Ross spoke in objection to the application. Mr Silvio Petrasso spoke in support of the application on behalf of the agent.

The officer recommendation to approve the application was proposed by Councillor Nick Chambers and seconded by Councillor Colin Dougan, and put to the vote and carried.

RESOLVED that application 18/0557 be granted subject to the conditions set out in the officer’s report.

Note 1

It was noted for the record all members of the Committee had received various pieces of correspondence in regard to the application.

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 grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki and Ian Sams.

Voting against the recommendation to grant the application:

Councillors Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Pat Tedder, Victoria Wheeler and Valerie White.

27/P Application Number: 17/0427- Chobham Adventure Farm, Bagshot Road, Chobham, Woking, GU24 8BY *

The application was for the provision of outdoor play equipment. (Additional Plans recv'd 31/08/2017.) (Additional Information - Rec'd 01/11/2017 & 02/11/2017.) (Additional plan recv'd 25/5/18), (Amended plans & additional info rec'd 14/08/18).

Members were advised of the following updates on the application:

“Three further objections have been received, on the basis of amended details, raising these further issues:

- The slide has not been built, whilst the rest of the proposed equipment has been built and in operation for many months;
- The overall height will remain at 5 metres (on raised land);
- The adventure farm has been run successfully without the slide; and
- Lack of education and animal provision at the site since opening.

[Officer comment: The slide is proposed at a height of 3 metres above ground level. It is noted that the ground level varies in this part of the site and therefore a condition concerning the prior agreement of levels are proposed]

Two further responses from the Chobham Parish Council received raising further objections in relation to these further issues:

- The proposed (revised) slide would be unneighbourly;
- The history of significant non-compliance and unfulfilled conditions relating to the site which has created long standing enforcement issues; and
- The Parish Council should have been re-notified of amended plans.”

In addition as a result of historic planning issues on the site, the Committee added an informative advising the applicant that there was no additional permitted development rights for the farm park. The informative also instructed that any further development on the site would require planning permission.

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Adrian Page. The recommendation was put to the vote and carried.

RESOLVED that application 18/0427 be granted subject to the conditions set out in the officer report as amended.

Note 1

It was noted for the record that:

- i. Councillor Edward Hawkins and other members of the Committee had attended various Member Site Visits on the site of the application.
- ii. All Members of the Committee had received various pieces of correspondence on the application.
- iii. Councillor Pat Tedder declared that she knew the Chobham Parish Council Clerk, who was a resident of the neighbouring property to the site.
- iv. Councillor Pat Tedder was a Member of the Chobham and West End Joint Burial Committee.
- v. Councillor Katia Malcaus Cooper declared that her family visited the site for leisure and her friend was employed by the adventure park.
- vi. Councillor David Mansfield had attended the site for leisure and had received various pieces of correspondence on the Planning Application. However he did not pass comment on the application.
- vii. Councillor Victoria Wheeler and other Members of the Committee had received an email from Chobham Parish Council in relation to the Planning Application.

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 grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Max Nelson, Adrian Page and Ian Sams.

Voting against the recommendation to grant the application:

Councillors Katia Malcaus Cooper, David Mansfield, Paul Ilnicki, Pat Tedder, Victoria Wheeler and Valerie White.

28/P Application Number: 17/0608- The Sports Ground, Church Lane, Bisley, Woking, GU24 9EA *

The application was formally withdrawn by the applicant prior to the Committee Meeting.

29/P Application Number: 17/1179- 317 Guildford Road, Bisley, Woking, Surrey, GU24 9BB *

The application was for the erection of a three storey building (containing six 3 bedroom terraced dwellings) and two 1 bedroom flats and 2 two storey buildings with front and rear dormers (containing 18 two bedroom flats and one 1 bedroom flat) with revised vehicular access off Guildford Road, bin and cycle storage and landscaping. (Amended plan rec'd 16/04/18) (Amended plans and information recv'd 20/7/18). (Additional information recv'd 7/9/18).

As this application had triggered the Council's Public Speaking Scheme, Mr Michael Tiplady, on behalf of Ms Lori Heiss, and Ms Nelle Mecioniene spoke in objection to the application. Mr Ron Terry, on behalf of the agent, spoke in support of the application.

Members raised concerns in regard to the negative effect of parking provision in front of the proposed development on the street scene, and acknowledged it was in conflict with the Council's Local Plan. It was agreed that the dominance of parking provision at the front of the scheme and its negative effect on the street scene would be acknowledged and added to Reason 1 of the reasons to refuse in the Officer's report.

In addition Members wished to prescribe a higher number of parking spaces for if a future scheme were to be submitted. It was agreed an informative was to be added to the officer's recommendation to reflect this.

The recommendation to refuse the application was proposed by Cllr David Mansfield and seconded by Cllr Victoria Wheeler. The recommendation was put to the vote and carried.

RESOLVED that application 17/1179 be refused for the reasons as set out in the officer's report as amended, with the final wording for refusal reason 1 and the additional informative be finalised by the

Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee.

Note 1

It was noted for the record that Councillor David Mansfield had received various pieces of correspondence on the application but reiterated that he could not pass comment on the application before the Committee Meeting.

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 refuse the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

30/P Application Number: 18/0512- Land between Littlefield House and Southbrook, Shrubbs Hill, Chobham, Woking

The application was for the erection of a detached 6 bedroom dwelling with attached garage, with new access and associated landscaping and boundary treatments.

This application would have normally been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Cllr Nick Chambers, on the grounds that was well-designed and would provide an extra dwelling.

Members were advised of the following updates on the application:

"A context comparison plan has been provided by the applicant which indicates that the proposal:

- would have no impact on the openness of the Green Belt or the purposes of including land within the Green Belt when considering in the site's proper context (infill plot surrounded by similar detached dwellings in similar sized plots and does not extend beyond the existing residential enclave, being appropriate and acceptable in respect of the Green Belt and local character);
- officers raise no objection to the design and two storey scale residential amenity and impact on the highway with the detailed roof design can be addressed by condition; and
- SAMM and SANG payments can be made to avoid any impact on the SPA.

[Officer comment: The objections to the proposal regarding the impact on the Green Belt, as set out in the officer report, remain. An objection is raised on design grounds (see Reason 2) and the roof design of the proposal, currently with a large crown roof, cannot be amended by condition. SANG contributions would

be sought through the CIL regulations. However, the SAMM payment as not been secured (either by prior payment or completed legal agreement) and this objection remains].”

The recommendation to refuse the application was proposed by Councillor David Mansfield and seconded by Councillor Victoria Wheeler, and put to the vote and carried.

RESOLVED that application 18/0512 be refused for the reasons as set out in the Officer’s report.

Note 1

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 refuse the application:

Councillors Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

Voting in abstention:

Councillor Nick Chambers.

31/P Application Number: 18/0610- Land 80 Guildford Road, Bagshot, GU19 5NP

The application was an outline application for the erection of a detached 3 bedroom bungalow. Matters of access and layout to be considered.

This application would have normally been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Councillor Valerie White, on the grounds that there could be very special circumstances to allow this application due to two recent approvals either side of the site.

Councillor Valerie White read out a letter on behalf of the applicant who was unable speak as the application had not qualified for the Council's public speaking scheme.

The recommendation to refuse the application for the reasons set out in the officer’s report was proposed by Councillor Mrs Vivienne Chapman and seconded by Councillor Colin Dougan and put to the vote and lost.

Members felt that as the proposed dwelling would be situated between the two proximate branches of the A322, the development would not harm the openness of the greenbelt.

There was a discussion about conditions to be imposed which included the removal of permitted development rights. It was agreed that the precise conditions, including for example standard time period, would be agreed with the chair and vice chair of the Committee.

An alternative motion to approve the application was under very special circumstances for the reasons set out below was proposed by Councillor Valerie White and seconded by Councillor Katia Malcaus Cooper. The recommendation was put to the vote and carried.

RESOLVED that

- I. **Application 18/0610 be approved for the following reason:
Even though it was recognised that the application site was in the Green Belt, the isolation of the site and the fact it was surrounded by roads on either side, meant the development would not be to the detriment to the openness of the Green Belt and the existing streetscene.**

- II. **The reasons for approval and proposed conditions be finalised by the Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee and the Planning Case Officer.**

Note 1

It was noted for the record that Councillor Valerie White had met the applicants prior to the applications determination at the Committee Meeting.

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 refuse the application:
Councillors Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins and Ian Sams.

Voting against the recommendation to refuse the application:

Councillors Nick Chambers, Surinder Gandhum, Jonathan Lytle, Katia Malcaus Cooper, Paul Ilnicki, David Mansfield, Max Nelson, Adrian Page, Pat Tedder and Valerie White.

Abstaining from voting on the recommendation to refuse the application:

Councillors Ian Sams and Victoria Wheeler.

Note 3

In accordance with Part 3, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application for the reason stated above:

Councillors Nick Chambers, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Paul Ilnicki, Pat Tedder and Valerie White.

Voting against the recommendation to grant the application for the reason stated above:

Councillors Mrs Vivienne Chapman and Colin Dougan.

Abstaining to vote on the recommendation to grant the application for the reasons stated above:

Councillors Ian Sams and Victoria Wheeler.

Chairman