

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 9 February 2015**

+ Cllr Edward Hawkins (Chairman)
+ Cllr Glyn Carpenter (Vice Chairman)

+ Cllr David Allen	+ Cllr Ken Pedder
+ Cllr Richard Brooks	+ Cllr Audrey Roxburgh
+ Cllr Mrs Vivienne Chapman	+ Cllr Ian Sams
+ Cllr Colin Dougan	+ Cllr Pat Tedder
- Cllr Surinder Gandhum	+ Cllr Judi Trow
- Cllr David Hamilton	+ Cllr Valerie White
+ Cllr David Mansfield	+ Cllr John Winterton

+ Present
- Apologies for absence presented

(Councillors Judi Trow and Pat Tedder from min 106/P)

Substitutes: Cllr Paul Ilnicki (In place of Surinder Gandhum)

In Attendance: Duncan Carty, Michelle Fielder, Jessica Harris-Hooton, Gareth John, Chenge Tarvinga, Cllr Paul Deach, Lee Brewin and Jonathan Partington (Councillor Paul Deach from min 106/P to min 111/P)

106/P Minutes

The minutes of the meeting held on 12 January 2015 were confirmed and signed by the Chairman.

107/P Application Number: 14/0893 - Krooner Park and Land at Crabtree Park, Wilton Road, Camberley GU15 2QP - Watchetts Ward

This application was for the creation of a Football Centre, to include 1 full size artificial grass pitch, 7 artificial 5-a-side pitches with associated clubhouse, changing rooms and spectator seating.

The Committee was advised of the following:

'This application has been deferred from this evening's agenda. This follows the receipt of a late letter of objection from West Surrey Badger Group. The applicant is commissioning a badger survey to address the objection and once complete this will be submitted to the LPA and a revised consultation will be undertaken. The matter will then be presented to the next available Committee.'

108/P Application Number: 14/0802 - Land at Frimley Fuel Allotments, Old Bisley Road, Frimley, Camberley - Mytchett and Deepcut Ward

This application was for the change of use of land from informal recreational use to the provision of a Suitable Alternative Natural Greenspace (SANG) and associated development. (Amended key plans rec'd 24/09/14).

Members were advised of the following updates:

'A formal request by the applicant to revise the time limit to complete the legal agreement extended to 8 April 2015.

Adopted Bridlepath No. 14 runs through the application site.

In this respect, the Countryside Access Management Team at Surrey County Council has raised no objections, subject to:

- *Safe public access to be maintained at all times [Officer comment: This would form part of the required service/management plan];*
- *No obstruction of footpath [Officer comment: This would form part of the required service/management plan];*
- *Any alterations to the boundary of the path and its surfacing has to be agreed with the Public Rights of Way officer [Officer comment: See proposed Informative below];*
- *Any access to the bridlepath by vehicles should be signposted and vehicles give way to members of the public using the bridlepath [Officer comment: This would form part of the required service/management plan];*
- *Any damage to the bridlepath made good by the developer [Officer comment: This would form part of the required service/management plan]; and*
- *Planning permission does not give the developer the right to block the right of way [Officer comment: See proposed Informative below].*

AMENDMENT TO RECOMMENDATION

*To allow completion of legal agreement by **8 April 2015.***

ADDITIONAL INFORMATIVE

The applicant is advised that adopted Bridlepath No 14 passes through the application site. The Rights of Way Officer at Surrey County Council will be required to agree any future alterations to the existing boundary of this path and alterations to its surfacing/maintenance. The applicant is also advised that planning permission does not give the right to block a public right of way (such as this Bridlepath).'

Councillor Paul Deach, ward councillor for Mytchett and Deepcut favoured the officer's recommendation but was mindful of any impact the proposal would have on the golf club and businesses in the area.

Resolved that application 14/0802 be approved as amended subject to the conditions and receipt of a legal agreement as set out in the report of the Executive Head – Regulatory.

In the event that a satisfactory legal agreement has not been completed by the 8 April 2015, the Executive Head of Regulatory be authorised to refuse for the reason as set out in the report of the Executive Head – Regulatory.

Note 1

Councillor Paul Innicki declared a disclosable pecuniary interest as he was a Trustee of the Frimley Fuel Allotments and left the Chamber during its consideration.

It was noted for the record that Councillor Edward Hawkins declared that his wife, a fellow councillor, was a Trustee of the Frimley Fuel Allotments and as a member of the Pine Ridge Golf Club he used the bridle paths at the site.

Note 2

The recommendation to approve as amended was proposed by Councillor Glyn Carpenter and seconded by Councillor Richard Brooks.

Note 3

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

Voting in favour of the recommendation to approve the application as amended:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

109/P Application Number: 14/0800 - The Ridgewood Centre, Old Bisley Road, Frimley, Camberley GU16 9QE - Heatherside Ward

This application was for the residential development of 100 dwellings (comprising 9 one bed, 27 two bed, 49 three bed, 11 four bed and 4 five bed units) with garaging/parking, access roads, other ancillary development and landscaping following the part demolition/part conversion of existing building. (Additional info rec'd 08/10/2014)

Members were advised of the following updates:

'A formal request by the applicant to revise the time limit to complete the legal agreement extended to 8 April 2015.

Natural England raise no objections to the approach taken to securing the SANG proposal (under SU/14/0802) which supports this residential development proposal.

The County Highway Authority has raised no objections, subject to conditions for:

- *Cycle/footway provision between the site and Maguire Drive/Theobolds Way open space [Officer comment: the footpath provision within the application site is to be proposed to be provided and retained by Condition 22 (below) and the remainder (i.e. off-site) is provided as a contribution as required through the legal agreement];*
- *Cycle route provision on Old Bisley Road between Edgemoor Road and The Maultway and crossing improvements to the Edgemoor Road/Old Bisley Road roundabout junction [Officer comment: local improvements to the highway network are covered by CIL Regulations and therefore cannot be requested in addition. Whilst for larger developments there is an option to provide site specific requirements, these have to be fully justified. This has not been provided by SCC.];*
- *Footway widening and crossing improvements to site access [Officer comment: Proposed by Condition 23 (below)];*
- *Provision of parking/servicing arrangements [Officer comment: See Conditions 11 and 12 on Agenda report];*
- *Cycle parking provision [Officer comment: See Condition 16 on Agenda report];*
- *Method of construction statement [Officer comment: See Condition 10 on Agenda report];*
- *Measures to prevent the disposal of material on the adjoining highway network [Officer comment: Proposed by Condition 24 (below)]; and*
- *Travel statement including “welcome pack” and delivery of “Facebook” style travel plan page for new residents to access [Officer comment: With the exception of the delivery of a travel plan page (which would not meet the tests for imposing Conditions), a scheme is to be provided to deliver the travel statement requirements as proposed by Condition 25 (below)].*

AMENDMENT TO RECOMMENDATION

To allow completion of legal agreement by 8 April 2015

ADDITIONAL TO CONDITIONS

22. No development shall be occupied until a 3 m wide shared pedestrian/cycle link has been provided between the proposed highway and north site boundary (as shown on Drawing No. 14018/C1901J) and thereafter retained in perpetuity.

Reason: In the interests of promoting the use of more sustainable modes of transport and reducing the use of the motor car and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Network.

23. Details of a scheme to provide access details including visibility splays, pedestrian crossing points and footway access into the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall

not be occupied until these details have been provided and shall thereafter be retained in perpetuity.

Reason: In the interests of highway safety and to accord with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Network.

24. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason: In the interests of highway safety and to accord with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Network.

25. Prior to the occupation of the development a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, 'Surrey County Council's "Travel Plans Good Practice Guide' to include the provision of a 'welcome pack' comprising information on walking, cycling and public transport alternatives to the car for local journeys. The approved Travel Statement shall be implemented before occupation of the first dwelling and for each and every subsequent occupation of the development.

Reason: In the interests of promoting the use of more sustainable modes of transport and reducing the use of the motor car and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Network. '

An additional update was provided as follows:

'For proposed condition 25, delete "and for each and every subsequent occupation"

A late new neighbour representation received raising an objection to the proposal on the following grounds:

- Introduction of a footpath link across open space for which there is no information available but would like to be kept informed of developments*
- Impact of footpath on open space*
- Increased disruption from noise*
- Increased risk of car vandalism*
- Statement required from police as to how they are going to police the area*
- Statement required from council to ensure that litter and dog mess are regularly cleaned.*

Further comment from an existing objector to the proposal received requesting:

- *If minded to approve, has requested to be consulted regarding any details of soft and hard landscaping provided by the developer [officer comment: it is normal practice that such details required pursuant to proposed condition 5, see pages 89 and 90 of agenda report, do not undergo a consultation process with neighbours].'*

Speakers in objection to this application were concerned mainly about the type of tree landscaping. The agent confirmed that the applicant would work with the officers to try to overcome these concerns.

Officers reminded Members that condition 5 in the agenda report dealt with landscaping. There was also the high hedges legislation which could be referred to.

Some Members sought clarification on the height of the three storey buildings and the increase in the footprint. Officers advised that the height of the ridge of these buildings was 12 metres. In addition Members were advised that the total footprint had increased.

The Committee was also advised that the affordable housing part of the proposal was a 50% mix of intermediate and social housing.

There was concern over space made available for the recycling bins including the food recycling containers. Condition 16 provided for the recycling provision to be retained. However, an informative could be added to deal with the provision of food waste and dry recyclables.

There was also some concern about the traffic near the entrance to the site. However, the County Highways Agency had raised no objection to the application.

Some Members asked about the density of the proposal in comparison to the surrounding area. Officers advised that the density was slightly more on the application site due to the flatted development.

Resolved that application 14/0800 be approved as amended subject to the conditions and receipt of a legal agreement as set out in the report of the Executive Head – Regulatory.

In the event that a satisfactory legal agreement has not been completed by the 8 April 2015, the Executive Head of Regulatory be authorised to refuse for the reason as set out in the report of the Executive Head – Regulatory.

Note 1

Councillor Paul Ilnicki declared a disclosable pecuniary interest as he was a Trustee of the Frimley Fuel Allotments and left the Chamber during its consideration.

For the record it was noted that Councillor Edward Hawkins declared that Members had received a letter from the applicant.

Note 2

As this application triggered the Council's public speaking scheme, Mr Russell and Mrs Greaves spoke in objection and Mr MacKenzie, the agent spoke in support.

Note 3

The recommendation to approve as amended was proposed by Councillor Richard Brooks and seconded by Councillor David Allen.

Note 4

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

Voting in favour of the recommendation to approve the application as amended:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

110/P Application Number:14/1097 - 1 Commonfields, West End, Woking GU24 9HY - West End Ward

This application was for the erection of two detached two storey dwellings following demolition of existing bungalow.

Members were advised of the following update:

'A SAMM payment has been received in respect of this application. As such, the proposal accords with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies.'

Resolved that application 14/1097 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Councillor Edward Hawkins declared that a neighbour to the site was a friend of his wife.

Note 2

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor David Mansfield.

Note 3

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

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, David Mansfield, Ken Pedder,

Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

111/P Application Number: 14/1115 - 86 High Street, Chobham, Woking GU24 8LZ - West End Ward

This application was for the demolition of existing single storey building at the rear of Saddlers Halt and replacement with 2 two bedroom cottages.

Resolved that application 14/1115 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to refuse was proposed by Councillor Vivienne Chapman and seconded by Councillor Audrey Roxburgh.

Note 2

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

Voting in favour of the recommendation to refuse the application:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton

112/P Application Number: 14/1012 - 2 Chertsey Road, Chobham, Woking GU24 8NB - Chobham Ward

This application was for the change of use and extension to the existing building comprising of a hairdressing salon on the ground floor and a first floor 3 bedroom flat, to a reduced ground floor financial services office use (A2) and 3 x 1 bedroom flat within the ground and first floor levels.

Members were advised of the following updates:

'A SAMM payment has been received in respect of this application. As such, the proposal accords with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies.'

Some Members requested that a condition be added to retain the chimney stack.

Members were informed that the parking allocation was for commercial and residential use.

Resolved that application 14/1012 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve as amended was proposed by Councillor Glyn Carpenter and seconded by Councillor Judi Trow.

Note 2

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

Voting in favour of the recommendation to approve the application as amended:
Councillors David Allen, Richard Brooks, Glyn Carpenter, Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton

113/P Application Number: 14/1086 - Outfall Cottages, Blackstroud Lane East, Lightwater - Lightwater Ward

This application was for the change of use from Class B8 (Storage) to Class C3 (Residential Dwelling) following the provision of a single storey side and rear extension.

Members were advised that the application had been withdrawn by the applicant.

Chairman