

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath  
House, Knoll Road, Camberley, GU15  
3HD on 20 April 2023**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Victoria Wheeler (Vice Chairman)

+ Cllr Graham Alleway	+ Cllr Liz Noble
+ Cllr Peter Barnett	+ Cllr Robin Perry
Cllr Cliff Betton	+ Cllr Darryl Ratiram
- Cllr Stuart Black	+ Cllr Graham Tapper
+ Cllr Mark Gordon	+ Cllr Helen Whitcroft
- Cllr David Lewis	+ Cllr Valerie White
Cllr Charlotte Morley	

+ Present

- Apologies for absence presented

Substitutes: Cllr Adrian Page and Cllr Pat Tedder

Officers Present: Alistair Barnes  
William Hinde  
Navil Rahman  
Jonathan Partington  
Eddie Scott  
Melissa Turney  
Iain Williams  
Ann Zhang

### **63/P Minutes of Previous Meeting**

The minutes of the meeting held on 2 March 2023 were confirmed and signed by the Chairman.

### **64/P Application Number 22/0828/FFU: Land to the West of Church Road, Church Road, West End**

The application was for the erection of 6 x 1- bedroom affordable Almshouse bungalows and gardens, including a new access from Church Road, parking areas and bin store.

The application would have normally been determined under the Council's Scheme of Delegation. However, it has been called-in by Cllr Tedder if minded to refuse as the proposal was a rare opportunity for social rented homes.

"The applicant details: Chobham Poor Allotment Charity.

For background information and to assist on the matter of the Thames Basin Heath SPA, an appeal decision from elsewhere in the borough is appended."

As the application triggered the Council's Public Speaking scheme, Mr Julian Marczak and Thomas Rumble, the agent, spoke in favour of the application.

Members had differing views on the application. Whilst there was appreciation by members of the merits of the application, there was acknowledgement of a significant objection from Natural England in relation to the Thames Basin Heath Special Protection Area. As a result, Councillor Edward Hawkins proposed a deferral proposal, which was seconded by Councillor Liz Noble, to allow the applicant to reengage with Natural England, through the pre-application process, in order to seek retraction of the body's objection.

The proposal was put to the vote and carried.

**RESOLVED that application 22/0828 be deferred in order to allow the applicant the opportunity to reengage with Natural England to seek withdrawal of their application.**

**Note 1**

Councillor Pat Tedder declared 2 non-pecuniary interests in her role of trustee of the Chobham Poors Allotment Charity and the WC Lees Rest Houses Charity.

**Note 2**

It was noted for the record that:

- a) Councillors Graham Alleway, Liz Noble and Victoria Wheeler declared that they had previously met with the applicant but had come into the meeting with an open-mind.
- b) Councillor Valerie White declared that she was a trustee of an Almshouses charity.

**Note 3**

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

Voting in favour of the proposal to defer the application:

Councillors Peter Barnett, Edward Hawkins, Robin Perry, Darryl Ratiram, Graham Tapper.

Voting against the proposal to defer the application:

Councillors Graham Alleway, Mark Gordon, Graham Tapper, Victoria Wheeler, Valerie White.

As there was equal numbers of votes for and against, the Chairman used his casting vote in favour of the proposal.

**Note 4**

Following the decision, some Members queried the validity of the reasons for deferral of the application. The Committee was advised that there were no restrictions or defined perimeters in the constitution on reasons relating to the deferral of planning applications.

**65/P Tree Preservation Order 11/22: 54 Church Road, Bagshot**

The Committee received a report which proposed to protect a Veteran Beech Tree within 54 Church Road, Bagshot.

This report had been presented to Planning Applications Committee due to the Tree Preservation Order which has been served, receiving letters of objection and therefore could not be considered under the Council's Scheme of Delegation.

The officer recommendation to confirm the Tree Preservation Order with no modifications was proposed by Councillor Victoria Wheeler, seconded by Councillor Valerie White, and put to the vote and carried.

**RESOLVED that Tree Preservation Order 11/22 be confirmed.**

**Note 1**

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting, in relation to the proposal to confirm the Tree Preservation Order:

Voting in favour of the proposal to confirm the Tree Preservation Order:

Councillors Graham Alleway, Peter Barnett, Mark Gordon, Edward Hawkins, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Victoria Wheeler and Valerie White.

**66/P Application Number 23/0220/FFU: Library Chambers, 63a High Street, Bagshot, GU19 5AH**

The application was for the erection of a detached 2 bed dwelling with associated parking and amenity area to rear of site following demolition of single storey rear building.

This application had been reported to Planning Application Committee as the site was owned by the Council. This application was considered in conjunction with the application for listed building consent (23/0221/LLB).

Members were given the following updates:

"The applicant details: Surrey Heath Borough Council

The applicant has confirmed agreement to the pre-commencement conditions

Additional condition 17

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) measures to prevent the deposit of materials on the highway
- (e) hours of operations

have been submitted, to and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with policies DM9, CP11 and DM11 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

The application was proposed by Councillor Robin Perry and seconded by Councillor Edward Hawkins and put to the vote and carried.

**RESOLVED that application 23/0220 be granted subject to the conditions in the Officer’s report.**

**Note 1**

It was noted for the record that

- I. Councillor Valerie White declared a non-pecuniary interest as a trustee of Bagshot Village Community Library which occupied the front of the building, but came into the meeting with an open mind; and
- II. Councillor Edward Hawkins declared on behalf of the Committee, that Surrey Heath Borough Council was the applicant

**Note 2**

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting, in relation to the proposal to confirm the Tree Preservation Order:

Voting in favour of the officer recommendation to approve the application:

Councillors Graham Alleway, Peter Barnett, Mark Gordon, Edward Hawkins, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Victoria Wheeler and Valerie White.

**67/P Application Number 23/0221/LLB: Library Chambers, 63a High Street, Bagshot, GU19 5AH**

The application was for the construction of detached 2 bed dwelling to rear of site following demolition of post 1935 single storey rear building.

Members were given the following updates:

“The applicant details: Surrey Heath Borough Council

The applicant has confirmed agreement to the pre-commencement conditions

Additional condition 17

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) measures to prevent the deposit of materials on the highway
- (e) hours of operations

have been submitted, to and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with policies DM9, CP11 and DM11 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

The application was proposed by Councillor Valerie White, seconded by Councillor Edward Hawkins and put to the vote and carried.

**RESOLVED that application 23/0220 be granted subject to the conditions in the Officer’s report.**

**Note 1**

It was noted for the record that

- I. Councillor Valerie White declared a non-pecuniary interest as a trustee of Bagshot Village Community Library which occupied the front of the building, but came into the meeting with an open mind; and
- II. Councillor Edward Hawkins on behalf of the Committee, that Surrey Heath Borough Council was the applicant

**Note 2**

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting, in relation to the officer recommendation to grant the application:

Voting in favour of the proposal to grant the application:

Councillors Graham Alleway, Peter Barnett, Mark Gordon, Edward Hawkins, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Victoria Wheeler and Valerie White.

**68/P Application Number 23/0005/RRM: Gordon Murray HQ, Highams Park, Chertsey Road, Windlesham, GU20 6HZ**

The application was for the demolition of the existing buildings and erection of a new warehouse for flexible use within Classes E(g)(ii), E(g)(iii), B2 and / or B8.

The application was reported to the Planning Applications Committee because the proposal was a major development (floor area exceeds 1,000 sqm).

Members had concerns about the predominance of the industrial building and built form in the greenbelt and in relation to the streetscene from Highams Lane. It was agreed that a condition would be added to the existing proposed condition 4 to request additional landscaping between Highams Lane and the main building and car park.

The officer recommendation to grant the application was proposed by Councillor Robin Perry, seconded by Councillor Edward Hawkins and put to the vote and carried.

**RESOLVED that**

- i. application 23/0005 be granted subject to the conditions in the Officer's Report and the additional condition; and**
- ii. the wording of the additional condition be delegated to the Head of Planning in consultation with the Chair and Vice Chair of the Planning Applications Committee, and the relevant Ward Councillor.**

**Note 1**

It was noted for the record that Councillor Victoria Wheeler declared that she had previously visited the site.

**Note 2**

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting, in relation to the proposal to confirm the Tree Preservation Order:

Voting in favour of the officer recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Mark Gordon, Edward Hawkins, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Victoria Wheeler and Valerie White.

**69/P Application Number 22/1268/FFU: Compton Place Business Centre, Surrey Avenue, Camberley, GU15 3DX**

The application was for the demolition of the existing buildings and erection of a new warehouse for flexible use within Classes E(g)(ii), E(g)(iii), B2 and / or B8

Committee Members had concerns that the proposed landscaping would impede access by emergency vehicles onto the site from Surrey Avenue. It was agreed that an informative would be added to the officer recommendation to advise that the landscaping provision which bordered Surrey Avenue should allow emergency vehicular access.

The officer recommendation to grant the application was proposed by Councillor Graham Tapper, seconded by Councillor Peter Barnett and put to the vote and carried.

**RESOLVED that application 22/1268 be granted subject to the conditions in the Officer Report and the additional informative.**

**Note 1**

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting, in relation to the proposal to grant the application:

Voting in favour of the officer recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Mark Gordon, Edward Hawkins, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Victoria Wheeler and Valerie White.

**70/P Application Number 22/1285/FFU: Unit 9 Stanhope Road, Camberley, GU15 2BW**

The application was for the demolition of existing two-storey building and construction of a three-storey building to facilitate a change of use from B1c (light industrial) to a car mechanic and body workshop, showroom and sales suite, office and car park (Sui Generis)

The officer recommendation to grant the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Valerie White and put to the vote and carried.

**RESOLVED that application 22/1285 be granted subject to the conditions in the officer report.**

**Note 1**

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting, in relation to the proposal to confirm the Tree Preservation Order:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Mark Gordon, Edward Hawkins, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Victoria Wheeler and Valerie White.

Chairman