

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 1 June 2023

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

+ Cllr Shaun Garrett	+ Cllr Bob Raikes
+ Cllr Mary Glauert	- Cllr John Skipper
+ Cllr Nirmal Kang	+ Cllr David Whitcroft
+ Cllr Liz Noble	+ Cllr Valerie White
+ Cllr David O'Mahoney	+ Cllr Richard Wilson
+ Cllr Murray Rowlands	
+ Cllr Pat Tedder	

+ Present
- Apologies for absence presented

Officers Present: Duncan Carty, Gavin Chinniah, Jonathan Partington, Sarah Shepherd and Nick Steevens

1/P Minutes of Previous Meeting

The Committee was informed that following the identification of a number of errors the minutes published in the agenda pack had been revised and republished as a supplementary report.

RESOLVED that the revised minutes of the meeting of the Planning Applications Committee held on 20th April 2023 be approved as a correct record and signed by the Chairman.

2/P Application Number: 22/1182/FFU Lawrence Lodge, Old Dean Road, Camberley, GU15 4JY

The application was for the construction of 20 dwellings, consisting of 13 apartments and 7 houses with associated parking, amenity space and landscaping following the demolition of the existing flat blocks on the site.

The Committee was informed that the accommodation in Lawrence Lodge had been deemed as being no longer fit for purpose, with a significant level of shared facilities, and had been under occupied for a not inconsiderable amount of time. The proposed redevelopment of the site would provide 20 self-contained units of affordable housing with a 65%:35% split between social rent and shared ownership.

It was noted that there was a requirement for a close boarded fence on the boundary of the property for privacy purposes. It was agreed that Condition 20 would be amended to ensure the maintenance and retention of the close board fence in perpetuity.

The Committee noted the second recommendation in the Update Sheet regarding the stipulation that in the event that a satisfactory legal agreement was not completed by the 7th June 2023 then the Head of Planning Services would be authorised to refuse the application.

The Officer's recommendation to approve the application subject to the completion of a satisfactory legal agreement, as set out in the officer report and as amended in the update sheet, was proposed by Councillor Garrett, seconded by Councillor Glauert, put to the vote and carried.

RESOLVED that application 22/1182/FFU be approved

NOTE 1

It was noted for the record that Councillor Garrett had visited Lawrence Lodge a number of times during his tenure as a Portfolio Holder.

NOTE 2

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting in favour of the motion to approve the application was as follows:

Voting in favour of the motion to approve:

Councillors Betton, Garrett, Glauert, Kang, Noble, O'Mahoney, Tedder, Raikes, Wheeler, Whitcroft and Wilson

Voting against the motion to approve:

Councillor White

Abstaining: Councillor Rowlands

3/P Application Number: 23/0328/PCM Former Lakeside School Playing Field, Caroline Way, Frimley, GU16 8LL

The application was an outline application for the erection of a part single and part three storey building for extra care accommodation to provide self-contained apartments, with staff and communal spaces and associated car parking with access from Caroline Way.

The Committee was informed that the application was a Regulation 3 Application under the terms of the Town and Country Planning General Regulations 1992. As such Surrey County Council would be the determining authority while the Borough Council was only a consultee.

The application site was formerly a school playing field which was a defined Green Space within the settlement of Frimley and the Lanes Character Area of the Western Urban Area Character Supplementary Planning Document 2021. The Committee expressed concerns about the mass and bulk of the proposed development which was considered to be out of character with the surrounding area, the loss of green space and the potential impact that the development could have on trees surrounding the development. It was also considered that the provision of 25 parking spaces was inadequate for the size of the proposed development.

The Officer recommendation to submit a representation objecting to the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Valerie White, put to the vote and carried unanimously.

RESOLVED that the Council submit a representation to Surrey County Council objecting to the application.

4/P Application Number: 23/0326/PCM 141 Park Road, Camberley, GU15 2LL

The application was an outline application for the erection of a part 1, 2, 3 and 4 storey building for extra care accommodation comprising of 60 self-contained apartments, with staff and communal spaces for affordable rent with associated car parking and a new access onto Park Street.

The Committee was informed that the application was a Regulation 3 Application under the terms of the Town and Country Planning General Regulations 1992. As such Surrey County Council would be the determining authority while the Borough Council was only a consultee.

The Committee expressed concern about the height and scale of the proposed development which was considered to be out of scale and incongruous with the surrounding area and the potential impact that the development could have on trees on the plot.

It was noted that the County Council could decide to set aside the Borough Council's concerns and approve both this application, and application 23/0328/PCM Former Lakeside School Playing Field, and it was questioned whether it would be possible to challenge such any decision to approve these applications. It was felt that the Borough Council had cited robust reasons for refusing both applications and the outcomes of the County Council's decision would be reported back to the Committee.

It was agreed that Councillor Whitcroft would, in his capacity as Leader of the Council, write formally to the Chairman of the County Council's Planning Committee and the County Councillors representing the Surrey Heath wards to reinforce the Borough Council's reservations about the scale of the developments proposed by applications 23/0326/PCM and 23/0328/PCM.

The Officer recommendation to submit a representation objecting to the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Valerie White, put to the vote and carried unanimously.

RESOLVED that:

- i. The Council submit a representation to Surrey County Council objecting to the application.
- ii. It be noted that Councillor Whitcroft would formally write to the Chairman of the County Council's Planning Committee and the County Councillors representing the Surrey Heath setting out the Borough Council's concerns about applications 23/0326/PCM and 23/0328/PCM.

5/P Application Number: 22/0958/FFU 61 London Road, Camberley, GU15 3UG

It was noted that application number 22/0958/FFU had been withdrawn by the applicant and would not be considered by the Committee.

6/P *Application Number: 22/1001/FFU Westcroft Park Farm, Windlesham Road, Chobham, GU24 8SN

It was noted that the application had been withdrawn from the Committee to enable full consideration to be made of additional information submitted by the applicant and the County Highways Authority.

7/P

***Application Number: 21/0865/FFU Land South of Beldam Bridge Road, West End Woking, GU24 8DN**

The application was for the erection of five detached two storey dwellings and garages with associated access, parking and landscaping.

The application had been called in by Graham Alleway, a former councillor, due to concerns about infrastructure, traffic and highway safety grounds.

As the application had triggered the Council's public speaking scheme Mr Ali Fazeli-Nia spoke in opposition to the application and Ms Tilly Whishaw spoke in support of the application.

It was noted that the application site formed part of the West End Housing Reserve Site. Planning permission for the erection of three houses on the site had previously been approved and approval of this application would result in a net gain of two dwellings.

Concerns about the potential presence of protected species on the site, and the lack of a response from Surrey Wildlife Trust were noted.

The Committee expressed concern about the speed of vehicles travelling along Beldam Bridge Road and it was questioned whether more might be done to improve highway safety in the vicinity of the proposed development. The Committee was reminded that any mitigation measures had to be in line with the size of a development and, in the opinion of the County Highways Authority, the construction of an inset pedestrian footpath from the development site to the junction of Beldam Bridge Road and Kings Road combined with a reduction of the speed limit from 40mph to 30mph on Beldam Bridge Road in front of the development site and the installation of Vehicle Activated Speed limit signs on the approach to the site were considered to be proportionate for a development of this size. It was suggested that a site visit to view the highways situation might be an appropriate way forward at this juncture.

A motion to defer the application pending a site visit was proposed by Councillor Wheeler, seconded by Councillor Garrett, put to the vote and carried.

RESOLVED that application number 21/0865/FFU be deferred pending a site visit.

NOTE 1

It was noted for the record that Councillor Wheeler and Councillor Noble had met with Graham Alleway to discuss his concerns in more detail.

NOTE 2

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

Voting in favour of the motion to defer:

Councillors Betton, Garrett, Glauert, Kang, Noble, O'Mahoney, Rowlands, Raikes, Wheeler, Whitcroft and White.

Voting against the motion to defer:

Councillor Wilson

Abstaining:

Councillor Tedder

CHAIRMAN