

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 21 December 2023**

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

+ Cllr Mary Glauert	- Cllr Murray Rowlands
+ Cllr Shaun Garrett	+ Cllr Kevin Thompson
+ Cllr Liz Noble	+ Cllr Helen Whitcroft
+ Cllr David O'Mahoney	+ Cllr Valerie White
	+ Cllr Richard Wilson

+ Present
- Apologies for absence presented

*in attendance virtually and could not vote on any application.

Substitutes: Cllr Jonathan Quin (In place of Cllr Murray Rowlands),
Cllr David Whitcroft (In place of Cllr Cliff Betton), Cllr Bob Raikes (In place of Cllr
Liz Noble) and Cllr Shaun Macdonald (In place of Cllr Kevin Thompson)

Members in Attendance: Cllrs Liz Noble and Kevin Thompson

Officers Present: Duncan Carty, Gavin Chinniah
James Hall, Will Hinde, Jonathan Partington
Melissa Turney and Eddie Scott

31/P Minutes of Previous Meeting

The Committee confirmed the minutes of its meeting held on 23 November 2023 subject to a change to reflect that Councillor Richard Wilson voted against the recommendation to approve application 23/0936.

32/P Application Number: 23/0571 - Tesco, Station Road, Chobham, Woking, Surrey, GU24 8AQ

The application was for Advertisement Consent for 1 fascia sign, 1x projecting sign, 4x vinyl, 1x frosting, 2x dibond.

The application would have normally been determined under the Council's Scheme of Delegation but had been reported to the Planning Applications Committee on the request of Councillor Pat Tedder because it was considered that any change would be detrimental to the character and appearance of the Chobham Village Conservation Area.

Members were advised of the following updates on the application:

“Paragraph 2.2 and 6.2 of the agenda makes reference to the public house as the adjoining building to the west. In fact the lawful use of this building is Class B1 (Office) and is to the east, not the west. The building to the west is an empty building which was previously used as a restaurant.

The revised NPPF issued on 19 December 2023 does not materially affect the determination of this application.”

Following questions and concerns from Members, the Committee were advised that there would be a reduction of illuminated signs at the site, as only sign 2 would now be externally illuminated.

Moreover, the Committee had particular concerns in respect of the effect of the potential internal illumination of the advertisements on the Chobham Conservation Character Area. Thereby it was agreed to strengthen condition 4 of the Officer’s recommendation to make clear that there should not be any internal illumination that would make the signs more prominent or would illuminate the signs approved.

The Officer recommendation to grant the application was proposed by Councillor David Whitcroft, seconded by Councillor David O’Mahoney and put to the vote and carried.

RESOLVED that application 23/0571/ADV be granted subject to the conditions in the Officer Report, as amended.

Note 1

It was noted for the record that Councillor Victoria Wheeler declared that:

- a) She spoke against the original application on the site prior to being a Councillor;
- b) She was a regular shopper at the site; and
- c) She lived near the application site

Note 2

In line 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 Officer recommendation to grant the application:

Councillors Shaun Garrett, Mary Glauert, Shaun Macdonald, David O’Mahoney, Bob Raikes, David Whitcroft, Helen Whitcroft and Richard Wilson.

Voting against the application to grant the application:

Councillors Jonathan Quin, Victoria Wheeler and Valerie White.

33/P Application Number: 23/0891 - 42 - 44 London Road, Bagshot

The application for the variation to the legal agreement/operational management plan relating to planning permission 18/1083, which was granted on appeal

APP/D3640/W/20/3245089 [relating to the erection of a part one, two and three storey building, partly with accommodation in the roof, to provide 46 extra care apartments including associated facilities, car parking and landscaping following the demolition of existing buildings] to allow the minimum age for care residents to be reduced from 70 to 60 years.

The application had been reported to the Planning Applications Committee because the proposal was a major development (i.e. over 1,000 square metres floorspace). The original planning application was also referred to the Planning Applications Committee and the variation to the legal agreement and operational management plan needed to be reported back accordingly.

Members were advised of the following updates on the application:

“One letter of objection has been received, raising the following concerns:

- The building is empty and unfinished and should be finished with the impact greater due to the lack of landscaping/trees;
- Impact of height of development;
- Design (especially roof level accommodation); and
- Impact and visual appearance of hoarding.

These objections are not material to the determination of the application.

The applicant has provided a statement, summarised below:

- Marketing for the development has indicated a local demand for 60-70 year old needing care;
- Average age for McCarthy & Stone extra care developments is 85 years of age (and it is not envisaged that this level will change for this development);
- Extra care development is needs based with future occupiers needing care, with an average of 0.538 spaces per apartment for new residents across their extra care developments with 18.5% relinquishing their car during the first year and a further 4.9% in the second year;
- Car provision was set at 0.7 spaces per apartment which would not materially change from this proposal; and
- Parking will be controlled by on-site management.

The revised NPPF issued 19 December 2023 does not materially affect the determination of this application.”

Following debate on the proposal Members wished to note for the record their continued concerns in respect of the ratio of parking spaces to apartments in relation to the original application. However, it was acknowledged by the majority of Members that the proposed reduction in the minimum age of care residents, did not have enough effect on the acceptability of the parking provision to justify refusing the application.

The officer recommendation to grant the application was proposed by Councillor Jonathan Quin, seconded by Councillor Helen Whitcroft and put to the vote and carried.

RESOLVED that application 23/0891 be granted subject to the conditions in the Officer Report.

Note 1

In line 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 Officer recommendation to grant the application:

Councillors Shaun Garrett, Mary Glauert, Shaun Macdonald, David O'Mahoney, Jonathan Quin, Bob Raikes, David Whitcroft, Helen Whitcroft, Victoria Wheeler and Richard Wilson.

Voting against the Officer recommendation to grant the application:

Councillor Valerie White.

Chair