

**Surrey Heath Borough Council**  
**Planning Applications Committee**  
**25 January 2024**

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**23/0326/PCM**

<b>Strategic Director/Head of Service</b>	Gavin Chinniah
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<b>Wards Affected:</b>	Town

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### **Summary and purpose**

This report serves to update Members of the progress of the County Council application 23/0326/PCM following this Council's resolution to object to the proposal.

### **Recommendation**

The Committee is advised to NOTE the progress of this application.

#### **1. Background and Supporting Information**

- 1.1 The application 23/0326/PCM related to the erection of a part 1, 2, 3 and 4 storey building for extra care accommodation comprising up to 60 self-contained apartments, staff and communal facilities and associated parking. This is an outline application seeking the approval of scale, layout and access (with landscaping and appearance reserved for future separate approval).
- 1.2 Surrey County Council was the determining authority and Surrey Heath Borough Council was only a consultee. The application was reported to the Planning Applications Committee on 1 June 2023 when it was resolved to raise objections to the proposal on grounds of character, residential amenity and trees. The officer report and decision are attached at Annex A.
- 1.3 The application was reported to the Planning Committee at Surrey County Council on 27 October 2023 when it was resolved to approve the application subject to conditions and the completion of a legal agreement. The SCC officer report is attached at Annex B.
- 1.4 Surrey County Council, in supporting this proposal, gave strong support for the development of Class C2 extra care apartments to assist in meeting a demonstrable need for such accommodation which would also be provided within the affordable rental sector. That Council considered, in the planning balance, that the need for the development outweighed any harm to local

character. They raised no objections to the proposal on residential amenity or tree grounds.

## **2. Reasons for Recommendation**

- 2.1 The consideration of the application by Surrey County Council is markedly different from the assessment made by the Borough Council, due to the weight given to the need for Extra Care accommodation against any identified harm.
- 2.2 Whilst matters of scale, layout and access have, in effect been agreed, Surrey Heath will still be consulted on the future reserved matters application for landscaping and appearance.

## **Annexes**

Annex A – Original Planning Applications Committee report for this application and the decision (issued to Surrey County Council)

Annex B – Surrey County Council officer report

## **Background Papers**

Drawings and photos provided with the application report.