

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 19 August 2015**

+ Cllr Edward Hawkins (Chairman)
+ Cllr David Mansfield (Vice Chairman)

+ Cllr David Allen	- Cllr Katia Malcaus Cooper
+ Cllr Richard Brooks	+ Cllr Robin Perry
- Cllr Nick Chambers	+ Cllr Ian Sams
+ Cllr Mrs Vivienne Chapman	+ Cllr Conrad Sturt
- Cllr Colin Dougan	- Cllr Pat Tedder
+ Cllr Surinder Gandhum	+ Cllr Victoria Wheeler
+ Cllr Rebecca Jennings-Evans	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Substitutes: Cllr Ruth Hutchinson (In place of Pat Tedder) and Cllr Max Nelson (In place of Colin Dougan)

In Attendance: Cllr Rodney Bates, Cllr Charlotte Morley, Michelle Fielder, Jessica Harris-Hooton, Noreen Mian, Jonathan Partington and Lee Brewin

18/P Minutes

The minutes of the meeting held on 20 July 2015 were confirmed and signed by the Chairman.

19/P Application Number: 15/0385 - Sparks Garage, 2 London Road, Camberley GU15 3UZ

The application was for an outline application for the demolition of existing buildings and erection of up to 10 residential apartments, access, parking provision and associated landscaping with access to be considered only. (Additional information received 10/07/2015).

Members were advised of the following updates:

Following the completion of the Committee report, comments have been received from the Drainage Officer and an additional condition is proposed as follows:

Condition 18

The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) *Information about the design storm period and intensity (1 in 30 and 1 in 100 (+30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of*

- access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;*
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);*
 - c) Flood water exceedance routes, both on and off site;*
 - d) A timetable for implementation;*
 - e) Site investigation and test results to confirm infiltration rates;*

Reason: to ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Proposals Document 2012.

An additional informative as detailed below is also required:

The drainage details required by condition 18 above should include full details of all foul water systems, to include cover levels, invert levels, pipe and chamber sizes, to be annotated upon a drainage layout plan. Details to indicate all connection points to buildings and to provide levels of any rodding eye or inspection point.

Affordable Housing

Government guidance that schemes for less than 10 units should not be subject to contributions towards or the provision of affordable housing was quashed by a High Court decision in early August. As such, the LPA is now reverting back to its Policy CP5 in respect of affordable housing, which means that this development would be liable for on-site affordable housing provision of 30% if 10 units are provided or 20% if 5-9 units are provided.

It is therefore considered necessary to add the following condition to ensure that provision is made for affordable housing is at the reserved matters stage:

Condition 19

Prior to the approval of any reserved matters application, an affordable housing scheme compliant with the Surrey Heath Core Strategy and Development Management Policies Document 2012 Policy CP5 has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure affordable housing is provided in accordance with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.'

Some Members had concerns about the impact of the proposal on the pedestrian access and parking. In addition the addition of yellow lines near the access was also raised. It was noted that there had been no objections raised by the County Highways Authority.

The Chairman asked for it to be a matter of record that the reserved matters applications should come to the Planning Applications Committee for determination. In addition it was requested that informative 4 be amended to make reference to parking standards.

Resolved that application 15/0385 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Councillor Sturt declared that he knew the applicant.

Note 2

As this application triggered the Council's public speaking scheme, Mr Rumble the agent spoke in support of the application.

Note 3

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

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, Vivienne Chapman, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, David Mansfield, Max Nelson, Robin Perry, Rebecca Jennings-Evans, Ian Sams, Conrad Sturt, Victoria Wheeler and Valerie White.

20/P Application Number: 15/0455 - 80 Verran Road, Camberley GU15 2LJ

The application was for the erection of a two storey side and rear extension and single storey front extension including integral garage following demolition of existing garage.

Members were advised of the following updates:

'Paragraph 6.1

The main reasons in support of the application are summarised below:

- *The proposal is in keeping with the street scene and character of the area*
- *The proposal would add more variety to the street and improve the area*

- *Other houses have extended in a similar way which do not look out of place*
- *An extension sitting flush with the front elevation is preferred as it would look more natural*

A neighbour has also queried who would be responsible if subsidence was caused

Officer's comment: In relation to other properties extending in the street each and every proposal has to be assessed on its own merits. Issues concerning the correct foundations and avoiding subsidence would be considered under the Building Control process.'

Some Members sought confirmation that there had been no objections from neighbouring properties. Officers confirmed this.

The measurement between the proposed development and the neighbouring property 82 Verran Road was confirmed as 0.75m. Some Members felt that a site visit would be beneficial to assess the impact of the proposal on number 82.

The Chairman reminded Members of the Site Visit protocol that stated that:

'where the Planning Applications Committee has commenced the consideration of an item but decides to defer an application because it considers that a site visit is necessary in order for it to determine the application, only those members who have attended that site visit will be able to vote in relation to that application at the next meeting'.

Resolved that application 15/0455 be deferred to allow for a site visit to take place.

Note 1

As this application triggered the Council's public speaking scheme, Mr Keenan, the applicant spoke in support of the application.

Note 2

The recommendation to defer the application to allow for a site visit was proposed by Councillor Richard Brooks and seconded by Councillor David Allen

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 defer the application:

Councillors David Allen, Richard Brooks, Vivienne Chapman, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, David Mansfield, Max Nelson, Robin Perry, Rebecca Jennings-Evans, Ian Sams, Conrad Sturt and Valerie White.

Voting against the recommendation to defer the application:

Councillor Victoria Wheeler.

21/P Application Number: 15/0479 - 69-73 James Road, Camberley GU15 2RH

The application was for the erection of 10 three bedroom dwellings and associated ancillary works following demolition of existing commercial buildings. (Additional information received 22/6/15), (Additional info received 24/06/15).

Members were advised of the following updates:

'By email on 12 August the agent submitted details of vacant commercial units at Trade City. However this is not considered to go to the heart of the objection raised in terms of the loss of employment which would arise. This is because this information alone does not demonstrate that there is no need for this sized unit offering this range of employment opportunities, and that in the event the current occupiers vacate, the premises' could not be re let.

In addition the Environment Agency has confirmed its objection to the proposal is maintained.

Affordable Housing

Government Guidance that schemes for less than 10 units should not be subject to contributions towards or the provision of affordable housing, was quashed by a High Court decision in early August. As such, the LPA is now reverting back to its Policy CP5 in respect of affordable housing, which means that this development would be liable for on-site affordable housing provision of 30% if 10 units are provided or 20% if 5-9 units are provided. The applicant is to be advised of this by the addition of the informative below.

Additional Informative

The applicant is advised that following the change in government guidance pertaining to the threshold for the provision of affordable housing the Council will apply Policy CP5 of the Core Strategy and Development Management Policies 2012 to redevelopment proposal's giving rise to a net increase in residential units.'

Resolved that application 15/0479 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to refuse the application was proposed by Councillor David Mansfield and seconded by Councillor Valerie White.

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, Vivienne Chapman, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, David Mansfield, Max Nelson, Robin Perry, Rebecca Jennings-Evans, Ian Sams, Conrad Sturt , Victoria Wheeler and Valerie White.

Chairman