

**MINUTES OF A MEETING OF SURREY
HEATH BOROUGH COUNCIL held at the
Camberley Theatre, Knoll Road,
Camberley on 17 July 2013**

- + Cllr Beverley Harding (Mayor)
- + Cllr Bob Paton (Deputy Mayor)

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|-----------------------------|-------------------------|
| + Cllr David Allen | + Cllr Paul Ilnicki |
| + Cllr Rodney Bates | + Cllr Lexie Kemp |
| + Cllr Richard Brooks | + Cllr Bruce Mansell |
| + Cllr Keith Bush | + Cllr David Mansfield |
| + Cllr Glyn Carpenter | + Cllr John May |
| + Cllr Bill Chapman | - Cllr Margaret Moher |
| + Cllr Mrs Vivienne Chapman | + Cllr Charlotte Morley |
| - Cllr Ian Cullen | + Cllr Adrian Page |
| + Cllr Paul Deach | + Cllr Ken Pedder |
| + Cllr Tim Dodds | + Cllr Chris Pitt |
| + Cllr Colin Dougan | + Cllr Joanne Potter |
| + Cllr Craig Fennell | + Cllr Wynne Price |
| + Cllr Surinder Gandhum | + Cllr Audrey Roxburgh |
| + Cllr Liane Gibson | + Cllr Ian Sams |
| + Cllr Moira Gibson | + Cllr Pat Tedder |
| - Cllr Alastair Graham | + Cllr Judi Trow |
| + Cllr David Hamilton | + Cllr Valerie White |
| + Cllr Edward Hawkins | + Cllr Alan Whittart |
| - Cllr Josephine Hawkins | + Cllr John Winterton |

+ Present

- Apologies for absence presented

Officers in Attendance

Mrs Karen Whelan – Chief Executive
Mrs Jenny Rickard – Executive Head - Regulatory
Miss Karen Limmer – Head of Legal Services
Mrs Jane Sherman – Democratic Services Manager
Mr Paul Sherman – Senior Planning Officer
Mr Andy Stokes – Highway Officer - Surrey County Council

Part I
(public)

28/C Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ian Cullen, Alastair Graham, Josephine Hawkins and Margaret Moher.

29/C Declarations of Interest

In accordance with the Members' Code of Conduct, Councillor Craig Fennell declared he had a disclosable pecuniary interest in relation to Planning Application 12/0546 as he had a beneficial interest in properties at 1, 3 and 7 Guildford Road and Holmwood, Beech Road, Frimley Green. Councillor Fennell left the room and took no further part in the proceedings.

In accordance with the Members' Code of Conduct, councillors declared non-pecuniary interests as follows:

- (a) Cllr Paul Deach, as a Member of Deepcut Liaison Group, the Chairman of Dettingen Estate Owners Committee, the Director/Chairman of Dettingen Park Management Company Limited, the Chairman of the Deepcut CivMil Committee, a Member of the Defence School of Logistics Independent Advisory Panel and a Member of the Mytchett, Frimley Green & Deepcut Society:
- (b) Cllr Alan Whittart, as a Member of the Frimley Green, Mytchett & Deepcut Residents Society.

It was also noted, for the record, that whilst Cllr Joanne Potter had an interest in the Lakeside Complex in Wharf Road, Frimley Green this did not amount to a Disclosable Pecuniary Interest.

30/C Suspension of Council Procedure Rules

It was moved by the Mayor and seconded by the Deputy Mayor and

Resolved that, in order to allow for freer debate, the Council Procedure Rules 14.5 (length of speech), 14.6 (councillors speaking more than once), and 21.2 (the requirement to stand) be suspended for the remainder of the meeting.

31/C Planning Application 12/0546 - Princess Royal Barracks, Brunswick Road, Deepcut

The application was a Hybrid Planning Application for a major residential-led development totalling 1,200 new dwellings with associated public open space, community facilities, primary retail and commercial uses, and access and highways works. As the application was a hybrid application, part of the application sought full planning permission and part of the application sought outline planning permission.

Full planning permission was sought for the conversion of the Officers' Mess building, the Sergeants' Mess building and the Headquarters of the Director of Logistics building to provide a total of 81 flats (falling within Use Class C3) and the full application included all the associated details associated with this part of the development.

Full planning permission was also sought for the proposed means of access to the wider development site and this included the creation of a roundabout in place of the existing junction at Deepcut Bridge Road, Blackdown Road and Newfoundland Road.

The remainder of the proposed development, and the majority of the development proposed, was sought at outline only. The application for outline planning permission included:

- 1,119 new build dwellings (Class C3) of which 35% would be affordable;
- A 2 form entry Primary School, together with a nursery facility (Class D1);
- a foodstore (Class A1);
- local shops (Class A1 / A2 / A3 / A5);
- space for medical facilities to accommodate GPs/dentists (Class D1);
- a library building with co-located police desk and village visitor centre (Class D1);

- a public house (Class A4);
- retention of the Church of St Barbara as a religious facility with a replacement Church Hall (Class D1);
- provision of 69.12ha of public open space comprising:
 - 35ha of SANGs and a 1.07ha SANGs link
 - 19.85ha semi natural open space (ANGSt)
 - 2ha Village Green
 - 1.16ha of Allotments
 - 2.54ha of formal Parkland
 - areas of amenity green space within the residential area
 - dedicated play spaces within the residential area
- a care home (Class C2);
- improved footpaths, cycleways, public transport linkages and highway improvements;
- a Sustainable Urban Drainage system.

For those elements which were to be considered at outline, only the means of access to the wider site were to be considered by this application. The applicant had provided indicative plans which showed how the site could be developed to accommodate the level of development proposed. However, matters of layout, scale, appearance and landscaping of these elements would be subject of later reserved matters applications and were not considered by this application.

The Executive Head – Regulatory introduced the report relating to Planning Application 12/0546 for Princess Royal Barracks, Brunswick Road, Deepcut. The report and accompanying appendices set out the Heads of Terms for the Section 106 Agreement, the schedule of conditions, the full Surrey County Council highway response, which included a commentary on the Traffic Impact Assessments and copies of the maps and plans submitted with the planning application.

Members were reminded that the site had been identified in Policy CP4 of the Core Strategy which the Council had adopted in February 2012, following an Examination before a Planning Inspector. Policy CP4 sought to deliver 1200 new homes with associated land uses and infrastructure, and represented 37% of the total housing provision that the Council had agreed to deliver for the period up to 2028. Policy CP4 required that 35% of that housing be affordable and this would deliver some 400 units of intermediate or social rented housing which would make a significant contribution towards addressing the needs of the 800 households currently on the Council's housing register.

The Council did not currently have a 5 year supply of deliverable housing land as required by the government in the National Planning Policy Framework. The availability of this site also meant that the Council, unlike any other in Surrey, had not, so far, had to consider a review of the Green Belt boundaries to accommodate future housing needs.

Policy CP4 was supported by a Supplementary Planning Document, prepared in conjunction with Guildford Borough Council and adopted by this Council in 2011. The SPD, which set out the Council's aspirations for this site, had been subject to extensive consultation, including a 3 day community workshop.

In relation to the outline elements of the planning application, the applicant was seeking only to demonstrate that what was proposed could be accommodated on the site. Precise details of siting, layout, scale, appearance and landscaping would be the subject of future reserved matters planning applications and consequently further community engagement.

It was also noted that all infrastructure requested by this Council and Surrey County Council, would be delivered through a Section 106 agreement. This included provision for Suitable Alternative Natural Greenspace (SANG) of 35 hectares. Overall, 60% of the site would remain open green space.

Members received a detailed presentation in relation to the application and received an update in relation to the following matters:

Report – corrections and clarification

- Paragraph 9.7.2 - The figure of 40ha for the residential development included areas of amenity space and incidental open space
- Paragraph 9.8.2 - The figure of £4.8m to read £4.08m
- Paragraph 9.8.5 - To read “*would ensure that the development will **not** give rise to unacceptable highway impacts.*”

Condition 4

The reason for the imposition of this condition should read:

To comply with the Town and Country Planning (General Development Procedure) Order 2010.

Skeleton Heads of Terms

- Bellew Road Closure - A contribution of £50,000 towards the closure of Bellew Road to through traffic.
- Health Facilities - The exact contribution, if required, to be determined by a formula that accounts for the final mix of units on the development site. This to be based on a figure of £128.19 per person.
- Public Art - This shall be a minimum of 1 piece of public art per phase.

Consultation Responses

- The following responses were omitted from the list included within the report or had been received following the publication of the report.
 - Natural England - Raise no objection subject to conditions and S106 agreement to secure management and maintenance of the SANGs in perpetuity.
 - Surrey Heath Borough Council's Arboricultural Officer - No objection subject to conditions to secure tree retention plans and landscaping information in reserved matters applications.

- Surrey Heath Borough Council's Drainage Officer - No objection subject to conditions to secure drainage schemes in reserved matters applications.

Representations

- Following the publication of the agenda 3 further representations had been received, making a total of 175 objections and 5 letters of support. The material considerations raised had been addressed in the report.

The Council heard from Mrs Angela Mitchell, Mr David Whitcroft, Mr Brian Curnow and Mr Kelvin Daley in objection to the application and Mr Jon Kirby of GVA, representing the applicant, in support of the application. These speakers also answered points of clarification in response to questions by Members.

The Council received a comparison of the highway capacity and safety proposals identified in the AMEC Traffic Impact Assessment Report provided by the applicant and the WSP UK Ltd Traffic Impact Assessment Report commissioned by the Council. It was noted that whilst these 2 reports had some elements in common, they differed in relation to assumptions made. Whilst both reports had concluded that the development required mitigation, the WSP report proposed a lesser amount. The AMEC report proposed works to the larger, more strategic, junctions whereas the WSP report proposed mitigation of the smaller, more local, junctions.

The Council was advised that it was not feasible to provide mitigation to all the junctions identified in both studies.

Surrey County Council, as the Highway Authority, was satisfied that the capacity mitigation package agreed with the applicant and AMEC delivered a well-balanced range of measures, including bus services, cycle routes and environmental enhancements, such that the level of transport impact from the development would be minimised.

Members asked a number of questions of Surrey County Council's Highway Officer and received responses to concerns raised in relation to the capacity mitigation package proposed by the applicant, including:

- the lack of improvements at the following junctions
 - Maultway junction with the A30 London Road;
 - Lake Road/ Deepcut Bridge Road;
 - Old Bisley Road/ Deepcut Bridge Road;
 - Macdonald Road/Red Road;
- the potential for "rat runs" through residential roads;
- the failure to address the effect of the development on Junction 4 of the M3; and
- the safety of pedestrians using the Deepcut Bridge Road Railway Bridge.

In relation to the proposed Class 1 supermarket, it was noted that the applicant's retail impact assessment had concluded that the proposed supermarket of 2,000 square metres would not result in an adverse impact on other retail centres in the wider area, would be appropriate to serve the needs of the expanded Deepcut community, and would not draw significant trade from areas outside of Deepcut. However, Members expressed concerns in relation to the size of the supermarket and queried the evidence in the applicant's retail study. Members felt that a unit of this size was too

large for local needs and would attract shoppers from a wider area and increase traffic movements through Deepcut.

It was moved by Cllr Moira Gibson and seconded by Cllr Glyn Carpenter, that the application be approved subject to amended conditions relating to:

- Condition 44 – the size of the supermarket to be no more than 2,000 square metres and be subject to a further retail study to meet local needs.
- Condition 62 – a variation in the hours of working on Saturdays from 8 am to 1pm to 9 am to 2 pm.

Further debate ensued relating to the percentage of affordable housing, the sports provision, the hours of operation of the supermarket, the conditions of employment of contractors' and sub-contractors' trainees employed in the construction. Members also considered that all Reserved Matters planning applications relating to this development should be determined by the Planning Applications Committee and not by officers under delegated authority.

It was moved by Cllr Edward Hawkins and seconded by Cllr Liane Gibson, that the application be approved subject to amended conditions 44 and 62 as previously proposed and referred to above and subject to:

- the following additional amended conditions relating to
 - Condition 9 – the percentage of affordable housing to be a reserved matter;
 - Condition 20 – the sports provision to be the subject of a strategy to be agreed;
 - Condition 45 and 47 – the hours of operation to be 7am - 10 pm Monday to Saturday, 7am - 9 pm on Sundays and Public Holidays;
 - Condition 61 – additional informative relating to the conditions of employment of contractors' and sub-contractors' trainees employed in the construction;
- the Executive Head – Regulatory be authorised to determine the wording of the amended conditions and informatives after consultation with the Chairman of the Planning Applications Committee; and
- all Reserved Matters planning applications relating to this development to be determined by the Planning Applications Committee.

It was moved by Cllr Chris Pitt and seconded by Cllr David Mansfield that, in accordance with Procedure Rule 14.12, an immediate vote be now taken. The motion was put to the meeting and carried; the voting being 27 in favour, 7 against and 1 abstention.

The substantive motion, as moved by Cllr Edward Hawkins and seconded by Cllr Liane Gibson, was put to the vote and carried. The voting was as follows:

For the motion:

Councillors Rodney Bates, Richard Brooks, Keith Bush, Glyn Carpenter, Bill Chapman, Mrs Vivienne Chapman, Tim Dodds, Colin Dougan, Surinder Gandhum, Liane Gibson, Moira Gibson, David Hamilton, Edward Hawkins, Lexie Kemp, Bruce Mansell, David Mansfield, John May, Charlotte Morley, Adrian Page, Bob Paton, Ken Pedder, Wynne Price, Audrey Roxburgh, Ian Sams.

Against the motion:

Councillors David Allen, Paul Deach, Paul Ilnicki, Chris Pitt, Joanne Potter, Pat Tedder, Judi Trow, Valerie White, Alan Whittart and John Winterton.

Abstention:

The Mayor

Resolved that

- (i) **subject to the completion of a suitable Legal Agreement to secure the appropriate delivery of the matters set out in the Outline Heads of Terms, the Executive Head – Regulatory be authorised to GRANT planning permission subject to the conditions listed in the Schedule of Planning Conditions amended as follows:**
- **Condition 44 – the size of the supermarket to be no more than 2,000 square metres and to be subject to a further retail study to meet local needs;**
 - **Condition 62 – a variation in the hours of working on Saturdays from 8 am to 1 pm to 9 am to 2 pm;**
 - **Condition 9 – the percentage of affordable housing to be a reserved matter;**
 - **Condition 20 – the sports provision to be the subject of a strategy to be agreed;**
 - **Condition 45 and 47 – hours of operation to be 7am - 10 pm Monday to Saturday, 7am - 9 pm on Sundays and Public Holidays;**
 - **Condition 61 – additional informative relating to the conditions of employment of contractors' and sub-contractors' trainees employed in the construction;**
- (ii) **the exact wording of the conditions be determined by the Executive Head of Regulatory after consultation with the Chairman of the Planning Applications Committee; and**
- (iii) **all Reserved Matters planning applications relating to this development to be determined by the Planning Applications Committee.**

Note 1: The Mayor adjourned the meeting at 8.50pm for a 15 minute comfort break.

Note 2: At 9.45pm it was proposed by the Leader and seconded by Cllr Glyn Carpenter and agreed by the Council, that Council Procedural Rule 9, relating to the length of the meeting, be suspended.

Note 3: The meeting concluded at 11.25pm.

Chairman