



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Telephone: (01276) 707100
Facsimile: (01276) 707177
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Division: Legal & Democratic Services
Please ask for: Eddie Scott
Direct Tel: 01276 707335
E-Mail: democratic.services@surreyheath.gov.uk

To: All Members of the **PLANNING APPLICATIONS COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These planning updates were not available when the reports in the main agenda were originally prepared and supplement the information contained in those reports.

Yours sincerely

Damian Roberts

Chief Executive

PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION

		Pages
8	10 February 2022 Planning Applications Committee - Planning Updates	3 - 6

This page is intentionally left blank

10 February 2022

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4	20/0318/RRM Heathpark Wood, East of Heathpark Drive, Windlesham, Surrey	GRANT subject to legal agreement and conditions

UPDATE

The applicant has agreed to update the surveys for the LEMP submitted pursuant to condition 23 and have withdrawn the consideration of this condition from the application. As a consequence informative 19 is withdrawn. A further condition submission will be made pursuant to condition 23 once the survey work has been completed. For information this is a pre-commencement condition.

The applicant has agreed to all the requested changes by the Council's Arboricultural Officer.

In the appeal decision the Inspector made the following comments on the loss of the woodland and biodiversity:

"96. Section 40(1) of the Natural Environment and Rural Communities Act 2006 imposes a duty on any English public authority to have regard, in the exercise of its functions, to the purpose of conserving biodiversity. The proposed development would lead to the loss of about 5ha of the existing woodland north of Woodlands Lane. That area consists principally of mature plantation conifers, although some younger, native deciduous trees, including birch, sweet chestnut, oak and beech, have established themselves, particularly in gaps where conifers have fallen. The understorey here is dominated by tall bracken with clumps of holly and of invasive non-native species such as rhododendron and laurel. Ground flora is very limited in its diversity.

97. This is an environment of low biodiversity value, not a site of having the potential to contain a unique and rare insect, fern, moss and fungal species assemblage, as Dr Berardi described it, albeit without the benefit of a prior site visit. Any loss of biodiversity resulting from the loss of this woodland would be more than compensated for by the proposed enhancements to the retained woodland areas surrounding the proposed development area, and by the new

planting and landscaping that is proposed for the SANG and the development area itself.”

In the context of these comments and as this application is for reserved matters, Surrey Wildlife Trust acknowledge the approved position on biodiversity. With regard to the issue of lighting in relation to bats, Surrey Wildlife Trust advise that they have no further comment on the lighting plan and note that the woodlands and SANG should be kept dark [*Officer comment: no lighting is proposed within the woodlands or SANG*]

A further letter of representation has been received which raises objection to the proposal on grounds of loss of woodland, impact on wildlife, air pollution associated with additional cars, traffic problems and impact on local infrastructure.

Correction to condition 1

Drawings PERTV1975 12 rev D Sheets 1-8
PERTV1975aia-amsC

Amended recommendation

GRANT subject to a legal agreement to secure the maintenance and management of the public open space, the ecological mitigation and retained woodland areas in perpetuity and the following conditions as amended by this update sheet

Item No.	App no. and site address	Report Recommendation
5	20/1070/FFU St. Margarets Cottage and The Ferns, Woodlands Lane, Windlesham, Surrey GU20 6AS	REFUSE

UPDATE

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.

Item No.	App no. and site address	Report Recommendation
6	20/0777/FFU Burnside Nursery, Philpot Lane, Chobham, Surrey GU24 8HE	GRANT subject to conditions

UPDATE

For clarification

Paragraph 1.2 of the report compares the size of the built form between the existing glasshouses and the proposed stables and storage building. This comparison is also set out elsewhere in the report, to illustrate Officers would like to make it clear that

glasshouses are not inappropriate development in the Green Belt, and nor are the proposed stables and storage building considered inappropriate, given that paragraph 149 of the NPPF allows the provision of appropriate facilities for outdoor recreation, and these buildings are considered to be appropriate in size to facilitate the equestrian use of the adjoining fields. As such no very special circumstances are required to justify the equestrian buildings and in this way it is different to applications where residential houses are proposed to replace glasshouses, which generally rely on very special circumstances.

Conditions

Condition 3 - An amendment to the wording is proposed as follows (additional wording in bold):

*3. The stables and storage building hereby permitted shall be used for equestrian purposes only as set out in the application, and the equestrian use shall be incidental to the use of the residential property only and shall not involve any commercial use. The buildings shall not be used for any other purpose **including residential accommodation**, without the prior approval in writing of the Local Planning Authority.*

Condition 6 - An additional clause is proposed as below:

6d) Details of landscaping along the front boundary of the site.

An additional condition is proposed as follows:

There shall be no alteration of site levels within any part of the application site and following the proposed demolition, all materials shall be moved off site to an appropriate facility for disposal as soon as practicable and prior to the occupation of the dwelling hereby proposed. Prior to commencement of development, photos of the entire site which clearly show the external ground shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that demolition materials are properly disposed of and not used to raise the levels of the land which may result in flooding or drainage issues, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Item No.	App no. and site address	Report Recommendation
7	21/1302/FFU 39 Commonfields, West End, Woking, Surrey, GU24 9JA	GRANT subject to conditions

UPDATE

No representations have been received in respect of this proposal.

