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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

Agenda Annex - Planning Applications Updates 04-08-22

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4 August 2022

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
5	21/1176/FFU Solstrand, Station Road, Bagshot	GRANT subject to conditions

UPDATE

ADDITIONAL REPRESENTATION

Five further letters of representation have been received raising an objection, summarised below:

- Still over development [*Officer comments: Addressed in section 7.3 of the Officer's report*]
- Out of keeping [*Officer comments: Addressed in section 7.3 of the Officer's report*]
- Reduce the value of surrounding properties [*Officer comments: Not a material planning consideration*]
- There is a bat wildlife order on the house placed by Surrey Wildlife Trust restricting building work [*Officer comments: Surrey Wildlife Trust have been consulted as part of the application and are satisfied that no bats are present on site*]
- Concerns over flood risk to gardens [*Officer comments: See the update on the main agenda concerning flooding and drainage*]
- Inspection chambers and pumps are located close to the rear garden Sandlewood will result in smell of sewage [*Officer comments: Falls outside of the planning remit, odours and smells fall under Environmental Health Legislation*]
- The Surface Water Drainage Strategy and Maintenance Plan does not take into account or acknowledge that Sandlewood also drains into the front garden of Solstrand, prior to then accessing the Thames Water Main in Station Road via the pipes which are already in place and shared with Sandlewood. The run-off rate stated is 7.6l/s for the proposed smaller dwelling only. (i.e. does not include Sandlewood). [*Officer comments: All surface water drainage concerns are already recognised and conditions 18 and 19 are suitable to address the drainage on the site*]

- There is a second existing chamber has also been missed *[Officer comments: If this is proven, the foul drainage would be owned by Thames Water and a build-over agreement would be required by the developer prior construction, which falls outside of the planning remit].*
- The site also slopes east to west which will result in water flowing into the properties at Plot 1, Englewood and Windlecot. *[Officer comments: This is acknowledged and already noted]*

CONSULTATION

Lead Local Flood Authority

The LLFA provided the following response:

Unfortunately the non-statutory technical standards for sustainable drainage do not apply for minor applications. The applicant should still follow the drainage hierarchy of disposal and implement SuDS where feasible. However, as the Applicant has not provided full details of the mitigation proposals we would suggest the following condition is included on the Decision Notice should permission be granted.

Suggested Condition: The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG.

Reason: To ensure the development does not increase flood risk on or off site.

The Council's Drainage Engineer has discussed the matter with the LLFA. He has confirmed that the level of detail within drainage conditions 18 and 19 remain suitable and no changes are proposed to these.

Item No.	App no. and site address	Report Recommendation
6	21/1370/FFU Princess Royal Barracks Loop Road, Brunswick Road, Deepcut	GRANT subject to conditions

UPDATE

The applicant has provided amended tree and landscape information which is addressed below.

The applicant has also sought changes to conditions 11 and 14. The proposed wording for condition 11 adds the wording "root protection areas" after trees. In support of this change the applicant advises:

“This condition is quite broad as originally drafted, and it is the trees that it is primarily seeking to protect. The majority of services are beneath the road so will not affect trees and therefore are not considered necessary to approve the detail of before their installation as they can cause no harm to trees. These services beneath the road are one of the first activities to construct so having a condition to agree all services could delay us finishing in a timely manner to support the future residential parcels. Accordingly, it is request to limit the scope of the condition to approving details of any services that might have potential to affect trees, which would be any services within RPAs.”

In response, the Council’s Arboricultural Officer has objected to this change on the basis that there is still a question over retention of the old services which has been discussed but not confirmed that they would remain in the ground but the condition does ensure that where this is not practical that measures are provided which would mean that these services are excavated in a sensitive manner, he thinks that without absolute confidence that no services will be removed he could not agree the change in this condition.

A further submission was made which proposed the following wording for condition 11:

Amended condition 11

Notwithstanding the requirements of other conditions and prior to the installation of any new services or removal of existing services that could impact on tree roots and/or root protection areas (RPA) and habitats, details of such services and any requisite mitigation shall be submitted to the Local Planning Authority for approval. Once agreed the development will be undertaken in accordance with the approved details including any approved mitigation measures.

Reason: To ensure that an accurate assessment of the impact of the proposed service runs on trees and habitats may be fully considered having regard to Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012

The Arboricultural Officer raises no objection to this wording. As such condition 11 is proposed to be amended as set out above.

With regard to condition 14 the applicant is seeking the deletion of the Sensitive Lighting Management Plan from this condition.

In support of this change the applicant has advised that:

This condition as drafted presents an issue as we have no control over the Surrey Street Lighting that the County will require. Having spoken to the ecologist there is

no particular ecological reason (beyond being a nice to have) that should mean that a Sensitive Lighting Management Plan is required (unlike in Blackdown ANGST with the path).

Given that the Council will retain control over the lighting under condition 14 and as Surrey Wildlife Trust raises no objection to this revision, condition 14 is proposed to be amended as follows:

Amended condition 14

Notwithstanding the requirements of the County Highway Authority as set out in condition 7 above no street or other external lighting shall be installed on the site unless and until details of the proposed lighting has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of that part of the development to which they relate.

Reason: In the interests of the visual amenities of the area and to ensure that the impact on protected species is minimised in accordance with Policies CP4, DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

CONSULTATIONS

County Highway Authority (CHA)

The CHA has now reviewed the Road Safety Audit and the Designers Response and whilst there are recommendations to be actioned by the applicant the CHA are satisfied that these matters may be dealt with as part of the detailed design process under highway legislation. No changes to the highway related conditions are therefore proposed.

Arboricultural Officer

The submitted information has been considered but outstanding queries remain in relation to the impact on trees arising from the levels to be submitted pursuant to condition 12 with information provided within the statement in relation to tree removal being unacceptable or contradictory. As such the outstanding matters will be dealt with under the terms of proposed conditions 12 and 15. It is therefore necessary to remove reference to the Arboricultural Assessment from condition 16 (amended from 165)

Having regard to the comments made by the applicant in relation to monitoring, the Arboricultural Officer has advised that site monitoring of trees should be specified. It is therefore proposed to add this requirement to condition 15.

Amended condition 15

Notwithstanding any information submitted with the application, an updated tree retention and protection plan shall be submitted following the works agreed pursuant to condition 12 which shall include:

a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree;

details of any proposed remedial or management surgery works of any retained tree;

details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread or root protection area [RPA], (whichever is the greater), of any retained tree;

details of the specification and position of fencing, ground protection and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development;

auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision including sign off from the Arboricultural Clerk of Works

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: In the interests of the visual amenities of the area and to ensure the development accords with Policies CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

The submitted landscaping plan is no longer indicative. As such condition 16 is to be amended to reflect this. However, the Arboricultural Officer is seeking a more varied planting species mix in the vicinity of the English Oak, identified as T17 in the submitted Arboricultural Report, than the four Field Maple proposed and also additional planting in the vicinity of the swale. Whilst the remainder of the landscape plan is acceptable the requisite changes are proposed to be secured by way of the following condition:

New Condition 17

Notwithstanding the Loop Road Landscape General Arrangement Plan approved under condition 16 above, details of a more varied planting species mix to replace the four Field Maple shown in the vicinity of the English Oak identified as T17 in the submitted Arboricultural Report and additional planting to be provided in and around the drainage swale shall be submitted

to the Local Planning Authority for approval before any soft landscaping works commence on site. Once approved the landscaping in these areas shall be undertaken in accordance with the approved details prior to first use of the Loop Road.

Reason: In the interests of the visual amenities of the area and to ensure the development accords with Policies CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

The Arboricultural Officer is not satisfied that the Landscape Management Plan satisfactorily addresses the future maintenance and management requirements for landscaping within the site. To avoid further delays in considering this application it is proposed to delete reference to the Management Plan from condition 16 and add the following condition to this approval:

New Condition 18

Notwithstanding the information submitted with the application a Landscape Management Plan for the Loop Road, including a programme for implementation, long term design objectives, long term management responsibilities, proposals for structural planting, green space linkages, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the Loop Road. The Landscape Management Plan shall be carried out as approved.

Reason: In the interests of the visual amenities of the area and to ensure the development accords with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD

Amended condition 16

The proposed development shall be built in accordance with the following approved plans:

Site location plans

DC2-WTM-CX-214-XX-DR-03-0101 PS09 - As existing showing RMA boundary Loop Road

DC2-WTM-CX-214-XX-DR-03-0104 PS02 - Hybrid planning application boundary

DC2-WTM-CX-214-XX-DR-03-0110 PS07 - Location plan Loop road

Loop Road General Arrangement Plan Sheet 1

DC2-WTM-CH-214-XX-DR-03-0113 PS07

Loop Road General Arrangement Plan Sheet 2

DC2-WTM-CH-214-XX-DR-03-0114 PS07

Loop Road Landscape General Arrangement Plan

DC2-WTM-LX-214-XX-DR-04-1100 PS09

Documents

DC2-SWT-EC-000-XX-PL-04-0006-PS12 Ecology Mitigation Strategy and Management Plan (Phase 5k only)

DC2-SWT-EC-214-00-RP-04-3861-PS07 Ecology Report Loop Road

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance

AMENDED RECOMMENDATION

GRANT subject to the conditions as set out in the agenda report and this update sheet

Item No.	App no. and site address	Report Recommendation
7	21/1288/FFU Princess Royal Barracks ANGST, Brunswick Road Deepcut	GRANT subject to conditions

UPDATE

The applicant has provided amended tree and landscape information which is addressed below.

No amended Landscape Management Plan has been submitted. As such the following condition is proposed to ensure this matter is appropriately addressed:

New Condition 13

Notwithstanding the information submitted with the application a Landscape Management Plan for the Blackdown ANGST, Blackdown Recreation Ground and Playing Field, including a programme for implementation, long term design objectives, long term management responsibilities, proposals for structural planting, green space linkages, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the Blackdown ANGST. The Landscape Management Plan shall be carried out as approved.

Reason: In the interests of the visual amenities of the area and to ensure the development accords with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

It is also necessary to amend condition 12 to delete reference to the Landscape Management Plan. It is also proposed to update condition 12 in relation to the footpath details

Path Material Specification

DC2-WTM-LX-011-XX-DR-04-5000 PS03

Superseded by

DC2-WTM-LX-011-XX-DR-04-5000 PS04

CONSULTATIONS

Arboricultural Officer

The submitted information has been considered but outstanding queries remain in relation to the impact on trees arising from the proposed footpaths/cycleway to be submitted pursuant to condition 5. As such the outstanding matters will be dealt with under the terms of proposed condition 11.

He has also raised concern that insufficient details have been provided in relation to the footpaths/cycleway design. It is therefore proposed to add the following condition:

New condition 14

Notwithstanding the information submitted on drawing number DC2-WTM-LX-011-XX-DR-04-5000 PS04, prior to the commencement of any works on the footpaths/cycleway, a detailed design for the footpaths/cycleway shall be submitted to the Local Planning Authority for approval, such details to include use of materials, cross sections and access for maintenance of the lighting agreed under condition 7 above. Once approved the footpaths/cycleway shall be provided in accordance with these details prior to the first use of the Blackdown ANGST.

Reason: In the interests of the visual amenities of the area and to ensure the development accords with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD

Surrey Wildlife Trust

No objection subject to a Sensitive Management Lighting Plan (secured by condition 7) and further ground level tree assessments of any trees due to be

impacted by works as soon as full extent of the works are known. It is appropriate to secure these assessments by way of condition as follows:

New Condition 15

Having regard to the provisions of conditions 5 and 11 above, no tree removal shall take place until ground level tree assessments of any trees due to be impacted by the proposed works have been undertaken for the presence of bats and submitted to the Local Planning Authority for approval. If the presence of active bat roosts are found a mitigation strategy shall also be submitted for approval. Tree removal shall only take place in accordance with the approved details.

Reason: To ensure that the impact on protected species is minimised in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

They also support the use of the air raid shelter as a bat hibernaculum if at all feasible and if found to be feasible its design and maintenance are to be added to the Bat Masterplan and Ecology Mitigation Strategy and Management Plan. This is proposed to be added to condition 10 as follows:

Amended condition 10

Prior to the transfer of any of the woodland, updated contamination and condition surveys, a feasibility study for the use of the air raid shelter as a bat hibernaculum, and a maintenance and management plan for the air raid shelter shown to be retained on site shall be submitted to the Local Planning Authority for approval. The plan shall also include details of security measures to safeguard the air raid shelter from unauthorised access, a methodology for the implementation of these measures and a long term maintenance and management strategy. The air raid shelter shall thereafter be retained in situ in accordance with the approved details.

Reason: To safeguard a structure of historic interest to promote bat habitats and to ensure that appropriate plans are in place to ensure its future maintenance and management

They also recommend changes to the proposed Construction Environment Management Plan (CEMP) in line with the changes proposed under this reserved matters application. There is a current conditions application 22/0039/DTC which provides details of the CEMP for this phase. An amended CEMP was submitted on 2 August 2022 and any further requirements on this document will be dealt with under this conditions application.

Item No.	App no. and site address	Report Recommendation
8	21/1333/FFU 134 & 136 London Road, Bagshot	GRANT subject to conditions

Amendment to condition 4

The changes have removed information that has already been submitted.

No operations shall commence on site in connection with the development hereby approved (including demolition works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the detailed design phases of construction for any and all hardstanding of vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012) and in line with the AIA from Barrel Tree care has been submitted in writing and approved by the Local Planning Authority.

The design and construction must:

- o Be in accordance with the recommendations of BS5837:2012.**
- o Include details of the arrangements for the implementation, supervision and monitoring of works**
- o To include the phasing of construction for any and all hardstanding.**
- o Details for the maintenance of any hard standing through all aspects of development**
- o No development or other operations shall take place except in complete accordance with the approved Construction method statement, tree protection scheme and Arboricultural Method Statement.**

Item No.	App no. and site address	Report Recommendation
9	21/0334/FFU 99-109 Guildford Road, Lightwater	WOULD HAVE REFUSED

NO UPDATE