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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

Planning Updates

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1st September 2022 Planning Applications Committee <u>Update</u>		
Item No.	App no. and site address	Report Recommendation
4	21/0404/FFU 8 Orchard Close, West End, GU24 9NS	GRANT subject to conditions
NO UPDATE		
Item No.	App no. and site address	Report Recommendation
5	22/0408/FFU 15 Milden Close, Frimley Green, GU16 6PX	Would have been GRANT subject to conditions
This item will not be presented and is deferred to October committee.		
Item No.	App no. and site address	Report Recommendation
6	22/0471/FFU 45 Windsor Road, Chobham, GU24 8LD	GRANT subject to conditions
UPDATE		
<u>ADDITIONAL REPRESENTATION</u>		
<p>Following the receipt of amended plans, two comments from two addresses have been received confirming that the objections to the development are maintained. These further objections have been summarised below:</p> <ul style="list-style-type: none"> • Close to adjoining properties [<i>Officer Comment: Addressed in section 7.4 of the Officer's report</i>], • Loss of privacy and overlooking from the amended scheme [<i>Officer Comment: Addressed in section 7.4 of the Officer's report</i>], • Object to the future use of the roof as a terrace [<i>Officer Comment: The use of the roof over the extension as a terrace has been deleted from the proposal, as such it is no longer under consideration, this has also been secured by planning condition</i>]. 		
<u>ADDITIONAL CONDITION</u>		
<p><i>Notwithstanding the approved plans, prior to the occupation of the proposed extension, the proposed Juliette balconies shall be provided with obscure glazing in</i></p>		

replacement of railings, and the obscured glazing shall be retained thereafter for the lifetime of the development.

Reason: To ensure the amenity of the neighbouring occupiers in accordance with policy DM9 of the CSDMP.

Item No.	App no. and site address	Report Recommendation
7	22/0423/FFU Gordon Murray Hq, Chertsey Road, Windlesham, GU20 6HL	

This item will not be presented and is deferred to October committee.

Item No.	App no. and site address	Report Recommendation
8	22/0233/FFU Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	GRANT subject to conditions

UPDATE

Amended plans and documents have been received in relation to landscape and highway matters.

The County Highway Authority are satisfied with the submitted plans but have amended the conditions that they wish to impose, a copy of their amended response is attached. Conditions 5-10 are therefore to be deleted and replaced with the following conditions as follows:

5. *Phase 5a* of the development hereby approved shall not be first brought into use unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. DC2-WTM-LX-105-XX-DR-04-1012 Rev PS06, for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

6 *No phase* of the development hereby approved shall be first brought into use unless and until all 2m pedestrian routes and 3m pedestrian/cyclist routes, with cycle barriers, have been provided *within the relevant phase* in accordance with the approved plans, Drawing No. DC2-WTM-LX-105-XX-DR-04-1000 Rev PS08, and thereafter said routes shall be retained and maintained for their designated purposes.

7. The proposed carriageway works shall be provided with tactile paving, pedestrian/cycle facilities and crossing points, raised tables, lighting and signage in general accordance Drawing No. DC2-WTM-CH-215-XX-DR-03-0101 Rev TA04, and thereafter such facilities shall be retained and maintained for their designated purposes.²

8. *No phase* of development hereby approved shall be brought into first use unless and until the following pedestrian/cyclist facilities have been provided within the site

applicable to that phase: (a) Both sides of the proposed vehicle barrier north of the disabled parking bays shall be provided with a minimum clearance width of 1.5m to allow the freeflow of pedestrian and cyclist movements at all times; (b) A scheme of pedestrian and cyclist signage to be in compliance with the Cycle Network Strategy; (c) The proposed fencing either side of the Frimley Lock Cycle Path, where the green swathe culvert passes beneath the track, shall be provided with fencing; All to be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

9. Wheel washing facilities and measures to keep the highway network clear and clean of any mud or debris to ensure the safety of all highway users shall be provided to the satisfaction of the Local Planning Authority and County Highway Authority upon commencement of development. Once implemented such measures and facilities shall be retained and used whenever necessary or when the said operations are undertaken.

Reason: Conditions 5-9 above are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, having regard to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

Condition 11 is renumbered condition 10.

The Arboricultural Officer is generally satisfied with the submitted details subject to the imposition of the following conditions:

11 At the point of demolition works full cross sectional details are to be provided of any and all 'no dig' or 'cellular confinement systems' proposed within root protection areas (RPA's) of any retained tree, these details will need to be submitted to and approved in writing by the Local Planning Authority. These details should include

- a) Detailed levels and cross-sectional diagrams to show the construction of any roads, paths, parking areas and driveways within Root Protection Areas as proposed, where the installation is to be constructed using a no-dig specification, demonstrating that they can be accommodated where they meet another existing surface.

No development or other operations shall take place except in complete accordance with the approved tree protection scheme and Arboricultural Method Statement.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12 At the point of demolition works (including site clearance, demolition and construction works) at least 5 working days' notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures and to confirm that they have been installed in the correct location and to the specifications as shown in the submitted and approved documents. These details will need to be approved in writing from the Local Planning Authority. Alternatively, photo evidence can be submitted to and approved in writing from the Local Planning Authority which clearly demonstrates that all elements of the tree protection, including ground protection and any other measures specified have been installed in accordance within the approved tree report.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13 Following the completion of all tree and shrub planting If within a period of five years from the date of completion of said planting any tree or shrub shown on the approved landscaping plan or any tree or shrub planted in replacement for it, is removed, uprooted is destroyed or dies, or becomes seriously damaged or defective and where its long term viability is unlikely, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, resetting the 5 year maintenance period as shown within the submitted documents unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14 After the planting of all new trees on site as illustrated within the Landscape Layout within (DC2-WTM-LX-105-XX-RP-04-0001-PS06) and as specified in the submitted tree planting schedule (DC2-WTM-LX-105-XX-DR-04-1029), notice shall be given to the Local Planning Authority Tree Officer to inspect the trees. If it is found that the planting is not in accordance with the aforementioned documents, further works and/or replacement planting will be undertaken and agreed with Local Planning Authority Tree Officer until correct.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 .

15 The Arboricultural Method Statement and plan submitted in support of the application in relation to site monitoring and arboricultural supervision shall be adhered to in full, for which a detailed report is to be provided from a suitably qualified tree specialist and a copy provided to the Local Authority when all machinery and equipment has left site. It will need to demonstrate that all proposed workings within or close to any root protection areas have been carried out in full and in compliance

with the submitted arboricultural method statement and plans. This condition may only be fully discharged in writing from the Local Authority on completion of the development subject to satisfactory written and photographic evidence, detailing supervision activity and inspections of tree protection.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012

The applicant has sought amendments to the conditions in the interests of clarity, to reflect the phasing of development and the submission of amended plans. As such the following changes are agreed

- 1 Notwithstanding any information submitted with the application and before the removal of the existing steps within *a phase* or the commencement of any construction on the new footpaths and/or cycleways *within a phase* details of the existing and finished surface levels for the footpaths and/or cycleways and replacement steps within a phase shall be submitted to the Local Planning Authority for approval. Such details to include an arboricultural methodology for working within root protection areas and associated protection and mitigation. Once approved the footpaths and/or cycleways and replacement steps shall be undertaken in accordance with the approved details and shall not be varied without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the finished surface levels of the development are appropriate for the development in visual amenity, to safeguard trees to be retained and in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. With the exception of the proposed links into residential Phases 2b and 6e and notwithstanding any other details provided in the application, *prior to the first occupation of dwellings within Phases 6a, 6b and 6d*, details of pedestrian and/or cycleways as appropriate for that Phase shall be submitted to the Local Planning Authority for approval. *No more than 60%* of dwellings within the relevant phase shall be occupied until the approved pedestrian and/or cycleway relevant to that phase has been provided in full and made available for public use.

Reason: To ensure appropriate links are provided into the Southern SANG and SANG Link for use by future residents as part of the requisite mitigation to offset the impact of new residential development on the Thames Basin Heaths Special Protection Area and to meet the objectives of Policy CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, the Council's Thames Basin Heaths Special Protection Area

Avoidance Strategy supplementary planning document and Policy NRM6 of the South East Plan

10. The proposed development shall be built in accordance with the following approved plans and documents:

Site location plans

DC2-WTM-LX-105-XX-DR-04-1000 PS08 Proposed Site Plan

DC2-WTM-CX-105-XX-DR-03-0110 PS05 Location plan Southern SANGS

DC2-WTM-LX-105-XX-DR-04-0002 rev PS03 Southern SANGS Circular Routes Location Plan

DC2-WTM-CX-105-XX-DR-03-0104 PS01 Hybrid Planning Application Boundary

Landscape General Arrangement Plans

DC2-WTM-LX-105-XX-DR-04-1011 rev PS06

DC2-WTM-LX-105-XX-DR-04-1012 rev PS06

DC2-WTM-LX-105-XX-DR-04-1013 rev PS06

DC2-WTM-LX-105-XX-DR-04-1014 rev PS06

DC2-WTM-LX-105-XX-DR-04-1015 rev PS06

DC2-WTM-LX-105-XX-DR-04-1016 rev PS06

DC2-WTM-LX-105-XX-DR-04-1017 rev PS06

DC2-WTM-LX-105-XX-DR-04-1018 rev PS07

DC2-WTM-LX-105-XX-DR-04-1019 rev PS06

DC2-WTM-LX-105-XX-DR-04-1020 rev PS06

DC2-WTM-LX-105-XX-DR-04-1021 rev PS06

DC2-WTM-LX-105-XX-DR-04-1022 rev PS06

DC2-WTM-LX-105-XX-DR-04-1023 rev PS06

DC2-WTM-LX-105-XX-DR-04-1024 rev PS06

DC2-WTM-LX-105-XX-DR-04-1025 rev PS06

DC2-WTM-LX-105-XX-DR-04-1026 rev PS06

DC2-WTM-LX-105-XX-DR-04-1027 rev PS06

DC2-WTM-LX-105-XX-DR-04-1028 rev PS06

Southern SANGS Landscape Planting Schedule

DC2-WTM-LX-105-XX-DR-04-1029 rev PS04

Southern SANGS Typical Details

DC2-WTM-LX-105-XX-DR-04-5000 rev PS04 Sheet 1 of 5 (subject to tree and level conditions above)

DC2-WTM-LX-105-XX-DR-04-5001 rev PS04 Sheet 2 of 5 (subject to tree and level conditions above)

DC2-WTM-LX-105-XX-DR-04-5002 rev PS05 Sheet 3 of 5

DC2-WTM-LX-105-XX-DR-04-5003 rev PS04 Sheet 4 of 5 (excluding typical step detail subject to tree and level conditions above)

DC2-WTM-LX-105-XX-DR-04-5004 rev PS03 Sheet 5 of 5

DC2-WTM-LX-105-XX-DR-04-5006 PS01- Sheet 6 Tree in Soft Landscape

Brick Substation Outline Design Southern SANGS

DC2-WTM-LX-105-XX-DR-04-0301 PS01

Highway plans

Deepcut Bridge Road to Frimley Lock Cycle/Footway

DC1-ODM-CX-118-XX-DR-03-0001 rev C03 (exclude note concerning gate to be retained)

Deepcut Bridge Road to Frimley Lock Cycle/Footway Entrance

DC1-ODM-CX-118-XX-DR-03-0002 rev C11

Deepcut Bridge Road to Frimley Lock Construction Details

DC1-ODM-CX-118-XX-DR-03-0005 rev C02 (subject to tree and level conditions above)

Deepcut Bridge Road to Frimley Lock Concrete Bay Repair Details

DC1-ODM-CX-118-XX-DR-03-0006 rev C01

General Arrangement Plan Brunswick Road East

DC2-WTM-CH-215-XX-DR-03-0101 TA04

Step replacement detail

DC2-WTM-LX-105-XX-DR-04-5005 rev PS01 subject to the provisions of condition 1 above

Documents

DC2-WTM-LX-105-XX-SH-04-0001-PS02 Southern SANGS Landscape Materials Schedule

DC2-SWT-EC-000-XX-PL-04-0006-PS13 Ecology Mitigation Strategy and Management Plan (Phases 5a, 5b and 5c only)

DC2-SWT-EC-215/105-XX-RP-04-3861 PS09 Ecology Report Southern Suitable Alternative Greenspace (SANG) and Brunswick Road Phase 5a, 5b and 5c

DC2-SWT-EC-000-00-RP-04-3861-D03 Bat Masterplan

DC2-FPCR-AB-105-XX-RP-00-0004 rev R08 Arboricultural Assessment

Southern SANGs Landscape Management Plan- DC2-WTM-LX-105-XX-RP-04-0001-PS06

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