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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

Planning Updates

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8 December 2022

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4	22/0873/FFU Land South of Heath Cottage, Priest Lane, West End	Refuse

UPDATEAmendment to reason for refusal No.1 (amendment in bold)

1. The applicant has failed to demonstrate to the satisfaction of the Planning Authority that the development connected with the proposed equestrian use/outdoor recreation are appropriate facilities for the intended use (This includes the inadequacy of the facilities and environment for the safe well-being and health of horses on site, and a failure to provide a justified need for the caravan). By reason of the siting and size of the caravan/buildings, together with the hardstanding, the proposal would fail to preserve openness, and would conflict with the purposes of the Green Belt. This represents inappropriate and harmful development in the Green Belt. As such, the proposal meets none of the exceptions for development set out in paragraphs 149 and 150 of the National Planning Policy Framework (NPPF) and there are no very special circumstances to outweigh this Green Belt harm and the harm identified in reasons for refusal **2 – 7**. The proposal is contrary to part 13 of the NPPF and Policy DM3 of the adopted Surrey Heath Core Strategy and Development Management Policies Document 2012 and the 'Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids' by DEFRA (2009).

Item No.	App no. and site address	Report Recommendation
5	22/0587/FFU Reef House, Snows Ride, Windlesham, GU20 6LA	GRANT subject to conditions

UPDATEAdditional Representations

Two letters of representation has been received, one raising an objection and the other providing comment in the event of a grant of approval. The comments are summarised below:

The existing house has been substantially extended since 1948. The scale of the proposed dwelling and ancillary building could represent inappropriate development to the Green Belt with no very special circumstances applying. *[Officer comment: Officers are satisfied that the proposed development meets exception d) of paragraph 149 of the NPPF. This is considered in section 7.3 of the report].*

Permitted Development rights should be removed. *[Officer comment: Officers recommend the removal of permitted development rights].*

In the event of a grant of permission the following should be sought:

- A condition survey to be carried out of the communal drive prior to works commencing
- Restricting the use of the communal driveway and grass verges for the parking of heavy vehicles/plant
- Restricting construction vehicles / heavy machinery to having access to the upper driveway for deliveries or any other purpose to avoid damage.
- All contractor vehicles to park, unload and collect within the grounds of the property
- A guarantee that the developer will resurface the communal drive if damage has occurred to the cost of the applicant

[Officer comments: These suggested matters relate to construction activities. Further details of these matters will be secured by condition 5].

Amended condition 5 (amendment in bold)

5. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors, **to be restricted to within the curtilage of the site**
- (b) loading and unloading of plant and materials **to be restricted to within the curtilage of the site**
- (c) storage of plant and materials **to be restricted to within the curtilage of the site**
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to protect the amenities of residents in accordance with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and thereby reduce the reliance on the private car and meet the prime objective of the National Planning Policy Framework.

Amended informative 6 (amendment in bold)

6. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. **The applicant is expected to ensure that sufficient space is provided for construction traffic to turn and leave the site in a forward gear. Any parking of construction vehicles on site should occur away from the boundary of Windlesham Court.** Where repeated problems occur the Highway Authority may use

available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

Item No.	App no. and site address	Report Recommendation
6	22/0928/FFU 107 College Ride Bagshot GU19 5ET	GRANT subject to conditions
NO UPDATE		

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