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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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19 January 2023

**Planning Applications Committee
Update**

Item No.	Site address	Report Recommendation
5	Trees within and adjacent to 1-4 Brompton Gardens and Lucas Drive, West End, Woking	CONFIRM the Order with no modifications

No update

Item No.	App no. and site address	Report Recommendation
6	21/0544/FFU Kings Lodge Care Home, 122 Kings Ride, Camberley, Surrey GU15 4LZ	REFUSE

Update

Three further objections have been received with the following additional objections:

- Impact from disturbance on residential amenity
- Impact on SNCI
- The provided reports/assessments for need/public benefit do not fully justify proposal
- Strain on existing community facilities

There has been a request from the applicant to defer this application to allow the submission of further justification.

Officer comment: However, it is considered that there has been sufficient time and opportunities to provide further details and it has not been made clear how the need for the development can be justified so that it can outweigh the harm of the development.

Amendment to reason for refusal (outlined in **bold**)

*The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that there is a need for the **development**. Furthermore, the proposed reablement centre, Zone 2 on the amended site plan (Drawing No A151010/AL(9)901 Rev C), by reason of its height, mass, significant increase in floorspace and spread of development would give rise to a quantum of built form which would have a harmful urbanising impact on the openness and intrinsic rural character of the countryside and would have an adverse visual impact from views from the public footpath at the rear. In the absence, therefore, of the need for this type and amount of housing, and no other identifiable benefits, the proposal would*

not represent sustainable development and would be contrary to the National Planning Policy Framework and Policies CP1, CP2, DM9 and DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Item No.	App no. and site address	Report Recommendation
7	22/1166/ADV 129A London Road, Camberley, Surrey, GU15 3JY	GRANT subject to conditions

Update

Surrey County Council Highways consultation response was received on the 12 January 2023 raising no objection to the hoarding and advertisement.

Item No.	App no. and site address	Report Recommendation
8	22/0821/FFU Former Garrison Church of St Barbara, Deepcut Bridge Road, Deepcut, Camberley, Surrey, GU16 6RS	GRANT subject to conditions

Update

The applicant has requested that condition 3 be amended to enable the commencement of the building at the earliest opportunity as it is unclear how long the detailed glazing and link design process will take and to avoid unnecessary delays in implementation. It is therefore proposed to amend condition 3 as follows:

Condition 3

Prior to the installation of any glazing in the building, fully detailed drawings of the glazed link and adjacent Hall fenestration shall be submitted to and approved in writing by the Local Planning Authority. The glazed link and Hall fenestration shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Following further discussion with the Arboricultural Officer on proposed conditions to safeguard trees and landscape, it is proposed to delete conditions 7 and 8 and replace them new conditions 7 and 8 and add three additional conditions as follows:

Replacement condition 7

No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method

Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS/TPP.

The AMS and TPP shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order. A specification for protective fencing during both demolition and construction phases and a plan indicating the alignment of the protective fencing. Details to include a specification for ground protection within Root Protection Areas (RPA's).
- d) Details of any construction and demolition works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. No services shall be dug or laid into the ground other than in accordance with the approved details.
- f) Detailed levels and cross-sectional diagrams to show the construction of any roads, parking areas and driveways and foundations within Root Protection Areas as proposed, or where the installation is to be constructed using a no-dig specification, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses and adjacent surfaces.
- g) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- h) Details of the arrangements for the implementation, supervision, monitoring and reporting of works required to comply with the arboricultural method statement.
- i) Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
- j) 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.

Replacement condition 8

Prior to development hereby approved (including any ground clearance, tree works or excavations), an arboricultural monitoring statement, detailing supervision activity and inspections of tree protection measures, by a suitably qualified tree specialist (where arboricultural expertise is required for any activity within or near recognised RPA's) shall be submitted to and approved in writing by the Local Planning Authority. The approved arboricultural monitoring statement proposal must be adhered to in full and the development, thereafter, shall be implemented in strict accordance with the approved details. This condition may only be fully discharged upon completion of the proposed development, subject to satisfactory written and photographic evidence of contemporaneous supervision throughout construction detailing all supervision activity and inspections of tree protection and associated activities.

Reason: To safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Additional condition 15

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged, or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development or from the date of the occupation of the building hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species and shall be planted in the immediate vicinity unless the Local Planning Authority gives its written consent to any variation.

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.

Additional condition 16

Prior to the commencement of any 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.

Additional condition 17

On completion for the formation of the agreed foundation, 5 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a site meeting to inspect and confirm that the foundations have been installed in the correct location and to the specifications as shown in the submitted and approved documents. Alternatively, photo evidence shall be provided to and agreed by the Local Planning Authority that demonstrates that the foundation has been installed in accordance with the agreed details.

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.

A landscaping condition was also requested but. this falls to be considered under the reserved matters application 22/1068/RRM.

To ensure consistency with the hybrid permission 12/0546 it is proposed to add the following condition:

Additional condition 18

The building shall be designed to achieve BREEAM 'very good' certification or such equivalent scheme and standard that shall operate at the time of construction of that building. The building shall be occupied until the relevant certificate of compliance has been issued confirming compliance with these requirements or those other requirements as had previously been agreed with the Local Planning Authority.

Reason: To create a sustainable development 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.

Item No.	App no. and site address	Report Recommendation
9	22/0820/LLB Former Garrison Church of St Barbara, Deepcut Bridge Road, Deepcut, Camberley, Surrey, GU16 6RS	GRANT subject to conditions

Update

The applicant has requested that condition 3 be amended to enable the commencement of the building at the earliest opportunity as it is unclear how long the detailed glazing and link design process will take and to avoid unnecessary delays in implementation. It is therefore proposed to amend condition 3 as follows:

Amended condition 3

Prior to the installation of any glazing in the building, fully detailed drawings of the glazed link and adjacent Hall fenestration shall be submitted to and approved in writing by the Local Planning Authority. The glazed link and Hall fenestration shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Item No.	App no. and site address	Report Recommendation
10	22/0233/RRM Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	GRANT subject to conditions

No update

Item No.	App no. and site address	Report Recommendation
11	19/2193/MPO Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	AGREE details

Update

The Arboricultural Officer is satisfied with the supplementary and amended tree information which includes details of kerbs and footpaths and highway construction which is attached as Annex 1 to this Update Sheet.

The applicant raises no objection to the use of shrouds on the Belisha beacons subject to the views of the County Highway Authority. This will be dealt with as part of the detail under the Section 278 process.

Amended softworks plans to correspond with the general arrangement plans have also been received. These are attached as Annex 1 to this Update Sheet.

To reflect the updated information it is therefore necessary to update the details to be approved

Amended condition 1

The following details are approved:

Deepcut Bridge Road Environmental Works

General Arrangement Sheet 1 of 5 DC1-ODM-CX-219-XX-DR-03-0001 rev TA18
General Arrangement Sheet 2 of 5 DC1-ODM-CX-219-XX-DR-03-0002 rev TA28
General Arrangement Sheet 3 of 5 DC1-ODM-CX-219-XX-DR-03-0003 rev TA25
General Arrangement Sheet 4 of 5 DC1-ODM-CX-219-XX-DR-03-0004 rev TA23
General Arrangement Sheet 5 of 5 DC1-ODM-CX-219-XX-DR-03-0005 rev TA25

Softworks Sheet 1 of 5 DC1-NTA-LX-219-00-DR-04-0002-R09
Softworks Sheet 2 of 5 DC1-NTA-LX-219-00-DR-04-0003-R09
Softworks Sheet 3 of 5 DC1-NTA-LX-219-00-DR-04-0004-R09
Softworks Sheet 4 of 5 DC1-NTA-LX-219-00-DR-04-0005-R09
Softworks Sheet 5 of 5 DC1-NTA-LX-219-00-DR-04-0006-R07

Kerbs and footpaths Sheet 1 of 5 DC1-ODM-CX-219-XX-DR-03-1101 rev TA12
Kerbs and footpaths Sheet 2 of 5 DC1-ODM-CX-219-XX-DR-03-1102 rev TA17
Kerbs and footpaths Sheet 3 of 5 DC1-ODM-CX-219-XX-DR-03-1103 rev TA15
Kerbs and footpaths Sheet 4 of 5 DC1-ODM-CX-219-XX-DR-03-1104 rev TA12
Kerbs and footpaths Sheet 5 of 5 DC1-ODM-CX-219-XX-DR-03-1105 rev TA12

Highway construction details Sheet 1 DC1-ODM-CX-219-XX-DR-03-0710 rev TA15
Highway construction details Sheet 2 DC1-ODM-CX-219-XX-DR-03-0711 rev TA18
(also subject to reserved matters application 22/1068/RRM)
Highway construction details Sheet 3 DC1-ODM-CX-219-XX-DR-03-0712 rev TA09
Highway construction details Sheet 4 DC1-ODM-CX-219-XX-DR-03-0713 rev TA01
Highway construction details Sheet 5 DC1-ODM-CX-219-XX-DR-03-0714 rev TA15
Highway construction details Sheet 6 DC1-ODM-CX-219-XX-DR-03-0715 rev TA01

Arboricultural Assessment January 2023 DC2-FPCR-AB-219-XX-RP-00-0018 P05

Item No.	App no. and site address	Report Recommendation
12	22/0944/FFU Valley End Farm, Brick Hill, Chobham, Woking, Surrey GU24 8TE	GRANT subject to conditions

No update

Item No.	App no. and site address	Report Recommendation
13	22/0490/LLB Library Chambers, 63 High Street, Bagshot, GU19 5AH	GRANT subject to conditions

No update

UPDATE SHEET 19/2193/MPO
 AMENDED SOFTWARES PLANS
 GENERAL OVERVIEW



Refer to O&M sheets
 DC1/MTA/LX/219/00/CP/04/0000 to 0006
 for further details
 and to O&M drawings for all highway works to
 General Bridge Road

<ul style="list-style-type: none"> Proposed Embankment Proposed Earthworks Proposed Road Proposed Footpath Proposed Cycleway Proposed Drainage Proposed Fencing Proposed Landscaping Proposed Planting Proposed Structures Proposed Utilities Proposed Works Proposed Other 	<ul style="list-style-type: none"> Existing Embankment Existing Earthworks Existing Road Existing Footpath Existing Cycleway Existing Drainage Existing Fencing Existing Landscaping Existing Planting Existing Structures Existing Utilities Existing Works Existing Other
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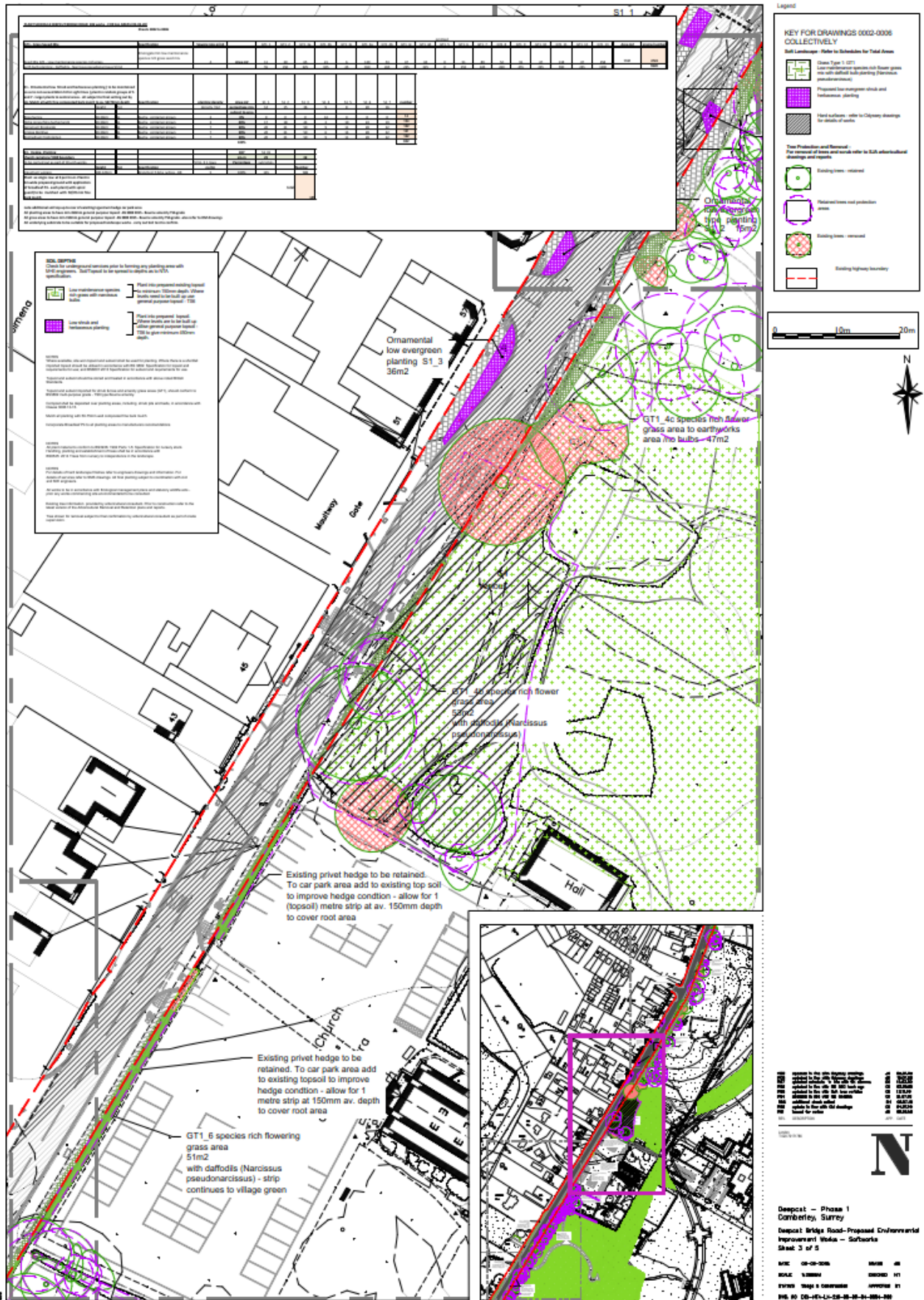
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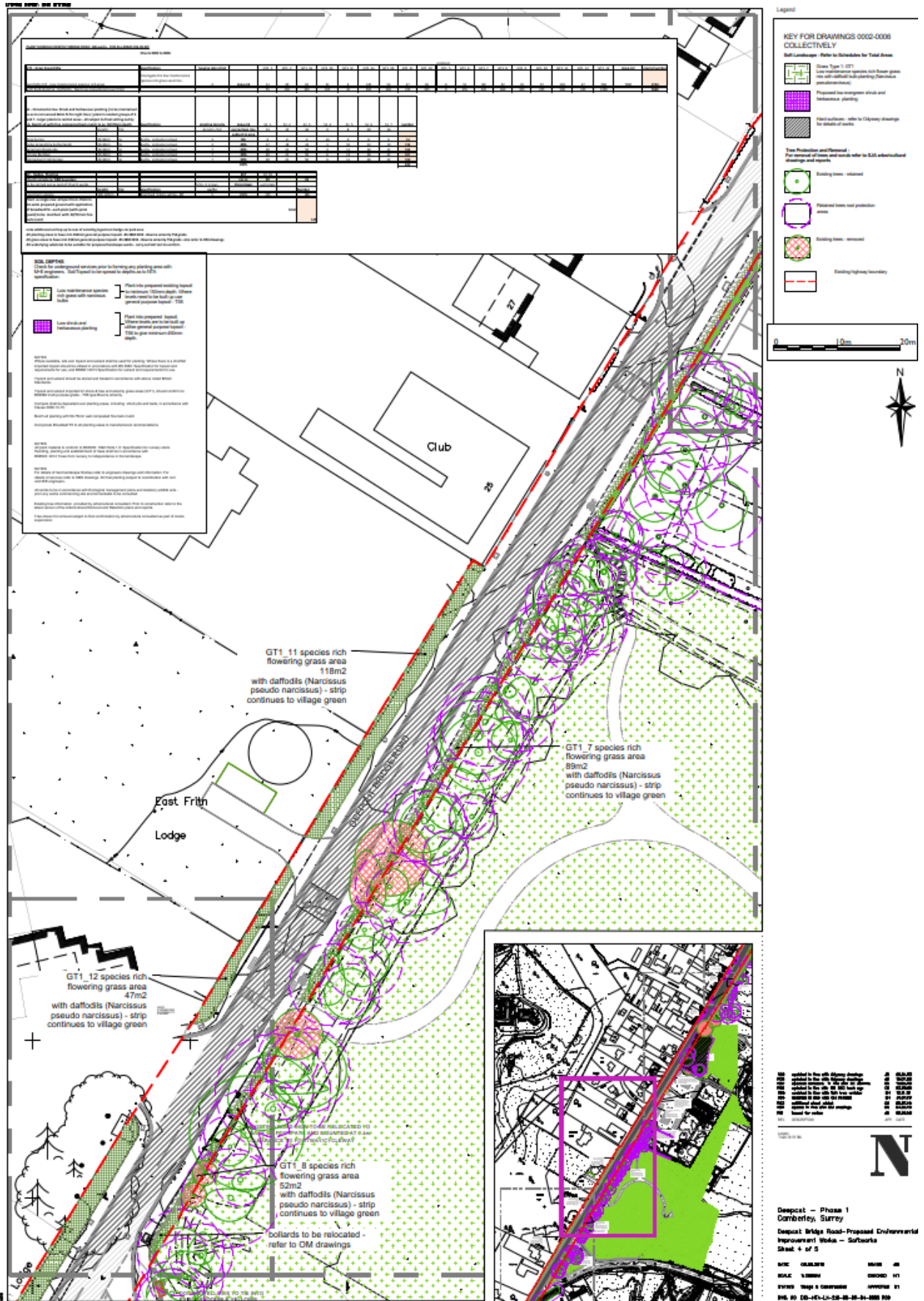
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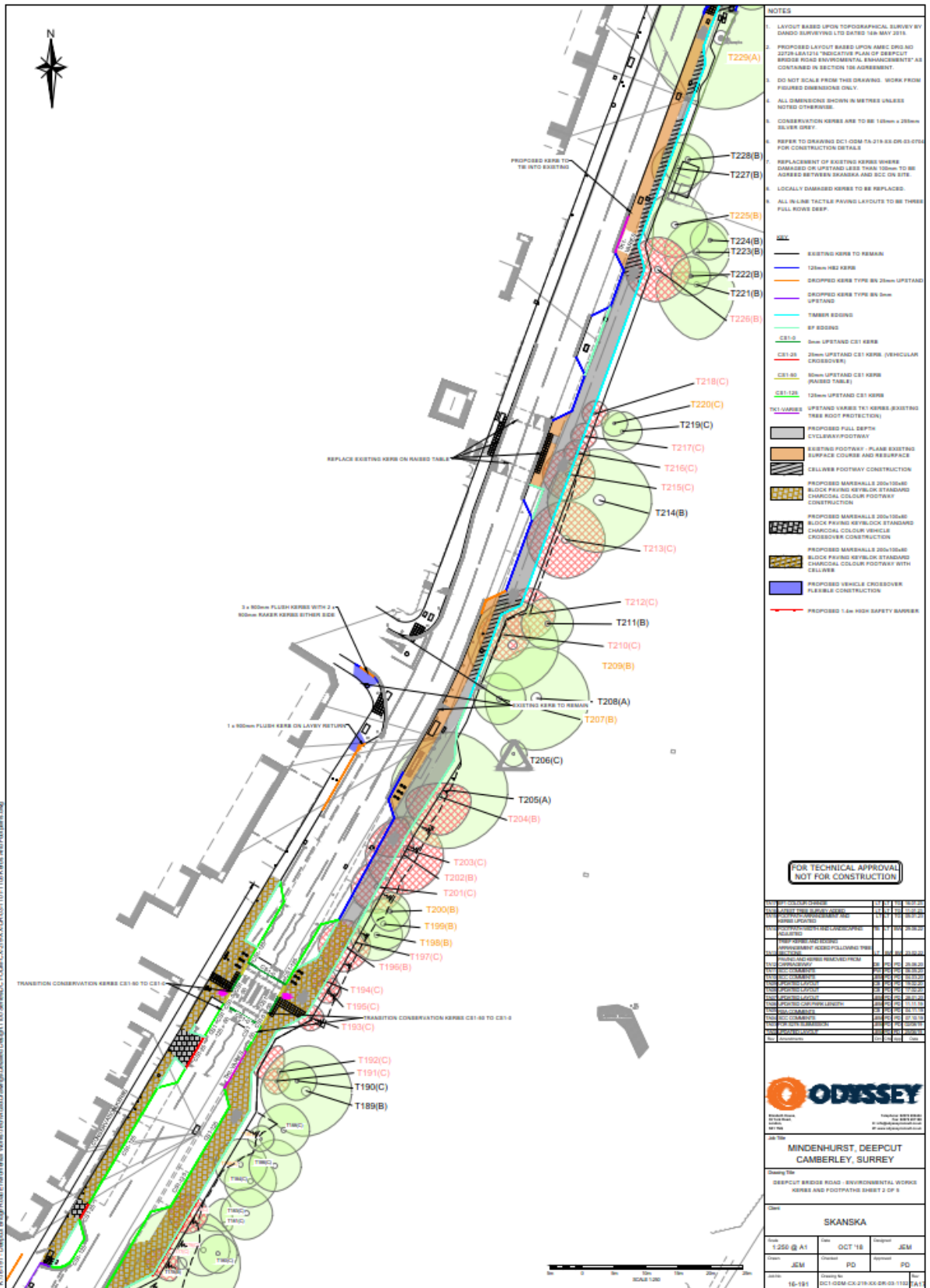
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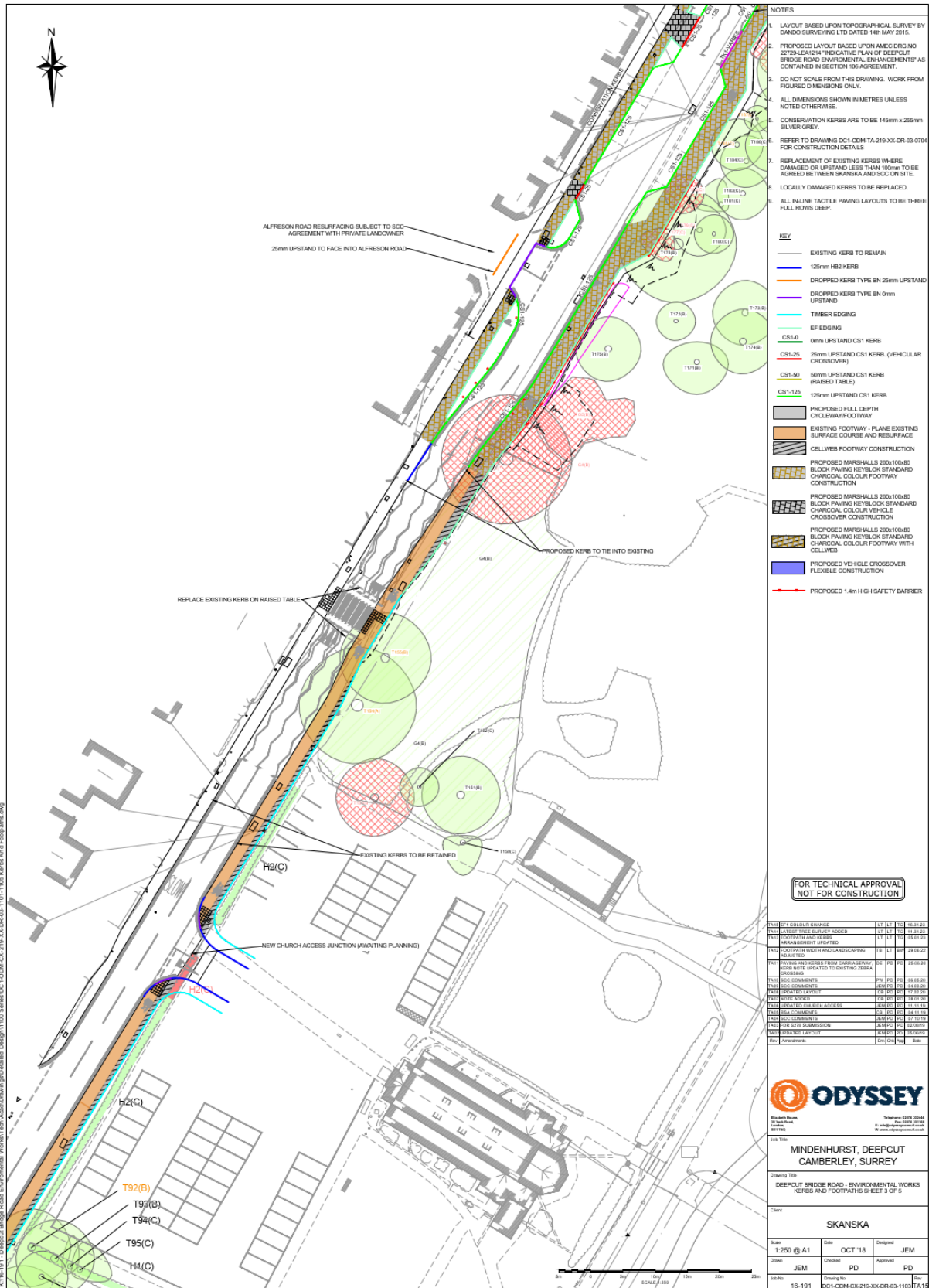




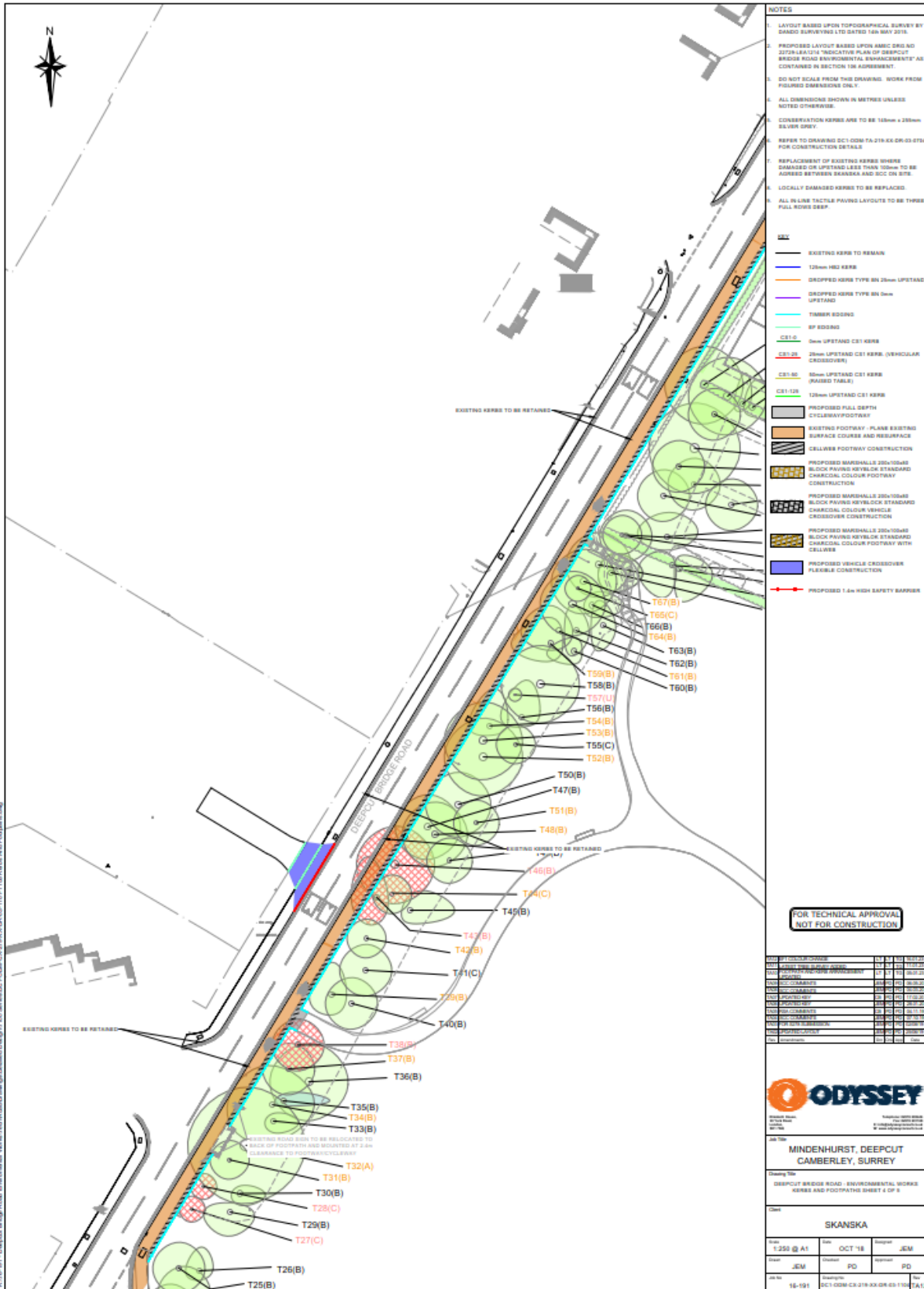
KERBS AND FOOTPATHS SHEET 2 OF 5



KERBS AND FOOTPATHS SHEET 3 OF 5



KERBS AND FOOTPATHS SHEET 4 OF 5



KERBS AND FOOTPATHS SHEET 5 OF 5

