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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 9th February 2023

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9 February 2023

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4	22/068/RRM Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	GRANT

Update

In the interests of clarity the reason for the imposition of condition 21 is as follows:

Reason: 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 the National Planning Policy Framework.

In the interests of clarity the reason for the imposition of conditions 23, 24, 26 and 27 is as follows:

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and in compliance with Surrey County Council's Local Transport Plan having regard to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012

Amended plans and supplementary information were received after close of business on 3 February in relation to tree, landscape and layout matters.

The County Highway Authority are satisfied with the revised plans subject to amended condition 26 as follows:

Amended condition 26

26. Prior to the completion of the proposed development, the works shall provide covered, secure and illuminated cycle parking, *together with waterproof charging sockets for the charging of e-bikes*, in accordance with the approved plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided such facilities shall be permanently maintained and retained to provide uninterrupted use.

The Conservation and Urban Design Consultant is satisfied with the revised plans subject to condition the surfacing materials and lighting details. Lighting details are secured by condition 2. However an additional condition is proposed to secure details of the surfacing materials:

New Condition 28

Prior to any surface being laid within the car park, details of the surfacing materials including any design detail, to be used shall be submitted to the Local Planning Authority for approval. The car park shall thereafter be completed in accordance with the approved details.

Reason: In the interests of the visual amenities of the area, to reflect the military heritage of the site and to ensure that the surfacing materials are also 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

Due to annual leave, the Arboricultural Officer has not had the opportunity to consider the submitted details and confirm their acceptability or otherwise. To avoid the need for further condition submissions in relation to conditions 29, 32 and 33 which would have the potential to delay the formal park/church hall works, delegated authority is sought for these details, including any consequential changes, to be agreed by the Head of Planning in consultation with the Chairman, Vice Chairman and local ward members.

The applicant has requested that conditions 1, 2, 5, 9, 10 and 21 be amended with condition 25 being deleted as a duplicate of condition 14.

Condition 1 is agreed to be amended as follows:

Proposed Elevations and Sections – add the following

DC2-WTM-CH-217-XX-DR-03-0126 - Formal Park Sections TA01

DC2-WTM-LX-217-XX-DR-04-4001 Footpath Formal Park Longsection PS02

Formal Park

Formal Park Landscape General Arrangement Plan Sheet 1 of 2

DC2-WTM-LX-217-114-XX-DR-04-1001 rev PS04

Formal Park Landscape General Arrangement Plan Sheet 2 of 2

DC2-WTM-LX-217-114-XX-DR-04-1002 rev PS03

Formal Park Typical Details

Sheet 9 DC2-WTM-LX-217-114-XX-DR-04-5008 rev PS01

In response to the request that the Sensitive Lighting Management Plan be deleted from condition 2, this remains as drafted to be consistent with the submitted Ecological Mitigation Strategy and Management Plan.

In response to the request for the LAP and the soft landscape areas to be made available before the war memorial is provided due to potential delays in the memorial being produced, it is considered that given the timeframe for the submission of the memorial and the likely construction period for the formal park within which the memorial would be located, there would be sufficient time for the war memorial to be provided. However to provide a degree of flexibility condition 5 is amended (in italics) to read as follows:

5. Within six months of the date of this permission details of the war memorial to be erected within the site shall be submitted to the Local Planning Authority for approval. *Unless otherwise agreed in writing*, once approved the war memorial shall be erected prior to any part of the development being available for use and thereafter retained and maintained for its designated purpose.

Reason: To reflect the past military heritage of the site and its future community use having regard to the Deepcut supplementary planning document.

In response to the request for the formal park to be available before the car park is provided, the car park is also required to serve the formal park, therefore condition 9 remains as drafted to ensure that appropriate car parking facilities are provided to serve all the adjoining uses. Furthermore, there is also a concern about the proximity of an active construction site next to the park in terms of public safety.

Condition 10 is amended (in italics) as follows to make it clear that the proposed works are to take place within the formal park rather than the development parcel to the north:

10. Notwithstanding any details submitted *within this* application, within one month of the implementation of reserved matters approval for the adjoining Village Centre Parcel to the north of the application site, details of a public pedestrian link to connect the Formal Park and the Village Centre parcel shall be submitted to the Local Planning Authority for approval. Once approved the link *within the formal park* shall be provided within 3 months of the pedestrian link being provided within the Village Centre parcel and thereafter retained and maintained for its designated purpose.

Reason: To ensure connectivity within the development parcels having regard to Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies Document 2012, the Deepcut SPD and the hybrid permission 12/0546 as varied.

To address any consequential changes as a result of the Section 278 highway process, no objection is raised to the proposed change to the wording of condition 21 (in italics) as follows:

- 21 The proposed modified vehicular access to Deepcut Bridge Road shall be

provided in accordance with the approved plans and shall be constructed as part of the proposed environmental improvement works required by hybrid planning permission (SU/12/0546 as amended), *unless otherwise approved in writing by the Local Planning Authority.*

Condition 25 agreed to be deleted as duplicate of condition 14. Condition 14 to be amended (in italics) to include reference to turning areas:

14. The refurbished car park *and turning areas* shall be retained and made available for use as public car parking. Access shall not be restricted unless in accordance with the approved car park management plan.

Reason: To ensure that the appropriate public car parking facilities are in place to support the development and the village community having regard to Policies CP4 and CP11 of the Surrey Heath Core Strategy and Development Management Development Policies 2012, the Deepcut SPD and Surrey County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2021

AMENDED RECOMMENDATION

Defer and delegate to the Head of Planning in consultation with the Chairman, Vice Chairman and local members to deal with outstanding landscape and arboricultural matters including any consequential changes and the amended conditions as set out on this update sheet.