



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Telephone: (01276) 707100
Facsimile: (01276) 707177
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Division: Legal & Democratic Services
Please ask for: Jenny Murton
Direct Tel: 01276 707160
E-Mail: democratic.services@surreyheath.gov.uk

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
a Planning Updates - 22.02.2024	3 - 6

This page is intentionally left blank

<p>22nd February 2024</p> <p>Planning Applications Committee</p> <p><u>Update</u></p>		
Item No.	Site address	Report Recommendation
4	23/0486/FFU The Ferns, Woodlands Lane, Windlesham GU20 6AS	GRANT, subject to conditions and a legal agreement
<p>Further Consultation Responses</p> <p>An additional two responses have also been received from consultees:</p> <p><u>Council's Environmental Health Officer</u></p> <p>Raise no objections subject to condition for noise insulation scheme to be installed and construction environmental management plan. Confirms that air quality has been monitored in this area, and the site meets national objectives in accordance with air quality guidance. The proposed development, falls below the thresholds for an air quality assessment to be submitted as it relates to a minor development which would not be expected to significantly change air quality during the construction and operational phases.</p> <p><u>Surrey County Council</u></p> <p>Raise no objection to the removal of the tree on highway land to the front of the site, subject to a CAVAT (Capital Asset Value for Amenity Trees) assessment being carried out and payment in lieu of removal.</p> <p>Officer comment: The need for this payment will be added to the legal agreement.</p> <p>Pages 17 and 18 of the report - Additional paragraph to section 7.3 (Acceptability of development on this land)</p> <p>Policy CP3 of the CSDMP provides an indication of how housing development would be distributed at the time of adoption. However, the policy does not set a maximum of the number of units in any given location. Since the adoption of the Local Plan, the Council's Housing need has increased from 191 units per annum to 321 units per annum, a 68% increase. Policy CP3 therefore does not reflect the current housing need.</p> <p>Amendment to condition 5 to include requirement for hedge planting to the front boundary of the site (Additional text highlighted in bold):</p>		

5. No soft or hard landscaping works shall take place until full details of both have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be carried out as approved and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees, and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development.

The existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. **Hedge planting shall be provided to the front garden of Plot 1 adjacent to fencing fronting Woodlands Lane.**

Any landscaping which, within 5 years of the completion of the landscaping scheme, dies, becomes diseased, is removed, damaged or becomes defective in anyway shall be replaced in kind.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Item No.	App no. and site address	Report Recommendation
5	23/1224/FFU Threapwood, 36 The Maultway, Camberley GU15 1PS	REFUSE

No updates.

Item No.	App no. and site address	Report Recommendation
6	23/1100/FFU Watchmoor Park, Watchmoor Road, Camberley	GRANT, subject to conditions and a legal agreement

No updates.

Item No.	App no. and site address	Report Recommendation
7	23/1147/PCM Farnborough Airport, Farnborough	RAISE AN OBJECTION

Following the serving by Rushmoor Borough Council of a Regulation 25 notice under the EIA Regulations (i.e. request for further details), additional details have been provided by the applicant. This has included replacement Environment Statement chapters on socio-economic and biodiversity, and addenda for chapters on climate change, noise, and description of development (such as fleet projections). A health impact assessment has been provided in terms of impact on populations living within Rushmoor Borough closer to the airport. This new documentation is for Rushmoor

to fully assess as the determining authority but it does not affect Surrey Heath's recommended concerns on this proposal set out in the agenda report.

Rushmoor Borough Council will now not be referring the application to their planning committee until after the May Elections.

Amended reasons for objection (changes highlighted in bold):

1. It has not been demonstrated that the proposal would not have an adverse impact on residential amenity from increased aircraft noise patterns from increased aircraft movements under, and close to, the flightpath over this Borough, **particularly noting the increases for non-weekday movements**. The assumptions of future aircraft specifications to reduce impacts on noise have not been adequately substantiated or could be adequately controlled failing to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework and guidance within the Noise Policy Statement for England 2010.

2. It has not been demonstrated that the proposal would not have an adverse impact on air pollution on the Motorway M3 Air Quality Management Area (AQMA) from increased traffic movements on the Motorway generated by the proposal failing to comply with the National Planning Policy Framework.

Item No.	App no. and site address	Report Recommendation
8	23/0326/PCM Land r/o 19 The Crofters, Deepcut	GRANT, subject to conditions

Additional conditions relating to land contamination as recommended by the Council's Scientific Officer:

5. Prior to commencement, the applicant shall submit an intrusive site investigation report by a competent person(s) to confirm whether the area is suitable for residential use. If contamination is found, a remediation plan based upon the findings of the site investigation shall be submitted to and approved in writing by the LPA. The land shall be remediated in accordance with the approved plan.

Reason: To ensure the risk from contamination is managed and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. If necessary, prior to the use of the land, a validation report with substantiating evidence demonstrating that the agreed remediation has been carried out, shall be submitted to and approved in writing by the LPA.

Reason: To ensure the risk from contamination is managed and to accord with Policy CP4 of the Surrey Health Core Strategy and Development Management Policies 2012.

Additional noise informative as recommended by the Council's Scientific Officer:

3. The applicant may wish to install suitable acoustic fences at extended boundary, to reduce the noise level in garden areas to below the upper value of 55 dB or more desirable 50 LAeq, as recommended in BS8233 for external residential amenity areas.