

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 21 July 2016

+ Cllr Edward Hawkins (Chairman)
+ Cllr David Mansfield (Vice Chairman)

+ Cllr David Allen	+ Cllr Adrian Page
+ Cllr Richard Brooks	+ Cllr Robin Perry
+ Cllr Nick Chambers	- Cllr Ian Sams
- Cllr Mrs Vivienne Chapman	+ Cllr Conrad Sturt
+ Cllr Colin Dougan	+ Cllr Pat Tedder
+ Cllr Surinder Gandhum	+ Cllr Victoria Wheeler
+ Cllr Katia Malcaus Cooper	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Substitutes: Cllr Paul Ilnicki (In place of Cllr Ian Sams)

In Attendance: Cllr Paul Deach (minute 4/P to 6/P), Cllr Jonathan Lytle (minute 1/P to 6/P), Cllr Alan McClafferty and Cllr Nic Price (minute 1/P to 3/P).

Officers in attendance: Duncan Carty, Michelle Fielder, Laura James, Jonathan Partington, Neil Praine, Jenny Rickard and Rachel Whillis.

1/P Minutes

The minutes of the meeting held on 30 June 2016 were confirmed and signed by the Chairman.

2/P Monitoring Report

The Committee received a report which provided an overview of the function and performance of the Development Management Service since October 2015 in relation to the following areas:

- Major Applications
- Applications Performance
- Planning Appeal Performance
- Enforcement Performance
- Trees
- Drainage
- Staff Turnover and Recruitment

RESOLVED to note the contents of the report.

3/P Application Number:16/0323 - Land north of Beldam Bridge Road, West End, GU24 9LP

The application was for outline planning application for the erection up to 85 dwellings with new access, landscaping and open space.

Members were advised of the following updates on the application since the publication of the agenda:

“A further objection has been received by the West End Action Group, which has been separately circulated to Members, indicating these additional objections:

- The Supreme Court decision in March 2016 *Suffolk Coastal DC v Hopkins Homes Ltd. and Richborough Estates v Cheshire East BC & Secretary of State for Communities and Local Government [2016] EWCA Civ. 168* indicates that relevant policies in the NPPF remain in full force and effect, notwithstanding a housing shortfall. Greater weight can be given to local housing supply policies [*Officer comment: The Court of Appeal decision confirms that whether a policy is “out of date” under Paragraph 49 of the NPPF, and the different weight put to different policies, is not a decision for the Courts. The refusal of the High Court challenge for SU/15/0884 was made following this Court of Appeal decision and that refusal indicated that the decision for SU/15/0884 was lawful*]
- Proposed access is of an inadequate design, failing to comply with the planning authority requirements that a left-turn lane into the development is required [*Officer comment: The revised Condition 2 and Condition 12 require the approval of access details. An approach taken with planning permission SU/15/0884 and is an approach considered to be a lawful in the High Court rejection of the legal challenge for SU./15/0884. See Paragraph 3.2*]
- The site is frequented by bats and inadequate surveys have been provided to date [*Officer comment: The approach to on-site ecological matters has previously been dealt with under SU/15/0884, measures which were agreed with the Surrey Wildlife Trust. See, proposed Condition 14*]
- The provision of affordable housing is a requirement of local and national policy and the application must be refused without a binding commitment to this provision [*See Paragraph 7.4. A legal agreement is proposed to be completed tomorrow*]

Two further objections raised on the following additional grounds:

- Impact on flood risk to neighbouring, including listed, properties [*See Paragraph 7.4 and comments of the LLFA below*]
- Loss of hedgerows [*See Paragraph 7.4*]
- Level of density of development [*See Paragraph 7.4*]

Slightly amended comments from the Local Lead Flood Authority have been received indicating a requirement for the scheme to provide greenfield discharge rates.

As such, an **additional Condition** is proposed as below:

16. The development hereby permitted shall not commence until details of the design of as surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- a) A design that satisfies the SuDS hierarchy;
 - b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statements on SuDS;
 - c) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+30% allowance for climate change) storm events during all stage of the development (pre, post and during), associated discharge rates and storage volumes shall be provided with a greenfield discharge rate offsite no greater than a total of 11.26 litres per second for the whole site area.

Reason: To ensure that the design meets the technical standards for SuDS and the final drainage design does not increase the flood risk on or off site and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

And an additional Informative:

The applicant proposes to discharge to a watercourse. The applicant has not supplied details showing whether discharge infiltration is feasible. The applicant needs to undertake infiltration in accordance with BRE Digest 365 or show suitable evidence that infiltration is not feasible. If feasible, the applicant could adapt their design so that permeable paving and attenuating SuDS assets can discharge directly into the ground instead of into a piped network. A full geotechnical survey that details bore logs, ground water levels, details of ground water source protection zones and details of any contamination should be supplied. Only if infiltration is then found not to be feasible should discharge to watercourses be considered. Should the applicant propose to discharge into a Main River, a Flood Defence Consent is required from the Environment Agency. Should the applicant propose to discharge into a watercourse, they should check that the watercourse is able to receive the additional flows and is fully functional.

Amendments to proposed Conditions:

Condition 2:

Replace reference to "Condition 11" with "Condition 12"

Condition 11:

Replace reference to "Conditions 8 and 9" with "Condition Nos 9 and 10, and 16 below".

RESOLVED that application 16/0323 be approved subject to a legal agreement and conditions, as set out in the Executive Head of Regulatory's report, and as amended.

Note 1

It was noted for the record that Committee Members had received a letter from the West End Action Group.

Councillor Adrian Page also declared that he had received emails and had visited residents in relation to the application.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Dr Llewellyn, on behalf of West End Action Group, and Mrs Doney spoke in objection to the application and Mr Woolf, the agent for the application, spoke in support.

Note 3

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Colin Dougan.

Note 4

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki and Robin Perry.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, David Mansfield, Adrian Page, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

4/P Application Number:16/0389 - development at land at former Little Heath Nursery, Burr Hill Lane, Chobham GU24 8QD

The application was for the change of use of land at Little Heath Nursery from a commercial nursery to residential, the demolition of the existing nursery buildings and the erection of 35 affordable dwellings and associated works to include parking, landscaping, raising of the ground levels, drainage and on site open space. Proposed use of 6.7 hectares of land at Little Heath Meadow and Little Heath Common as Suitable Alternative Natural Green Space and associated works to include replacement/proposed bridges, the formation of a circular walk, creation of an attenuation feature, regrading of the existing pond and the erection of an information board and markers. (Amended & Additional plans rec'd 03/06/16).

Members were advised of the following updates on the application since the publication of the agenda:

"Since writing the committee report the applicant has now entered into an acceptable legal agreement and as such the recommendation changes from

'Grant subject to conditions and completion of a legal agreement' to 'Grant subject to conditions'

Also since writing the committee report a further objection has been received from Chobham Parish Council, this objection reiterates the previous concerns raised and the issues are addressed within the committee report. Additionally 10 further objections have also been received from the public; these also raise no new comments / objections which are not already addressed within the committee report.

Finally Natural England has also responded and raise no objection to the proposal."

RESOLVED that application 16/0389 be approved subject to conditions, as set out in the Executive Head of Regulatory's report.

Note 1

It was noted for the record that Committee Members had been contacted by Chobham Action Group.

Councillors Pat Tedder and Victoria Wheler also declared that they had received a number of emails in respect of the application.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mrs Dunsmuir, on behalf of the Chobham Society, and Mrs Parvin spoke in objection to the application and Mr Cobley, the agent for the application, spoke in support.

Note 3

The recommendation to approve the application was proposed by Councillor David Mansfield and seconded by Councillor Robin Perry.

Note 4

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield and Robin Perry.

Voting against the recommendation to approve the application:

Councillors Adrian Page, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

5/P Design Codes - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley GU16 6RN

The application was for the approval of Design Codes pursuant to planning conditions.

The application would normally have been determined by officers in accordance with the Scheme of Delegation of Functions to Officers. However, given the importance of the redevelopment of the former Princess Royal Barracks site and the aspirations to deliver a high quality, sustainable development, Member approval was being sought for the approach being taken.

Members were advised of the following updates regarding the application since the publication of the agenda:

“Deletion of text required at paragraph 6.2 as shown below:

By necessity this report has only been able to touch upon a small fraction of the content of either of the submitted codes; but nevertheless has attempted to show how they are to be used by the Council as a tool to resist poor design. In this regard it is considered the codes build upon the long established principles for the site, are easy to use and apply. It is therefore recommended that, ~~subject to the amendments set out at section 6 of this report~~ the ‘Site Wide Design Code’, ‘The Regulatory Plan’ and the ‘Phase 1 Infrastructure Design Code’ be approved in partial consideration of the relevant planning conditions.”

RESOLVED to approve the Design Codes.

Note 1

The recommendation to approve the Design Codes was proposed by Councillor David Mansfield and seconded by Councillor Richard Brooks.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the Design Codes:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dugan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

6/P Application Number:15/1062 - Princess Royal Barracks, Brunswick Road, Deepcut GU16 6RN

The application was for the approval of Reserved Matters for Infrastructure (Spine Road), Central SANGS, and Village Green submitted pursuant to Condition 4 (Reserved Matters: internal access arrangements, layout, scale, appearance, landscaping), and the partial submission of details pursuant to Conditions 16 (Detailed Ecological Management Strategy & Management Plan), 29 (Tree Retention and Protection Plans), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended). (Amended information recv'd 9/12/15). (Amended information

rec'd 11/12/15). (Amended plans and information recv'd 18/12/15 & 22/12/15).
(Amended and Additional plans and information recv'd 25/5/16).

Members were advised of the following updates on the application since the publication of the agenda:

“One further letter of objection has been received.

Correction to report – para 1.1 reference to application 15/0676 should be deleted.

Update to para 3.4 – application 12/0546/3 has been approved.

Update to para 4.4 to reflect acceptable revision to the codes were received.
Amended text below:

This application was submitted to the LPA in December 2015, however it has been held in abeyance pending resolution of a number of concerns regarding the Design Codes. As detailed in the report regarding that matter this has now been resolved and ~~the design codes have been agreed subject to review of the additional information set out in section 6 of the report for the approval of the design codes.~~ It is considered these provide a robust framework against which this application should be assessed. The additional work on the design codes has driven a fundamental review of this application and approximately 90% of the material submitted with the application in December 2015 has been revised and resubmitted in late May 2016 and a full re-consultation under taken.

Insert word 'road' after spine in second sentence of para 9.1 Insert the word 'green' after 'village, in the fourth sentence of para 9.3.5.

Amendments to proposed condition

Condition 4 as proposed is to be updated following the receipt of amended information and West Surrey Badger Group confirming 'no objection' to the proposal:

Condition 4

The development hereby approved shall be undertaken in accordance with the details approved pursuant to condition 15 of 12/0546 (Ecological Management Strategy) and the Ecology Technical Note prepared by NPA and submitted to the LPA pursuant to application 15/1062 on 7 July 2016 at 1003hrs.

Reason: In the interests of biodiversity and to ensure the development accords with Policy CP4 and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Other condition updates

Condition 3

The development hereby approved shall be undertaken, and retained, in strict accordance with the details to be agreed pursuant to condition 13 of permission 12/0546.

Reason: To secure mitigation for the potential impact on the TBH SPA the development accords with Policy NRM6 of the South East Plan 2009 and Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Condition 5

Notwithstanding the details shown on the approved plans; no play equipment shall be installed on the combined NEAP/LEAP in the Village Green until full details of its specification have been submitted to and approved in writing by the Local Planning Authority.

The details to be submitted shall make provision for the equipment to be installed prior to the Village Green coming into first use.

Reason: 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.

Condition 8

Prior to any commencement of works associated with the central SANGS hereby approved details of any proposed bat roost, including its proposed location, shall be submitted to and approved by the LPA in writing.

Reason: To secure mitigation for the potential impact on the TBH SPA and to ensure a satisfactory and safe form of development in accordance with Policy NRM6 of the South East Plan 2009, Policy CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Condition 11

Within 5 working days of the implementation of the permission hereby given for the construction of the Mindenhurst Road (the spine road) commencing the Council will be notified of the date such works began.

Within two months of the notified date, details showing the location and treatment of any parking along Mindenhurst Road (the spine road), together with a indicative plan showing the proposed layout and access arrangements for the Village Green car park and cycle parking shall be submitted and approved in writing by the LPA. The details to be submitted will include an indicative date for the implementation of the submitted detail.

Reason: To ensure a satisfactory form of development and in the interest of highways safety and ensuring adequate parking provision, and to accord with the

NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

Condition 12

Details of the posts, bollards or other means of preventing un-authorized incursion onto the Village Green shall be submitted to the Local Planning Authority prior to its /their installation. Once approved the bollards shall be installed prior to the use of the Village Green commencing. The approved details shall be retained in perpetuity.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

Condition 13

Notwithstanding the detail shown on the approved plans, details of all street furniture (seating, bins, cycle stands, signage and lighting) proposed to the Village Green and Mindenhurst Road (the spine road) shall be submitted to and approved in writing by the Local Planning Authority prior to any such items being installed or erected. Only the approved specification shall be installed / erected.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

Condition 16

Notwithstanding details shown on the approved plans the detailed design of the proposed footway linking the formal park (around St Barbara's Church) and the Village Green shall be submitted to and approved in writing by the Local Planning Authority prior to any works on this link commencing.

Reason: To ensure a satisfactory form of development and to promote sustainable transport methods in accordance with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Design Codes.

Condition 17

Unless otherwise stated in this decision notice the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site location plan DC1-NPA-LX-000-00-DR-04-300 R2
Phase 1 Infrastructure Strategy diagram DC1-NPA-LX-000-00-DR-04-101 R4
Central SANGS General Arrangement DC1-NPA-LX-104-00-DR-04-301 R0
Central SANGS General Arrangement DC1-NPA-LX-104-00-DR-04-302 R0
Mindenhurst Road General Arrangement 1/12 DC1-NPA-LX-102-00-DR-04-301 R1

Mindenhurst Road General Arrangement 02/12 DC1-NPA-LX-102-00-DR-04-302 R1
Mindenhurst Road General Arrangement 03/12 DC1-NPA-LX-102-00-DR-04-303 R1
Mindenhurst Road General Arrangement 04/12 DC1-NPA-LX-102-00-DR-04-304 R2
Mindenhurst Road General Arrangement 05/12 DC1-NPA-LX-102-00-DR-04-305 R2
Mindenhurst Road General Arrangement 06/12 DC1-NPA-LX-102-00-DR-04-306 R3
Mindenhurst Road General Arrangement 07/12 DC1-NPA-LX-102-00-DR-04-307 R2
Mindenhurst Road General Arrangement 08/12 DC1-NPA-LX-102-00-DR-04-308 R2
Mindenhurst Road General Arrangement 09/12 DC1-NPA-LX-102-00-DR-04-309 R1
Mindenhurst Road General Arrangement 10/12 DC1-NPA-LX-102-00-DR-04-310 R2
Mindenhurst Road General Arrangement 11/12 DC1-NPA-LX-102-00-DR-04-311 R1
Mindenhurst Road General Arrangement Key Plan 12/12 DC1-NPA-LX-102-00-DR-04-312 R1
Mindenhurst Road & Village Green Plant Schedule DC1-NPA-LX-102-00-DR-04-501 R1
Primary Street Landscape Management Plan DC1-NPA-LX-102-00-RP-04-801 R1
Northern Access Roundabout Planting Plan DC1-NPA-LX-101-00-DR-04-501 R2
Typical Hard Landscape Details DC1-NPA-LX-000-00-DR-04-701 R0
Typical Tree Pit Details DC1-NPA-LX-000-00-DR-04-710 R0
Village Green Landscape Masterplan DC1-NPA-LX-103-00-DR-04-301 25.05.16
Village Green General Arrangement DC1-NPA-LX-103-00-DR-04-302 R2
Village Green Landscape Management Plan DC1-NPA-LX-103-00-DR-04-302 R1
Village Green Landscape Management Plan DC1-NPA-LX-103-00-RP-04-801
Village Green Contours and Cross Sections DC1-NPA-LX-103-00-DR-04-401 R1
Village Green Pond Sections 01/03 DC1-NPA-LX-103-00-DR-04-402 R1
Village Green Pond Sections 02/03 DC1-NPA-LX-103-00-DR-04-403 R1
Village Green Pond Sections 02/03 DC1-NPA-LX-103-00-DR-04-404 R1
Mindenhurst Road Soft Landscape Management and Maintenance Schedule DC1-NPA-LX-102-00-SH-04-802 R1
Mindenhurst Road Hard Landscape Management and Maintenance Schedule DC1-NPA-LX-102-00-SH-04-803 R1
Village Green Soft Landscape Management and Maintenance Schedule DC1-NPA-LX-103-00-SH-04-802 R1
Village Green Hard Landscape Management and Maintenance Schedule DC1-NPA-LX-103-00-SH-04-803

And is so far as the alignment of Mindenhurst Road together with the siting and alignment of all cycleways and footpaths are concerned:

Spine Road Longitudinal Section Sheet 1 DC1-ODM-CH-102-XX-DR-03-0100 T01
Spine Road Longitudinal Section Sheet 2 DC1-ODM-CH-102-XX-DR-03-0101 T01

Spine Road Longitudinal Section Sheet 3 DC1-ODM-CH-102-XX-DR-03-0102
T02
Spine Road Longitudinal Section Sheet 4 DC1-ODM-CH-102-XX-DR-03-0103
T02
Spine Road Longitudinal Section Sheet 5 DC1-ODM-CH-102-XX-DR-03-0104
T02
Spine Road Longitudinal Section Sheet 6 DC1-ODM-CH-102-XX-DR-03-0105
T03
Spine Road Longitudinal Section Sheet 7 DC1-ODM-CH-102-XX-DR-03-0106
T03
Spine Road Longitudinal Section Sheet 8 DC1-ODM-CH-102-XX-DR-03-0107
T02
Spine Road Longitudinal Section Sheet 9 DC1-ODM-CH-102-XX-DR-03-0108
T02
Spine Road General Arrangement DC1-ODM-CH-102-XX-DR-03-0001 T0
S38 Coloured Plan Sheet 1 of 3 DC1-ODM-CH-102-XX-DR-03-0002 T03
S38 Coloured Plan Sheet 2 of 3 DC1-ODM-CH-102-XX-DR-03-0003 T03
S38 Coloured Plan Sheet 3 of 3 DC1-ODM-CH-102-XX-DR-03-0004 T03
Spine Road Removal Plans and Schedule V2 combined Dec 2015
Spine Road Retention and Protection Plans and Schedule V2 combined 2015
Village Green Removal Plans and Schedule V1 combined Dec 2015
Village Green Retention and Protection Plans and Schedule V1 combined Dec
2015
Ecological Mitigation and Management Plan April 2016
Ecology Technical Note (7 JULY 2016)

unless the prior written approval has been obtained from the Local Planning Authority.

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

Condition 19

Notwithstanding the detail(s) shown on any submitted or approved plan or document, full details of all soft landscaping works to any part of Mindenhurst Road (the spine road) shall be submitted to and approved in writing by the Local Planning Authority prior to such landscaping works being implemented.

The details to be submitted shall make provision for the landscaping to be implemented prior to the use of the road first commencing and shall include an updated landscape management plan and maintenance schedule for all landscape area / areas of open space abutting or associated with Mindenshurt Road (the spine road) and which do not form part of the central SANGS or Village Green.

All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape

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.

Condition 20

Notwithstanding the detail(s) shown on any submitted or approved plan or document, full details of all soft landscaping works to the Village Green shall be submitted to and approved in writing by the Local Planning Authority prior to such landscaping works being implemented.

The details to be submitted shall make provision for the landscaping to be implemented prior to the use of the Village Green first commencing and shall include an updated landscape management plan and maintenance schedule for all landscape area / areas of open space abutting or associated with the Village Green and which does not form part of the central SANGS or landscaping of Mindenhust Road (the spine road).

All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape

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.”

RESOLVED that application 15/1062 be approved subject to conditions, as set out in the Executive Head of Regulatory’s report, as amended.

Note 1

As the application had triggered the Council’s Public Speaking Scheme, Mrs Baker spoke in objection to the application.

Note 2

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Edward Hawkins.

Note 3

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield, Robin Perry and Valerie White.

Councillors Pat Tedder and Victoria Wheeler abstained from voting.

Councillor Conrad Sturt was not present at the start of the item and therefore did not vote on the application.

7/P Application Number:15/0701 - Vernon House, 16 Southwell Park Road, Camberley GU15 3PY

The application was for the erection of a two storey building with accommodation in the roof to provide 1no three bedroom, 3no two bedroom and 1no one bedroom flats with parking and access onto Southern Road. (Additional plans rec'd 29/10/15), (Additional plan rec'd 30/10/15), (Amended plans rec'd 02/11/15). (Additional plan rec'd 11/12/15).

The application would normally have been determined by officers in accordance with the Scheme of Delegation of Functions to Officers. However, at the request of Councillor Alan McClafferty it had been called in for determination by the Planning Applications Committee.

Members were advised of the following updates on the application since the publication of the agenda:

“Two petitions of 149 and 71 signatures have been received raising objections to the proposal on the following grounds:

- Loss of public landscape [*Officer comment: The proposed access would result in the loss of part of a 2 metre high hedge and grass in front. As indicated at Paragraph 6.13 of the officer report, this loss is not considered to be significant enough to warrant the refusal of this application*]
- Would result in unwelcome traffic movements onto a pedestrian route to and for the town centre [See Paragraph 7.6]
- Reversing manoeuvres onto the pedestrian route would be a health and safety risk to pedestrians, including children coming to and from school [See Paragraph 7.6]”

Members were further advised that, in relation to the petitions referred to in the updates, which had been received electronically, a hard copy of the 2 petitions had been received which had contained additional signatures.

It was reported that a Member site visit had taken place prior to the meeting.

The Committee considered the application and discussed concerns regarding the proposed access onto Southern Road, a shared surface for pedestrians and cars. It was recognised that the access would result in reverse manoeuvres into Southern Road.

The existing building was located centrally on the plot, with parking provided to the rear, with access from Southwell Park Road. However, it was noted that the increased footprint of the proposed building would prevent the car parking spaces at the rear of the site being accessed from the existing access on Southwell Park Road.

Officers had recommended that the application be approved. However, after consideration, Members felt the application should be refused on the grounds of bulk, massing, and loss of amenity value due to vehicle movements.

RESOLVED that application 15/0701 be refused for reasons relating to bulk, massing, and loss of amenity value due to vehicle movements on Southern Road, with the wording for the refusal to be finalised in consultation with the Chairman, Vice Chairman and Ward Councillors.

Note 1

It was noted for the record that

- (i) Councillor Colin Dougan declared that he was lived on Southwell Park Road and was a member of Southwell Park Residents' Association. Cllr Dougan advised that he had consulted the Monitoring Officer when the site had previously been considered by the committee.
- (ii) Councillor Victoria Wheeler declared that her sister was the Vice Chairman of Southwell Park Residents' Association, whose Chairman would be speaking on the item. Councillor Wheeler left the room during the consideration of the item.

Note 2

As the application had triggered the Council's Public Speaking Scheme, Mr Kirkland spoke in objection to the application on behalf of the Southwell Park Residents' Association.

Note 3

There was no proposer or seconder for the officer's recommendation to approve the application.

Note 4

The recommendation to refuse the application was proposed by Councillor Colin Dougan and seconded by Councillor Valerie White.

Note 5

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors David Allen, Richard Brooks, Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, David Mansfield, Adrian Page, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

Chairman

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