

15 December 2016

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4 Page 17	16/0962 – Plot A, Trade City, Former BAE Systems, Lyon Way, Frimley	Grant

UPDATEConsultations

The Council's Environmental Health Officer and the Environment Agency raise no objections.

The Local Lead Flood Authority (SCC) also raises no objections subject to conditions (see conditions 12 and 13, already proposed within the officer report, and amended condition 14 below).

The County Highway Authority raises no objections subject to conditions (see conditions 5 and 7, already proposed within the officer report, and additional condition below).

Recommendation

Amend Condition 9 to state:

Any tree or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

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.

Amend Condition 10 to state:

No development shall take place until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring shall be submitted to and approved by the Local Planning Authority. Such scheme shall include nomination of a competent person to oversee the implementation of the works. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person (indicated above) that any remediation work required and approved under the provisions above has been implemented fully in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority, such verification shall comprise: (a) as built drawings of the implemented scheme; (b) photographs of the remediation works in progress; and (c) Certificates demonstrating that imported and/or material left in situ is free of contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: To ensure that the risk from contamination can be managed and to accord with the National Planning Policy Framework.

Delete Condition 11

Amend Condition 14 to state:

Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the sustainable drainage system has been construction in accordance with the approved details pursuant to Conditions 13 and 14 above, and details of a management and maintenance plan, indicating who will on and maintain the surface water drainage elements and their associated inspection and maintenance regimes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved management and maintenance plan.

Reason: To ensure that the sustainable drainage system is designed to technical standards and to limit flood risk and to comply with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Additional condition:

Prior to the first occupation of the development hereby approved on site details of secure cycle storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual amenities are not prejudiced and to promote the use of alternative transport methods to the private car and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5 Page 35	16/0681 – Pinewood, 93 College Ride, Bagshot	Refuse
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UPDATE

Paragraph 6.1, page 39 - Correction: There has been one representation in support and 4 representations raising an objection.

A legal agreement has been provided to provide mitigation against impact on the SPA and Travel Plan monitoring, in a similar manner to SU/10/0606. However, this has not been checked (because the legal fee not paid).

Paragraph 7.10, page 44 -The LLFA has raised an objection on lack of drainage information. However, the Council's Drainage Engineer considers that the LLFA concerns could be considered by condition(s). A reason for refusal on drainage has, therefore, not been added.

6 Page 53	16/0691 – 33 Upper Park Road, Camberley	Grant
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UPDATE

Natural England raises no objection.
The Council's Tree Officer raises no objections.

Representations (page 56)

One further objection has been received raising no new issues.

Four objections received to the amended scheme, from those who had objected to the original proposal, indicating that their objections remain in place and that although there may be a reduction in windows facing their properties (29/31 Upper Park Road) over the existing arrangement, but there is an increase in habitable room windows (4 to 6) in this elevation.

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Page 73

16/0631 – Land to the rear of The Parade,
Frimley

Refuse

UPDATE

Economic Development Officer – No comments.

The agent has responded to the proposed reasons 1, 2 and 3 of the officer report by providing:

- An affordable housing statement was received on 14/12 which concludes that the Written Ministerial Statement, the associated Court judgement and updates to National Planning Practice Guidance which indicate that affordable housing should not be sought for schemes of 10 dwellings or less, with less weight given to local policies which would require an on-site provision; and
- An addendum report has been received today to indicate improvements to the approach could be provided including a revised surface treatment (e.g. cobble edge and block paving access road), use of different colour hard surface treatments, variations in texture and levels, use of bollards to define spaces, traffic calming measures (e.g. raised tables), kerbing to define different surfaces, and the introduction of soft landscaping; with a plan has been provided which indicates that on-site ecological mitigation can be provided on this site. This includes the provision of trees, tree mounted bat boxes, bat boxes integral to the buildings and landscaping.

Officer response

- The addendum report indicates possible enhancements to the approach but it is not considered that this would overcome reason 1 and the objections on character grounds.
- The addendum report indicates possible ecological enhancements including further tree provision, and the provision of bat boxes (in the trees and within the fabric of the dwellings). The Tree Officer has indicated that there are too many trees, too close together with some under the tree canopies of existing retained trees, which may prove difficult to establish on the long-term. However, broad leaf hedging, along with some tree planting may be possible instead. It is too late, however, for SWT comments to be provided. At this late stage it is therefore recommended that reason 2 remains.
- The agent has not demonstrated why local policies for affordable housing provision should be set aside in favour of the national position; has not provided any viability information; information about whether the developer can be defined as a small developer; and whether the Borough has conditions where housing needs are not so extreme, and the house prices so high, that a different approach to the national position is not required. As such, it is recommended that reason 3 remains.

One additional letter of comment has been received from an objector not raising any additional issues.

8 Page 87	16/0915 – 30 Chertsey Road, Chobham	Grant
<u>UPDATE</u> No update.		
9 Page 99	16/0916 – 30 Chertsey Road, Chobham	Grant consent
<u>UPDATE</u> No update.		