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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

Karen Whelan

Chief Executive

PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION

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13 December 2018		
Planning Applications Committee <u>Update</u>		
Item No.	App no. and site address	Report Recommendation
4 Page 9	18/0632 – Gordons School, Bagshot Road, West End, GU24 9PT	GRANT subject to conditions
<p><u>UPDATE</u></p> <p>Further appended evidence of interest from local sports clubs has been provided by the applicant including emails from Curley Park Rangers, Windlesham FC, Woking Cougars, Windlesham United, Bagshot FC and Valley End Cricket Club (Appendix I).</p> <p>The applicant states that the above constitutes a small number of the emails received requesting use of the school facilities, and other enquiries have also come through as telephone messages for further use of facilities for basketball, flood-lit tennis and netball - these requests vary from youth groups to local adult groups.</p> <p><u>Officer comments</u></p> <p>Condition 4 on page 21 requiring the submission of a Community Use Agreement (CUA) prior to commencement would secure the use of the proposal by these local groups. CUAs are widely used by Sport England and they provide a template CUA on their website. Typically such an agreement is signed by all parties and includes a Management Committee to develop the community use of the facilities; marketing strategy; affordable pricing arrangements; and, a monitoring and review mechanism.</p> <p>Condition 4 is proposed to be re-worded as highlighted below, to clarify that it applies to both the AWP and the sports hall:</p> <p><i>Use of the sports hall building and 3G rubber crumb pitch hereby approved shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>The agreement shall apply to the 3G pitch facility and the sports hall building, and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</i></p> <p>The below advisory informative is also proposed to be added:</p> <p><i>Guidance on preparing Community Use Agreements is available from Sport England: http://www.sportengland.org/planningapplications.</i></p> <p><i>For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.</i></p>		
5 Page 37	18/0491 - Units 1-5 Admiralty Way, Camberley, GU15 3DT	GRANT subject to conditions

UPDATE

i) The applicant has requested that Condition 4 be re-worded to directly refer to the submitted Arboricultural Impact Assessment and Arboricultural Method Statement, rather than the general term of Arboricultural Report. It is therefore proposed to re-word Condition 4 as follows:

*The development hereby permitted shall be carried out wholly in accordance with the submitted **Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement** prepared by Viewpoint Associates [unnamed consultant] and dated 21 May 2018. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.*

ii) Condition 11 is proposed to be re-worded to reflect the submitted Construction Transport Management Plan that has now been deemed acceptable in writing by Surrey County Highway Authority:

The enabling works to the development hereby approved shall be undertaken in accordance with the Enabling Works Construction Transport Management Plan [McAuliffe - October 2018]. No construction of the buildings hereby approved shall take place until a further Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors*
- (b) loading and unloading of plant and materials*
- (c) storage of plant and materials*
- (d) measures to prevent the deposit of materials on the highway*
- (e) on-site turning for construction vehicles*

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

iii) The applicant has also requested that Condition 20 be changed to pre-occupation, as the final lighting specification may not be available until a contractor is appointed. Officers consider this acceptable and as such it is proposed to re-word Condition 20 as follows:

Prior to first occupation of the development hereby approved, a Sensitive Lighting Management Plan must be submitted to and agreed upon in writing by the Local Planning Authority. The proposed development shall be undertaken in accordance with the agreed Sensitive Lighting Management Plan alongside the submitted Extended Phase 1 Habitat Survey Report [Viewpoints Associates LLP] dated 21 May 2018, unless otherwise agreed upon in writing by the Local Planning Authority.

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UPDATE

i) An additional site plan (scale 1:1250) has been provided by the applicant to define the existing residential curtilage of the dwelling, and a reduced sized plan has been attached for convenience (Appendix II). The proposed Condition 2 would remove permitted development rights for all extensions and outbuildings within this defined residential curtilage. Additional planning permission would also be required for any further

development within the land outside this curtilage.

ii) Two additional representations have been received on behalf of Windlesham Arboretum, raising the following additional concerns:

- It is not clear how the Council's Agricultural Consultant has arrived at the discount of 25-30%
- The property has never been marketed for the lower advised rate of £1million
- The house has never been placed on the market on its own, to be available for an agricultural worker without the encumbrance and extra costs of the adjacent holding (which adds £500,000 to the sale cost)
- The conclusions of the Council's Agricultural Consultant are therefore not evidence-based

Officer comment:

There are no local or national planning policies or guidance that advise of specific market discount rates, or that agricultural sites should be subdivided for separate marketing exercises. The tests considered relevant in this case are already outlined in Paragraphs 7.3.1 – 7.3.10 of the Committee Report (Pages 71-73).

Furthermore, no evidence of an identified need for agricultural workers dwellings has been identified or provided, and this was also one of the considerations of the Inspector in allowing the recent appeal within the Borough attached in the Annex A (Page 79, Paragraph 9). It is therefore considered unlikely that subdividing the site between the dwelling and the adjacent land for additional marketing exercises would attract additional interest from persons compliant with the agricultural condition.

iii) Officers have also had sight of representation made by Cllr Gandhum emailed to all Committee Members on 10 December.

Officer comment:

Even if livestock were grazing on the land in 2012/13, this is not fatal to the application as it is seeking planning permission for removal of the occupancy condition, not a lawful development certificate application which would be reliant on the "ten year rule". The application site will remain in the Green Belt, irrespective of the determination of this application.

All other planning issues raised have already been addressed above or within the Committee Report.

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APPENDIX I

Curley Park Rangers – Under 10's

Hi Sarah

I organise the training facilities for Curley Park Rangers u10 and they've asked whether they can hold their winter training sessions at Gordon's. They currently train on Thursdays from 7:15-8:15pm- will that work? May I have any forms that need to be completed please. Many thanks.

Kind regards,

Windlesham FC

Hi Sarah

Ok, thanks for that. Perhaps you can let me know if and when you can hire it out.

Regards

████████████████████

From: Sarah Byne [<mailto:sbyne@gordons.school>]

Sent: 02 October 2018 10:30

To: ████████████████████

Subject: 3 G Football Pitches

Hi ██████████

Unfortunately our planning permission on our Astro is such that we are unable to hire it out at present, we are hoping that this will change in the near future.

Kind regards

Sarah

Woking Cougars

Yes we are really keen to meet and agree a schedule for the future as one of you prime hires of the pitch.

As some insight, We have 34 teams ranging from u7 to U18 and current squeeze ourselves in to Winston Churchill and Woking hockey club. We are bursting at the seams in terms of space to train.

We would also be interested in hiring the pitch on a Sunday morning/afternoon as one of our u11 pitches.

Re the current artificial pitch my immediate need for September/October for the winter is for 6.30-7.30 (or 6.30pm till 8pm) on a Tuesday and a Thursday.

I would be looking hire the whole pitch on a Tuesday and Half the pitch on a Thursday Until April 2019

My number if Sarah needs to speak is ████████████████████

PS quite a few of the Gordons boys are starting to play for Cougars too so would make ideal venue for the borders getting to training

Look forward to meeting late July

Windlesham United

My name is [REDACTED] I am the Chairman of Windlesham United FC (Youth). I have been given your contact details from [REDACTED] [REDACTED].

During a conversation with [REDACTED] at the weekend, he mentioned Gordon's School might be interested in helping Windlesham United FC. Currently we have 310 local children playing for the football club, aged 4 to 18 across 23 teams. We are a non-profit organisation run solely by volunteers.

Our home ground is the Windlesham Field of Remembrance however; we rent football pitches across the area in places such as Bracknell, Frimley, Lightwater, Royal Holloway University and Charters School.

The football club is growing and we are looking for new facilities to train and play at. Andy mentioned you have grass and 3G football pitches which at times during the week and weekend aren't utilized – and therefore, this could be a new revenue stream for Gordon's School.

Would you be interested in having a conversation with me to discuss renting some of your facilities?

Bagshot FC

My names [REDACTED] I run Bagshot F.C who compete in the combined counties league. Last season we made contact with someone about the potential of hiring the Astro turf unfortunately it wasn't available but you said it maybe a possibility in the future.

So we're trying to making plans early for next season and see about the potential of hiring it for next season from September onwards for 1hr 30 mins on a Thursday at 7 and maybe the same on a weds for our under 11 children's side. As you may well know finding an area for training is very hard and we're hoping that as a local club this is something you can help us with.! Please feel free to contact us by email or on

Netball

Hi,

We are looking for a netball court to hire. Starting in July.

Our company 'Play Netball' runs social netball leagues all across the UK. We would require an indoor or outdoor court. (prefer outdoor)

Indoor:

Needs to be:

1. Monday – Thursday (1 day)
2. 3 Hour Booking between 6-10pm
3. All year round booking every week (except for 3 weeks at Xmas)

4. No break for exams in the sports halls (if you have exams we may consider booking if only a few weeks)
5. Invoiced monthly

Outdoor:

Needs to be:

1. Monday – Thursday (1 day)
2. 2 Hour booking between 6.30-10pm.
3. All year round booking every week (except 3 weeks of Xmas)
4. **Need** to be at least 2x floodlit courts
5. Invoiced Monthly

We are fully insured and have public liability insurance.

We currently run at over 60 different locations across the UK and look forward to hearing from and hopefully working with you in the future.

Thanks,

Operations Manager of Achieve Sports

Valley End Cricket Club

We would also like to discuss further the use of your new sports hall for all of our senior and junior Winter training sessions. It will be great to bring the club together at one venue and we can also look at opening these sessions up to your students as well.

Senior training is usually just one evening per week from January until mid April, normally a two hour session.

The youth training is on Saturday afternoons from January onwards and we are currently using two facilities [from around 1pm until 6pm](#).

Club Contacts:

[REDACTED]

[REDACTED]

[REDACTED]

APPENDIX II

