



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

Department: Democratic and Electoral Services
Division: Corporate
Please ask for: Lee Brewin
Direct Tel: 01276 707335
E-Mail: democratic.services@surreyheath.gov.uk

Tuesday, 6 December 2016

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman), Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

In accordance with the Substitute Protocol at Part 4 of the Constitution, Members who are unable to attend this meeting should give their apologies and arrange for one of the appointed substitutes, as listed below, to attend. Members should also inform their group leader of the arrangements made.

Substitutes: Councillors Dan Adams, Rodney Bates, Ruth Hutchinson, Rebecca Jennings-Evans, Paul Ilnicki and Max Nelson

Site Visits

Members of the Planning Applications Committee and Local Ward Members may make a request for a site visit. Requests in writing, explaining the reason for the request, must be made to the Development Manager and copied to the Executive Head - Regulatory and the Democratic Services Officer by 4pm on the Thursday preceding the Planning Applications Committee meeting.

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Thursday, 15 December 2016 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

AGENDA

| | Pages |
|--------------------------------|---------------|
| 1 Apologies for Absence | |
| 2 Minutes | 3 - 16 |

To confirm and sign the non-exempt minutes of the meeting held on 17 November 2016.

3 Declarations of Interest

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

Human Rights Statement

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

Planning Applications

| | | |
|----------|---|-----------------|
| 4 | Application Number: 16/0962 - Plot A, Trade City, Former BAe Systems, Lyon Way, Frimley, Camberley | 17 - 34 |
| 5 | Application Number: 16/0681 - Pinewood, 93 College Ride, Bagshot, GU19 5EP | 35 - 52 |
| 6 | Application Number: 16/0691 - 33 Upper Park Road, Camberley, GU15 2EG | 53 - 72 |
| 7 | Application Number: 16/0631 - Land rear of The Parade, Frimley, Camberley | 73 - 86 |
| 8 | Application Number: 16/0915 - 30 Chertsey Road, Chobham, Woking GU24 8PQ | 87 - 98 |
| 9 | Application Number: 16/0916 - 30 Chertsey Road, Chobham, Woking GU24 8PQ | 99 - 108 |

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 17 November 2016

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

| | |
|--|-------------------------|
| - Cllr Richard Brooks | Cllr Adrian Page |
| - Cllr Nick Chambers | + Cllr Robin Perry |
| + Cllr Mrs Vivienne Chapman | + Cllr Ian Sams |
| + Cllr Colin Dougan | Cllr Conrad Sturt |
| - Cllr Surinder Gandhum | + Cllr Pat Tedder |
| + Cllr Jonathan Lytle | + Cllr Victoria Wheeler |
| + Cllr Katia Malcaus Cooper (from part-way through min 21/P) | + Cllr Valerie White |

+ Present
- Apologies for absence presented

Substitutes: Cllr Max Nelson (In place of Cllr Nick Chambers)

In Attendance: Lee Brewin, Duncan Carty, Michelle Fielder, Abinel Gurung, Gareth John, Jonathan Partington, Emma Pearman, Neil Praine and Cllr Wynne Price (left Chamber after min 21/P)

20/P Minutes

The minutes of the meeting held on 20 October were confirmed and signed by the Chairman.

21/P Application Number: 14/1000 - Hawk Farm, Church Lane, Bisley GU24 9EA

The application was to remove Condition 3 under Section 73 of application ref. BGR/8745 (Outline application to erect nursery managers dwelling and garages) to allow non-agricultural occupancy of dwelling. (Amended plans recv'd 26/10/16)

The application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to Planning Applications Committee at the request of Cllr. Mansfield.

There was a site visit at the site.

Members received the following updates:

Paragraph 6.1

Following consultation on the latest marketing undertaken a further 4 letters of objection have been received. The main points raised are summarised below:

- *Insufficient period for marketing with it only being marketed for 3 months at its lowered price. Hamptons assertion that 6-12 months is a long time is*

incorrect as the size, price or unusual nature of the property may mean it takes longer.

- *Other factors apart from this restriction also affect its saleability, for example Brexit.*
- *Marketing is not extensive enough. Should have relied on one than more estate agent to market the property. No estate agent board outside the site and property currently not on UK Land & Farms website.*
- *The property seems overpriced in relation to other dwellings in the vicinity, particularly when it was first marketed in 2014 (other examples in the area have been provided – 4 bed houses sell for £700 -800k)*
- *The pricing reduction is insufficient as the industry norm for reduction in pricing on houses with agricultural restrictions with less than 20-30 acres is 35%*
- *No mention of NHBC guarantee on house being sold which is unusual and thus reduces its saleability*
- *Other independent valuations ought to have been carried out by the Council and its Agricultural Advisor*
- *An inability to sell because the applicant built and further extended the property over and above the size and price that an agricultural worker could reasonably afford should not be a reason to remove the condition*

[Officer comment: Even if the dwelling had been completed in the 1970s it may have been subsequently extended by the occupier (s) and so the same scenario may still exist i.e. seeking to sell a larger property than originally approved]

- *Downgrading the restriction to equestrian or somewhat similar may be a workable compromise*

[Officer comment: The applicant has not sought to amend the condition but to remove it. Equestrian use for the grazing of horses, working horses on the land or horses for slaughter is agriculture. A downgraded condition would not be justifiable unless an exceptional need could be proven, see paragraph 7.3.1. This is unlikely to be the case]

- *Uncertainty over the applicant's land parcels and whether the applicant is also seeking the removal of the agricultural classification for the adjoining land. If the condition is removed then the adjoining land could be sold off separately leaving it for further future development and harming wildlife.*

[Officer comment: The original parcel of land that this restriction related to covered a significant larger area of land, see paragraph 2.1 of report. However, this restriction also applies to, for example, retired farmers Nb.

the condition refers to people employed in agriculture in the vicinity. The applicant has also now marketed the adjoining land with the dwelling, see second bullet point paragraph 7.3.6 on page 113. Any future use of the adjoining land would require planning permission and inappropriate development would be resisted given its Green Belt location]

Further comments from the applicant/Hamptons (paragraph 7.3.6)

In response to the concerns raised the applicant explains the following:

- *The property has now been marketed for over 7 months*
- *It is unsaleable primarily because the location of the property is not known for agricultural properties and therefore the number of buyers looking in this area who can meet the tie is limited*
- *It is the restriction and not the cost that is making the property unsaleable*
- *Most of the dwellings sold by Hamptons offers are received within the first 2 months of marketing*
- *A 'for sale sign' is not a pre-requisite of selling a property. The majority of dwellings sold do not have one. 90% of prospective purchasers search on-line*
- *Fails to accept that 59 potential purchasers is not extensive marketing*
- *The property is receiving 14 viewings per day on Right-move and a further 22 on Zoopla.*
- *Our marketing is extensive proven by in the area Hamptons Sunningdale covers between £1 - £5m we have sold the most houses in 2016 (source Rightmove).*
- *The reference made to the property being worth less than £1m does not take into account that this is a new build and such properties are receiving between 5-10% over second hand properties. This combined with its specification, generous proportions and its locational advantages i.e. being close to the village yet benefiting from an attractive rural location with its garden backing onto fields*

Paragraph 7.6.1

The applicant has now reinstated the historical curtilage by erection of a low picket fence.

Recommendation

Amended condition 1:

The residential curtilage is as shown outlined in red on drawing no. 574-P-16-4B and there shall be no enlargement to this curtilage. The existing picket fence, or an equivalent replacement, delineating the northern rear boundary of this residential curtilage shall be retained in perpetuity, unless otherwise agreed in writing by the Planning Authority.

Reason: To retain control in the interests of the Green Belt and to comply with the National Planning Policy Framework.'

Officers had recommended approval of the application but some Members were of the opinion that the marketing exercise for the sale of the site had not been adequate. It was also felt that the proposal was overdevelopment in the Green Belt, was out of character and the applicant had been fully aware of the agricultural condition. It was also noted that a precedent should not be set. The unlawful siting of a mobile home on the site was also a concern.

Officers advised that the dwelling was lawful in the Green Belt and that an informative would be imposed for the removal of the mobile home following permission being granted for this application.

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

Members considered the reasons for refusal and felt that the marketing strategy had been inadequate and a properly targeted marketing scheme should be carried out for at least 12 months and a realistic price be agreed for the sale. The informative would still be included regarding the removal of the mobile home.

Resolved that application 14/1000 be refused for the reasons set out above, wording to be finalised in consultation with the Chairman and Vice Chairman.

Note 1

It was noted for the record that Cllr Mansfield attended a Parish Council meeting where this application was considered. He did not take part in any debate and did not vote. The applicant also approached Cllr Mansfield but he did not engage in any discussion about the application.

Note 2

The recommendation to refuse the application was proposed by Councillor David Mansfield and seconded by Councillor Colin Dougan.

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 refuse the application:

Councillors Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

22/P Application Number: 16/0447 - 15-17 Obelisk Way, Camberley GU15 3SD

The application was for the outline application for planning permission for the erection of a four storey building comprising use Class A1-A5 on the ground floor and 16 residential units (Use Class C) on the three upper floors (with access, layout and scale to be considered and appearance and landscaping being reserved matters) following the demolition of existing buildings. (Amended plans & Additional Information rec'd 14/07/2016). (Additional information rec'd 23/09/2016).

Members received the following updates:

'The legal agreement to secure SAMM has been completed.

The agent wishes to draw the Committee's attention to the fact the original building was rebuilt following a fire in the 1950's. Officers note this submission; however it is not clear the extent of the damage or the rebuild works. It is however clear from photographs of the existing building that other than the interest and quality of the façade of the building, the existing building has little architectural merit. There is also no objection being raised to the demolition of the existing building.

Deletion of the following text from the final sentence of paragraph 7.8.1

As detailed above this contribution includes the SANG payment but is in addition to the SAMM payment.'

Some Members felt that the proposal would be an excellent opportunity for the Town Centre but some questioned the lack of affordable housing. Officers explained that the policy allowed for negotiation regarding viability of the provision of affordable housing. The consultant's findings were that it would not be viable to provide this.

Although no amenity space had been adopted for the site, Members were advised that each residential unit would have a terrace or balcony. There would also be allocated space for bins and cycles.

Some Members felt that the façade of the existing building should remain as it was an example of attractive architecture from the turn of the last century and that the building should be locally listed. Officers advised that the conservation officer had raised no objection to the building being demolished particularly when the sides and back of the building were purely functional and had no ascetic merit.

Members were reminded that the design and materials of the building was a reserved matter and would therefore return to the Planning Applications Committee for consideration. It was also noted that the proposal considered previously the retention of the front of the building but it had not lent itself to development for retail and residential.

Resolved that application 16/0447 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

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

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 application:

Councillors Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, and Valerie White.

Voting against the recommendation to approve the application:

Councillor Victoria Wheeler

23/P Application Number: 16/0669 - Longacres Nursery, London Road, Bagshot GU19 5JB

The application was for the erection of an attached glass house following part demolition of existing glass house for garden centre.

Members received the following updates:

'Correction to report – At Paragraph 9.7.1, it is confirmed that the proposal would not increase internal retail accommodation.

With further advice from the Council's Drainage Engineer, Condition 4 is to be replaced to be more proscriptive and more certainty of the requirements prior to implementation.

REPLACEMENT CONDITION 4:

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:

- a) A design that satisfies the Sustainable Drainage Systems (SuDS) Hierarchy and is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS;*
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+30% Climate Change allowance for climate change storm events), during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided. This shall include*

- evidence if applicable showing that no further storage is viable for this site to provide for restriction to closer to Greenfield runoff rates;*
- c) A finalised drainage layout plan that details impervious areas and the location of each SuDS element, pipe diameters and their respective levels;*
 - d) Long and cross sections of each SuDS element; and*
 - e) Details of how the site drainage will be protected and maintained during the construction of the development.*

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site 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.'

The Chairman advised the Committee that the application was in accordance with the approved plans and it would not constitute an increase in retail provision.

Some Members were concerned that the succession of applications on this site would set precedence and that the site was becoming more than just a garden centre. Officers advised that conditions had been applied to limit sales. In addition other Members felt that the site was an asset to the borough.

Resolved that application 16/0669 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory

Note 1

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Robin Perry.

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 application:

Councillors Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Robin Perry, Ian Sams and Victoria Wheeler.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, Pat Tedder and Valerie White

24/P Application Number: 16/0678 - Bovington Cottage, and Cattery, Bracknell Road, Bagshot GU19 5HX

The application was for the erection of 2 x 3 bedroom and 1 x 2 bedroom dwellings with attached garages, following demolition of existing bungalow and cattery/kennel buildings. (Amended Plan - Rec'd 20/10/2016 & 21/10/16). (Amended Plans + Additional Plan - Rec'd 24/10/2016.) (Amended & additional plans recv'd 25/10/16).

This application would normally have been determined under the Council's Scheme of Delegation, however it was reported to the Planning Applications Committee at the request of Cllr White.

Members received the following updates:

'Change to recommendation – it is now REFUSE for the following reason:

The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority the presence or otherwise of protected species (in particular bats and reptiles), and the extent that they may be affected by the proposed development, contrary to paragraph 99 of ODPM Circular 06/2005, Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

Paragraphs 7.10.3 and 7.11.4

The SAMM payment has been received. The applicant has confirmed that the development will be CIL liable as the cattery part of the site has not been in use for the required amount of time for it to be exempt from CIL. As such no SANG contribution is payable at this stage and CIL would be payable on commencement if the application is granted.

Paragraph 7.12.1

Further to paragraph 7.12.1 of the report, the applicant submitted an ecology survey which was considered by Surrey Wildlife Trust. The ecology survey identified that the site was suitable habitat for bats and reptiles. The Wildlife Trust have advised that further surveys to establish the presence or otherwise of bats and reptiles will be required before the application is determined, as the planning authority has insufficient information at this stage to be able to fully assess the impact on protected species. These surveys are not likely to be able to be carried out until spring when the animals are more active. As such the application is recommended for refusal for the above reason.

Paragraph 7.12.2 & paragraph 5.3

The Environmental Health Officer has responded in respect of the potentially contaminated land, with no objection to the proposal subject to a number of conditions requiring further ground work to assess if there is any contamination present and remediation schemes if necessary. If the application is granted then it is recommended that these conditions are included.

There has been no response from the Environment Agency on this, however it is noted in this regard that given the size of the site they are unlikely to comment as have not done so on similar, larger applications where there is potential contaminated land, and other applications have been approved with conditions to address this from the Environmental Health Officer.

Plans – Condition 2

If the Committee resolves to grant permission, three of the plans in the list under Condition 2 should be amended as further plans were needed to resolve very minor corrections to the size of the garage of plot 1 as it was shown incorrectly. The size of the garage in the

Officer's report is correct. The plans to be changed are as follows:

- *Amended Ground Floor Plan Type 1 Proposed BC-03-020 P5 received 27.10.16*
- *Amended Proposed Elevations Type 1 BC-05-010 P5 received 27.10.16*
- *Amended Ground Floor Site Plan BC-030-010 P5 received 27.10.16'*

Some Members had concerns about highways issues and that the proposal would be overdevelopment on the site. The County Highways Agency had raised no objection.

Some Members felt that overdevelopment and the harmful impact on the Green Belt should be included as reasons for refusal.

Resolved that application 16/0678 be refused as amended:

- i. for the reason as set out in the update to the report of the Executive Head – Regulatory;**
- ii. as the proposal would have harmful impact on the Green Belt, and**
- iii. the proposal would be overdevelopment on the site.**

The wording to be finalised in consultation with the Chairman and Vice Chairman.

Note 1

The recommendation to refuse the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Valerie White.

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 refuse the application:

Councillors Vivienne Chapman, Colin Dougan, Edward Hawkins, Katia Malcaus Cooper, David Mansfield, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application:

Councillors Jonathan Lytle and Max Nelson.

25/P Application Number: 16/0836 - Cadet Training Centre, Frimley Park, Frimley Road, Frimley GU16 7HD

The application was for the demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.

This application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor E Hawkins.

Members received the following updates:

'The Garden History Society has now considered the proposal and in their consultation response, raise no objection'

Members felt that the proposal was a good design and they welcomed the change.

Some Members were concerned about the flooding issues in Frimley and asked whether this could be looked at as part of the application, as the balancing pond was on the site.

Officers advised that the drainage officer had not raised any issues and there had been a flood risk assessment issued.

Resolved that application 16/0836 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that:

- Councillor Colin Dougan, in his capacity as Military Champion, was acquainted with the Commanding Officer at the Cadet Training Centre;
- Councillor Valerie White, in her capacity as Deputy Mayor, had attended lunch with the Commanding Officer at the Cadet Training Centre;
- Councillor Edward Hawkins had visited the Cadet Training Centre.

Note 2

The recommendation to approve the application was proposed by Councillor Colin Dougan 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 Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

26/P Application Number: 16/0837 - Cadet Training Centre, Frimley Park, Frimley Road, Frimley GU16 7HD

This application was for the Listed Building Consent for the demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.

This application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor E Hawkins.

Members received the following updates:

'The Garden History Society has now considered the proposal and in their consultation response, raise no objection'

Resolved that application 16/087 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that:

- Councillor Colin Dougan, in his capacity as Military Champion, was acquainted with the Commanding Officer at the Cadet Training Centre;
- Councillor Valerie White, in her capacity as Deputy Mayor, had attended lunch with the Commanding Officer at the Cadet Training Centre;
- Councillor Edward Hawkins had visited the Cadet Training Centre.

Note 2

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Victoria Wheeler.

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 Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

27/P Application Number: 16/0693 - Cadet Training Centre, Frimley Park, Frimley GU16 7HD

The application was for the erection of a 3.4 metre security perimeter fence, single storey security building with associated parking.

This application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor E Hawkins.

Members received the following updates:

'The Garden History Society has now considered the proposal and in their consultation response, raise no objection'

Members felt that the proposal was a good design and welcomed the change.

Some Members were concerned about the flooding issues in Frimley and asked whether this could be looked at as part of the application as the balancing pond was on the site.

Officers advised that the drainage officer had not raised any issues and there had been a flood risk assessment issued.

Resolved that application 16/0693 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that:

- Councillor Colin Dougan, in his capacity as Military Champion, was acquainted with the Commanding Officer at the Cadet Training Centre;
- Councillor Valerie White, in her capacity as Deputy Mayor, had attended lunch with the Commanding Officer at the Cadet Training Centre;
- Councillor Edward Hawkins had visited the Cadet Training Centre.

Note 2

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Katia Malcaus Cooper.

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 Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

Chairman

This page is intentionally left blank

2016/0962

Reg Date 12/10/2016

Frimley

LOCATION: PLOT A, TRADE CITY, FORMER BAE SYSTEMS, LYON WAY, FRIMLEY, CAMBERLEY

PROPOSAL: Erection of 1 no. research and development/light industrial/general industry/warehouse building (Class B1b/B1c/B2/B8) with ancillary offices, car parking and landscaping and associated development.

TYPE: Full Planning Application

APPLICANT: c/o Agent
Kier Property Developments Limited

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This is a full application for the erection of 1 no building with a commercial floorspace of 5,995 square metres, falling within research and development (Class B1b), light industrial (Class B1c), general industrial (Class B2) and storage and distribution (Class B8) uses within Trade City, formerly the BAE Systems site. The site is part of the Lyon Way Business Park. Access to the site would be from Lyon Way. This proposal would provide an alternative development to that approved by planning permission SU/16/0199 for this part, Plot A, of the Trade City development.
- 1.2 The report concludes that there is no objection to the principle of the development and the opportunity to deliver economic development on this underused site should be given significant weight. The development would be sympathetic to the character of the Business Park and could be accommodated without causing harm to the residential amenities enjoyed by the occupants of the surrounding residential properties. Under permission SU/16/0199, no objections were raised in respect of highway matters or the impacts on flooding or drainage. Subject to comments from the County Highway Authority and the Lead Local Flood Authority respectively, no objections are again raised.

2.0 SITE DESCRIPTION

- 2.1 The application site equates to a vacant plot (A) with an area of 0.8 ha site located to the north of Trade City, within the Lyon Way Business Park. Plots D, E, F and G, to the south, have been recently built at the site. Plots B and C remain vacant with Plot B located in the north east corner of Trade City, adjacent to the application site.
- 2.2 Plot A shares its northwest boundary with the Albany Park Industrial Estate. The remaining boundaries for these plots are with other parts of Trade City.
- 2.3 The site falls within an "Industrial Estates and Infrastructure" character area as defined by the Western Urban Area Character SPD 2012 within which such land is described as having "*flat, low level, hard urban landscapes*".

3.0 RELEVANT HISTORY

The wider Trade City site has an extensive history, of which the following is most relevant:

- 3.1 SU/12/0821 Hybrid application (part outline, part full) for the erection of four Class B1c/B2/B8 buildings (A, B, C and G) together with parking and servicing areas layout and means of access to be considered, all other matters reserved. Full planning permission for the demolition of existing buildings and the erection of three Class B1c/B2/B8 buildings (D, E and F) together with parking and servicing areas. Approved in April 2013. Partly implemented (i.e. Plots D, E and F).
- Condition 3 of this permission limited the height and floorspace for outline units within this development.*
- 3.2 SU/13/0626 Removal of Condition 20 of hybrid permission SU/12/0821 to allow the removal of the restriction on operating hours for the approved development (with operating hours limited from 7am to 10pm Mondays to Saturdays only). Refused in November 2013 and subsequent appeal allowed in May 2014.
- This appeal decision removed any limitations on operating hours at the Trade City business park.*
- 3.3 SU/14/0257 Approval of reserved matters pursuant to hybrid planning permission SU/12/0821 in relation to the erection of Building G for Class B1c/B2/B8 purposes, matters to be determined include scale, appearance and landscaping. Approved in June 2014 and implemented.
- 3.4 SU/16/0095 Erection of 2 no. Class B1c/B2/B8 buildings and ancillary offices and accommodation with parking and landscaping for Plots B and C. Approved in July 2016.
- 3.5 SU/16/0199 Erection of 1 no Class B1c/B2/B8 buildings and ancillary offices and accommodation with parking and landscaping for Plot A. Approved in July 2016.

4.0 THE PROPOSAL

- 4.1 This proposal is to erect 1 no building for a commercial floorspace of 5,995 square metres, falling within research and development (Class B1b), light industrial (Class B1c), general industrial (Class B2) and storage and distribution (Class B8) uses, on a vacant plot (Plot A) within the Trade City development, with associated development including an antennae fixed to the roof, with roof level access. This is an alternative to the element of the hybrid permission SU/12/0821 and the development under planning permission SU/16/0199. The following table compares the proposal with these permitted schemes:

| | SU/12/0821 | SU/16/0199 | Proposal |
|--------------------------|-------------------|-------------------|-----------------|
| Max ridge height | 15.8m.* | 14.3m. | 13.0 m. |
| Floorspace | 3,500 sq.m.* | 3,980 sq.m. | 5,995 sq.m. |
| Footprint | 3,415 sq.m. | 3,444 sq.m. | 3,069 sq.m. |
| Predominant width | 50m.** | 50.8 m. | 55.0m. |
| Predominant depth | 68.3m.** | 67.8m. | 55.8m. |
| Parking provision | 45 spaces** | 38 spaces | 95 spaces |

*As limited by Condition 3 of SU/12/0821

** As shown on the approved drawings for SU/12/0821

The proposal provides a building with an increased floorspace (by 2,015 square metres over the planning permission SU/16/0199 and 2,495 square metres over this part of the hybrid scheme SU/12/0821). The proposed building would have a reduced depth with a marginal increase in width. The building would have a reduced maximum ridge height (by about 1.3 metres over the planning permission SU/16/0199 and 2.8 metres over this part of the hybrid scheme SU/12/0821). However, it is noted that the stair column extends the building to a maximum height of 14.3 metres (to allow the roof platform access) and the antennae rises to a height of 18 metres above ground level.

- 4.2 The proposal would provide parking at a level of 95 spaces (one car space per 63 square metres of floorspace; compared with one car space per 78 square metres for this part of the hybrid scheme SU/12/0821 and one car space per 105 square metres for the approved scheme SU/16/0199).
- 4.3 Associated development to be provided include access gates and turnstile, electricity sub-station, ground level condensers and pump house (with associated screen) and sprinkler tank.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No comments received to date. No objections were raised to the previous schemes. Any formal comments will be provided as an update for the Committee.
- 5.2 Environment Agency No comments received to date. No objections were raised to the previous schemes. Any formal comments will be provided as an update for the Committee.
- 5.3 Environmental Health No comments received to date. No objections were raised to the previous schemes. Any formal comments will be provided as an update for the Committee.

- 5.4 County Local Lead Flood Authority No comments received to date. No objections were raised to the previous schemes. No objections were raised to the previous scheme SU/16/0199. Any formal comments will be provided as an update for the Committee.
- 5.5 Arboricultural Officer No objections (verbal).

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, there were no representations in support and one representation have been received which raise the following objections:
- Impact on noise and light pollution [See *paragraph 7.6*]
 - Impact on flooding [See *paragraph 7.7*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located within a Core Employment Area within the settlement of Frimley. As such Policies CP2, CP8, CP11, CP12, CP14, DM9, DM10 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and the National Planning Policy Framework (NPPF) are relevant to the consideration of this application along with advice in the Western Urban Area Character SPD 2012. Planning permission SU/16/0199 is also a material consideration in the determination of this application.
- 7.2 Having regard to the above it is considered that the main issues to be addressed in determining this application are:
- The principle of the development for the proposed uses;
 - The impact of the development on the character and the appearance of the area;
 - The impact of the development on residential amenities;
 - The level of parking and the impact of the development on highway safety; and
 - The impact of the development on drainage and flood risk.

7.3 The principle of the development for the proposed uses

- 7.3.1 The application site falls within a Core Employment Area as identified by the proposals map and Policy CP8 advises that, within such areas, development for light industrial, general industrial and storage/distribution uses will generally be encouraged and the policy seeks to prevent the loss of such uses within these areas. The retention of Core Employment Areas and redevelopment of underused sites within these areas is essential to ensure that the Council's jobs targets are met and to deliver economic development within the Borough.

7.3.2 The application seeks a development comprising research and development, light industrial, general industrial and storage/warehouse uses and while the exact use is currently unknown, all the proposed uses are appropriate uses for the Core Employment Area. In addition, the principle for such development was obtained through the hybrid permission SU/12/0821 and subsequent planning permission SU/16/0199. Accordingly it is considered that the proposal meets the objectives of Policy CP8 of the CSDMP.

7.4 The impact of the development on the character and the appearance of the area

7.4.1 The application site is located on part of the Lyon Way Business Park, a development of mostly commercial buildings with large areas of car parking. The area has a distinctly commercial character, however, the business park benefits from some landscaping which softens the appearance of the units. The current proposal would provide a landscaped strip to the road frontage, and seeks the retention of two minor trees to the site edge.

7.4.2 While the development would provide significant amounts of hardstanding for car parking and servicing, there will be scope for soft landscaping.

7.4.3 It is therefore considered that the development would contribute to the character and the quality of the Lyon Way Business Park and would not detract from the character or the appearance of the surrounding area. The development would meet the objectives of Policy DM9 of the CSDMP.

7.5 The impact of the development on residential amenities

7.5.1 While the application site is located within an existing business park, Plot A lies some distance from the nearest residential properties in Station Road, with Buildings (D-G) located in between. The size and form of the development would not have any adverse impact on these properties.

7.5.3 Whilst the comments of the Environmental Health Officer are awaited, no objection were raised on noise grounds were raised under proposal SU/16/0199. This was subject to conditions to control noise (including a mitigation scheme such as insulation for each unit). As such, no adverse impact from noise emanating from the site is envisaged to local residents.

7.5.4 Having regard to the above, and subject to conditions and the comments of the Environmental Health Officer, the development proposed would not materially impact on the residential amenities enjoyed by the occupants of the surrounding residential properties. Accordingly the development would meet the objectives of the relevant section of Policy DM9 of the CSDMP.

7.6 The level of parking and the impact of the development on highway safety

7.6.1 The application site is accessed from Lyon Way, through the Trade site. Lyon Way links to the wider highway network at the Frimley Road and includes a traffic light controlled junction. The County Highway Authority has not responded to date but did not raise an objection to the development under the hybrid permission SU/12/0821 or planning permission SU/16/0199.

- 7.6.2 The amount of development (floorspace) would be increased under this application but an improved car ratio would be provided meeting the parking standards.
- 7.6.3 In light of the above and subject to the comments of the County Highway Authority, it is considered that the application would meet the objectives of Policy CP11 and Policy DM11 of the CSDMP.

7.7 The impact of the development on drainage and flood risk

- 7.7.1 A watercourse passes through the site and this is a source of flooding to the site and some of the adjoining properties. Most of the site is in Flood Zone 1 and some of the northern section of the site is within Flood Zone 2 and 3. The applicant has provided a Flood Risk Assessment for the site which seeks to demonstrate that, through mitigation and the design of the development, the site could be developed without increasing the risk of flooding on the site and without increasing flood risk of the properties surrounding the site. This would be achieved setting the heights of buildings above the 1 in 100 year flooding event level.
- 7.7.2 In 2015, the Government introduced new guidance requiring, along with the responsibility for surface water drainage (i.e. the Local Lead Flood Authority (LLFA)) transferring from the Environment Agency to Surrey County Council, which has required greater scrutiny of the required drainage strategy prior to determination (rather than dealing later with these details by condition). This has provided more robustness in the decision making process on drainage matters.
- 7.7.3 The current proposal would have a reduced footprint from the approved schemes under SU/12/0821 and SU/16/0199, for which the Environment Agency and LLFA raised no objections. Whilst, the comments of the Environment Agency and LLFA awaited, it is considered prudent to add the same drainage/flood risk conditions as for planning permission SU/16/0199.
- 7.7.4 Subject to these consultation responses and conditions, the development would meet the objectives of Policies CP2 and DM10 of the CSDMP.

7.8 Other Issues

- 7.8.1 It is an objective of the planning process to promote biodiversity where such improvements can be secured. The provided ecological assessment relates to the wider Trade City site. However, notwithstanding this assessment, biodiversity enhancements have occurred elsewhere on the Trade City site, secured through Condition 5 of hybrid permission SU/12/0821, through the delivery of native planting and the better management of the green space near the pond, and along the drainage ditch south of Plots D-G and immediately to the north west of Station Road.

8.0 CONCLUSION

- 8.1 There is no objection to the principle of the development and the opportunity to deliver economic development on this underused site should be given significant weight.

The development would be sympathetic to the character of the Business Park and could be accommodated without causing harm to the residential amenities enjoyed by the occupants of the surrounding residential properties. The development would not increase the risk of flooding on this site or adjoining properties. The development would include a suitable level of off street car parking, would not give rise to conditions prejudicial to highway safety. The application is therefore recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: TP4-01 Rev. B, TP4-02 Rev. A, TP4-03 Rev. D, TP4-04 and 9090 Rev A, 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 Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials as indicated on the approved drawing 1494-TP3-03.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. No development shall take place until a 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of operation during the site clearance/preparation and construction phases
- (g) confirmation in writing that there will be no on-site burning of material during the site clearance/preparation and construction phases

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the site clearance/preparation and construction period.

Reason: The condition above is required in order that the development should not prejudice residential amenities or highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. Prior to the commencement of the construction of the development, a scheme shall be submitted to and approved by the Local Planning Authority to demonstrate that 10% of the energy demand of the unit can be delivered through on-site renewable or low carbon energy sources. Once approved, the measures shall be implemented on site and shall be made operational prior to the occupation of the development.

Reason: In the interests of sustainability and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features (including gates and turnstile),

the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].

2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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.

9. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees 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.

10. (i) No works pursuant to this permission shall commence until there has been submitted to and approved by the Local Planning Authority: a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011; and unless otherwise agreed in writing by the Local Planning Authority, a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2011 identification of Potentially Contaminated Sites Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority, 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. Such scheme shall include nomination of a competent person to oversee the implementation of the works.(ii) 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.(iii) 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.

11. No development shall take place until details of external lighting are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of residential and visual amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. No development shall take place until a scheme for the noise attenuation of the building is submitted to and approved in writing by the Local Planning Authority. The building shall be so constructed and completed with such measures as approved before the building is first occupied.

Reason: In the interests of residential amenities and to accord with the objectives of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. No development shall take place until details of how the sustainable drainage system, including any temporary drainage requirements, will be provided, protected and maintained during the construction process, how the system will cater for system failure or exceedance events, both on and off site, and how pollution risk will be mitigated have been submitted to and approved by the Local Planning Authority. The sustainable drainage system shall be provided in accordance with the approved details.

Reason: To ensure that the proposal has a fully considered sustainable drainage system failure process 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.

14. No development shall take place until the following drawings are provided to and approved by the Local Planning Authority. These scaled drawings (with a scale bar) shall include a finalised drainage layout detailing sustainable drainage system elements, pipe diameters and their respective levels; and long and cross sections of each sustainable drainage system element including details of root barriers and flow restrictions. Associated calculations shall also be provided. The sustainable drainage system shall be provided in accordance with the approved details.

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.

15. 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.

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.

16. The external lighting scheme for the development, hereby approved, shall be provided as indicated on the approved drawing 9090 Rev. A.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

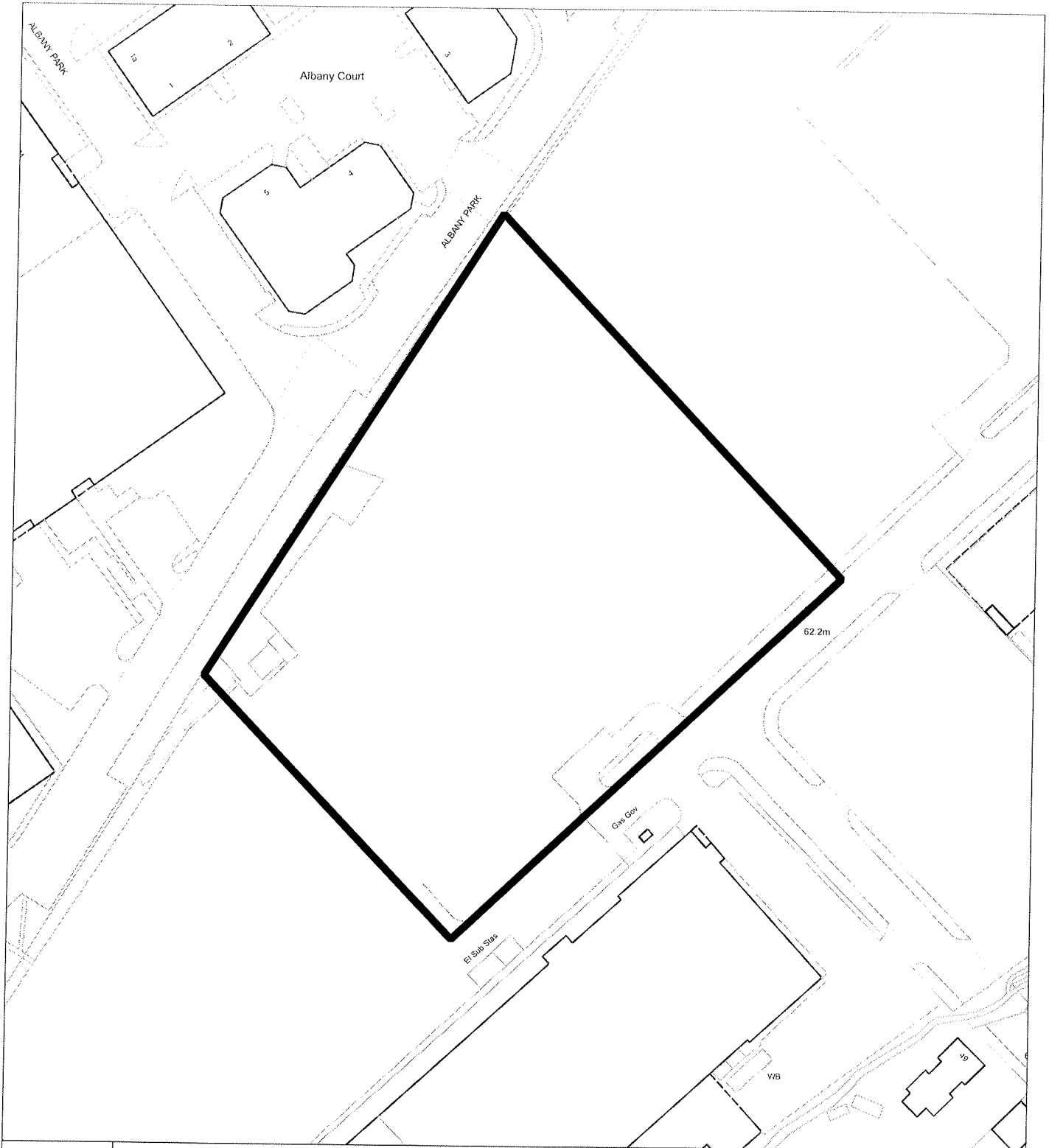
17. Scaled elevation and external material details of the condenser units, sprinkler tank, pump house and smoking shelter shall be submitted to and approved by the Local Planning Authority prior to their installation/construction.

Reason: In the interests of the visual amenity of the area and to conform with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the Western Urban Area Character Supplementary Planning Document 2012.

Informative(s)

1. For the avoidance of doubt, the submitted planting plan 010 Rev. A is not acceptable, hence the requirement for Condition 8 above.

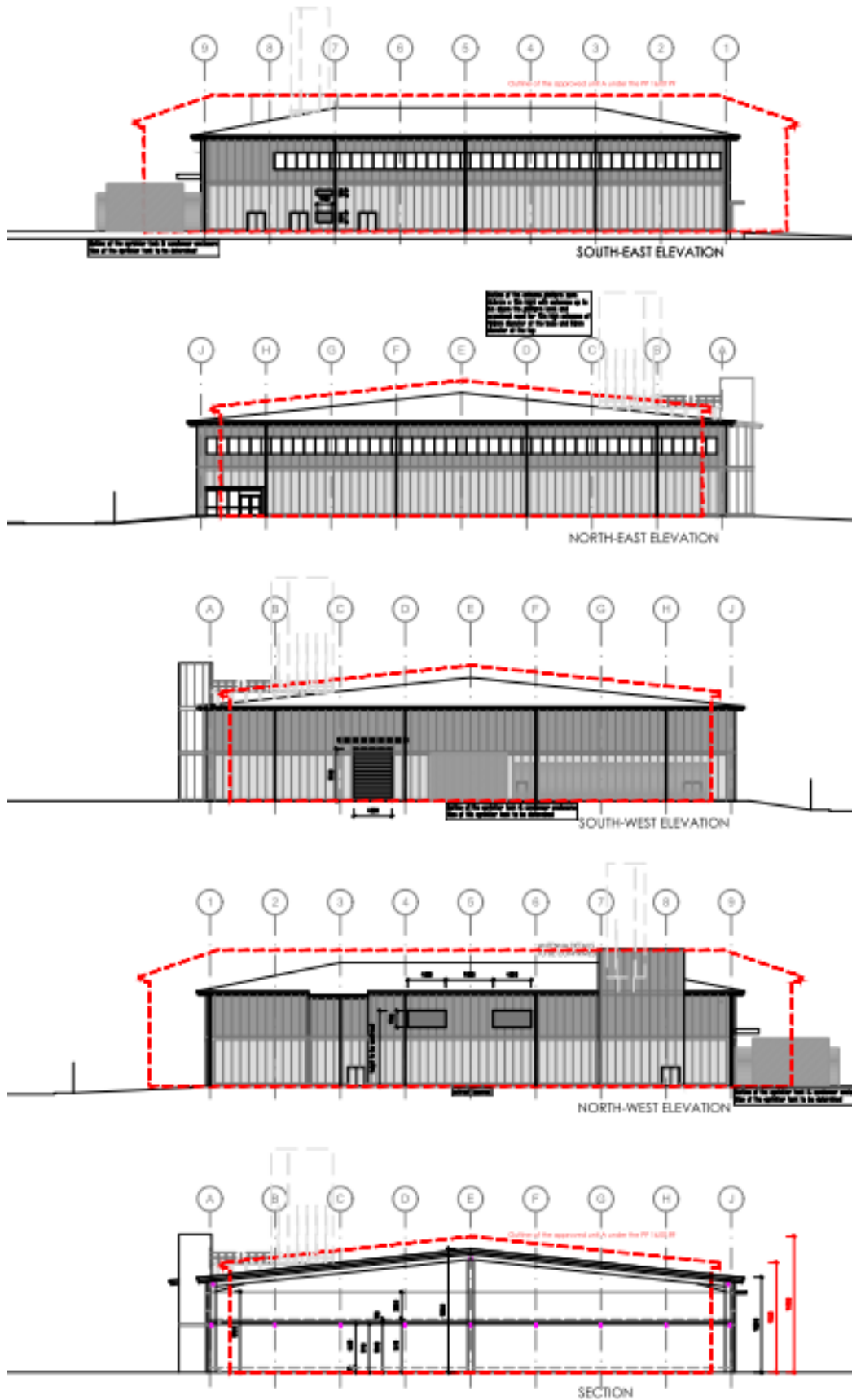
This page is intentionally left blank



| | | | | |
|--|---|--|-------------------|------------|
| Title | Planning Applications | | Page | 5 of 7 |
| Application number | 16/0962 | | Scale @ A4 | 1:1,000 |
| Address | PLOT A, TRADE CITY, FORMER BAE SYSTEMS, LYON WAY, FRIMLEY, CAMBERLEY | | Date | 30-11-2016 |
| Proposal | Erection of 1 no. research and development/light industrial/general industry/warehouse building (Class B1b/B1c/B2/B8) with ancillary offices, car parking and landscaping and associated development. | | | |
| <p>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</p> | | | | |

This page is intentionally left blank

Proposed elevations



Proposed site plan



16/0962 – PLOT A, TRADE CITY, LYON WAY, FRIMLEY

Application site



Trade City



This page is intentionally left blank

2016/0681

Reg Date 11/07/2016

Bagshot

LOCATION: PINWOOD, 93 COLLEGE RIDE, BAGSHOT, GU19 5EP
PROPOSAL: Erection of a part three storey, part four storey 69 bedroom (Class C2) Care Home with link to and conversion of existing locally listed building from offices (Class B1a) to provide ancillary facilities to Care Home with associated landscaping, formation of access road and parking and associated works.
TYPE: Full Planning Application
APPLICANT: Darwin Developments Ltd
OFFICER: Duncan Carty

RECOMMENDATION: REFUSE**1.0 SUMMARY**

- 1.1 The application proposes the conversion of a locally listed building known as Pinewood and the erection of a new linked circular building to comprise a 69 bed care home.
- 1.2 Planning permission has previously been granted for this development under SU/10/0606 against officer recommendation but this permission has expired and cannot be implemented. The site is located in the defined Countryside beyond the Green Belt wherein large development proposals are normally resisted. Whilst the planning history of the site is noted, consistent with the recommendation in 2010, officers consider that the scale of the proposed building would have an adverse impact on the countryside character.
- 1.3 The report concludes that whilst the proposal does bring benefits, particularly with respect to the preservation of the locally listed building, and the proposed care home use of the site is considered to be appropriate for this sensitively located site in close proximity to the SPA, these benefits are not considered to be so significant as to justify the scale of the proposed development and the large increase in floor space proposed, together with the loss of some visually important trees from the site. The application is therefore recommended for refusal.

2.0 SITE DESCRIPTION

- 2.1 The site is located in the Countryside beyond the Green Belt adjoining the settlement area of Bagshot and adjacent to a designated Site of Nature Conservation Importance (SNCI). The Thames Basin Heaths Special Protection Area is located 170 metres to the north of the application site. The 2.2 hectare site is located to the north west of College Ride and is accessed via a shared driveway leading onto a private road, Pinewood Gardens.

- 2.2 The site comprises a large vacant Victorian building known as Pinewood, comprising 753 square metres in floorspace, set in landscaped grounds. The building is predominantly two storey with a later single storey addition to the east and a conservatory attached to the western flank. The building is locally listed and was last in use as offices in 2001. There are varying levels on the site with flatter more open areas around the existing building and a steep slope down to the north of the building towards wooded areas and a pond beyond. Much of the lower wooded area and the pond, fall outside the boundary of the application site. In addition to the wooded area, there are many mature trees within the open garden area and around all boundaries of the application site. These trees are protected by an area Tree Preservation Order No. 2/05.
- 2.3 Residential properties in Pinewood Gardens adjoin the southern boundary of the site and a house known as Pinewood Cottage, which shares the same access drive as Pinewood, is located to the north east. 87 and 89 College Ride lie to the east of the application site.

3.0 RELEVANT HISTORY

The application site has an extensive planning history of which the following is most relevant:

- 3.1 SU/06/0398 Change the use of the existing building from offices (Class B1a) to education (Class D1) together with extension of the existing building and associated development along with the erection of detached office building Class B1a). *Refused in February 2007.*
- 3.2 SU/06/0404 Change the use of the existing building from office to special needs school together with extensions and the erection of 15 dwelling units. *The non-determination appeal was subsequently withdrawn in March 2008.*
- 3.3 SU/07/0927 Change the use of the existing building from offices (Class B1a) to education (Class D1) together with extensions and erection of 3 detached office buildings. *Granted in February 2008.*
- 3.4 SU/10/0606 Erection of a part three storey, part four storey 69 bedroom care home (Class Cc) together with alterations and conversion of existing building to provide ancillary facilities to the care home with associated landscaping, formation of internal access and parking. *Granted in December 2010 and expired in December 2013.*

Officers recommended refusal due to the size of the development harming the rural and open character of the Countryside and the Green Belt, and due to the harm to trees. Other reasons were recommended concerning the requirement for a legal agreement to limit the impact on the SPA and a travel plan checking contribution for the County Highway Authority.

- 3.5 SU/10/0606/1 A non-material amendment to planning permission SU/10/0606 to allow some fenestration changes (increasing window heights) and alter the layout to re-position the glazed link within the circular building. *Approved in October 2012.*

4.0 THE PROPOSAL

- 4.1 The proposal is for the conversion of the existing building Pinewood and the erection of a linked circular building to comprise a 69 bed care home.
- 4.2 The refurbishment of the existing building includes the demolition of the conservatory on the south elevation and single storey extensions on the northern elevation together with minor internal alterations to provide office and visitor's rooms and communal lounges, cinema room and hairdressers on the ground floor and office/staff rooms/meeting rooms and stores on the first floor. In all other respects the existing building will be retained in its original state. No bedroom accommodation is proposed within the existing building.
- 4.3 The large circular extension which would accommodate the 69 bedrooms would be located approximately 20 metres to the north of Pinewood and would be linked to the existing building by a single storey glazed enclosed walkway, partly elevated on stilts. The new building would have three full floors of accommodation and a fourth smaller lower ground floor would accommodate kitchen, plant room, laundry, stores, staff facilities and a morgue. A total floor area of 3,420 sq m is proposed. A landscaped courtyard sitting area would be provided in the centre of the building, which would be partially roofed over.
- 4.4 The building would have a shallow mono pitched roof and would be sited so as to utilise the drop in levels on the site. The height of the building would vary from between 10m to 13m high but would be sited on a lower level of land than the existing building which varies in height from between 8.5m to 11.5 m. The circular building would be broken in part by a three storey flat roofed glazed corridor link, proposed as positioned in the NMA approval SU/10/0606/1, and a further segment of the building would project out from the main circumference of the building to provide day rooms on each of the three floors and a kitchen on the lower ground floor. The day rooms would feature long curved balconies at first and second floor level.
- 4.5 The submitted design and access statement advises that the external materials of the circular building would comprise a combination of render, brick and cedar cladding with galvanized steel roof coverings to pitched roofs. The single storey glazed corridor link would be sedum covered (grass roof).
- 4.6 Car parking would be provided in two separate areas. An amended parking layout plan has been submitted, which shows a barrier controlled staff car park of 17 spaces, located to the northern side of Pinewood and a visitor car park of 11 spaces sited to the south of the existing building. A new central circular driveway would be created to the front of Pinewood which would lead onto the existing vehicular drive and access onto Pinewood Gardens. This access currently serves Pinewood and one other private dwellinghouse.

A new delivery, fire access and bin store area would be provided to the rear of the circular care home.

- 4.7 The submitted tree survey recommends that 5 trees require to be felled for arboricultural reasons and a further 10 are required to be felled to make way for the new driveway and building. The majority of the trees to be felled are C grade trees but 4 of the trees to be felled to make way for the new building and driveway are B grade trees. Extensive new tree planting is proposed around the buildings and former hard-surfaced car parking areas to the east and west of the new care home would be removed and returned to soft landscaping.
- 4.8 In support of the application, the applicant has provided a planning statement, design and access statement, heritage statement, transport assessment (including a travel plan), tree report, flood risk assessment, ecology report, services and utilities report, needs assessment and sequential test report.
- 4.9 The needs assessment has indicated that, with an increasing elderly population, the demand for residential care that are best met within either a residential or extra-care setting will increase. Within a 5 mile catchment area, there are 1,693 bed spaces, of which 1,557 are within single rooms and of these, 824 have the benefit of en-suite facilities, which would meet best practice. The demand is expected to rise to 1,960 by 2024 and 2,259 by 2034. The sequential test identifies the available sites and whilst a number of care homes are in the pipeline, some of which are under currently construction, a demand will still arise for new care home accommodation.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|----------------------------|---|
| 5.1 | County Highway Authority | Raises no objection. |
| 5.2 | Windlesham Parish Council | No objections, although note concern over highways access to the site. |
| 5.3 | Natural England | Raises no objection subject to the use being restricted to Cc use and for residents who are too infirm or have reduced mobility making it unlikely that they will walk around the nearby SPA and subject to other restrictions/conditions to protect the SPA. |
| 5.4 | Surrey Wildlife Trust | No comments received to date. Any formal comments will be reported to the Committee. |
| 5.5 | Local Lead Flood Authority | No comments received to date. Any formal comments will be reported to the Committee. |
| 5.6 | Arboricultural Officer | Raises an objection with respect to the loss of 3 high quality Grade B Sweet Chestnut trees which make a valuable contribution to the character of the site. He considers this tree loss to be avoidable. |

5.7 Conservation Advisor No objections.

6.0 REPRESENTATIONS

6.1 At the time of preparation of this report, one representation has been received in support,

- College Ride is too narrow, in effect a single lane carriageway due to on-street parking, to accommodate additional traffic and has no traffic calming facilities to reduce traffic speed, and impact on other road users (walkers/dog walkers, cyclists and horse riders) and currently experiences heavy traffic from deliveries to Pennyhill Park [See *paragraph. 7.10*]
- increased traffic congestion on surrounding road network [See *paragraph. 7.10*]
- scale of care home too large [See *paragraph. 7.4*]
- noise and pollution from increased traffic [See *paragraph. 7.7*]
- increased strain on local doctors surgeries and other amenities [*Officer comment: It is not considered that the proposal would, in itself, have any significant impact on such services*]
- impact on utilities (especially sewerage and drainage) [See *paragraph. 7.9*]
- impact on the SPA [See *paragraph 7.8*]
- impact on on-site ecology (including deer, foxes, badgers and birds) [See *paragraph. 7.8*]

7.0 PLANNING CONSIDERATIONS

7.1 The application property relates to a locally listed building and the application site is located in the Countryside beyond the Green Belt and adjoins the Bagshot Heath Site of Nature Conservation Importance (SNCI) with the Thames Basin Heaths SPA located beyond, to the north. As such, Policies CP1, CP2, CP6, CP8, CP11, CP12, CP14, DM9, DM10, DM11, DM14 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policies NRM6 of the South East Plan 2009 (as saved) (SEP) and the National Planning Policy Framework (NPPF). In addition, guidance within the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012 is relevant to the consideration of this application. The proposal relates to Class C2 development and is not CIL liable.

7.2 The main planning considerations in this case are considered to be:

- the principle of the development and demand for care spaces;
- impact on the character of the area, including its designated countryside setting;

- impact on trees;
- impact on the locally listed building;
- impact on residential amenities;
- impact on ecology and the SPA;
- impact on highway safety; and
- impact on drainage.

7.3 The principle of the development and demand for care spaces

7.3.1 Policy CP8 of the CSDMP seeks to resist the loss of land in commercial uses unless the site is unsuitably located. The principle of the loss of the former office use from the existing building Pinewood, is established by the previous permission SU/10/0606, which approved the conversion of Pinewood to care home use. No objection is therefore raised to the loss of the existing office use from the premises, with the proposal complying with Policy CP8 of the CSDMP, subject to the considerations below.

7.3.2 The applicant's needs assessment has indicated that there remains an unmet demand for care home accommodation in the catchment area for the application site. Whilst some sites, indicated in the sequential test as not started are in fact under construction (for example, 12 Street Heath, Whitehill Farm and Pembroke House), an unmet demand remains. It is also noted that within the Borough, more generally, there is a lack of available housing land as set out in the Housing Land Supply Paper 2016-2021 to meet the required five year supply (and 5% buffer), for which care home development can contribute towards this deficit. However, it is not considered that the delivery of care home accommodation, would justify the harm to the Countryside setting identified in paragraph 7.4 below.

7.4 Impact on the character of the area and its Countryside setting

7.4.1 Paragraph 17 of the NPPF sets out the core land-use planning principles that should underpin decision-making. These include the recognition of the intrinsic character and beauty of the countryside along with the effective use of land by reusing land that has been previously developed. Policy CP1 of the CSDMP indicates that new development will come forward largely from previously developed land in the western part of the Borough, and development in the Countryside should not result in the coalescence of settlements. Paragraph 5.6 of the CSDMP indicates:

"Inappropriate development within the Countryside will include proposals that cause harm to its intrinsic character and beauty, landscape diversity, heritage and wildlife. In considering proposals for development regard will be had to national guidance as appropriate."

Policy CP2 of the CSDMP requires new development to ensure that all land is

efficiently used within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 of the CSDMP also indicates that new development should respect and enhance the local, natural or historic character of the environment.

- 7.4.2 Whilst the site is previously developed land, the majority of the site remains open and, although in a relatively unkempt state, the site has a parkland setting. Behind the existing application building, the land is open and relatively undeveloped, principally woodland.
- 7.4.3 The new building would be three full storeys with a fourth half floor which would extend over 50 metres into the undeveloped part of the site at the rear. Whilst the extension would sit into the lower land level on the site, the four storey element of the building would be some 13m in height. The building would comprise a total gross floorspace of 3420 sq m., providing an extension with a 350% increase in floorspace, over the existing provision.
- 7.4.4 It is noted that previous permissions allowed the development of new offices and extensions to Pinewood (now expired), and indeed the current proposal has been granted permission under SU/10/0606 (and subsequent NMA permission SU/10/0606/1), but against officer advice at that time. It is noted that application SU/10/0606 was assessed against local policies (for the 2000 local plan) restricting development within the countryside (beyond the Green Belt) which have been deleted, but replaced with the national policy in the NPPF, as set out above. However, it is considered that the current proposal would provide a significant addition to the host building and spread a large form of development into the undeveloped part of the site.
- 7.4.5 The applicant has indicated in the submitted planning statement that the proposal would provide a *"more compact building which is sited to take advantage of the change in levels across the site. In effect this will result in less impact on the adjacent Locally Listed building Pinewood and the openness of the surrounding countryside."* Furthermore, the applicant goes on to explain that the design of the extension has been led by the needs and space standards required of a modern care home and also to be sympathetic to Pinewood. Whilst, as it is noted in paragraph 7.6 below, the proposal is acceptable in terms of its impact on the locally listed building, and that the relationship between the existing building and its extension is improved by the physical separation in between; this spread of development and the size, mass and increased floorspace, would have an urbanising impact, detrimental to its countryside setting and openness.
- 7.4.6 The site is fairly isolated and some distance from residential properties to the west and south, but dwellings are sited close by to the east and north and one property, Pinewood Cottage shares the access drive and will pass the new development to gain access to that property. In addition, there would be regular visitors to the care home. As such, the development would be clearly visible in the public domain and whilst the drop in land level helps to conceal some of the bulk and height of the building when viewed in a northerly direction, the full height and scale of the building would be apparent when viewed from the north in a southerly direction. Furthermore, the corridor link will add to the visual impact of the development. It is concluded that the scale and height of the new building would

give rise to a detrimental impact on the openness and character of its rural surroundings. As such the development would have a significant adverse visual harm, failing to preserve and enhance the countryside setting, which would be contrary to Policies CP3 and DM9 of the CSDMP and the NPPF.

7.5 Impact on trees

- 7.5.1 Trees on the application site are protected by area Tree Preservation Order No. 2/05. The proposal would result in the loss of three Category B sweet chestnut trees which make a significant visual contribution to the local environment and could not be moved due to their size and close proximity to one another. This loss cannot be compensated and this tree loss is considered to be unacceptable by the Council's Tree Officer. A similar conclusion to this proposed loss was drawn by the Tree Officer at the time of the determination of SU/10/0909. As such, an objection is raised on these grounds, with the proposal failing to respect and enhance the local, natural or historic character of the environment, and therefore failing to comply with Policy DM9 of the CSDMP.

7.6 Impact on the locally listed building

- 7.6.1 Policy DM17 of the CSDMP seeks to conserve heritage assets and the historic environment and advises that wherever possible, heritage assets should be put to an appropriate and viable use. The Heritage Statement concludes that the application proposals will have minimal impact on the original dwelling. The proposal includes the removal of three extensions which are later additions. These later additions are unattractive and in a poor state of repair. The new building has been designed to minimise the impact on the setting of Pinewood. It would be located some distance away and to the rear such that the new structure will be obscured behind the original house. No objections are raised by the Council's Conservation Adviser and it is concluded that the proposal is acceptable in terms of its impact on the locally listed building, complying with Policy DM17 of the CSDMP.

7.7 Impact on residential amenities.

- 7.7.1 The nearest residential dwellings to the development are located to the north and east alongside the access drive some 15 metres to 20 metres away. There is a dense rhododendron/shrub screening between these properties and the site, which largely conceals views into the site. The application proposes considerably reduced parking on the site and the removal of a former car park area sited close to these residential boundaries. Given the nature of the proposed use, it is likely that outside space/gardens will only have limited usage and noise levels generated from its use and, also from the low traffic movements expected. The proposal is therefore considered to be acceptable in terms of its impact on the amenities of adjoining residents and therefore complies with Policy DM9 of the CSDMP.

7.8 Impact on ecology and the SPA

- 7.8.1 The SNCI and SSSI/SPA immediately adjoin the wooded area of land to the north of the application site boundary i.e. under 400m away. Natural England advises that provided the use falls within use class C and on the understanding that the residents are too infirm and/or have reduced mobility making it unlikely that they

will walk around the SPA, then it would not raise objection subject to the imposition of the following restrictions:

- All staff, residents and visitors to be provided with an Information Pack providing details of the fragility of the SPA;
- No self-contained staff/resident accommodation;
- Measures put in place to prevent organised trips to the SPA;
- A pet restriction to preclude the keeping of cats and dogs on the premises;
- Measures to ensure the car park cannot be available to the general public; and
- Signage indicating that there is no public access to the SPA from the site.

It is considered that these matters could be controlled by conditions, if the Council were minded to approve the proposal. As such, no objections are raised to the proposal on its impact on the integrity of the SPA.

7.8.2 Natural England also advises that given the development is so close to the SPA/SSSI boundary certain measures must be in place to limit pollution, dust, disturbance and other impacts during construction works, on the protected areas. These matters could also be secured by a method of construction condition.

7.8.3 For the previous application SU/10/0606, the Surrey Wildlife Trust requested a hydrology statement and a drainage scheme to indicate that the surrounding habitat is not adversely affected by either changes in water flow or adverse changes in water quality. It also seeks a landscape management plan and further reptile and bat surveys to be undertaken with proposed mitigation where required. Previous survey work has identified the presence of bats in the existing building and as such a European Protected Species Licence would be required to be obtained. The Trust also recommended certain biodiversity enhancements within the site. These matters can be secured by condition.

7.8.4 No objections are therefore raised on ecological grounds, with the proposal complying with Policy CP14 of the CSDMP; Policy NRM6 of the SEP; the NPPF and advice within the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

7.9 Impact on highway safety

7.9.1 The submitted transport assessment concludes that the proposal would result in a significant decrease in peak hour and daily movements when compared to the previous use of the site. The use also gives rise to a much reduced on-site parking requirement. A total of 28 spaces is proposed, complying with parking standards, compared with the previous use demand of 81 spaces. A travel plan is also proposed to encourage staff to use alternative forms of transport and reduce reliance on the car.

7.9.2 The County Highway Authority has raised no objections to the proposal and it is concluded that the proposed use, delivering a lower traffic demand than the authorised use, could be safely accommodated on the local highway network. The reduced level of traffic generation associated with the proposed care home use

does not therefore give rise to a highway safety concern.

7.9.3 As such, no objections are raised on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP.

7.10 Impact on drainage

7.10.1 The proposal relates to a site which falls within Zone 1, i.e. having a low flood risk. The comments of the LLFA are awaited and, subject to their comments and the requirements previously indicated by the Surrey Wildlife Trust (as indicated in Paragraph 7.8.3 above), no objections are raised on these grounds, with the proposal complying with Policy DM10 of the CSDMP.

8.0 CONCLUSION

8.1 Whilst it is acknowledged that this proposal would bring about certain benefits, particularly with respect to conservation of the locally listed building and reduced areas of hard-surfacing on the site, these benefits must be weighed against the dis-benefits of the scheme, in respect of the scale and height of the building and the subsequent detrimental impact on the openness and character and appearance of the countryside, contrary to policies in the CSDMP and the NPPF. The justification put forward by the applicant, that there is a need to provide for current and predicted demand for care bed spaces in the Borough, is not considered to be so overwhelming as to justify overturning countryside policy in this case.

8.2 In addition, the proposal would entail the loss of some important high quality trees on the site, contrary to Policy DM9 of the CSDMP.

8.3 The application is therefore recommended for refusal.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

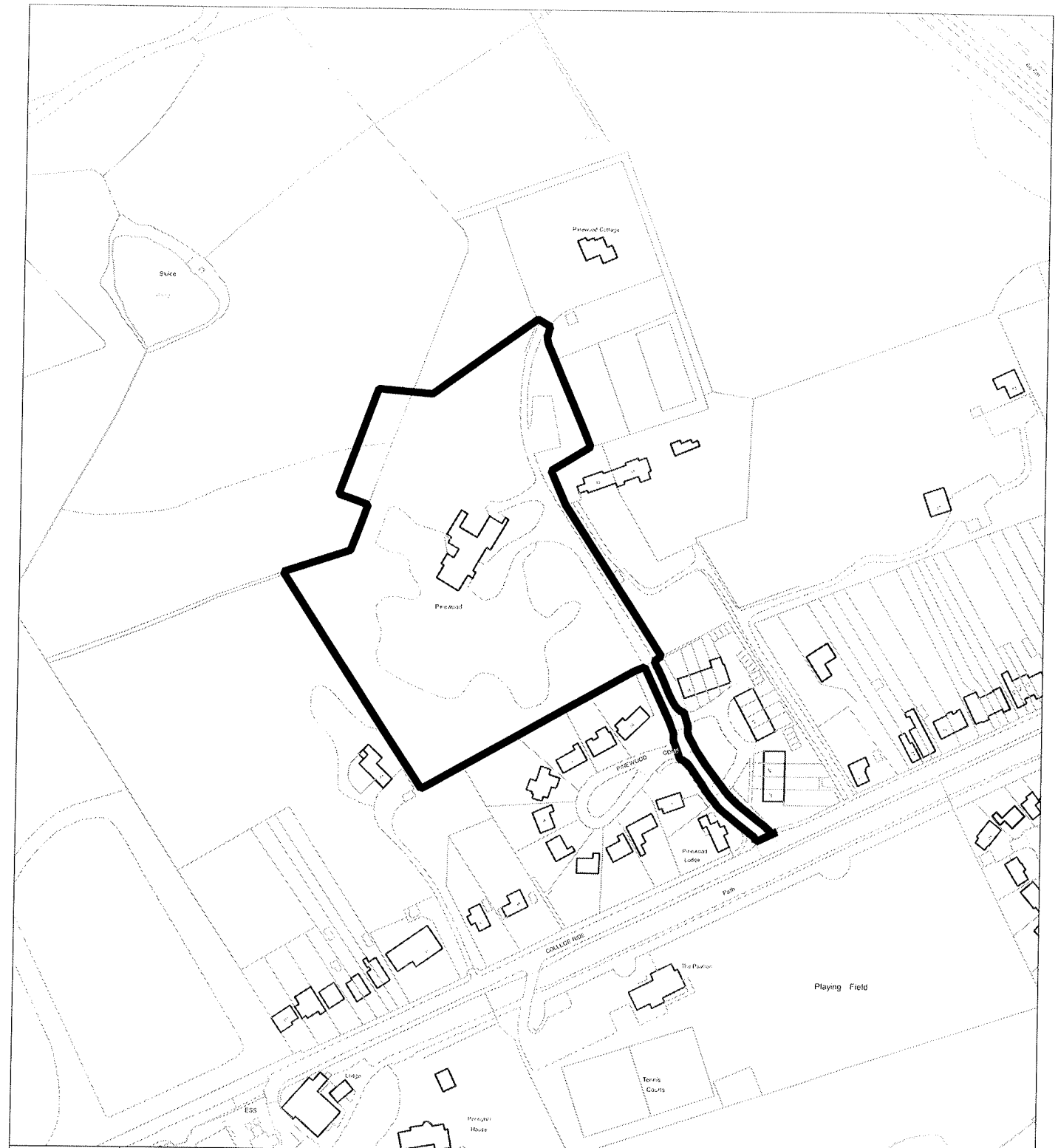
c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

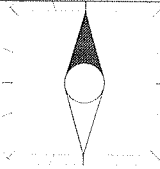

10.0 RECOMMENDATION

REFUSE for the following reason(s):-

1. The proposal, by reason of its height, mass, significant increase in floorspace and spread of development across the site would give rise to a quantum of built form which would have a harmful urbanising impact on the openness and the intrinsic rural character of the countryside, contrary to Policies CP1, CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.
2. The proposed development entails the removal of a group of three preserved sweet chestnut trees (protected by Tree Preservation Order No. 02/05) which make a significant visual contribution to the environment and the site. The loss of these trees would give rise to a detrimental impact on the visual amenity and character of the locality, contrary to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

This page is intentionally left blank



| | | | | |
|--|--|--|-------------------|---|
| Title | Planning Applications | | Page | 1 of 7 |
| Application number | 16/0681 |  | Scale @ A4 | 1:2,500 |
| Address | PINEWOOD, 93 COLLEGE RIDE, BAGSHOT, GU19 5EP | | Date | 30-11-2016 |
| Proposal | <p>Erection of a part three storey, part four storey 69 bedroom (Class C2) Care Home with link to and conversion of existing locally listed building from offices (Class B1a) to provide ancillary facilities to Care Home with associated landscaping, formation of access road and parking and associated works.</p> | | |  |
| <p>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</p> | | | | |

This page is intentionally left blank

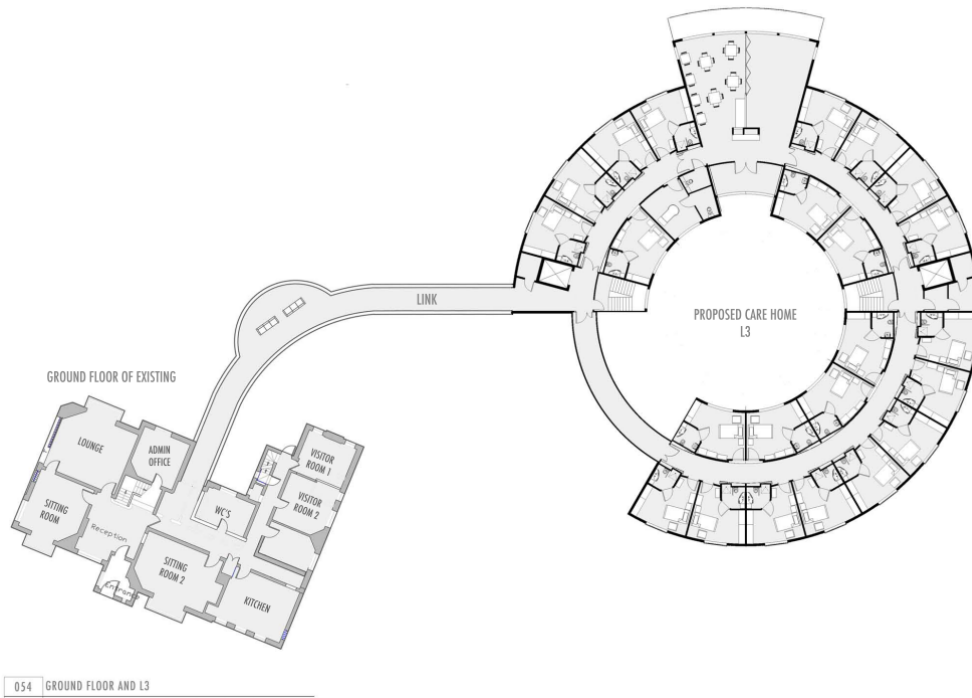
Existing elevations



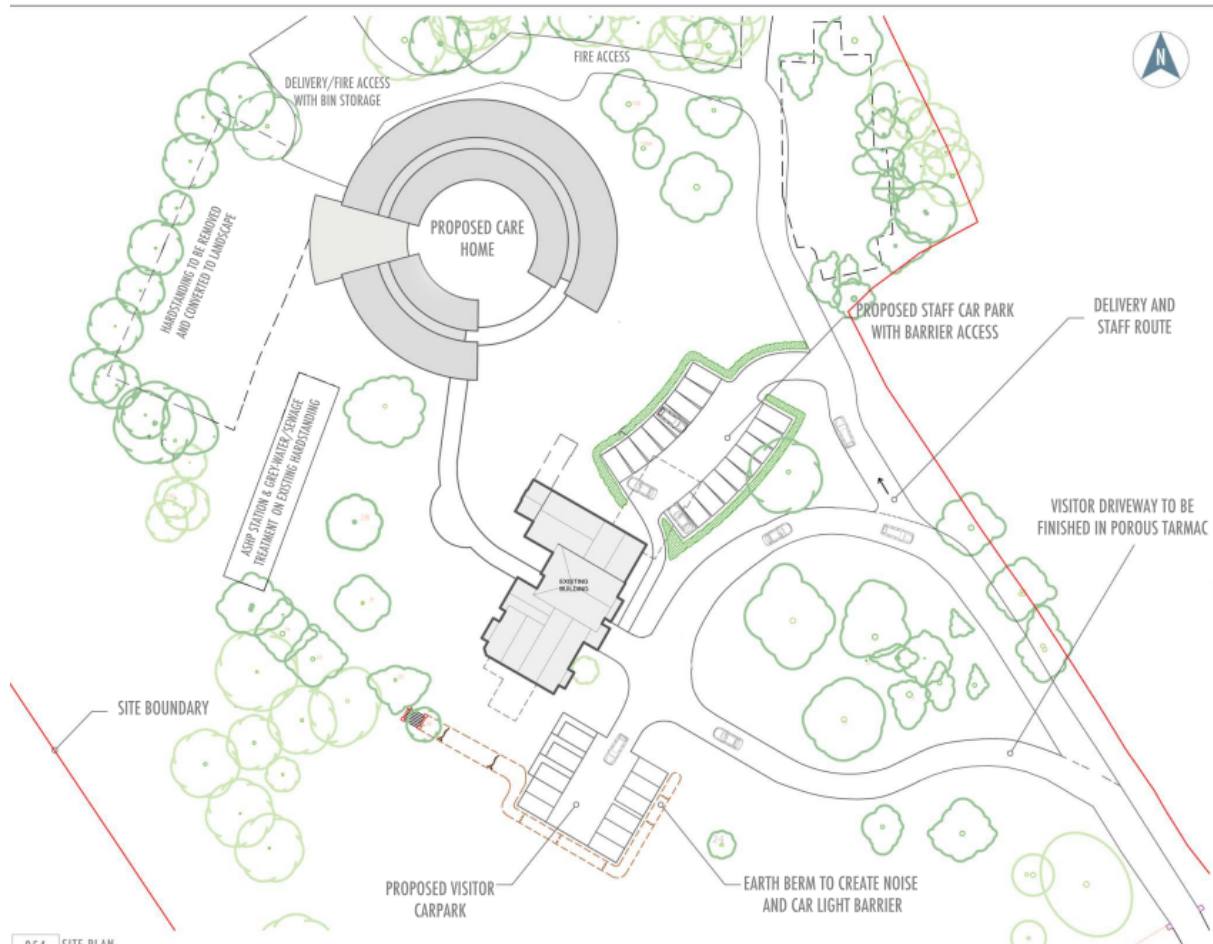
Proposed care home elevations



Proposed layout



Proposed site plan



Existing building



Rear of site



This page is intentionally left blank

2016/0691

Reg Date 13/07/2016

Town

LOCATION: 33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG
PROPOSAL: Part demolition and erection of a part two storey, part three storey front, side and rear extension and front/rear dormers to provide extended accommodation in the third floor/roofspace and conversion of the building to provide 8 no. one bedroom and 2 no two bedroom flats for use by the learning disabled with associated accommodation. (Amended plans rec'd 17/11/2016).
TYPE: Full Planning Application
APPLICANT: Mr Paul Jeffery
 Consensus
OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application relates to the erection of a part two storey front, side and rear extension following the demolition of a two storey rear addition and conversion of the building into 8 no one bedroom flats and 2 no two bedroom flats for the learning disabled. Whilst the front façade of the existing building would be retained a substantial part of the rear building would be rebuilt and extended.
- 1.2 The application site falls within the Upper Gordon Road to Church Hill Conservation Area with residential properties to the east flank and rear (35 Upper Park Road and 19-21 Upper Gordon Road, respectively) with a recently completed, and currently partly occupied, flatted scheme to the west flank (29-31 Upper Park Road). The residential properties in this area are Victorian/Edwardian in age and large in size within large, heavily landscaped plots.
- 1.3 A previous planning permission was granted (under planning permission SU/12/0281) for a similar sized development (converting the building to a conversion of the building into 8 no. one bedroom flats for the learning disabled). This permission has not been implemented. The previous use of the property was as a 10 bed residential accommodation for staff associated with a nearby nursing home (granted under planning permission SU/02/1178). The site remains vacant, overgrown and in a poor condition.
- 1.4 The current proposal is considered to be acceptable in terms of its impact on character, trees, residential amenity, highway safety, the Thames Basin Special Protection Area and ecology.

2.0 SITE DESCRIPTION

- 2.1 This 0.13 hectare site is located on the north side of Upper Park Road in the Upper Gordon Road to Church Hill Conservation Area. The Conservation Area Appraisal indicates:

"The general character of the conservation area derives from the specific building period of the properties which are largely late nineteenth century and early twentieth century detached and semi-detached houses and villas...The importance of this area lies in the group value of the buildings, rather than in their individual architectural merit. There is a high proportion of good Victorian and Edwardian villas and houses which still retain most of their original character, with important architectural features such as decorative wood detailing and redbrick pointing to the redbrick houses...The Upper Park Road area is characterised by a number of late Victorian houses (pre 1898) in substantial well-treed gardens."

The application site forms a part of an important group of larger dwellings and whilst many have been converted into more intensive residential uses (in the form of flatted development), their general residential character forms an important part of the Conservation Area.

- 2.2 The application site comprises a large detached red brick Edwardian building with more modern additions to the rear and side. The existing building is two storey in height with further accommodation in the roof. The front façade features decorative tile hanging at first floor level, two bays and sash windows. There is a canopied porch supported by three white pillars over the main entrance, which is located at the front end of the eastern flank of the building. A metal external fire escape is attached to the rear end of the eastern flank elevation.
- 2.3 There is a single attached garage on the western flank and a hardsurfaced forecourt area with direct access onto Upper Park Road. The application site is well screened on all boundaries by trees and shrubbery. The land slopes gently down from the road frontage and there is a more significant drop in level beyond the rear garden, to the properties behind. The application site remains vacant and the condition of the building appears to be deteriorating. The garden is overgrown and neglected and, along with the existing building, is in a poor condition.
- 2.4 Residential properties, in the form of flatted developments, lie to the east flank and rear (31 Upper Park Road and 19-21 Upper Gordon Road, respectively) with a recently completed flatted scheme to the west flank (31 Upper Park Road). The residential properties opposite (1 and 2 Shalbourne Rise) are more modern in appearance and age and fall outside the Conservation Area.

3.0 RELEVANT HISTORY

- 3.1 SU/80/0779 Change the use of the premises from private dwelling to rest home for 8 elderly persons and 12 parking spaces. *Approved in September 1980.*

- 3.2 SU/02/1178 Change the use from residential care home (Class C2) to residential accommodation/hostel for staff employed at Kingsclear Nursing Home (Class C1). *Approved in October 2003.*
- 3.3 SU/06/0133 Conservation Area Consent for the demolition of existing building. *Refused consent in November 2006.*
- 3.4 SU/06/0135 Erection of a three storey building to form a new learning disability centre and staff training facilities following the demolition of existing building. *Refused permission in November 2006 and subsequent appeal dismissed in May 2007.*
- 3.5 SU/07/0983 Part conversion of existing building and erection of two storey extension with rooms in the roofspace to form a Learning Disability Centre and staff training facilities, following part demolition of existing building. *Approved in February 2008.*
- 3.6 SU/12/0281 Part demolition and erection of a two storey front, side and rear extension and dormer extension to the side and front to provide accommodation in the roofspace and conversion of the building to provide 8 No. one bedroom flats for use by the learning disabled with associated accommodation. *Approved in October 2012, which expired in 2015.*

4.0 THE PROPOSAL

- 4.1 The current application proposal is to erect a two storey extension with accommodation in the roof/three storey to the front, side and rear with dormers to the side and rear; following the demolition of an existing two storey rear addition; and conversion of the building into 8 no. one bedroom and 2 no. two bedroom flats for the learning disabled (Class C2). The applicant's Design and Access Statement indicates that *"the service will accommodate people who have a learning disability to live independently. The tenants will be supported to allow them to have access and be included in the local community enjoying educational, occupational, social and leisure facilities. Each individual will hold a tenancy for the flat. The residents will be permanent."*
- 4.2 The current proposal would retain the front part of the existing building and replace the rear section to a near identical depth and height no higher than the existing structure to the front with two storey additions to both flanks and with a half-hipped rear elevation, extending to a three storey height, including accommodation shown as within the roofspace on all of the other elevations. The proposal would provide a predominantly pitched roof – but with a two storey flat roof, stair column to the east flank. As a comparison, the dimensions for the proposal, against the existing structure and the last approved scheme (SU/12/0821) are as follows:

| | Existing building | SU/12/0821 | Current proposal |
|--------------------------|--------------------------|-------------------|-------------------------|
| Maximum height | 11.7m | 10.2m | 11.4m |
| Eaves height | 5.8m | 5.8m | 5.8m |
| Predominant width | 10.2 | 14.6m | 15.0m |
| Predominant depth | 19.0m | 19.5m | 21.2m |

The proposed development would extend the building by about 2.2 metres further to the rear than the existing built form.

- 4.3 A car park would be provided to the front and east side of the application site providing parking for nine cars. The existing access onto Upper Park Road would remain unaltered and the majority of the trees to the site frontage would be retained. Some tree loss would occur further into the site (including a large previously pollarded hornbeam tree suffering from severe fungal decay).
- 4.4 The previous use of the site was as a 10 bedroom staff accommodation for Kingsclear Nursing Home (granted permission under SU/02/1178). The former staff accommodation use was in place at the time of the consideration of the application SU/07/0983 in 2007.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Conservation Adviser No objections.
- 5.3 Tree Officer No objections (verbal).
- 5.4 Surrey Wildlife Trust No objections.
- 5.5 Natural England No comments received to date. Any formal comments received will be reported to the Committee.

6.0 REPRESENTATIONS

- 6.1 At the time of preparation of this report no representations received in support and seven representations have been received with comments/objections which raise the following issues:
- Impact on highway safety, particularly the traffic movements on and off the site onto a busy road [See *paragraph 7.6*]
 - Use would be out of character with the area [See *paragraph 7.4*]

- Loss of privacy [See paragraph 7.5]
- It has not been adequately explained why some trees, which are not near the building, need to be removed, which are protected by its Conservation Area status [See paragraph 7.4]
- The proposed extensions do not comply with Conservation Area restrictions [Officer comment: *There are no specific restrictions upon development within the Conservation Area, subject to the considerations under paragraph 7.4*]
- One of the trees to the rear of the site requires thinning, having a detrimental impact on light to the neighbouring garden [See paragraph 7.4]
- Loss of outlook and impact of the flank west wall on neighbouring properties [Officer comment: *Outlook is not a material planning consideration and see paragraph 7.4*]
- Loss of trees and vegetation [See paragraph 7.4]
- External materials and windows not in keeping with surrounding properties [Officer comment: *Details of materials would be considered by condition and see paragraph 7.4*]
- Impact on local doctors surgeries [Officer comment: *This would not be a material planning consideration noting the size of the current proposal and its authorised use*]
- Insufficient parking [See paragraph 7.4]
- Impact of scale and massing on character of the Conservation Area [See paragraph 7.4]
- Precedent for future development in the Conservation Area [Officer comment: *Each application is determined on its own merits*]
- Development fails to comply with the Core Strategy objective 7, Policy HE1 (of the 2000 Local Plan) and guidance in the Western Urban Area Character SPD 2012 [See paragraph 7.4]
- Impact on adjoining rear garden [See paragraph 7.5]

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located within the settlement area of Camberley, within a "Historic Routes" area defined as having a Victorian/Edwardian character as set out in the Western Urban Area Character Supplementary Planning Document 2012 and within the Upper Gordon Road to Church Hill Conservation Area. As such, Policies CP1, CP2, CP6, CP11, CP12, CP14, DM9, DM11, DM14 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policies NRM6 of the South East Plan 2009 (as saved) (SEP) and the National Planning Policy Framework (NPPF). In addition, guidance within the Western Urban Area Character Supplementary Planning Document 2012; and

Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012 are relevant to the consideration of this application.

7.2 It is considered that the main issues to be addressed in determining this application are:

- Principle of the development;
- Impact on the character of the area, trees and Conservation Area;
- Impact on residential amenity;
- Impact on highway safety and parking;
- Impact on Thames Basin Heaths Special Protection Area;
- Impact on local infrastructure and affordable housing provision; and
- Impact on ecology.

7.3 Principle of the development

7.3.1 No objection is raised to the principle of the use proposed given that previous permissions relate to an 8 bed nursing home, 12 bed boarding house/hostel, 8no one bedroom flats (for the learning disabled) and 10 bedroom residential care and educational facility. The proposed use is not considered likely to give rise to a significantly greater intensity of activity on the site or detriment to the Conservation Area than the authorised use of the site. Furthermore, the retention of a community type facility on this site accords with the objectives of Policy DM14 of the CSDMP.

7.4 The impact on the character of the area, trees and the Conservation Area.

7.4.1 Paragraph 129 of the NPPF states:

"Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)...They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

The current proposal would result in the demolition of a large proportion of a building within the Upper Gordon Road to Church Hill Conservation Area and replacement with a larger extension.

7.4.2 The Council's Conservation Adviser has raised no objections to the proposal. The current proposal is similar in design and built form to the approved development under planning permission SU/12/0821. During the consideration of application SU/07/0983, the Surrey County Historic Buildings Officer had raised no objections to the proposed development, which was considered to be an improvement on previous schemes. The proposal will be predominantly pitched roofed, but would include a flat roof, at a two storey height, over the stairwell, which would be visible for the front of the site.

However, the visual impact of this flat roof would be limited, because it would be seen against a backdrop of a larger, two storey pitched roof element behind.

- 7.4.3 The three storey element to the rear would not be visible from the street, and this element would appear as a part of the roof level accommodation when viewed from the front of the site, and would not be, in itself, harmful to the character of the area. The proposal would provide a complicated roof form and a more coherent roof form would normally be more appropriate. However, noting the setback of the building (particularly the rear section) and the landscape screening to the front, most of which is to be retained, the impact is much reduced. In addition, the poor quality existing flat roof rear section (which is clearly apparent from ground level) is to be removed and the front facade retained as a part of this proposal, and the general appearance of the site and condition of the existing building, is poor. It is considered overall that the current proposal would enhance the visual appearance of this site.
- 7.4.4 Whilst the building would be extended to each side reducing the spacings between buildings, noting the minimum gaps (of about 1 and 7 metres to the west and east flank boundaries, respectively) retained to each boundary; the setback of these extensions from the front wall of the existing building (and the street); the amount of landscaping around the building; and, the fact that a similarly scaled proposal has been previously approved under planning permission SU/12/0821, no objections are raised to this part of the development proposal.
- 7.4.5 The Western Urban Area Character SPD 2012 indicates that within Victorian/Edwardian Subdivisions character area, development proposals will need to reflect the historic plot dimensions, architectural detailing and scale and massing and incorporate high quality detailing and materials, softening through the provision of vegetation and the building to strongly address the road frontage with a traditional front/back relationship to the street. In addition, the SPD indicates that the retention of good quality Victorian/Edwardian buildings will be strongly encouraged and extensions to such buildings will need to be sensitive and enhance their character. The proposal provides a mix of materials, details of which would be secured by condition, and roof level detail to add interest to the building. As such, the current proposal is considered to accord with these objectives.
- 7.4.6 The application site is well tree'd and is well screened to most parts of the site boundary. Most of the existing trees are proposed to be retained, but some examples to the front and in the rear garden are poor quality and could be replaced. A large Hornbeam tree located to the east flank of the existing buildings is proposed to be felled. This tree has previously been heavily pollarded but has now grown to a significant height. However, this tree is showing signs of extensive fungal decay and therefore has a very limited life expectancy. A replacement tree will be sought, by condition. No objections are raised to the proposal by the Council's Tree Officer. As such no objection is raised with regard to impact of the proposal on trees.
- 7.4.7 The current proposal would provide a car parking area of nine spaces to the site frontage and east side of the building. The existing frontage vegetation in particular will need to be retained (or replaced with suitably sized planting) to assist in screening the proposed car parking. In addition, the adjoining/nearby sites,

particularly 29 and 31 Upper Park Road, also have similar parking areas to their site frontages (all screened in part by frontage vegetation/walls).

- 7.4.8 In conclusion, the proposal is considered to be acceptable in terms of its impact on the character of the area and the Conservation Area. As such, the proposal accords with Policies DM9 and DM17 of the CSDMP and advice in the Western Urban Area Character Supplementary Planning Document 2012.

7.5 The impact of the proposal on residential amenity

- 7.5.1 The current proposal would extend close to the flank boundary with the flatted development at 31 Upper Park Road, which has windows in the flank elevation facing the application site. These windows are fitted with obscure glazing and appear to serve bathrooms within flats at ground and first floor, and no objections are raised to loss of light to such accommodation. The proposed extension would extend approximately 10.5 metres beyond the main rear wall of 31 Upper Park Road and extend in part to a minimum of 1 metre from the flank boundary with this property. The windows in the rear elevation of this neighbouring block include habitable room windows, at ground and first floor levels, to which light would also be lost. The presence of this extension would also be clearly felt from the rear garden of this block. However, noting the similarly scaled development previously granted permission (under SU/12/0821); the influence of the existing built form (and limited further extension currently proposed); the size (and especially the width) of the rear amenity space available to the current (and future) occupiers of residential flats within 29 and 31 Upper Park Road; and, the level of landscaping on the flank boundary between these properties, no objections are raised to the proposal on loss of light to these rooms or impact on the rear garden.
- 7.5.2 The existing building has a number of windows looking towards 31 Upper Park Road on its western elevation and the proposal will reduce the number of windows leaving two windows to each floor as primary windows serving a bedroom or living room/kitchen space at these floor levels. Other windows are secondary windows which are required to improve light. As such, these windows are proposed to be fitted (and retained in perpetuity) with obscure glazing and non-opening in part so that there is no material loss of privacy, over the current authorised use.
- 7.5.3 The separation distances between the rear of the new building and the property to the rear will remain largely unaltered and a substantial tree screen exists on the rear boundary. Similarly, given the generous separation distance between the proposed building and the neighbouring property at 35 Upper Park Road, together with existing mature boundary planting (much of which is to be retained), the proposal is not considered to give rise to harm to neighbouring residential amenities, even with the level of habitable rooms with sole (or primary) windows facing the application site. It is also proposed that windows in this elevation facing that property are to be fitted with obscure glazing and non-opening in part so that there would be no material loss of privacy to 35 Upper Park Road.
- 7.5.4 The proposal also provides a bin store and some angled parking close to the flank boundary with 35 Upper Park Road. However, noting the existing boundary screening and subject to conditions to agree landscape details, including boundary treatments, no objections are raised. These arrangements are also similar to the approved scheme SU/12/0281 with the bin store in the same location and a

servicing/turning area provided in the location of the parking spaces closest to the mutual flank boundary.

- 7.5.5 The current proposal would provide about 400 square metres of rear amenity to serve the application property. Even with some heavy landscaping and trees retained, an acceptable level of private amenity space would be provided for future occupiers of the proposed development (if approved). The current proposal therefore complies with Policy DM9 of the CSDMP.

7.6 Impact on highway safety and parking

- 7.6.1 The current proposal would provide nine car parking spaces which noting the low level of car ownership by future occupiers, would be an acceptable level of provision. The existing access into the site would be used and no material increase in the use of the access (over the authorised and approved uses. It is noted that the application site is on a busy road. However, the County Highway Authority has raised no objections to the proposal on highway safety or parking grounds. The current proposal is therefore considered to be acceptable on these grounds and complies with Policies CP11 and DM11 of the CSDMP.

7.7 Impact on the Thames Basin Heaths Special Protection Area

- 7.7.1 The site is located some 1.6km from the Thames Basin Heaths Special Protection Area. Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use.
- 7.7.2 The application proposes a net increase of residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site. The comments of Natural England are awaited but for the previous scheme SU/12/0821, the Natural England advised:

"Natural England advises your Authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on interested features for which the Thames Basin Heaths SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the [SPA] site's conservation objectives.

The conclusion is based on the understanding that at the time of the SPA was classified (March 2005) the application site was in use and providing 10 units of permanent staff accommodation linked to Kingsclear Nursing Home (SU/02/1178). This represents the baseline impact from the site on the SPA. Natural England's view is that the current application for 8 one-bed flats for the learning disabled represents a reduction of two units. There is no requirement for the applicant to make a contribution to your Authority's Thames Basin Heaths SPA Avoidance Strategy."

- 7.7.3 As such, it is considered that with the proposal development providing no net gain in units from the authorised/existing use of the existing building in 2005, the current proposal would not have an adverse impact on the integrity of the SPA and accords with Policy CP14 of the CSDMP, Policy NM6 of the SEP, and guidance within the

Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and the National Planning Policy Framework.

7.8 Impact on local infrastructure and affordable housing delivery

- 7.8.1 The Council adopted the Developer Contributions SPD in October 2011 and financial contributions are now required for any development providing new dwellings or commercial floorspace; levels of contributions have been drawn from work carried out by the Surrey Collaboration Project and the amount payable will be dependent on the scale of the development and its location.
- 7.8.2 In this instance the development proposes the conversion of the existing building into 8 residential units for the learning disabled would result in Class C2 development being provided not lead to an intensification of use of the site beyond its current lawful use. As such, the proposed development would not have any adverse impact on local infrastructure and accords with Policy CP12 of the CSDMP and advice in with Developer Contributions Supplementary Planning Document 2011.

7.9 Impact on ecology

- 7.9.1 The applicant has provided an ecological Phase 1 Survey with the current application which has indicated that "the hanging tiles to the front of the application property have the medium potential to support roosting bats." This part of the application property would be retained. The Council are awaiting the formal comments of the Surrey Wildlife Trust, and any received comments will be reported to the Planning Applications Committee in an update. However, the advice of Natural England is that further survey work (or mitigation) will not be required in this instance because the hanging tiles to the front of the building would be retained as a part of the application proposal. The current proposal therefore complies with Policy CP14 of the CSDMP and the National Planning Policy Framework.

8.0 CONCLUSION

- 8.1 In conclusion, it is considered that the design and bulk and scale of the proposed extensions would integrate with the existing building and would not harmfully impact on the character of the area or the conservation area, local infrastructure, ecology or the Thames Basin Heath Special Protection Area. Furthermore, the proposal would not give rise to detriment to residential amenities or highway safety and provides a facility to support the local community.
- 8.2 The proposal therefore accords with the objectives of development plan policies referred to above, and is considered to be acceptable.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: (00)4 Rev. G and (21)1 Rev. G received on 16 November 2016 and (00)2 Rev E, (00)3 Rev. D and (9-)2 Rev. D, 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 Planning Practice Guidance.

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and Conservation Area and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012, advice in the Western Urban Area Character SPD 2012 and the National Planning Policy Framework.

4. The premises shall be used for the learning disabled and for no other purpose (including any other purposes in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re enacting that Order).

Reason: In order to protect residential amenities of the local area and highway safety and accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. Before first occupation of the development hereby approved the window(s) in the flank elevation facing 35 Upper Park Road at first floor level or above and the secondary windows in the flank elevation facing 31 Upper Park Road at first floor level (including the narrower window serving the lounge centrally positioned and the window serving the lounge to the front of the building) shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in these elevations without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Policies 2012.

6.
 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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.

7. No development including demolition shall take place until a detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2012 “Trees in Relation to Design,

Demolition and Construction” and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

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

8. Details of visibility zones for the site access shall be submitted to and approved in writing by the Local Planning Authority and the visibility zones shall be provided in accordance with the approved details prior to the first occupation and thereafter kept permanently clear of any obstruction.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. Prior to the first occupation of the development hereby approved on site details of refuse and 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 and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. No development, including any demolition or site clearance, shall take place until a 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation in writing that there will be no on-site burning of material

during the demolition, site clearance and construction phases.

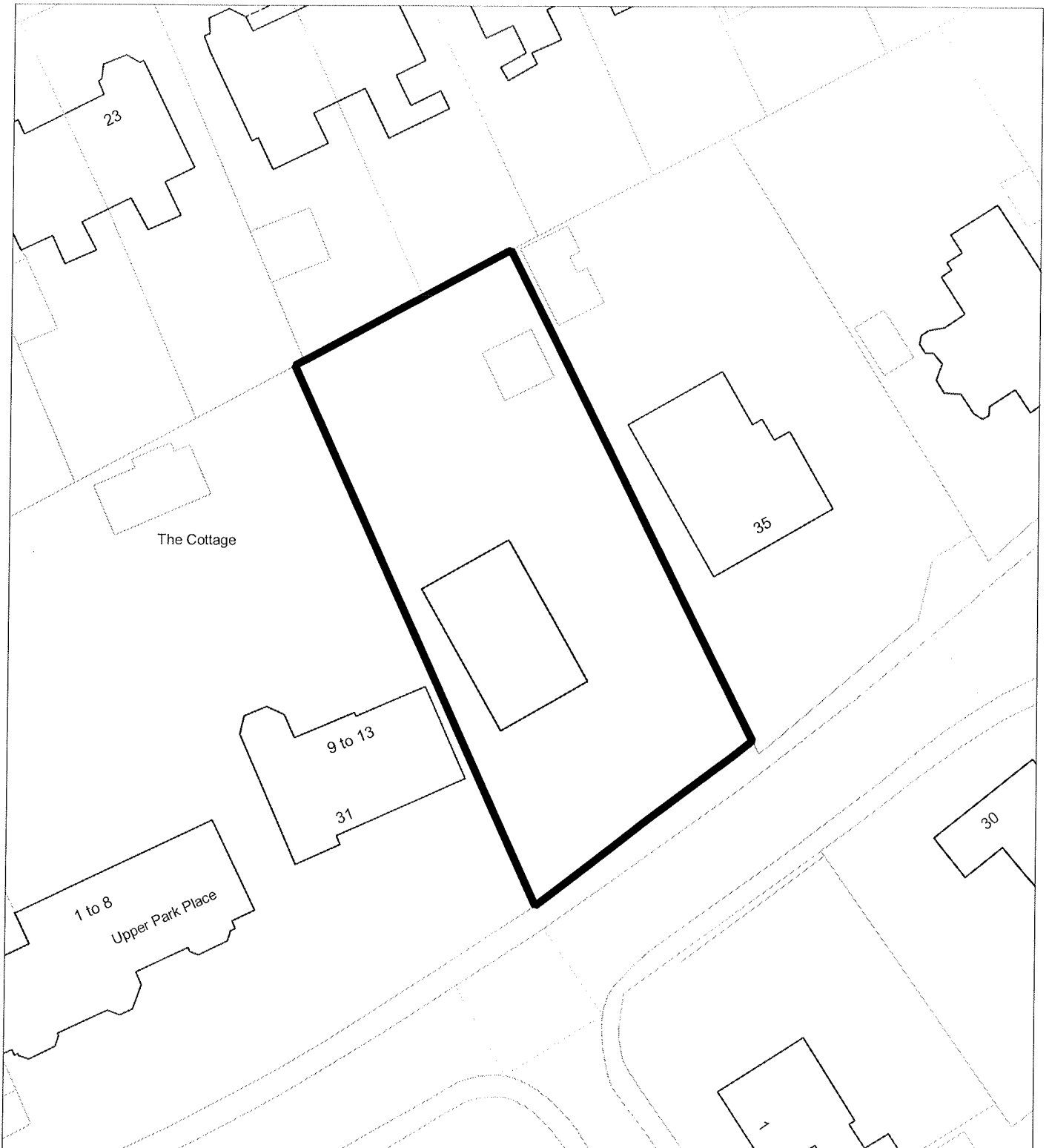
has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice residential amenity or highway safety, nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3



| | | | | |
|--|---|--|-------------------|------------|
| Title | Planning Applications | | Page | 4 of 7 |
| Application number | 16/0691 | | Scale @ A4 | 1:500 |
| Address | 33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG | | Date | 30-11-2016 |
| Proposal | Part demolition and erection of part two storey, part three storey front, side and rear extension and side/rear dormer extension as to provide extended accommodation in the roofspace and conversion of building to provide 10 one bedroom flats for use by the learning disabled with associated accommodation. | | | |
| <p style="text-align: center;">© Crown Copyright. All rights reserved. Surrey Heath Borough Council 10018679 2016</p> <p style="text-align: center;">Page 67</p> | | | | |

This page is intentionally left blank

Existing elevations



Existing South Elevation



Existing East Elevation



Existing North Elevation



Existing West Elevation

Proposed elevations



Proposed East Elevation



Proposed North Elevation

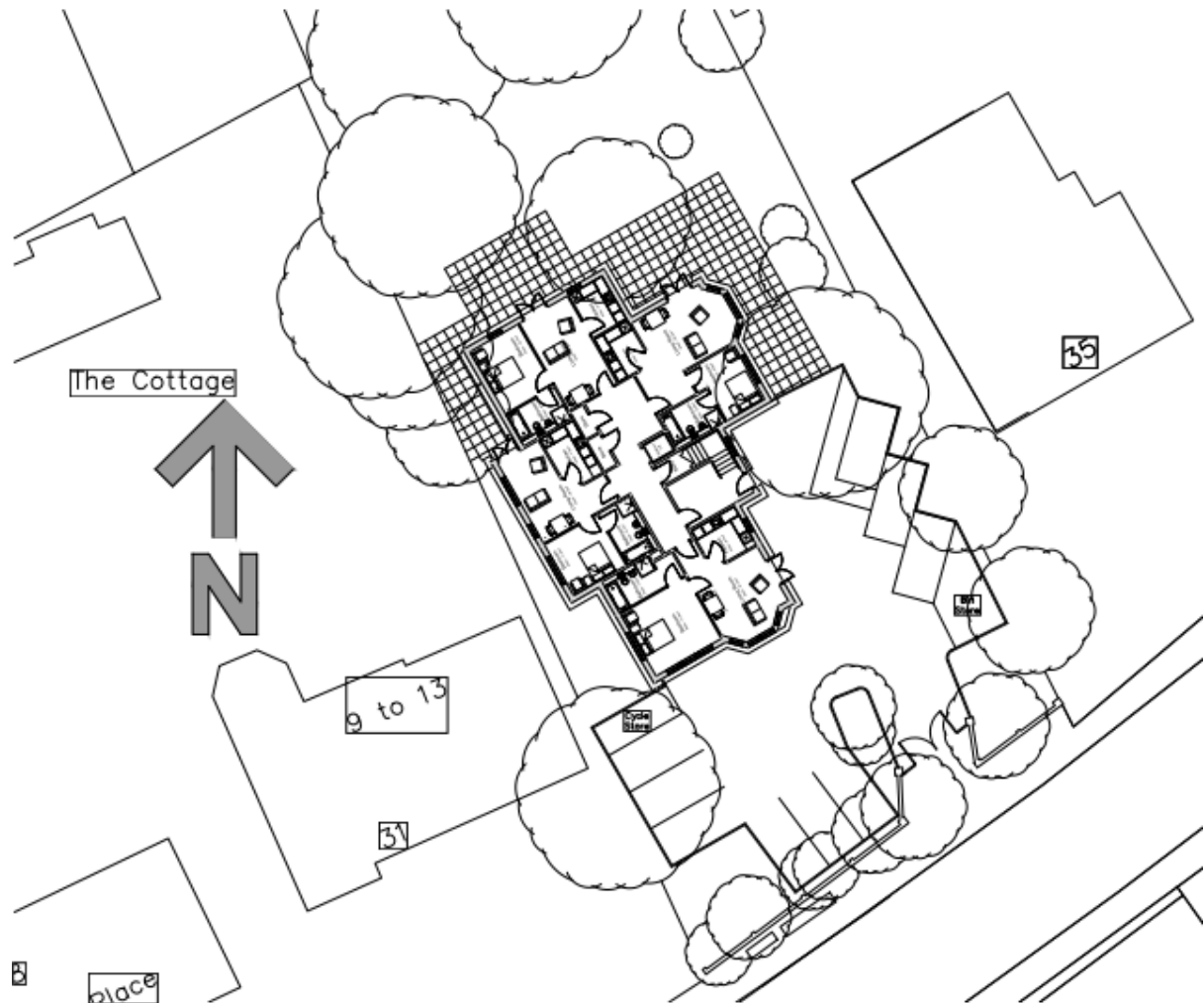


Proposed West Elevation



Proposed South Elevation

Proposed site plan



Existing building



Rear of site



This page is intentionally left blank

2016/0631

Reg Date 20/07/2016

Frimley

LOCATION: LAND REAR OF, THE PARADE, FRIMLEY, CAMBERLEY
PROPOSAL: Outline application for the erection of 7 No. residential dwellings, with vehicular access, car parking with alterations/reduction to existing public car park/servicing areas (all matters reserved). (Additional information rec'd 23/11/2016).
TYPE: Outline
APPLICANT: Mr Richmond-Dodd
 Laimond Property Investment Company Ltd
OFFICER: Duncan Carty

This application would normally be determined under the Council's scheme of delegation, However, it is being reported to the Planning Applications Committee at the request of Councillor Sams.

RECOMMENDATION: REFUSE

1.0 SUMMARY

- 1.1 The proposal is an outline application, with all matters reserved, for seven residential dwellings with a vehicular access and landscaping. The proposal relates to a site to the south of The Parade in Frimley. The site includes a triangular piece of unkempt land and part of the car park serving The Parade, and the wider Frimley centre.
- 1.2 The proposal is considered to be unacceptable in terms of its impact on local character and ecology. The applicant has also provided a contribution towards SAMM. No objections are raised on residential amenity, highway safety, SPA grounds or tree grounds. As such, the proposal is considered to be unacceptable and the application is recommended for refusal.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on land to the south of The Parade in Frimley. The site includes a triangular piece of unkempt land, for which permission has previously been granted to extend the adjoining public car park and part of this car park which serves The Parade, and the wider Frimley centre. The land lies within a "Commercial Nodes" character area as defined within the Western Urban Area Character SPD 2012.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/01/0132 Change of use of land ancillary to electricity sub-station to surface car park with ancillary works. *Approved in June 2001.*
- 3.2 SU/06/0122 Renewal of planning permission SU/01/0132 for the change of use of land ancillary to electricity sub-station to surface car park with ancillary works. *Approved in May 2006.*
- 3.3 SU/15/0083 Change of use of land to provide a car park extension with associated development. *Approved in May 2015.*

4.0 THE PROPOSAL

- 4.1 The proposal is an outline application, with all matters reserved, for seven residential dwellings with a vehicular access and landscaping. The access to the proposed dwellings is proposed from Cedar Lane, and across the car park. Schematic drawings have been provided to indicate a layout with some elevation details, indicating a cul-de-sac development proposal with two storey detached dwellings. The schematic drawing indicates that the scheme would provide 5 no two bedroom and 2 no three bedroom units.
- 4.2 The application has been supported by a drainage strategy, transport statement, design, access and sustainability statement, planning statement, ecology report and flood risk assessment. Further details including addenda to the transport statement (including a swept path drawing for the servicing arrangements for the retail units on The Parade) and the design, access and sustainability statement have been provided.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Economic Development Officer Comments awaited.
- 5.3 Tree Officer Comments awaited.
- 5.4 Surrey Wildlife Trust Objects as insufficient appropriate ecological information to ensure that the proposal will not resulting a loss of biodiversity nor achieve a net gain.
- 5.5 West Surrey Badger Group No objections.

6.0 REPRESENTATIONS

6.1 At the time of the preparation of this report, one representation had been received in support:

- Preferred to the car park extension already granted and subject to the following:
- Reductions to some of the retained trees required;
- Boundary fencing provided to replace (historic) gate access onto the site; and
- Sufficient drainage measures put in place.

6.2 At the time of the preparation of this report, nine objections have been received, including one for the Frimley Business Association, raising the following objections:

- Impact on local health services [*Officer comment: Not a reason to refuse this application*]
- Noise, dust and fumes from construction process [*Officer comment: Not a reason to refuse this application*]
- Noise disruption from construction at the weekends [*Officer comment: Not a reason to refuse this application*]
- Parking of construction traffic during construction including the use of nearby residential streets (already affected by a nearby construction site) [*Officer comment: Not a reason to refuse this application*]
- Loss of privacy and overlooking of property [*See Paragraph 7.4*]
- Impact on, and loss of, trees/woodland [*See Paragraph 7.3*]
- Impact on wildlife habitat [*See Paragraph 7.7*]
- Impact of noise, light, dust and air pollutants from future occupation [*Officer comment: it is not considered that such pollution would result from the proposal*]
- Reduction in public car park, which will result in loss of car parking capacity within Frimley centre (already affected by a nearby construction site) and increase in parking on nearby residential streets [*See Paragraphs 7.5 and 7.6*]
- Impact on traffic and limited access from Cedar Lane, particularly for emergency vehicles, and mini-roundabout access from the High Street [*See Paragraph 7.5*]
- Impact on slow worms, badgers, bats, birds and foxes [*See Paragraph 7.7*]
- Tree Preservation Order required for mature oak trees on the site [*See Paragraph 7.3*]
- Impact on property value [*Officer comment: This is not a material planning consideration*]]

- The proposal is proposed for the developer to recoup the money spent on the site [*Officer comment: This is not a material planning consideration*]
- Previous car park extension proposal was submitted on need which is not true. The current car park regime deters users [*See Paragraphs 7.5 and 7.6*]
- Over development of the site [*See Paragraph 7.3*]
- Impact on local shops from reconfigured car park which would restrict service access [*See Paragraphs 7.5 and 7.6*]
- Local community would be better served with car park extension [*See Paragraphs 7.5 and 7.6*]
- There should be no infringement of tenancy rights and compensation provided, for shop units in The Parade during the development period [*Officer comment: This is not a material planning consideration*]
- Loss of peaceful green space [*See Paragraph 7.3*]
- Impact on drainage; localised flooding occurs on adjoining land has not been recognised in the report. The site is on former marsh land with a drainage pipe running across the site (where a former stream once flowed) [*Officer comment: The proposal relates to a scale of development which falls outside of the remit of the LLFA. However, if minded to approve, it may be appropriate to attach a condition to agree details*]
- Impact of stress from continuing application submissions on local residents [*Officer comment: This is not a material planning consideration*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site falls within the settlement of Frimley. The current proposal is to be assessed against Policies CP1, CP2, CP3, CP11, CP14, DM9, DM10 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF) and advice within the Western Urban Area Character SPD 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012.
- 7.2 The main issues in the consideration of this application are:
- Impact on local character and trees;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on the viability of the local centre;
 - Impact on ecology;

- Impact on local infrastructure;
- Impact on the SPA; and
- Impact on the delivery of affordable housing.

7.3 Impact on local character and trees

- 7.3.1 Policy DM9 of the CSDMP indicates that development will be acceptable where it provides high quality design and respects and enhances the local, natural or historic character of the environment. Paragraph 6.56 indicates that *“high quality design plays an essential role in the functioning of places. It can add to distinctiveness but also the ability to integrate well within existing build patterns and forms.”* Policy CP2 also indicates that development should *“ensure that all land is used efficiently within the context of its surroundings and respect and enhance the quality of the urban,..., natural...environments;...”* This reflects Paragraph 61 of the NPPF which indicates that planning decisions should *“address the connections between people and places and the integration of new development into the...built...environment.”* Paragraph 64 of the NPPF indicates that *“permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions.”*
- 7.3.2 The Western Urban Area Character SPD 2012 indicates that the “Commercial Nodes” character area is defined as having *“a dominance of the retail and business activities in a form of strip development. The buildings in these small centres reflect a small scale character which is in line with their local/neighbourhood function.”* New development should reflect historic plot widths. Whilst the application site falls within this character area, it lies at the very periphery of this character area, in a corner, and in a transitional location adjacent to a neighbouring character area.
- 7.3.3 Whilst the proposal is in outline only (with all matters to be determined at the reserved matters stage), it has not been demonstrated that the proposal could be sufficiently integrated into this local environment and particularly with the proposed vehicular approach to the site through the public car park. This forms a very poor approach to this development site and the proposal would, under these circumstances, appear incongruous in this setting, failing to integrate into the local environment.
- 7.3.4 The adjoining residential properties to the south and east of the site are located within a “Post War Council Estate” character area. In such areas, *“housing estate patterns were distinguished by “long regular street and plot patterns and...[predominantly]... semi-detached and terraced dwellings.”* New development is expected to maintain space between and around the buildings and new plots should reflect the rhythm of the existing plots in the estate with the shape and size of the rectangular plots being a distinctive characteristic of the character area. It is considered that by providing cul-de-sac residential development in a corner location with two principal boundaries with this character area, it has more characteristics with this character area and, as such, should be assessed against this character area and, in particular, its immediate area.

- 7.3.5 The schematic layout indicates that the proposed units are likely to have much smaller gardens than the nearest residential plots in Burleigh Road and Sheridan Road. It is acknowledged that in the wider character area there are some residential properties more densely provided with shorter rear gardens. Nevertheless, in close proximity to the application site, these larger plots are provided. It is also acknowledged that the scheme is in an outline form (with all matters reserved), the schematic layout indicates that the rear gardens for the new dwellings to be between 80 and 120 square metres in area and between 6 and 25 metres in depth. As a comparison, the size of the rear gardens of the nearest residential properties to the site are typically between 200 and 300 square metres in area, and 15 to 30 metres in depth. The proposal is very likely to provide a cramped pattern of development which does not reflect the character of these adjoining properties and so this proposal would form a poor relationship with the neighbouring buildings.
- 7.3.6 There are a number of large trees located predominantly to the site edges. However, the schematic layout indicates that the proposed dwellings would be located close to these trees and, in some cases (particularly Plots 6 and 7 on the schematic layout), restricting the size of the rear gardens which would have an open aspect, i.e. which are not under the tree canopies. The Arboricultural Officer has not commented to date and any formal comments received will be provided on the update.
- 7.3.7 It is therefore considered that it has not been demonstrated that the proposed development can be accommodated without detriment to the character of the area, failing to comply with Policy DM9 of the CSDMP and the advice within the Western Urban Area Character SPD 2012.

7.4 Impact on residential amenity

- 7.4.1 Whilst the proposal is in outline, the schematic layout indicates that the rear gardens for the new dwellings to be between 6 and 25 metres in depth, with the rear gardens of surrounding properties between 15 and 30 metres. The development would appear to provide two storey dwellings, and in most locations, it would appear that the proposal could be provided without detriment to residential amenity. However, the rear garden for Plot 7 is particularly shallow (at about 6 metres) and the garden depth beyond (for 10 and 12 Leonard Close) at about 15 metres, there could be some impact on the residential amenity of these properties. The impact will be subject to the siting and the articulation of the rear elevation facing these properties, and as such, ahead of the receipt of these details at reserved matters stage, no objections are raised on residential amenity grounds. As such, the proposal would comply with Policy DM9 of the CSDMP.

7.5 Impact on highway safety

- 7.5.1 The proposal would provide parking to support the proposal. The amount of parking would be provided at the reserved matters stage, and it is not considered that the site is so cramped that parking standards could not be met by the proposal (at reserved matters stage). The site is also highly sustainable, being close to the Frimley centre and rail station. The County Highway Authority has not raised any objections to the proposal on highway safety grounds. As such, no objections are

raised on highway safety grounds, with the development complying with Policies CP11 and DM11 of the CSDMP.

7.6 Impact on the viability of the local centre

- 7.6.1 The proposal would result in the re-configuration of the public car park to the rear of The Parade. This car park is a strategic public car park which supports the retail and service functions of the Frimley local centre. The car parking provision is currently 85 spaces. The proposal, by re-configuration, would re-provide 85 spaces. Twelve of these spaces would be provided in an area currently provided as a service yard area for the shop units in The Parade. The service yard area would be reduced in area, but no objections to this loss are raised by the County Highway Authority who consider that provided swept path analysis demonstrates that larger delivery vehicles are able to turn within the car park and exit onto the public highway. As such, with no loss in the number of car parking spaces at the public car park, no objections are raised on the impact to the local centre.
- 7.6.2 The proposal would not result in any adverse impact on the viability of the local centre, complying with Policy DM12 of CSDMP.

7.7 Impact on ecology

- 7.7.1 Paragraph 109 of the NPPF indicates that *"the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and providing net gains in biodiversity."* The proposal would remove the piece of partly tree'd, unkempt land on the site, which is an informal wildlife habitat. The earlier car park extension approval would have reduced the habitat area, but landscaping to the south corner of the site, providing an area of about 300 square metres, with shrub planting to the east and west site boundaries which, along with the rear gardens beyond, would have provided wildlife corridors, including a link to the remainder of the electricity sub-station site to the north. This would have provided a compensatory measure to off-set the loss of this habitat.
- 7.7.2 The Surrey Wildlife Trust has indicated that the proposal, as submitted, *"does not provide sufficient appropriate ecological information to ensure that the proposed development will not result in a net loss of biodiversity resource on the site and does not seek to achieve a net gain."* However, it is noted that permission was granted for a reduction in this habitat by the car park extension under SU/15/0083, for which the Trust, although consulted, did not formally comment. Nevertheless, the earlier permission SU/15/0083 would have retained some landscaping which would provide a reduced habitat area. This reduced habitat area could not be provided under the current proposal, noting the limited size of the site and the schematic layout. As such, an objection is raised to the impact of the proposal on ecological grounds, with the proposal failing to demonstrate compliance with Policy CP14 of the CSDMP and the NPPF.

7.8 Impact on local infrastructure

- 7.8.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been

undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This development would be CIL liable and the final figure would need to be agreed following the approval of reserved matters and the subsequent submission of the necessary forms. However, on the basis of the information submitted to date, the amount of CIL payable would be in the region of £113,760. An Informative would be added to the decision advising the applicant of the CIL requirements.

7.9 Impact on the SPA

7.9.1 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. As SANGS is considered to be a form of infrastructure, it is pooled through CIL. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA.

7.9.2 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring (SAMM) measures. For the current proposal, as outlined on the schematic drawing, this amounts to £3,919, which has been paid. If outline permission were to be granted, any shortfall arising from a different mix of dwellings which increases the number of bedrooms, can be provided at the reserved matters stage. As such, the proposal would accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the CSDMP.

7.10 Impact on the delivery of affordable housing

7.10. Paragraph 174 of the NPPF states that local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. Paragraph 50 states that where local planning authorities have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial equivalent of broadly equivalent value can be robustly justified. Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires, for the proposed quantum of development, a contribution towards affordable housing provided elsewhere in the Borough.

7.10. In November 2014, the Government issued a Written Ministerial Statement (WMS) indicating that affordable housing contributions should not be sought on developments of 10 units or less (provided that the gross floor space of any such development does not exceed 1,000 square metres). Whilst the aim of this was to assist small and medium housebuilders, the statement effectively applied to all housebuilders. The WMS was subject to a successful legal challenge by West Berkshire District Council and Reading Borough Council, but the decision by the High Court was subsequently reversed by the Court of Appeal on 11th May 2016. As a result, the WMS was reinstated from the 11th May 2016. Updated guidance was then issued in the Planning Practice Guidance (paragraph ID23b-013-20160519).

7.10.3 The WMS is therefore a material planning consideration in the determination of planning applications and it is necessary to determine how much weight should be attached to this. Since the issuing of the WMS there have been a number of appeal decisions whereby some common themes have become evident. This includes the need to produce evidence to continue to apply local policy; and, any such evidence is insufficient to outweigh the WMS unless it is demonstrated that the affordability issues are atypical compared to national, regional and local circumstances. On the basis of this officers are of the opinion that Surrey Heath's affordability issues are not atypical to regional and local circumstances and that there is not a tested argument to justify outweighing the WMS.

7.10.4 As the starting point, each application that triggers the threshold for affordable housing must continue, therefore, to address the requirements of Policy CP5. Hence, an Affordable Housing Statement in addition to any viability information will continue to be required. In this case, the applicant has not provided a statement outlining why the WMS should be given greater weight than Policy CP5 and no information in terms of viability of the scheme has been provided. Surrey Heath is currently performing poorly against its policy objectives for affordable housing with the situation likely to worsen, and provision on smaller sites is required to help the Council endeavour to meet its targets. Given that no viability information has been provided, while significant weight is given to the WMS, it is not considered that the applicant has sufficiently demonstrated that this should be given greater weight than local policy. As such, the proposal is considered to be unacceptable on these grounds failing to comply with Policy CP5 of the CSDMP.

7.11 Financial considerations

7.11.1 In addition to CIL the development proposed will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. It has been concluded that the proposal accords with the Development Plan and whilst the implementation and completion of the development will result in a local financial benefit this is not a matter that needs to be given significant weight in the determination of this application.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its principle, as well as its impact on residential amenity and highway safety. However, the proposal is considered to be unacceptable in terms of its impact on local character and ecology. As such, the proposal is considered to be unacceptable and is recommended for refusal.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

10.0 RECOMMENDATION


REFUSE for the following reason(s):-

1. The proposal by reason of its access through a public car park and rear site location without a road frontage, together with the plot sizes and shape and configuration of the layout would result in a cramped, contrived and incongruous form of development that would fail to integrate with its neighbouring buildings and local area including the distinctive shape, size and rhythm of existing plots in the Post War Council Estate Character Area. The proposal would not respect or improve the character and quality of the area and therefore be contrary to guiding principle PC1 of the Western Urban Area Character Supplementary Planning Document 2012, Policies CP2 (iv) and DM9 of the Surrey Heath Core Strategy Development Management Policies Document 2012 and the National Planning Policy Framework.
2. Insufficient appropriate ecological information has been submitted to demonstrate to the satisfaction of the Local Planning Authority that the development would not result in a loss of biodiversity, contrary to Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and Paragraph 109 of the National Planning Policy Framework.
3. It has not been demonstrated to the satisfaction of the Local Planning Authority that the provision of affordable housing at this site would not be financially viable and as such the proposal is considered to be contrary to Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

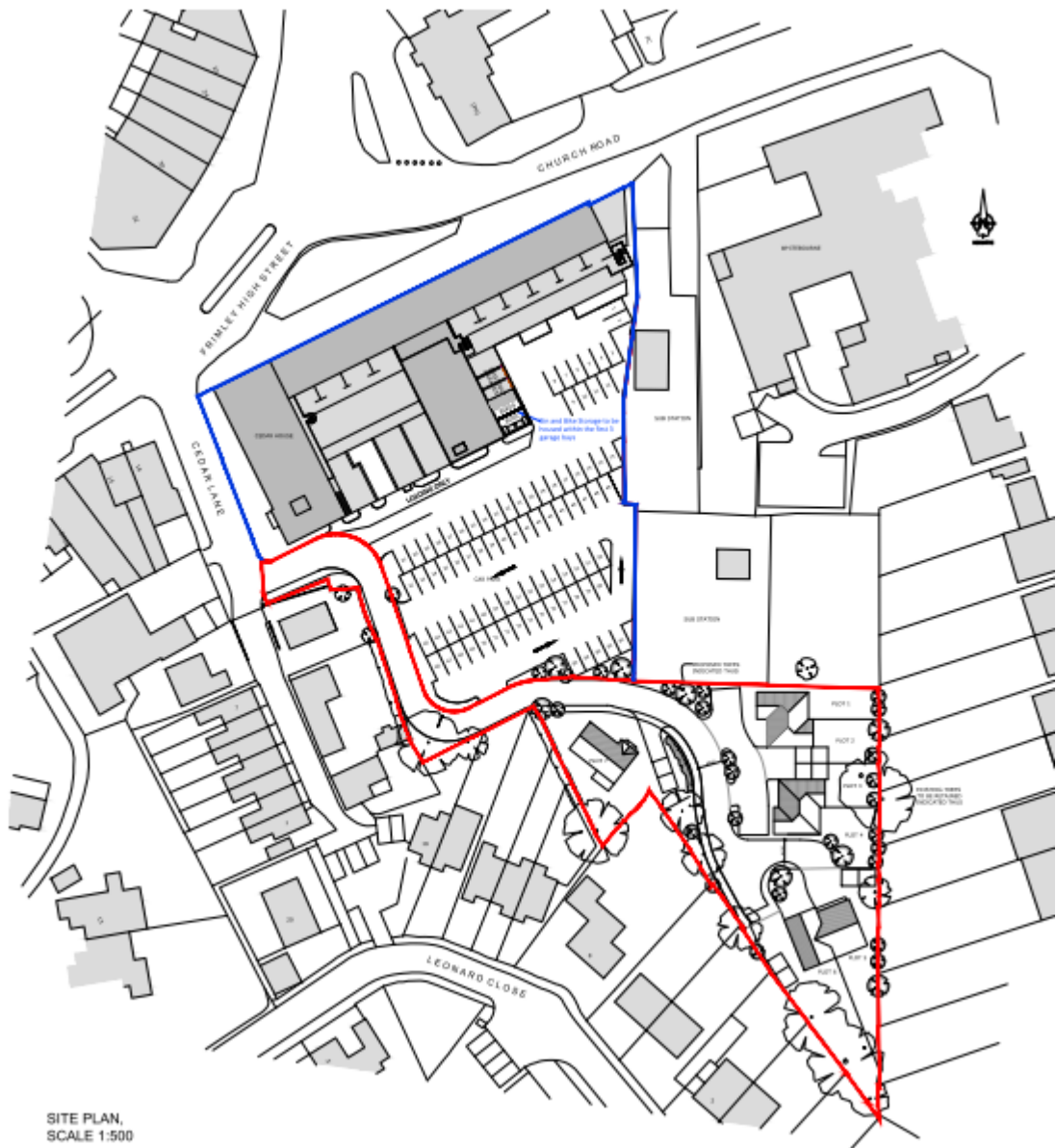
1. Advise CIL Liable on Appeal CIL3



| | | | | |
|--|--|--|---|------------|
| Title | Planning Applications | | Page | 3 of 7 |
| Application number | 16/0631 | | Scale @ A4 | 1:1,000 |
| Address | LAND REAR OF, THE PARADE, FRIMLEY, CAMBERLEY | | Date | 30-11-2016 |
| Proposal | Outline application for the erection of 7 No. residential dwellings, with vehicular access, car parking with alterations/reduction to existing public car park/servicing areas (all matters reserved). | |  | |
| <p>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</p> | | | | |

This page is intentionally left blank

Proposed schematic layout



Proposed schematic streetscene



Rear car park



Rear of site



2016/0915

Reg Date 26/09/2016

Chobham

LOCATION: 30 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8PQ
PROPOSAL: Application for planning for installation of ATM to right hand side of the shop front. (Additional info recv'd 26/10/16)
TYPE: Full Planning Application
APPLICANT: Mrs Dadswell
 Bank of Ireland
OFFICER: Michelle Fielder

This application would normally be determined under the Council's Scheme of Delegation, however, it has been reported to the Planning Applications Committee at the request of Cllr Tedder.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning permission for the installation of an ATM in the frontage of a retail unit (use class A1) and is linked to application 16/0916 (for advertisement consent for the surround to the ATM) appearing elsewhere on the agenda. The report notes that wider concerns regarding the use of the lawful retail unit as a post office are beyond the scope of this application. Moreover, as both uses comprise A1 uses as defined by the Town and Country Planning (Use Classes Order) 1987 (as amended) an application for a change of use is not required and a post office can occupy the premises without further recourse to the Council acting as the Local Planning Authority. The post office is likely to relocate to the premises in January 2017.
- 1.2 This report assesses the impact of the proposal on the character of the area and the amenity of residents and concludes that no significant harm would arise. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application property is the most westerly of a parade of 5 retail units constructed in the 1960's. The units have retail uses at ground floor and residential above. The unit to which this application relates has been extended to the side and rear; however the building is predominately two storey and constructed of brick with tile hanging at first floor. The premises were, at the time of the officers' visit, in use as a Spar, however it is understood the ATM proposed is to facilitate the post office use of the unit.
- 2.2 The remaining units in this parade comprise a retail shop, a barbers, a takeaway and a restaurant.
- 2.3 To the front of the parade is a slip road historically called Watts Farm Parade but now noted as being part of the adopted highway and part of Chertsey Road. At the

time of the officer's site visit this circa 6m wide access had parking on both sides and could only be accessed in single file. The area was very congested.

3.0 RELEVANT HISTORY

- 3.1 Planning permission for the parade of shops within which this unit sits was granted in 1960. This specific unit was altered in 1980 and has been extended in 1989 and again in 1992.

4.0 THE PROPOSAL

- 4.1 The proposal seeks to install an ATM in the shop front. This would be installed in the most westerly window pane on the shop frontage. The base of the ATM would be 0.6m above the ground level and would stand 1.1m high (standing 1.7m high overall). This would have a 0.2m – 0.7m surround which is the subject of advertisement consent (application 16/0916 refers and appears elsewhere on this agenda).
- 4.2. Information submitted with the application advises that The Post Office has offered financial services within local communities for over 150 years and that to ensure this continues into the future the installation of ATM in Post Offices in the UK is part of joint project between the Post Office and the Bank of Ireland. Additional information provided advises the ATM will improve the viability of the Post Office and help to secure its viability and future within the community, encouraging people to use not only their local post office but the other facilities nearby whilst they are there.
- 4.3 A further justification for the proposal appears to be that customers whom have their state pension, any benefits or tax credits paid into a Post Office card account can only use a Post Office ATM to access their account outside of the Post Office opening times. This is because the card is not accepted at any other ATM.
- 4.4 The application submission further advises that the ATM will be compliant with the requirements of the Disability Discrimination Act 2005 (DDA). [Officer comment: the DDA is repealed and now forms part of the Equality Act 2010].
- 4.5 Following the submission of this application officers have requested additional information to try and establish what need there is for the proposed development and whether this could be met by an internally sited ATM. This is addressed in section 7.3 of this report. The applicant's agent has also advised that the post office use will occupy approximately 10-15% of the existing shop floor area and that the post office use is intended to operate 0600-2100hrs Mondays to Saturdays and 0700hrs to 1700hrs on Sundays and, these will be the same hours of the occupier of the remainder of the unit.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council Highway Authority No objection.
- 5.2 Chobham Parish Council Objection :
- External ATM likely to create out of hours disturbance in residential area (DM9).
- Highway safety concern due to parking demand exacerbating existing traffic problems in this location and potential target for ram raid attack (DM11).
- Internal ATM option preferred.
- 5.3 Crime Prevention Officer No comments received.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report 5 letters of objection have been received:
- ATM will increase traffic and pedestrians in the area and increase the already considerable congestion in the area *[Officer comment: section 7.6 refers]*
 - Will result in particular problems and danger for residents in Barnmead *[Officer comment: sections 7.5 and 7.6 refers]*
 - Personal safety concerns *[Officer comment: section 7.5 refers]*
 - Amenity issues - noise generation from out of hours use, engines running, conversations and road use and parking *[Officer comment: section 7.5 and 7.6 refers]*
 - Already a number of ATM's in the village / an internal machine would be sufficient *[Officer comment: section 7.3 refers]*
 - Moving post office to Jonelas will make the worse and the ATM will exacerbate this / a number of reviews are underway to consider this/ this is an overdevelopment of the site *[Officer comment: section 7.3 refers, and the application has to be considered on its own merits]*
 - Not all ATM users will use the shop and many will park inconveniently simply so they can come and go quickly *[Officer comment: section 7.6 refers]*
 - Photos submitted with the application are out of date *[Officer comment: this is not fatal to this application]*
 - Tesco's had a ATM refused *[Officer comment: please see section 7.7]*
 - No anti raise bollards proposed *[Officer comment: please see section 7.5]*

- There was an ATM at the previous post office site but this was removed after being the subject of a ram raid [*Officer comment: this is not material to this application*]

7.0 PLANNING CONSIDERATION

7.1 The application site forms part of a local centre as defined by Policies CP9 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012. The application site is also within the washed over Green Belt Settlement of Chobham and as such, and in light of the nature of the proposal Policies DM9 (amenity and character) and DM11 (highway impact) are also relevant as is the NPPF.

7.2 The main considerations in this application are therefore:

- Principle of the development;
- Design and impact on the character of the surrounding area;
- Impact on residential amenity; and,
- Impact on highway safety and parking capacity.

7.3 Principle of the development

7.3.1 The application site is within the defined local centre as indicated by the inset map to the Core Strategy and Development Management Policies 2012 (CSDMP). Policy CP9 of the CSDMP sets the hierarchy for these areas with Chobham being defined as a local centre. Policy DM12 seeks to protect units in A1 retail use in these areas and prevent a proliferation of non-A1 uses with the overall objective being one of enhancing the vitality and viability of these areas. The proposal would not change the lawful use of the premises which would remain in A1 use. It is also noted that the installation of the ATM would not result in any meaningful loss of A1 retail space within the parade and nor is there any evidence to suggest that this facility would impact on the viability or vitality of the parade.

7.3.2 The applicant has been asked to consider whether an internally sited ATM could meet both the Post Office and the community needs. However, officers have been advised that while an internally sited ATM would help reduce queues during busy periods, it would not enable Post Office account card holder's to access their accounts when the store is closed. The Post Office account can only be accessed from a post office ATM as the card is not accepted at main stream ATM's. Accordingly, while it is noted that there are alternative ATM facilities in Chobham it is unlikely these will meet the needs of Post Office account card holders to access their money when the Post Office is closed. The principle of the development is therefore acceptable and no conflict with DM12 and CP9 of the CSDMP is found.

7.4 Design and impact on the character of the surrounding area

- 7.4.1 The NPPF requires good design as one of the ways of delivering sustainable development. Policy CP2 (iv) of the CSDMP requires new development to respect and enhance the quality of the urban environments; DM9 (Design Principles) of the CSDMP continues to promote high quality design that respects and enhances the local environment.
- 7.4.2 The proposal would result in a minor change to the shop front with the ATM being inserted in a glazed panel that is currently covered with a film advertisement. The proposed works are relatively minor in scale and the visual impact of these would not be materially harmful to the street scene or the character of this parade of shops. The proposal is not considered to conflict with any of the design and character considerations set out above and nor is the introduction of such a facility in this location considered out of character with the parade. It is therefore considered no objection should be raised in this regard and no conflict with Policy DM9 of the CSDMP 2012 is found.

7.5 Impact on residential amenity

- 7.5.1 The area is predominately residential in character save for this small parade of retail units and adjacent car sales unit. The closest residential properties to the proposed siting would be flats situated above this parade of shops. However, it is noted that the provision of ATM's in commercial premises is not uncommon, moreover given the range of uses in the parade, it is not considered the provision of an ATM in this location would give rise to a significant increase in noise and disturbance above the existing situation.
- 7.5.2 Concerns have been raised by other neighbouring properties and in the area. However, a simple assessment of the distances between the application property and its nearest detached neighbours - for example the front elevation of no .17 Barnmead is set some 26m away from the flank elevation of the application site, no.1 (to the rear) a little over 21m (measured flank to rear of the application property) and 31m between the front elevations of the application site and No 31 Chertsey) - can only reasonably lead to the conclusion that the ATM or its use will not result in a loss of privacy or give rise to unacceptable amenity impacts. Concerns regarding the movement of customers using the facility to and from the area by car and the impact this would have noise levels are noted; however, there is no tangible evidence to suggest that the use of the facility would be so intense and unsociable as to give rise to significant and demonstrable harm.
- 7.5.3 Concerns regarding personal safety are noted; however, there is no evidence to suggest that users of this ATM would be any more susceptible to be a victim of crime than any other facility in the Borough. Information submitted with the application advises that the Post Office has a number of standards to ensure ATMs have the required level of security as stated by the ATM Security Working Group. These standards are supplemented by information gathered for incidents within a 2km of the application site. This information includes any history of previous incidents and crime statistics based on the post code and is used to design out crime.

This site has not been flagged as being at high risk, but nevertheless it is to be fitted with an alarm and this will meet industry standards. An objection on this basis cannot therefore be sustained.

- 7.5.4 In light of the information above it is considered that no objection on the basis of harm to amenity can be raised and as a result the proposal is considered to be acceptable in respect of Policy DM9.

7.6 Impact on highway safety and parking capacity

- 7.6.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented. Policy CP2 states that development should be sustainable and have easy access to a range of high quality services and Policy CP11 states that new development that will generate a high number of trips will be directed towards previously developed land in sustainable locations and that all new development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards.

- 7.6.2 Information submitted with the application advises that the ATM is aimed at the existing customer base and will provide an additional teller terminal that customers can use rather queuing within the store. The applicant advises that this reduces the problems of long queues and improves the customer experience.

- 7.6.3 It is clear from the officer's site visit that objector concerns have not overestimated the level of parking and congestion in the area. Notwithstanding the applicant submission, it is considered there will be users of the ATM who do not undertake linked trips to the parade and as such there may be vehicular trips to the parade solely to use this facility. However, there is no evidence to robustly demonstrate that the installation of the ATM would, itself, significantly and demonstrably make the existing situation worse. Moreover, it would be unreasonable to refuse planning permission on highway grounds solely because the existing parking and activity.

7.7 Other Matters

- 7.7.1 The proposal has no CIL, SANG or SAMM liability.
- 7.7.2. Comments made in respect of the ATM proposed for the Tesco store in Station Road, Chobham are noted. However, that ATM was not refused planning permission; instead the application (reference 12/0192) was not progressed by the applicant and was finally disposed of due to this lack of activity. It should also be noted that, notwithstanding the outcome of any application for any ATM on any site in the Borough, this application must be assessed on its own merits.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) have provided regular updates and advised of any problems affecting the applications determination.

9.0 CONCLUSION

- 9.1 For the reasons outlined above it is considered the proposal would not result in harm to residential amenity, the character of the area, or the free flow of traffic and it is therefore recommended that planning permission be granted.

GRANT subject to the following conditions:-

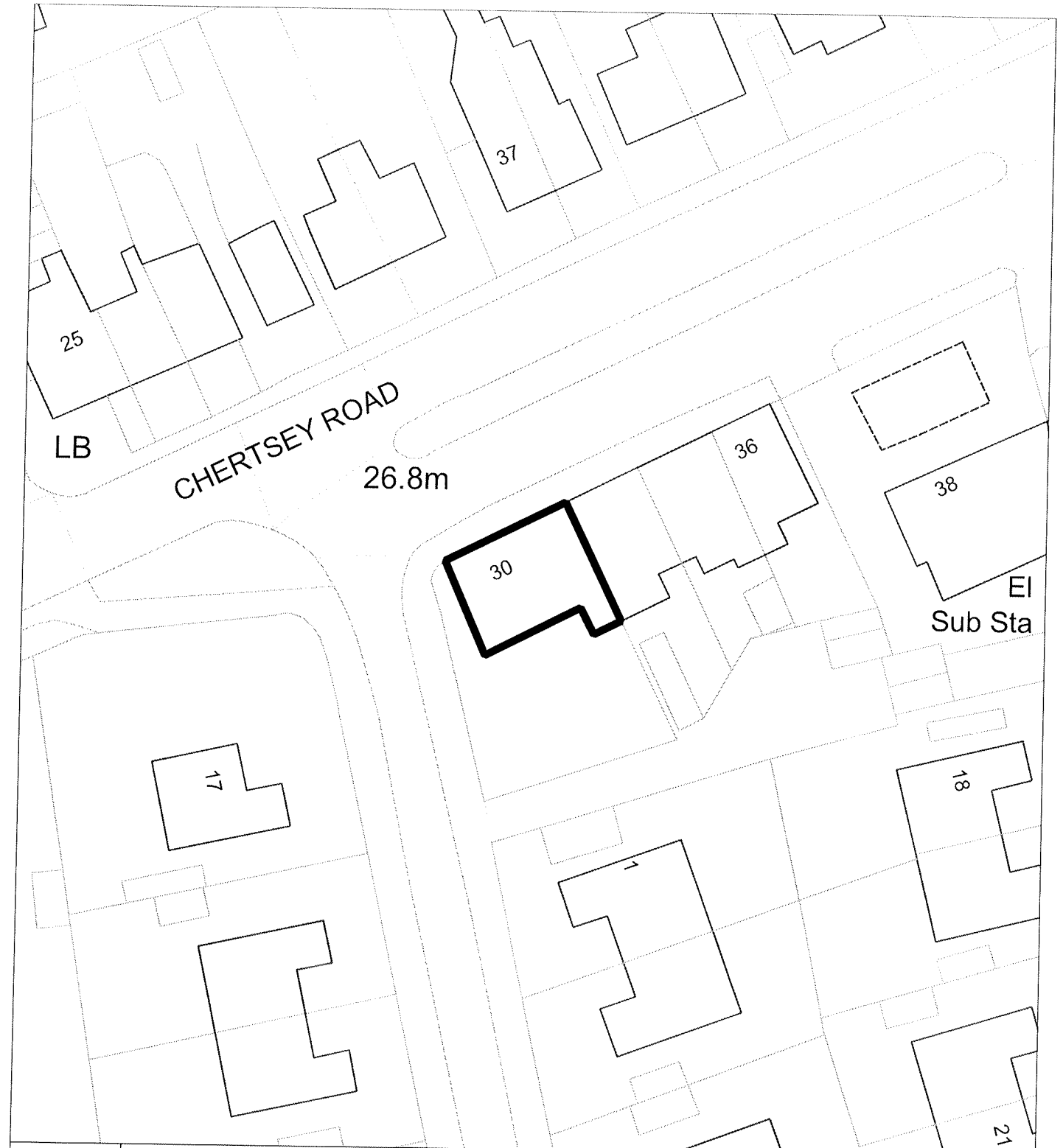
1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: FAD no.1409239-04, untitled floor plan, untitled elevation plan 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 Planning Practice Guidance.

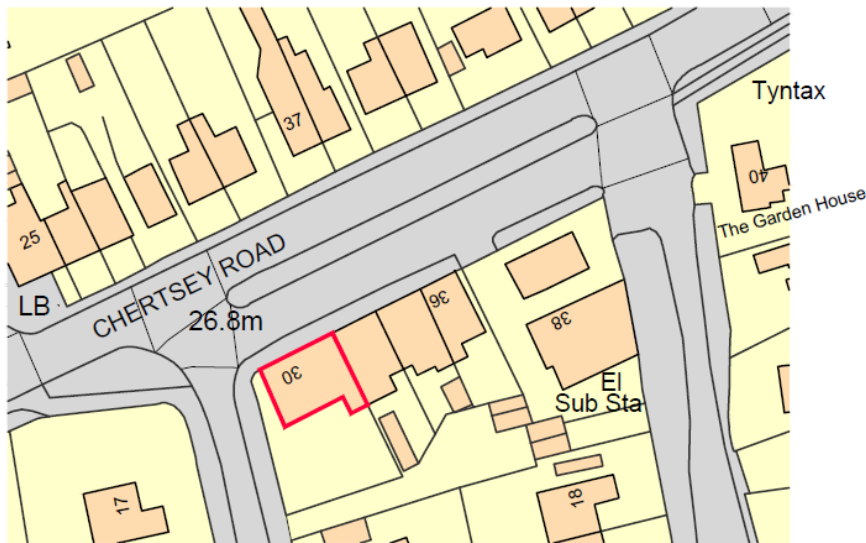
This page is intentionally left blank



| | | | | |
|--|--|--|-------------------|------------|
| Title | Planning Applications | | Page | 6 of 7 |
| Application number | 16/0915 | | Scale @ A4 | 1:500 |
| Address | 30 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8PQ | | Date | 30-11-2016 |
| Proposal | Application for planning for installation of ATM to right hand side of the shop front. (Additional info recv'd 26/10/16) | | | |
| <p style="text-align: center;">© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</p> | | | | |

This page is intentionally left blank

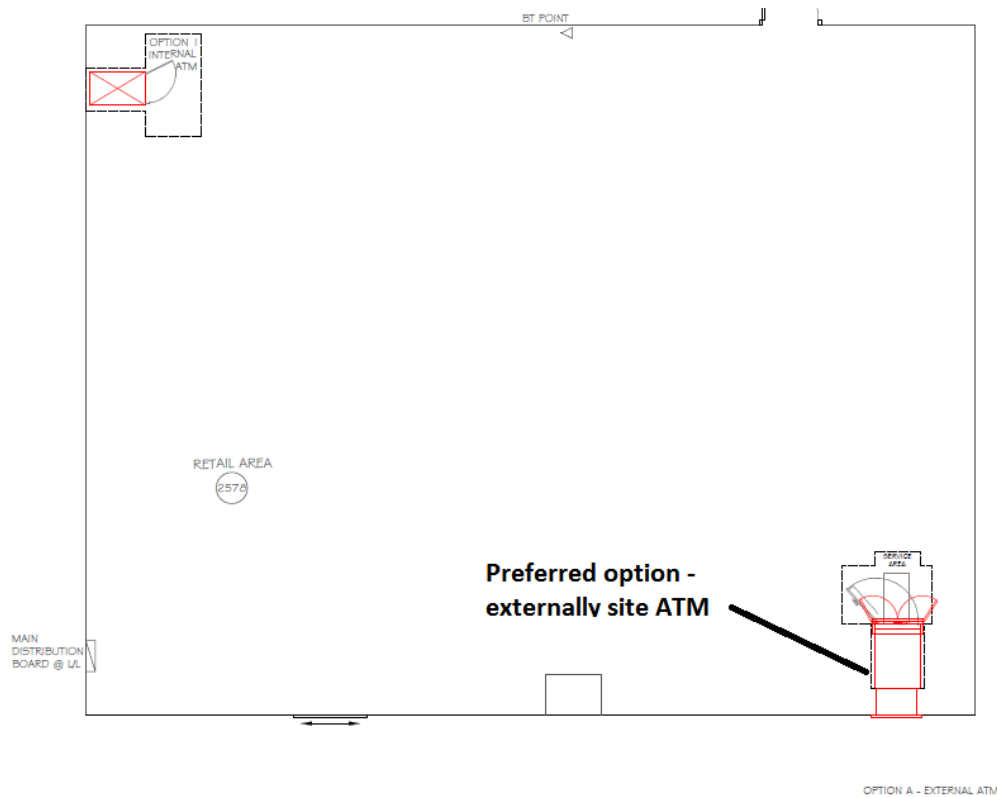
Site plan

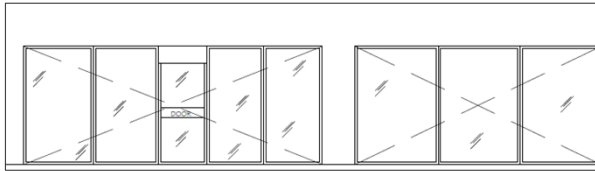


CHOBHAM - 1409239
LOCATION PLAN @ 1:1250
132.4sqm

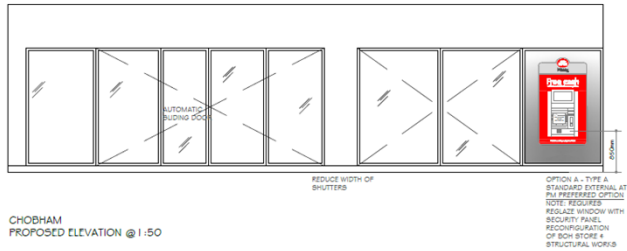


Proposed floor plan





CHOBHAM
EXISTING ELEVATION @ 1:50



CHOBHAM
PROPOSED ELEVATION @ 1:50

Photographs of the retail unit and the wider parade



2016/0916

Reg Date 26/09/2016

Chobham

LOCATION: 30 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8PQ
PROPOSAL: Advertisement Consent to display advertisement surround to ATM proposed by planning application SU/2016/0915. (Additional info recv'd 26/10/16)
TYPE: Advert - (Non-Illuminated)
APPLICANT: Mrs Dadswell
 Bank of Ireland
OFFICER: Michelle Fielder

This application would normally be determined under the Council's Scheme of Delegation; However, it has been reported to the Planning Applications Committee at the request of Cllr Tedder.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks advertisement consent for signage associated with the ATM proposed in application 16/0915, reported elsewhere on this agenda. This reports notes the very limited grounds upon which an objection can be raised to an advertisement application and concludes that none of these are present in the case. The report therefore concludes that advertisement consent should be granted.

2.0 SITE DESCRIPTION

- 2.1 The application property is the most westerly of a parade of retail units constructed in the 1960's. The units have retail uses at ground floor and residential above. The unit to which this application relates has been extended to the side and rear; however the building is predominately two storey and constructed of brick with tile hanging at first floor. The premises were, at the time of the officer's visit, in use as a Spar, however, it is understood the ATM proposed is to facilitate the post office use of the unit.
- 2.2 To the front of the parade is a slip road historically called Watts Farm Parade but now noted as being part of the adopted highway and part of Chertsey Road. At the time of the officer's site visit this circa 6m wide access had parking on both sides and could only be accessed in single file. The area was very congested.

3.0 RELEVANT HISTORY

- 3.1 Planning permission for the parade of shops within which this unit sits was granted in 1960. This specific unit was altered in 1980 and has been extended in 1989 and again in 1992.

4.0 THE PROPOSAL

- 4.1 This application is related to and linked with application 16/0915 which seeks planning permission for the installation of an ATM in the shop front. The ATM would be installed in the most westerly window pane on the shop frontage. The base of the ATM would be 0.6m above the ground level and would stand 1.1m high (standing 1.7m high overall). This would have a 0.2m – 0.7m surround which is the subject of this advertisement consent.
- 4.2 The submitted forms and plans for this application refer to the surround as a collar and states this aids installation and weather proofing go the ATM. The collar will have the text 'fresh cash withdrawals and balance enquiries', and 'post office' scribed on it. The background will be red, the text white. The collar is reflective but not illuminated.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council Highway Authority No comment.
- 5.2 Chobham Parish Council Objection :
- External ATM likely to create out of hours disturbance in residential area (DM9).
- Highway safety concern due to parking demand exacerbating existing traffic problems in this location and potential target for ram raid attack (DM11).
- Internal ATM option preferred.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no representations have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The application site forms part of a local centre as defined by Policies CP9 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012. The application site is also within the washed over Green Belt Settlement of Chobham and as such, and in light of the nature of the proposal Policies DM9 (amenity and character) and DM11 (highway impact) are material considerations. Highly relevant to this application is the advice at para 67 of the NPPF which advises that poorly placed advertisements can have a negative impact upon the character and appearance of the built and natural environment.

This paragraph also advises that only those advertisements which will have an appreciable impact upon a building or their surroundings should be subject to the local planning authority's detailed assessment.

7.2 The main considerations in this application are therefore:

- Design and impact on the character of the surrounding area;
- Impact on residential amenity; and,
- Impact on highway safety and parking capacity.

7.3 Design and impact on the character of the surrounding area

7.4.1 The NPPF requires good design as one of the ways of delivering sustainable development. Policy CP2 (iv) of the CSDMP requires new development to respect and enhance the quality of the urban environments; DM9 (Design Principles) of the CSDMP continues to promote high quality design that respects and enhances the local environment.

7.4.2 The proposal would result in a minor change to the shop front and the existing internal film to the glazed window unit would be removed to make way for the ATM and the collar to which this application pertains. The proposed advertisement is very minor in nature and is not illuminated, further reducing its impact. It is considered the modern materials and their reflective nature would sit well on the shop front and would not undermine its retail character or form. The proposal would not conflict with any of the design and character considerations set out above. It is therefore considered no objection should be raised.

7.5 Impact on residential amenity

7.5.1 The area is predominately residential in character save for this small parade of retail units and adjacent car sales unit. The closest residential properties to the proposed siting would be flats situated above this parade of shops. Given the lack illumination and very modest nature of the proposed signage it is considered there will be no amenity impact arising from the proposed advertisement. Therefore the proposal is considered to be acceptable in respect of Policy DM9.

7.6 Impact on highway safety and parking capacity

7.6.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

Policy CP2 states that development should be sustainable and have easy access to a range of high quality services and Policy CP11 states that new development that will generate a high number of trips will be directed towards previously developed land in sustainable locations and that all new development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards.

7.6.2 The signage would not overhang any public highway and its small size and very nature would mean that it is not likely to cause any distraction to passing pedestrians, cyclists or drivers. No objection is therefore raised on highway grounds.

7.7 Other Matters

7.7.1 The proposal has no CIL, SANG or SAMM liability.

8.0 CONCLUSION

8.1 The proposed advertisement is considered to be very minor in nature and would not be harmful to any material consideration. It is therefore recommended that advertisement consent should be granted.

9.0 RECOMMENDATION

GRANT consent subject to the following conditions:-

1. (a) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

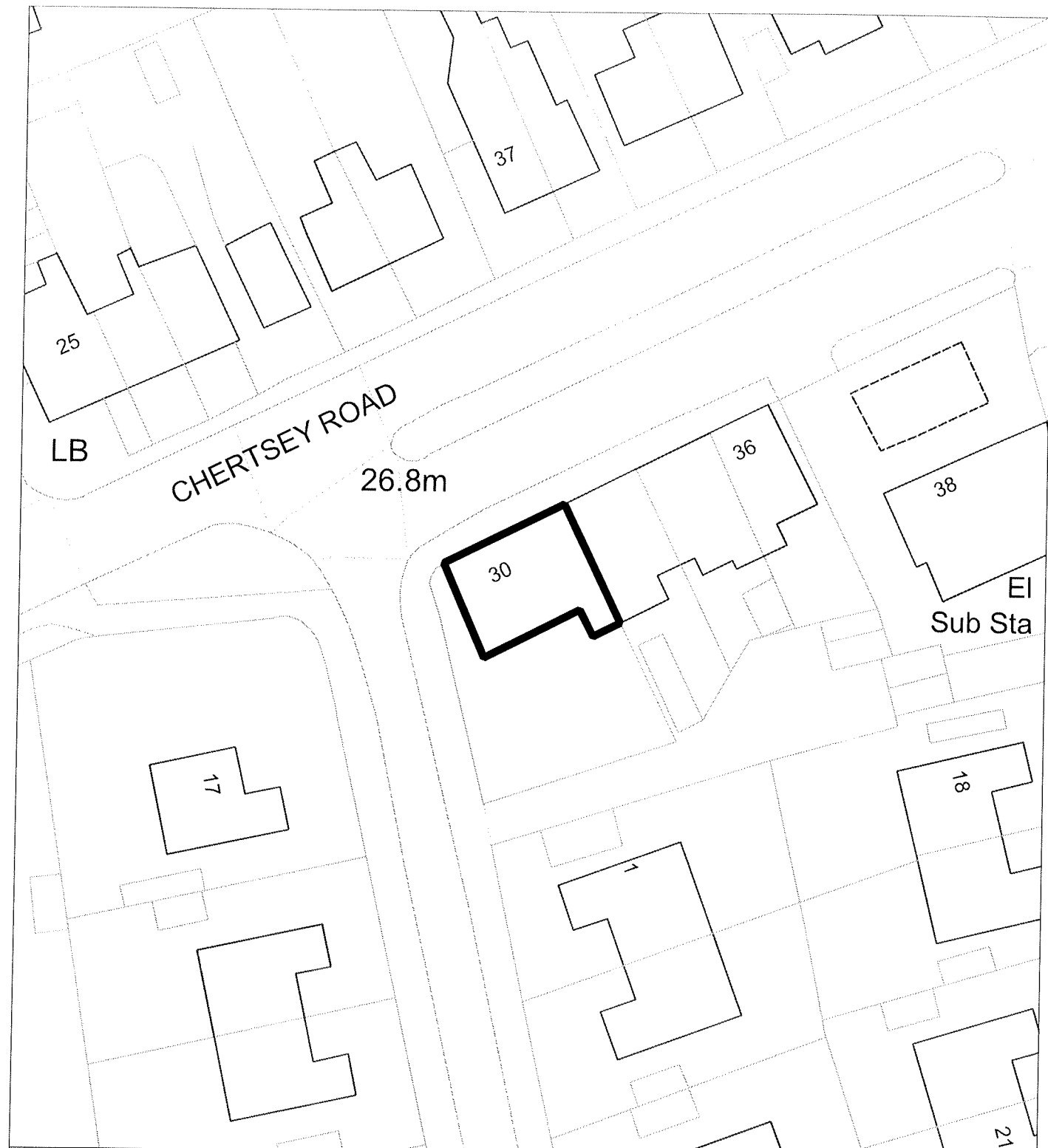
(e) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: To comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

2. This consent shall be limited to a five year period from the date of the permission, when the advertisement hereby permitted shall be removed and the land reinstated to its former condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To accord with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

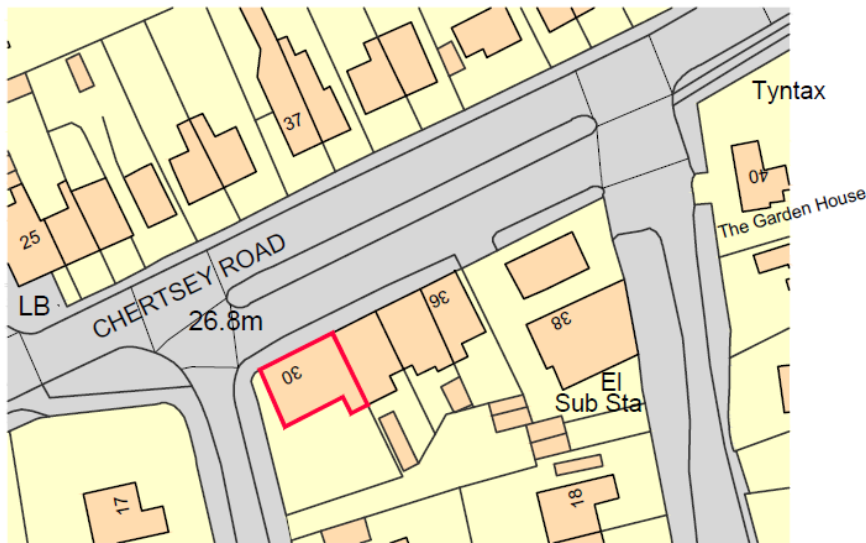
This page is intentionally left blank



| | | | | |
|--|---|--|-------------------|------------|
| Title | Planning Applications | | Page | 7 of 7 |
| Application number | 16/0916 | | Scale @ A4 | 1:500 |
| Address | 30 CHERTSEY ROAD, CHOBHAM, WOKING, GU24 8PQ | | Date | 30-11-2016 |
| Proposal | Advertisement Consent to display advertisement surround to ATM proposed by planning application SU/2016/0915. (Additional info recv'd 26/10/16) | | | |
| <small>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2016</small> | | | | |

This page is intentionally left blank

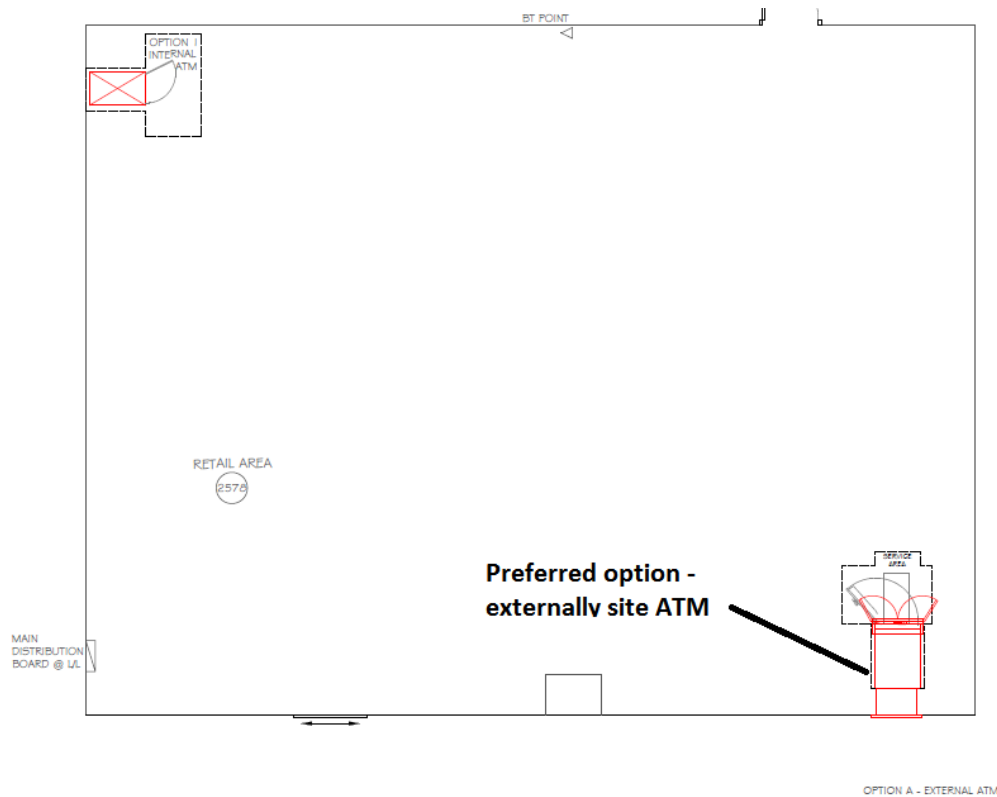
Site plan

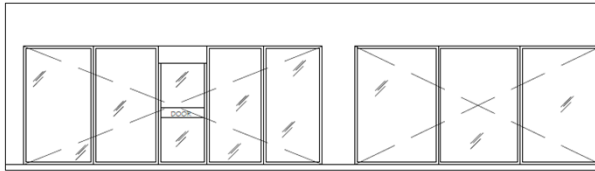


CHOBHAM - 1409239
LOCATION PLAN @ 1:1250
132.4sqm

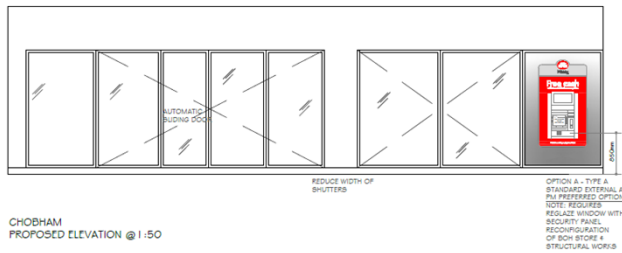


Proposed floor plan





CHOBHAM
EXISTING ELEVATION @ 1:50



CHOBHAM
PROPOSED ELEVATION @ 1:50

Photographs of the retail unit and the wider parade



**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

NOTES

Officers Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

How the Committee makes a decision:

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

The Committee cannot base decisions on:

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995 (as amended) is summarised for information below:

| | |
|--|---|
| A1. Shops | Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors. |
| A2. Financial & professional Services | Banks, building societies, estate and employment agencies, professional and financial services and betting offices. |
| A3. Restaurants and Cafes | For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes. |
| A4. Drinking Establishments | Public houses, wine bars or other drinking establishments (but not nightclubs). |
| A5. Hot Food Takeaways | For the sale of hot food consumption off the premises. |
| B1. Business | Offices, research and development, light industry appropriate to a residential area. |
| B2. General Industrial | Use for the carrying on of an industrial process other than one falling within class B1 above. |
| B8. Storage or Distribution | Use for the storage or as a distribution centre including open air storage. |
| C1. Hotels | Hotels, board and guest houses where, in each case no significant element of care is provided. |
| C2. Residential Institutions | Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. |
| C2A. Secure Residential Institutions | Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks. |
| C3. Dwelling houses | Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents. |
| C4. Houses in Multiple Occupation | Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. |
| D1. Non-residential Institutions | Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas. |
| D2. Assembly & Leisure | Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used). |
| Sui Generis | Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos. |