

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 12 January 2017**

+ 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	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Cllr Ian Sams attended from min 40/P.

Substitutes: Cllr Ruth Hutchinson (In place of Cllr Pat Tedder)

In Attendance: Emma Pearman, Neil Praine, Michelle Fielder,
Jonathan Partington, Gareth John and Lee Brewin

38/P Minutes

The non-exempt minutes of the meeting held on 15 December 2016 were confirmed and signed by the Chairman.

39/P PRB First Residential Phase Design Codes

The Committee received a report on the Design Codes for the first phase of residential development at the former PRB site, pursuant to planning conditions.

Members noted the two design codes relating to land in the northern and southern parcels.

Members were advised of the following update:

'Recommendation changed to APPROVE.

The change to the recommendation reflects the fact that revised Design Codes, in line with the advice of the Urban Design Officer, have been received. The revised codes are those provided in the agenda papers.'

The approach of the two design codes followed the principles of the approved Site Wide Code and Regulatory Plan, which was approved by the Planning Applications Committee in July 2016. The report added a further layer of detail to the Deepcut SPD. Members were advised that the Site Wide Design Code had been subject to review by Design SE and the two design codes for consideration

now built upon those principles. Reserved matters applications would also be subject to review by Design SE.

Resolved that the revised Design Codes pursuant to planning conditions be approved as amended.

40/P Application Number: 16/0920 - Lynwood, Heath Rise, Camberley, GU15 2ER

The application was for the variation of condition 4 of Appeal Decision APP/D3640/A/10/2133102 to planning permission SU/09/0814 so as to allow changes to windows, doors, basement layout and the erection of dormer windows on all 3 plots, and changes to roof for Plot 3 (retrospective for Plots 1 and 2).

This application would normally have been determined under the Council's Scheme of Delegation for Officers, however it had been reported to the Planning Applications Committee at the request of the Executive Head of Regulatory.

Members were informed that there was a condition attached to the application which removed permitted development rights should the Committee be minded to approve the application. The landscape plan had also been revised to mitigate the gaps in the existing vegetation. However, some Members still felt that the proposal would be overbearing. Some councillors requested that the word 'suitable species' in condition 7 be changed to 'native species'.

Resolved that application 16/0920 be approved, as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Cllrs Edward Hawkins and Colin Dougan declared that they knew the developer.

Note 2

The recommendation to approve the application as amended was proposed by Councillor David Mansfield and seconded by Councillor Adrian Page.

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 as amended:

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, David Mansfield, Adrian Page, Ian Sams, Victoria Wheeler and Valerie White.

Voting against the recommendation to approve the application as amended:

Councillors Robin Perry and Conrad Sturt.

41/P Application Number: 16/0925 - By Pass Nursery, Blackstroud Lane East, Lighthwater GU18 5XR

The application was for the erection of a detached two storey dwelling with further basement accommodation, following demolition of all existing buildings and caravan.

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

Members received the following updates:

'A member site visit was undertaken on the 5th January 2017. The following were in attendance, Cllr E Hawkins, Cllr S Gandhum, Cllr R Perry and the case officer Mr N Praine.'

ADDITIONAL INFORMATIVE

In respect of waste, the applicant is encouraged to break up any hardstanding and waste for removal in an efficient way to ensure minimal vehicular movements when removing waste from site. Additionally the applicant is encouraged to explore recycling and reclaim facilities when removing waste from site. Waste materials must not be burnt on site, the applicant is also reminded of Environmental Health legislation and could be fined up to £20,000 for on-site burning.'

Some Members had concerns that the proposal was situated in the Green Belt but officers advised that this issue was covered in the agenda report. Paragraph 7.4.3 of the report outlined the special circumstances for allowing development in the Green Belt.

Despite these circumstances some Members still felt that the proposal had a greater impact on the Green Belt.

Some Members suggested that the wording in the update, 'additionally the applicant is encouraged to explore recycling and reclaim facilities when removing waste from site', the word 'encouraged' should be changed to 'required'.

Resolved that application 16/0925 be approved, as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Cllrs Colin Dougan, Edward Hawkins, Ian Sams and Conrad Sturt declared that they knew the applicant as he had been a councillor at Surrey Heath.

Note 2

The recommendation to approve the application as amended was proposed by Councillor Edward Hawkins and seconded by Councillor Robin Perry.

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 as amended:

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, David Mansfield, Adrian Page, Robin Perry, Ian Sams and Conrad Sturt

Voting against the recommendation to approve the application as amended:

Councillors Victoria Wheeler and Valerie White.

42/P Application Number: 16/0951 - 3 Blackthorn Drive, Lightwater, GU18 5YW

The application was for the erection of two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage and associated alterations (amendment to 16/0411). (Amended Plan - Rec'd 14/12/2016).

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

Members received the following updates:

'Just to point out that paragraph 4.2 should have also drawn attention to the proposed flue on the rear elevation which is different to the previous application, however it is not considered that this would cause any harm to character or amenity and as such does not change any conclusions within the report.'

Cllr White advised that Windlesham Parish Council had asked her to call in the application to Committee. However, following subsequent amendments, the Parish Council concerns had been withdrawn.

Resolved that application 16/0951 be approved 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 Nick Chambers, Colin Dougan, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, David Mansfield, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Victoria Wheeler and Valerie White.

43/P Application Number: 16/0935 - 181 Ambleside Road, Lightwater, GU18 5UW

The application was for the erection of two storey and single storey front rear and side extensions and raising of existing roof to provide two storey, 4 bed dwelling.

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

Members received the following updates:

An email with attachments has been received from the agent for the application. This email provides 3 plan attachments which seek to demonstrate that the current application is smaller than that which has already been approved.

'In this regard it is noted that the approved development has a larger floor area than that which is currently proposed. However officers do not object to the proposal on the basis of a floor space increase per se, rather it is the configuration of the development and the proposed two storey development in close proximity to the shared boundary with no.179 which is, specifically, of concern.'

Some Members asked whether the Lightwater design statement had been taken into account with regards to this application. Officers confirmed that the application had regard for this.

Resolved that application 16/0935 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

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

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 Nick Chambers, Colin Dougan, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, David Mansfield, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Victoria Wheeler and Valerie White.

44/P Exclusion of Press and Public

The Committee resolved, that under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for minute 45/P and 46/P, on the ground that it would involve a likely disclosure of exempt information as defined in paragraph 3, 6 and 7 of Part 1 of Schedule 12A of the Act.

45/P Exempt Minutes

The exempt minutes of the meeting held on the 15 December 2016 were confirmed and signed by the Chairman.

46/P PRB Deepcut - Urgent Item

The Committee received an urgent update report on the PRB Deepcut.

47/P Review of Exempt Item

It was resolved that minute 46/P remain exempt.

Chairman