



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, 2 January 2018

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Nick Chambers (Vice Chairman),
Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Jonathan Lytle,
Katia Malcaus Cooper, David Mansfield, Max Nelson, 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 David Allen, Ruth Hutchinson, Paul Ilnicki, Rebecca Jennings-
Evans, Oliver Lewis and John Winterton

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, 11 January 2018 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 - 12

To confirm and sign the non-exempt minutes of the meeting held on 14 December 2017.

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: 17/0651 - Compass House, 207-215 London Road, Camberley GU15 3EY | 13 - 36 |
| 5 | Application Number: 17/0948 - Garage Block North of 27 to 32 Evergreen Road, Frimley GU16 8PU | 37 - 66 |

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 14 December 2017

- + Cllr Edward Hawkins (Chairman)
- + Cllr Nick Chambers (Vice Chairman)

- | | |
|-----------------------------|-------------------------|
| + Cllr Mrs Vivienne Chapman | + Cllr Adrian Page |
| + Cllr Colin Dougan | + Cllr Robin Perry |
| + Cllr Surinder Gandhum | + Cllr Ian Sams |
| + Cllr Jonathan Lytle | - Cllr Conrad Sturt |
| + Cllr Katia Malcaus Cooper | + Cllr Pat Tedder |
| - Cllr David Mansfield | + Cllr Victoria Wheeler |
| + Cllr Max Nelson | + Cllr Valerie White |

+ Present

- Apologies for absence presented

Substitutes: Cllr John Winterton (In place of Cllr David Mansfield)

In Attendance: Lee Brewin, Ross Cahalane, Michelle Fielder, Jessica Harris-Hooton, Jonathan Partington, Emma Pearman and Patricia Terceiro

1/P Minutes

The minutes of the meetings held on 16 and 22 November were confirmed and signed by the Chairman.

2/P Application Number: 16/1207 - Windlemere Golf Club, Windlesham Road, West End, Woking GU24 9QL

The applications was for three detached two storey dwellings with detached double garages, entrance gates and associated accesses and landscaping following demolition of golf club and driving range buildings and use of remainder of land as suitable alternative natural greenspace (SANGS). (Additional info recv'd 25/1/17). (Additional information rec'd 09/02/2017). (Amended/Additional Information - Rec'd 21/03/2017.) (Amended and Additional Information Rec'd 31/03/2017) (Amended plans and information, and additional information recv'd 21/7/17). (Amended plans & information, and additional information recv'd 24/11/17).

This application was considered at the Planning Applications Committee meeting on the 24 August 2017, where it was resolved that the application 16/1207 be deferred in order to:

- a) carry out a site visit to inspect the SANG car park access;
- b) invite the County Highway Authority to attend the site; and
- c) obtain further information from the Heritage Officer regarding the access to the site.

In accordance with Part 5, section D, Appendix A, paragraph 9 of the Constitution, only those Members who had attended the site visit would be able to vote in relation to this application.

Members were advised of the following updates:

'Revised vehicular access

Surrey County Highway Authority (CHA) has raised no objection to the proposed amended shared access to the dwellings and SANG Car Park – which is now located on the eastern side of Blackstroud Lane East away from the Listed Buildings to the north. The CHA has again recommended pre-occupation conditions requiring the provision of sufficient visibility splays, provision of space within the site for parking and satisfactory manoeuvring and a pre-commencement planning condition requiring the submission of a Construction Management Plan, all to be approved in writing by the Local Planning Authority. The above conditions are proposed to be re-imposed as outlined in the report, and Condition 7 is proposed to be reworded to take account of the amended access, as follows:

Amended condition 7

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Blackstroud Lane East has been constructed and provided with visibility zones in accordance with Drawing No. 64033-TS-001 Rev C (within the Transport Statement dated November 2017 and received on 24 November 2017) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework.

Condition 6 in respect of the requirements for a modified existing golf club access is proposed to be removed, as it is now proposed to close off this access to allow for the abovementioned shared access.

Revised SANG Management Plan

In response to the comments received from Natural England on 05 December 2017, a revised SANG Management Plan and SANG Car Park Plan has been received, in order to provide a direct pedestrian link from the car park to the walkway. Natural England now raise no objection, subject to compliance with the revised SANG Management Plan and Surrey Heath Borough Council being satisfied that the necessary costings and financial information have been provided to enable the transfer of the site for their long term management. The approved plans Condition 2 is proposed to be amended accordingly, as follows:

Amended condition 2

The proposed development shall be built in accordance with the following approved plans:

Proposed Plot 2 and Plot 3 floor plans and elevations (Drawing Nos. 13 - P933 - 104; 13 - P933 - 105) - both received on 23 December 2016;

Proposed Plot 1 floor plans and elevations; garages; entrance gates and streetscene, and; site plans (Drawing Nos. 13 - P933 – 103 REV A; 13 - P933 – 106 REV A; 13 - P933 – 107 REV A; 13 - P933 - 101 Rev C; 13 - P933 - 102 Rev C) – all received on 24 November 2017;

Proposed SANG car park plan (Drawing No. 13 - P933 – 112 REV C); Proposed SANG Management Plan (Aspect Ecology - dated December 2017); - both received on 12 December 2017,

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.'

Some Members requested that softer landscaping be applied at the front of the site, in particular to soften the gates, and to include native species. It was agreed that Condition 12 would be amended to address this. In addition, it was requested that the materials around the SANGs be made of wood and not metal. Members were advised that Condition 4 requires details of the proposed SANG car park access enclosures to be submitted and approved in writing by the Local Planning Authority.

Resolved that application 16/1207 be approved as amended subject to conditions completion of a legal agreement and referral to the Secretary of State as a Departure from the Development Plan.

Note 1

As the application had triggered the Council's Public Speaking scheme, Mr Brennen spoke in objection and Mr Smith the applicant spoke in support.

Note 2

It was noted for the record that Councillor Edward Hawkins declared on behalf of the Committee that the Council intended to acquire the land adjacent to the site for SANGS.

Note 2

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

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, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Ian Sams, Pat Tedder and Victoria Wheeler.

3/P Application Number: 17/0998 - 15-17 Obelisk Way, Camberley GU15 3SD

The application was a Reserved Matters Application for appearance and landscaping pursuant to Outline permission ref: 16/0447 (Erection of a 4 storey building with A1-A5 use class on ground floor and 16 residential units on floors 1-4). (Additional plans & info rec'd 22/11/17).

Members were advised of the following updates:

'Additional condition

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

- *Proposed Side Elevations DWG No. 0033/P/ELV1/008*
- *Shop Front Elevation DWG No. 0033/P/DET1/010*
- *South elevation 0033/P/ELV1/004*
- *North elevation 0033/P/ELV1/003*
- *Ground floor site plan 0033/P/GA1/000*
- *Ground and first floor plans 0033/P/GA1/001*
- *Second and third floor plans 0033/P/GA1/002*
- *Roof level plan 0033/P/GA1/007*
- *Proposed sections 0033/P/SEC1/005*
- *Planting plan 0095-L002*

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

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

Amended condition:

A brick and metal cladding sample have been provided. These are considered acceptable and it is therefore recommended that condition 2 be amended to allow these materials to be used in the development.

Amended condition 2

The development shall be undertaken using multi grade weathered brick Olde Cheshire Red Multi by Weinerberger and all metal work, balconies, railings and panelling shall be completed in power coated RAL 1035. No development shall be undertaken until details and samples of all of other external materials to be used in the development have been submitted to and approved in writing by the Local

Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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

Some Members asked whether there would be enough bin storage at the site and officers confirmed that this would be the case. Some Members also had concerns regarding the red brick materials proposed for the front of the building but Members were advised that the original frontage had been in red brick.

Resolved that application number 17/0998 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 as amended 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 as amended:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, John Winterton and Valerie White.

Voting against the recommendation to approve as amended:
Councillor Ian Sams.

Councillor Victoria Wheeler abstained.

4/P Application Number: 17/0469 - Heathercot Yard, Evergreen Road, Frimley GU16 8PU

The application was for the erection of 4 x 2-bed terraced houses, 4 x 3- bed terraced houses, and 2 x four bed semi-detached houses with associated parking, landscaping and gardens, and creation of new access road onto Evergreen Road, on former builders yard following demolition of existing dwelling and outbuildings. (Additional information rec'd 03/10/2017) (Amended & Additional Plans - Rec'd 03/10/2017). (Amended information rec'd 22/11/17).

This application had been deferred from the 22nd November Planning Applications Committee to allow time for the correct notice to be served on a landowner. Notice has

now been served and ownership certificate B signed.

Members were advised of the following updates:

'Additional representations

Since the report was written a further letter of objection has been received, along with a neighbour comment from the same person. The objection letter refers to the number of neighbours notified about the application and another application recently submitted in the same road, however this has been checked and all the neighbours were notified who should have been. The neighbour comment states as well as the above, that a parking and traffic survey during school drop off and pick up times should have been undertaken, however there will be 16 spaces within the development for the 10 dwellings, and the County Highway Authority have not objected in respect of parking provision nor requested further information.'

Some Members considered the proposal to be overdevelopment and there were too few parking spaces proposed.

Members also sought clarification with regard to the comparable traffic movements between when the site was a builders' yard and what they would be after the development had been completed. Officers advised that the yard was not currently in use but if it was, the movements would be much greater and the vehicles would be larger.

There was some concern regarding the development's close proximity to a school but the Chairman advised that there was a separate crossing for the school and yellow lines were put in place. Officers advised that the County Highways Agency had not raised any objection to the proposal and that there was a condition imposed for a Construction Transport Management Plan during the construction period.

Resolved that application 17/0469 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 Edward Hawkins declared that he had had discussions with residents.
- Councillor Victoria Wheeler declared that she knew the applicant.

Note 2

The recommendation to approve the application was proposed by Councillor Jonathan Lytle 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 Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Max Nelson, Adrian Page Robin Perry Ian Sams and John Winterton.

Voting against the recommendation to approve the application:
Councillor Katia Malcaus Cooper, Pat Tedder and Valerie White.

Councillor Victoria Wheeler abstained.

5/P Application Number: 17/0730 - 89 -91 Guildford Road, Lightwater GU18 5SB

The application was for the variation of condition 3 of planning permission SU16/0520 so as to allow the retail unit to be open to customers between 07:00 and 23:00 hours Monday to Saturday, and 07:00 and 22:30 hours Sundays and bank holidays. (Additional information recv'd 18/10/17).

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

The agent proposed an amendment to the application at the meeting but this could not be considered by Members as it diverted from the published application before them.

Resolved that application 17/0730 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

As this application triggered the Council's Public Speaking Scheme, Mr Matthew Roe, the agent spoke in support.

Note 2

Councillor Surinder Gandhum declared he had a Disclosable Pecuniary Interest as his business was located opposite the proposal, and he left the Chamber during the consideration of the application.

Note 2

The recommendation to refuse the application was proposed by Councillor Adrian Page 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 refuse the application:

Councillors Nick Chambers, Vivienne Chapman, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Pat Tedder, Victoria Wheeler and Valerie White.
John Winterton

Voting against the recommendation to refuse:
Councillor Colin Dougan

6/P Application Number: 17/0788 - Calgary, Church Road, Windlesham GU20 6BH

The application was erection of 4 x four bed dwellings, with associated garages, parking and garden areas, and revised access following demolition of the existing dwelling and outbuildings.

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

Members were advised of the following updates:

'Refusal Reason 3 – Ecology

The applicant submitted further information in respect of bats, which has been reviewed by the Surrey Wildlife Trust. They were initially concerned that insufficient surveys had been undertaken but following further information from the applicant's ecologist, are now satisfied that this would not be necessary in this instance. As such the third reason for refusal on the Officer's report is proposed to be removed.

Conservation Officer's Comments

The Conservation Officer has echoed the Officer's concerns about the impact on the character of the area. While they agree that the existing building does little to reinforce the character of the conservation area and as such its replacement in principle is not objectionable, the current proposal for a cul-de-sac of four houses does not respond to or respect the character of the Conservation Area. In addition, the design of the dwellings, relying on the large areas of flat roof to achieve depth, exacerbates the suburban character. It would therefore dilute the character of the Conservation Area.'

Some Members sought clarification on the definition of a crown roof. Officers advised that this was when the top of the roof was flat and was reminiscent of suburban development. Members also asked about the temporary buildings on site and whether these had been considered with regard to the impact on the Green Belt. Officers explained that in this case the built form was clearly considerably larger than all the existing buildings; however with any future application, whether the buildings were temporary or not would be taken into account in judging the impact on the Green Belt.

Resolved that application 17/0788 be refused as amended for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

As the application triggered the Council's Public Speaking Scheme, Mr Jeremy Russell Lowe and Mr Christopher Clarke spoke in objection.

Note 2

The recommendation to refuse the application as amended was proposed by Councillor Vivienne Chapman 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 as amended:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton

7/P Application Number: 17/0912 - Moulins, 45 Windmill Field, Windlesham GU20 6QD

The application was for the infill of front porch and part garage conversion into habitable accommodation. (Amended Information - Rec'd 25/10/2017) (Amended Description and Plan - Rec'd 02/11/2017.)

This application would normally have been determined under the Council's Scheme of Delegation for Officers. However, it was being reported to the Planning Applications Committee as the applicant is currently employed by the Council.

Resolved that application 17/0912 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 Surinder Gandhum.

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, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton

Chairman

2017/0651

Reg Date 20/07/2017

St. Michaels

LOCATION: COMPASS HOUSE, 207-215 LONDON ROAD,
CAMBERLEY, GU15 3EY

PROPOSAL: Alterations to fourth floor, and creation of a new fifth floor of building, with change of use of building from B1 (office) to C3 (residential), to form 37 one bedroom units and 13 two bedroom units with associated parking, cycle stores, bin stores, access and landscaping. (Amended Information Rec'd 03/08/2017 & 08/09/2017) (Amended plans & info rec'd 23/11/2017)

TYPE: Full Planning Application

APPLICANT: C/O Agent
Prospect With A View Ltd

OFFICER: Mr N Praine

RECOMMENDATION: GRANT subject to a legal agreement and conditions

1.0 SUMMARY

- 1.1 Compass House is located opposite the entrance gates to the Royal Military Academy Sandhurst on the southern side of the A30, London Road and on the northern side of Upper Charles Street. The existing four storey building comprises part vacant office space (Class B1) to the internal areas with car parking to the rear forecourt area. Vehicular access to the car park is via Upper Charles Street, opposite the main vehicular access to the Atrium car park. The proposal is for conversion of all the existing floors, alterations to the fourth floor and erection of a fifth storey to provide 50 residential apartments (comprising 9 no. studios, 28 no. 1 bed and 13 no. 2 bed). Car parking will be retained to the rear (for 25 spaces, including 1 disabled bay) with the creation of amenity space to the front, side and rear of the building, further landscaping, a cycle store (for 56 cycles) and recycling / refuge store.
- 1.2 The proposal is considered acceptable in all regards. The principle of residential development in this highly sustainable location is supported and this application has been subject to significant pre-application discussions including design review, with the Panel's conclusions relied upon in Section 7 of this report. The design response is of an appropriate scale and density for this location, recognising the importance of the site to contribute toward the 'A30 Corridor' as a main arterial route through the borough. There is also a need for smaller households and the housing mix is therefore considered to be policy compliant. The proposal would be CIL liable and subject, therefore, to conditions and a legal agreement to collect SAMM contributions, the application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Compass House is located opposite the entrance gates to the Grade II Listed gateway buildings to the Royal Military Academy Sandhurst. The application site lies to the southern side of the A30, London Road and on the northern side of Upper Charles Street. The application site lies within the designated 'A30 Corridor' a main arterial route running through the borough and one which is very much in the public eye and part of a wider row of buildings which make a 'first impressions' statement about Camberley.
- 2.2 Compass House currently comprises four floors of B1 (Office) floor space of approximately 2400m². This brick built building reaches a maximum height of approximately 18.5m and the adjacent A30 fronting buildings are predominantly 4 storey in height, however, the immediately adjacent Valzan House to the east is 3 stories in height. To the rear the scale of buildings increases with the Atrium building standing at 7 storeys in height.
- 2.3 The buildings to the east which include Valzan House and Admiral House are in residential use. The next easterly building forms the Premier Inn Hotel. Immediately to the west is an Office Building (217-223 London Road) and to the rear the Atrium building can be found which is a mixed residential and commercial building. Vehicular access to the car park is via Upper Charles Street to the rear of the building and this also sits opposite the main vehicular access to the Atrium car park.

3.0 RELEVANT HISTORY

- 3.1 SU/16/1091 Prior Notification under Part 3 Class O of the General Permitted Development Order for conversion of ground, first, second and third floors from B1 (Office) to C3 (Dwelling) to provide 11 x studio flats, 22 one bed flats and 8 x two bed flats – agreed 23/01/2017
- 3.2 SU/17/0387 Prior Notification under Part 3, Class O of the General Permitted Development Order for conversion of ground, first, second and third floors from B1 (office) to C3 (dwelling) to provide 19 x studio flats, 22 x one bed flats and 4 x two bed flats – agreed 26/06/2017

4.0 THE PROPOSAL

- 4.1 The proposal is for full planning permission for alterations to the existing fourth floor and creation of a new fifth floor of the existing building. The proposal includes a change of use of the building from B1 (office) to C3 (residential). The application seeks to form 37 one bedroom units and 13 two bedroom units with associated parking for 25 vehicles to the rear. Cycle stores are also proposed within the existing building for 56 cycles and refuge / recycling stores (of approx. 6.4m in depth by 4.4m in width, and 2.6m in height) are to be sited in the rear corner of the carpark. The applicant also proposes the creation of communal amenity space and landscaping to the front and rear.

- 4.2 The fifth, top floor addition to the building would be a mansard style roof and the height of this addition would be no taller than the highest point of the existing building (approximately 18.5m). However, the bulk would extend outwards both at 4th and 5th floor level. The existing building's brickwork would be retained at the forth level with the new 5th floor elements constructed out of matching brick to the sides and a modern style contrasting bronze coloured seam roof to complement the existing streetscape.
- 4.3 The ground floor would comprise the pedestrian entrance to the flats at both the front and the rear of the building, vehicular and cycle access would also be to the rear with the existing vehicular access proposed to be retained. The communal amenity space would comprise hard and soft landscaping with trees and planters. The amenity spaces are sited around the building with one sited near the main rear entrance to ensure a functional link with this main circulation route from the rear pedestrian, cycle and vehicle access through to the residential accommodation.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objection subject to condition.
- 5.2 Surrey Police (Crime Prevention) Recommends Secured by Design Accreditation.
- 5.3 Lead Local Flood Authority No objections.
- 5.4 Council's Drainage Officer No objections.
- 5.5 Council's Environmental Health Officer No objections subject to conditions.
- 5.6 Heritage and Conservation Officer At the time of writing this report these comments are awaited, once received these will be verbally reported to the Committee.

6.0 REPRESENTATION

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

7.0 PLANNING CONSIDERATION

- 7.1 Policies CP1, CP2, CP3, CP5, CP6, CP8, CP10, CP11, CP12, CP14B, DM9, DM11 and DM13 of the adopted Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and saved policy NRM6 of the South East Plan 2009 apply. In addition, regard must be had to the Camberley Town Centre Area Action Plan (AAP) 2014 and supplementary advice in the Thames Basin Heaths Special Protection Area Supplementary Planning Document 2012 (TBHSPD); the Camberley Town Centre Masterplan and Public Realm Strategy SPD 2015 (PRS); the Surrey Heath Residential Design Guide SPD 2017 (RDG); Western Urban Area Character SPD 2012 (WUAC) and, the Interim Procedure Guidance Note for Affordable Housing 2012. Regard must also be had to government guidance in the NPPF and the associated Planning Practice Guidance (PPG).
- 7.2 In addition, this application has been subject to design review and a Design Review Panel (DRP) was held on the 13 October 2017. Relevant references will be made to the conclusions from this Panel. The following issues need to be considered in determination of this application:
- Principle of the development;
 - Impact on appearance and character of the townscape;
 - Residential amenity;
 - Highways, parking and access;
 - Affordable housing, housing mix and type;
 - Infrastructure and Thames Basin Heath SPA; and
 - Other matters (crime and drainage).

7.3 Principle of the development

- 7.3.1 Policy CP1 states that new development will largely come forward through redevelopment of previously developed land in the western part of the borough and states that Camberley has scope for residential development across the area. Policy CP10 states that new development in Camberley Town Centre should meet the housing needs of the borough. Policy TC1 of the AAP states that new development should make the best use of redevelopment opportunities, and Policy TC4 promotes housing in the town centre where it does not compromise other objectives of the AAP.
- 7.3.2 Policy CP10 states the regeneration of the town centre will sustain and enhance its vitality and viability and in particular address the high level of office vacancies within the town including the poor environmental quality along the London Road frontage. The policy also identifies significant potential to deliver new homes alongside other uses within the centre. The loss of the existing Class B1 (Office) floor space has been established through the extant planning applications at paragraphs 3.1 and 3.2 above.

- 7.3.3 Policies CP1, CP3 and CP10 of the CSDMP all identify residential development within the town centre as key to meeting the Borough's housing needs. Surrey Heath is currently underperforming on its housing supply and so, in principle, delivery of housing at a highly sustainable town centre location, such as this, that is within walking distance of the train station and bus links is supported.
- 7.3.4 Principle 6.4 of the RDG states that housing development should seek to achieve the highest residential densities possible without adversely impacting on the amenity of neighbours and residents or compromising local character. Therefore the principle of residential development at this site is acceptable, consistent with adopted policy (subject to the considerations as set out below). In addition the DRP supported the principle of adding additional storeys to the building which gives an opportunity to deliver a positive and prominent building and one which also offers increased residential occupation.

7.4 Impact on the appearance and character of the townscape

- 7.4.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture.
- 7.4.2 Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density, and that high quality hard and soft landscaping should be provided. Policy CP2 requires development to respect and enhance the character and quality of the area. Policy TC11 of the AAP states that new development should respect its local context by adhering to the building line, adjacent building heights, roof and cornice lines, materials sympathetic to local character, consider contemporary materials that respect or enhance built form and introduce soft landscaping features where appropriate.
- 7.4.3 Principle 7.3 of the RDG states that higher buildings will be more acceptable in tight urban locations such as local and town centre environments and Principle 7.4 that new development should reflect the heights of existing buildings. Principle 7.5 states that roof forms should conform with the prevailing character. Principle 7.8 guides architectural detailing to create attractive buildings that positively contribute to the character and quality of an area.
- 7.4.4 The WUAC SPD identifies the 'A30 Corridor' as a main arterial route through the borough and one which is very much in the public eye and part of a wider row of buildings which make a 'first impressions' statement about Camberley Town Centre. The SPD states the site makes a contribution toward the 'principal gateway' into Camberley Town Centre and buildings and their environs should be positively designed to reflect this [*Guiding Principle CC1*]. The WUAC encourages contemporary roof designs, with appropriate scale and massing of buildings which strongly address the London Road.
- 7.4.5 Given the building has a strong elevation presence along the heavily trafficked London Road it is pertinent to get an appropriately designed building both in height and appearance. Paragraph 2 of this report explains that the existing building

rooflines range from 3 storey heights up to 7 storey height. Likewise nearly all the upper floors of the existing buildings have distinct roofs or upper floors. This proposal would re-use the existing building without any significant changes to the exterior of this existing building and this is also in accordance with the existing and extant permitted development consent (See paragraphs 3.1 and 3.2 above). There will also be an extension to the fourth storey and a fifth storey added to the top of the building. However, there is already a plant room on the top of part of the building, of similar height and the proposal goes no higher than this existing plant room.

- 7.4.6 The DRP acknowledged that the upper floors offer the main opportunity to positively affect the way this building is viewed. The extra fifth storey will have a flat roof, similar to the flat roofs of the other buildings to the east and this is of a contrasting material (bronze metal seam) as suggested by the DRP offering relief from the existing brick structure. This design approach also gives the building a contemporary upper level feel in this prominent location which was also encouraged by the DRP. The DRP was also keen to see the mansard roof broken up on the sides and the applicant has also incorporated a matching brick finish to the sides in accordance with this advice. The DRP had concerns about the fourth floor being of matching brick and felt that new architecture should be featured across all extended floors particularly when viewed from the rear. Whilst the applicant has not taken forward this recommendation in the officer's opinion the chosen design solution is appropriate for the location.
- 7.4.7 While taller than existing buildings, particularly next to the adjacent Valzan House, which is three stories, the additional height is not considered to look out of place in this town centre location. It is considered that articulated and varied roof heights will make a positive and prominent statement along this busy arterial route. The DRP shared this view concluding that the addition of additional storeys should not be designed to politely blend into the street scene but rather be more ambitious / assertive statement through the use of increased height and contrasting materials. Therefore, this height and contrasting material design of the upper storey is important in giving this building a clear identity and ensuring the eye is drawn to the building. On this basis, the appearance and height of the proposal is considered to be in accordance with Policy TC11 and is of an appropriate density in line with criterion (vi). The density and scale would also adhere to guiding principles 7.3 and 7.4 of the RDG, respectively.
- 7.4.8 While there is limited space around the site, it was considered by both the officer and the DRP, that some environmental improvements could be made to the northern and southern edges of the site. In terms of planting, the existing walled flower bed area is to be improved to the front and improvements to existing rear boundary are now incorporated within the scheme. In addition, the applicant has also included clusters of greenery to the rear parking area to add relief to the parking area and the retention of these could be secured through a landscaping condition. The cycle store was originally proposed for the southern boundary on Upper Charles Street, however, the DRP felt this would have been in a prominent location with views from Upper Charles Street and would have reduced the space for parking. It has now been moved to within the existing building which is considered to be an improvement in character terms.

- 7.4.9 Principles 6.7 - 6.9 of the RDG set out the design criteria for car parking. This guidance states that development should not be functionally and visually dominated by cars; identifies that on-plot parking should generally be provided to the rear of buildings; and, parking courts should be designed with active frontages, be multi-purpose and incorporate high quality hard and soft landscaping. As mentioned above, the DRP wanted to see the car parking moved away from habitable ground floor windows of the flats and broken up by landscaping with a more useable functional communal garden area. The applicant has taken this guidance into account and introduced landscaping and re-sited the communal garden area to the rear pedestrian access. It is considered that the development adheres to the intent of the RDG.
- 7.4.10 Principle 9.2 of the RDG sets out the criteria for cycle & bin stores ensuring they are designed and sited in a manner that functions well and does not compromise the visual amenities of the building and street scene. Following the feedback from DRP, the applicants have re-sited the bin store to the rear corner which is less prominent and they have incorporated the cycle store within the existing building envelope which is considered to be an improvement as this will ensure these facilities are more easily available and will not have a negative impact upon the street scene.
- 7.4.11 For all the reasons explained above, in the officer's opinion, the proposal is now considered to make a positive statement to the London Road frontage and will also contribute toward the growing stimulus for future redevelopment of the rest of the town centre and the London Road frontage. The building would positively stand out from near and far and in the officer's opinion would make a contribution toward the goal of a high quality London Road frontage which planning policy seeks to encourage. As such it would comply with guiding principle CC1 of the WUAC, AAP Policy TC11, the NPPF and the guiding principles of the RDG.

7.5 Residential Amenity

- 7.5.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form. Principle 8.1 of the RDG states that new development should be provided with a degree of privacy and respect that of neighbouring properties, Principle 8.2 states that all habitable rooms should maintain one main window with adequate outlook, Principle 8.3 states that good quality daylight and sunlight should be provided, and Principle 8.6 states that flatted developments will be expected to provide outdoor amenity space.
- 7.5.2 As indicated above the site benefits from permitted development rights to convert the existing building into residential use. The closest residential properties are the block of flats known as Valzan House to the east. The application is supported by a Daylight and Sunlight report assessment which has been written in

accordance with the recommendations contained in BR209 Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice and BS 8206-2 (Code of practice for daylighting). The submitted report concludes that neighbouring amenity will not materially suffer as a result of this proposal. The officer notes that the proposal is orientated to the west of this neighbouring block. It is therefore considered that the additional floors are sited to ensure that outlook from the existing windows at Valzan House will not suffer significant and material loss of light or overbearing impacts. In respect of any loss of privacy, it is noted that the existing and extant consents (see paragraphs 3.1 and 3.2 above) are a material consideration in the determination of this planning application and it is noted that the proposal would not materially introduce any new patterns of overlooking which are not already established by these permitted development consents.

- 7.5.3 The building to the west known as SGS is in office use and all other residential properties are either well separated from the proposal (minimum 20m, Atrium to the south / rear) or screened by existing buildings.
- 7.5.4 The primary living areas of the new flats would have sufficient access to daylight and sunlight and the submitted Daylight and Sunlight Report concludes that the proposed rooms will meet the guidelines for both daylight and sunlight recommendations. The communal amenity space is also considered to be of sufficient size and usability for the residents, particularly when taking the extant consents into account. This proposed communal space has been re-sited and enhanced following DRP and officer advice. Likewise none of the ground floor units directly look onto parking areas. In the context of the extant consents, the proposals are now considered to be consistent with principle 8.5 of the RDG (amenity space). Principle 8.6 of the RDG also expects flatted development to provide private outdoor amenity space for each unit with all flats above ground floor having usable balconies. Balconies have not been provided as part of this scheme, however, it should be noted that the permitted development consents already established on this site does not require any balconies and given this town centre location, this arrangement is considered to be reasonable. In addition, the site is within walking distances of London Road Recreation Ground and Camberley Town Park Play Area.
- 7.5.5 The proposed layout is based around the existing building's L-shaped design. On the ground floor, the existing entrance is to be retained providing access to the central lobby and core. All corridors are central to the building and the central core provides a stair and two 10 person lifts. The central core has natural daylight and ventilation and in response to DRP comments, the corridors have been configured to improve the environment. In the context of the extant permission to convert the existing building, this internal layout is considered acceptable.
- 7.5.6 Given the building's location close to the A30 and commercial properties, the Environmental Health Officer (EHO) requested a noise survey, which has been submitted by the applicant. The Environmental Health Officer has not objected to the application, but has requested conditions in terms of glazing and ventilation to ensure that the internal noise standards can be achieved. The EHO has also asked for noise details of any plant to be installed in the building and this can also be agreed through condition. Finally the EHO has asked for hours of construction to be limited to 0800-1800 Monday – Friday and 0800-1300 Saturday with no

work at any other time. This is also considered appropriate to be controlled by condition / informative.

- 7.5.7 The level of amenity for each flat is considered to be acceptable and given the site's location this development is not envisaged to have any adverse impacts on the amenities of neighbouring buildings and uses. Insofar as noise and air quality considerations the Council's EHO also raises no objection. As such the proposal would comply with Policy DM9 (iii) of the CSDMP and supporting amenity guidelines contained within the RDG.

7.6 Highways, parking and access

- 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 CP11 requires all new development to be appropriately located in relation to public transport and comply with the Council's car parking standards.
- 7.6.2 The application site is within a sustainable town centre location with good access to public transport within a short walking distance. The proposal will provide 25 spaces for the 50 flats, utilising the existing parking area and existing access from Upper Charles Street. The applicants also propose secure cycle parking (within the existing building) for 56 cycles. The County Highway Authority has not objected given the highly sustainable location subject to conditions including the secure parking of bicycles, the implementation of the travel statement and a Construction Transport Management Plan.
- 7.6.3 That said, it is noted that there would be less than one vehicle space per flat and the County Highway Authority (CHA) advise in their consultation response that the proposed development is located within the town centre with good pedestrian, cycle and public transport access. They also note that the proposal is close to retail, employment, education and leisure uses. The applicant has submitted a Transport Statement to encourage use of non-car modes of transport from the site. The CHA acknowledge that the proposal provides less parking than the maximum 1 space per unit guidance set out in Surrey County Councils 'Vehicular and Cycle Parking Guidance', however, they consider that this shortfall would not result in a highway safety issue as the roads surrounding the site and more particularly within 200 metres (the maximum distance residents are prepared to park their cars from home according to Lambeth Parking Study) are subject to double yellow line parking controls. In terms of bicycle parking, the provision of 56 spaces for 51 units meets SCC's minimum cycle parking standards.
- 7.6.4 As such this proposal would not prejudice highway safety or the free flow of traffic and would accord with Policy DM11 of the CSDMP and the NPPF.

7.7 Affordable housing, housing mix and type

- 7.7.1 Policy CP6 of the CSDMP promotes a range of housing types and tenures, encourages market housing and generally expects affordable housing. Policy CP5 (reiterated by AAP Policy TC4) seeks a 40% on site affordable housing provision for developments of 15 or more units.
- 7.7.2 This development would ordinarily need to provide 20 affordable units. However, it is noted that the permitted development fall-back enables 45 units to be delivered on this site without any affordable requirement. The applicant could lawfully implement this consent without any affordable housing provision; therefore it is necessary to consider whether the additional 5 units should attract any affordable housing liability.
- 7.7.3 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. Whilst the aim of this was to assist small and medium housebuilders, the statement effectively applied to all housebuilders. The WMS was, however, 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. The WMS is therefore a material planning consideration in the determination of planning applications. As the net increase is under 10 units, given the lawful fall-back position, it is concluded that there is no requirement for affordable housing.
- 7.7.4 Policy CP6 states that the Council will promote a range of housing types and tenures, and for market housing suggests that this should be approximately 10% 1-bed units, 40% 2-bed units, 40% 3-bed units and 10% 4+ bed units. This application proposes a mixture of studio, 1-bed and 2-bed units and given the planning history and extant consents as set out above at paragraphs 3.1 and 3.2 and the town centre location and type of development, no objection is raised on this basis.

7.8 Infrastructure and Thames Basin Heath SPA

- 7.8.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted on 16 July 2014 and came into effect 1 December 2014. Within the town centre Surrey Heath charges CIL on Class C3 residential uses only. All of the residential development at the site would be liable for CIL which is £128,520.00. This is on the assumption that part of the existing building has been used for a lawful use for at least 6 months in the past 3 years. However, as CIL is a land charge that is only payable at commencement of works, should full permission be granted an informative would be added to the decision notice.
- 7.8.2 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA, which was designated in March 2005. In line with Policy NRM6 of the South East Plan 2009 and Policy CP14B of the CSDMP, the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (TBHSPD) was adopted in 2012 to mitigate effects of new residential development on the SPA. All new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the

development, a financial contribution towards SANG provided, which is now collected as part of CIL. There is currently sufficient SANG available and this development would be CIL liable, so a contribution would be payable on commencement of development.

- 7.8.3 In addition to the financial contribution towards the mitigation on likely effects of the proposed development on the TBH SPA in terms of SANG, Policy CP14B requires that all new residential development contributes toward SANG (Strategic Access Management and Monitoring) measures. As this is not included within CIL, a separate financial contribution towards SANG is required. In this instance a payment of £20,435 would be needed. In order to comply with the TBHSPD and this is to be secured via legal agreement before consent is issued.
- 7.8.4 Any development proposal for new residential development attracting New Homes Bonus payments as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) is a local financial consideration which must be taken into account, as far as they are material to an application, in reaching a decision. It has, however, been concluded this 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.

7.9 Other Matters

- 7.9.1 Consistent with paragraph 58 of the NPPF, Policy DM9 (v) expects design to reduce the potential for crime and fear of crime. Part Q of the Building Regulations builds upon the aims of the NPPF. The Police have considered the design and raise no objection but have made recommendations, for example control on the entry system, illumination and signage. The Police recommend that the development seeks to achieve the Secured by Design award and the applicant has already agreed to work with the police to achieve the secured by design award. In the officer's opinion an informative recommending this accreditation would be a proportionate response.
- 7.9.2 The LLFA has considered the proposal and no conditions are recommended. As the proposed development comprises the conversion of an existing building and rooftop extension, with the creation of an additional area of soft landscaping, and does not comprise an increase in hardstanding area or significant external alterations across the carpark. The Council's Drainage officer also raises no objection for the same reasons.

8.0 CONCLUSION

- 8.1 This proposal would support town centre regeneration and provide housing in a highly sustainable location. The proposal has been subject to design review and would improve the character and quality of the townscape by acting as a more prominent building and one which sets the scene for development along this critical gateway into the town centre.

The proposal has the support of the County Highways Authority, Surrey Police (Crime Prevention), the Council's Drainage Officer and the Council's Environmental Health Officer and is therefore recommended for approval.

- 8.2 In the officer's opinion the proposal complies with adopted policy within the CSDMP, AAP, the NPPF and supporting RDG SPD. The proposal is therefore recommended for approval subject to conditions, and a legal agreement to secure a SAMM payment.

10.0 RECOMMENDATION

Subject to a legal agreement to secure a SAMM payment of £20,435.

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. 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. Once approved, the development shall be carried out using only the agreed materials.

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

3. The proposed development hereby approved shall not be first occupied unless and until space for the secure parking of a minimum of 56 bicycles has been provided within the development site in accordance with the approved plans.

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 and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012.

4. The Travel Statement hereby approved shall be implemented on the first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Statement to the satisfaction of the Local Planning Authority.

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 and in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012.

5. No new development shall commence until a Construction Transport Management Plan, 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) hours of construction

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

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.

6. The proposed development shall be built in accordance with the following approved plans: 01285_SP_00 rev P02, 01285_SP_01 rev P02, 01285_SP_02 rev P02, 01285_SP_03 P02, 01285_SB_01 P02, 01285_EE02 P02, 01285_EE01 P02, 01285_EE00 P02, 01285_SS_01 P02 and 01285_ES01 P01 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.

7. Prior to any commencement of work on site the following is to be submitted to and agreed in writing by the LPA;

a) Details of window and ventilation design so as to satisfy the attenuation necessary to reduce the external noise levels identified in Table 4.2 to the internal noise standards detailed in Table 6.1 of the submitted External Noise Assessment, Project Number: 60546929, dated 27 June 2017,

b) Details of any plant to be installed demonstrating that the noise levels so generated will not exceed the noise environment at the receptors identified in Table 5.1 of the submitted External Noise Assessment, Project Number: 60546929, dated 27 June 2017,

Once agreed these measures shall be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the internal noise standard is not compromised in the interests of the residential amenities of the proposed occupiers of the flats hereby permitted and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

8. All hard and soft landscaping works shall be carried out in accordance with the approved details as shown on drawing 01285_SP_00 P02. All 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.

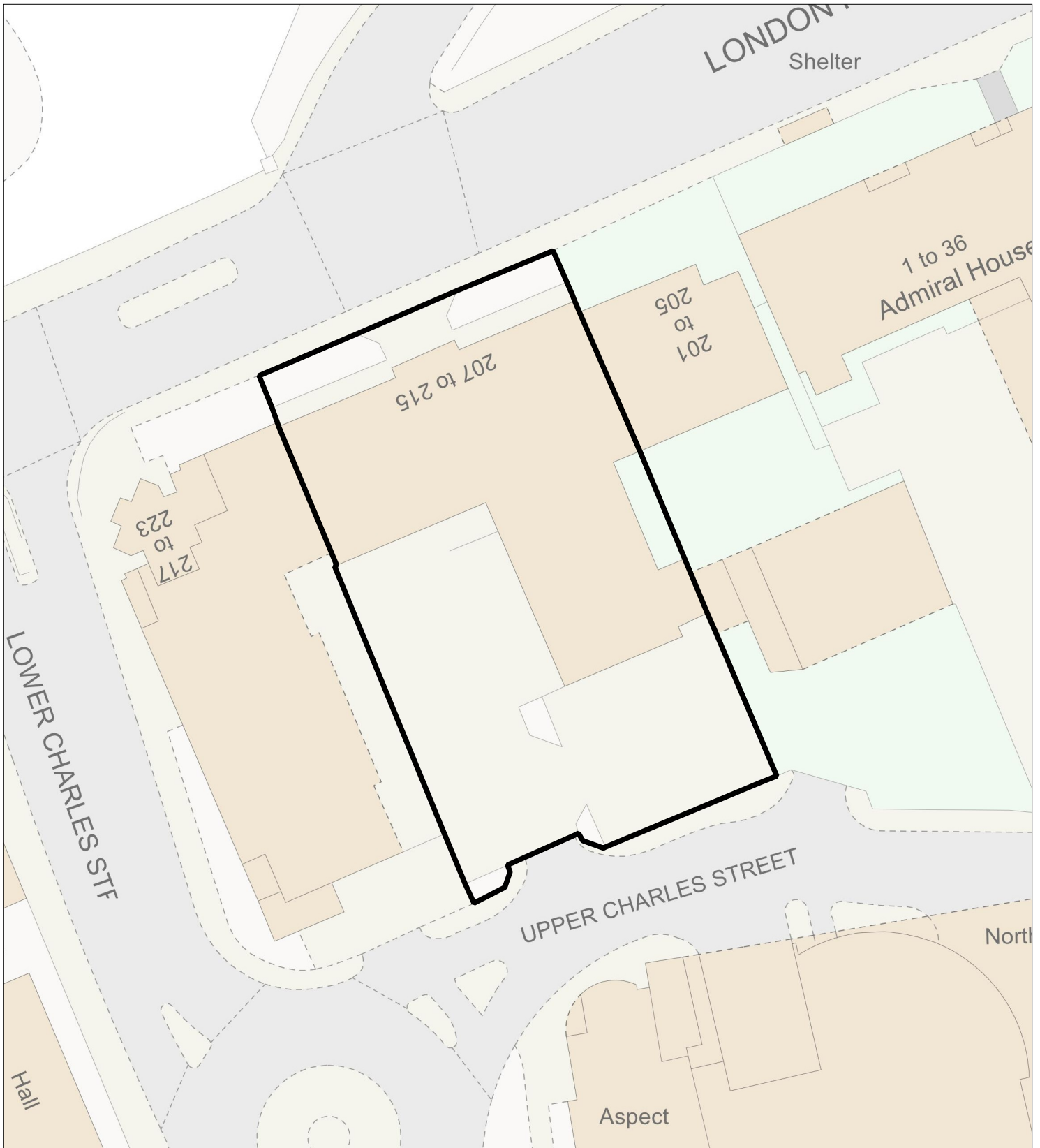
Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1
3. Advice regarding encroachment DE1
4. Party Walls (etc) Act 1996 DE3
5. CIL Liable CIL1
6. Form 1 Needs Submitting CIL2
7. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
8. The applicant is advised to seek the Secured by Design accreditation as this development has the potential to meet the Gold standard. For further information please contact Mike Jones, Crime Reduction Advisor & Designing Out Crime Officer, Surrey Police, 01483 636626 / Mike.Jones2@surrey.pnn.police.uk
9. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

8.00 am - 6.00pm Monday to Friday
8.00 am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

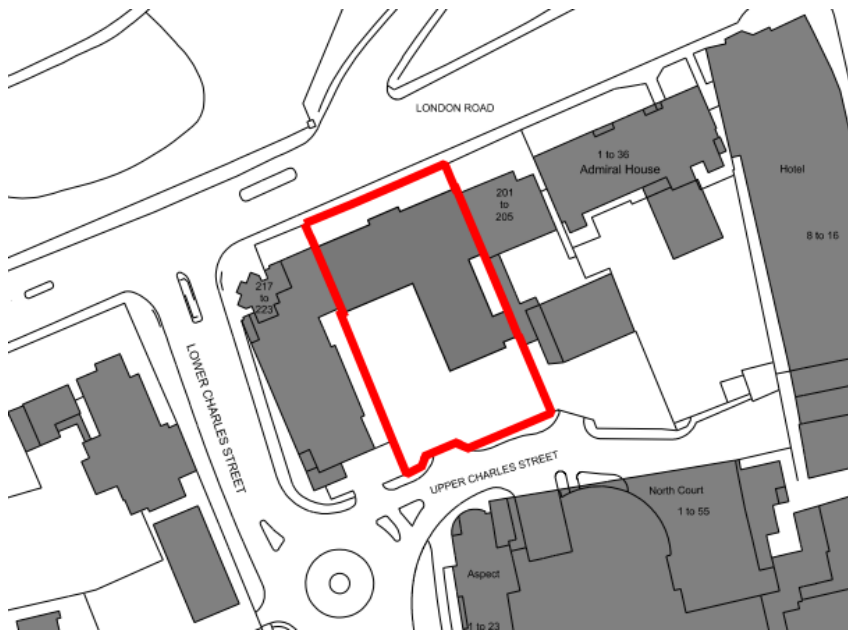
This page is intentionally left blank



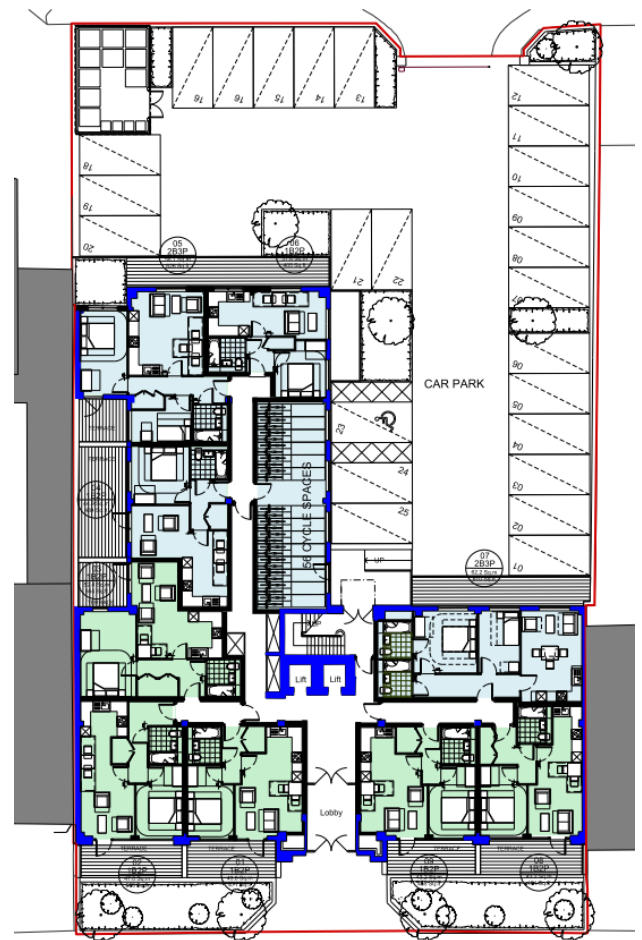
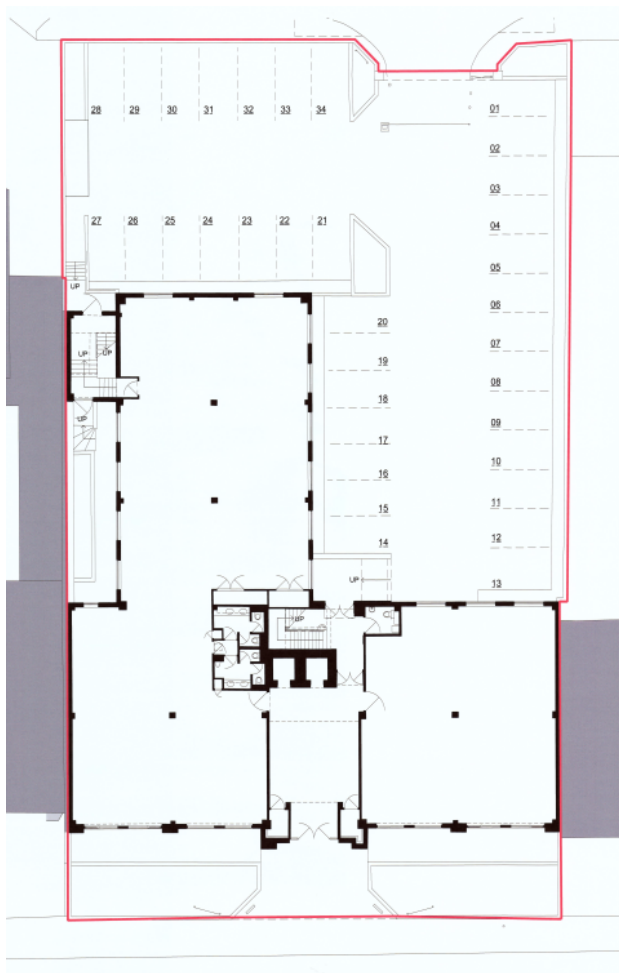
Title	Planning Applications		
Application number	17/0651	Scale @ A4	1:500
Address	COMPASS HOUSE, 207-215 LONDON ROAD, CAMBERLEY, GU15 3EY	Date	19 Dec 2017
Proposal	REDEVELOPMENT OF FOURTH STOREY AND ROOF, ERECTION OF FIFTH STOREY AND CONVERSION OF ALL EXISTING FLOORSPACE AT GROUND TO THIRD STOREY LEVEL TO PROVIDE 51 RESIDENTIAL UNITS; AMENITY TERRACE AREAS; CAR PARKING AND ASSOCIATED LANDSCAPING.		
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2017	
Page 29		Author: DMD	

This page is intentionally left blank

Location plan



Existing and proposed layout



Existing elevations

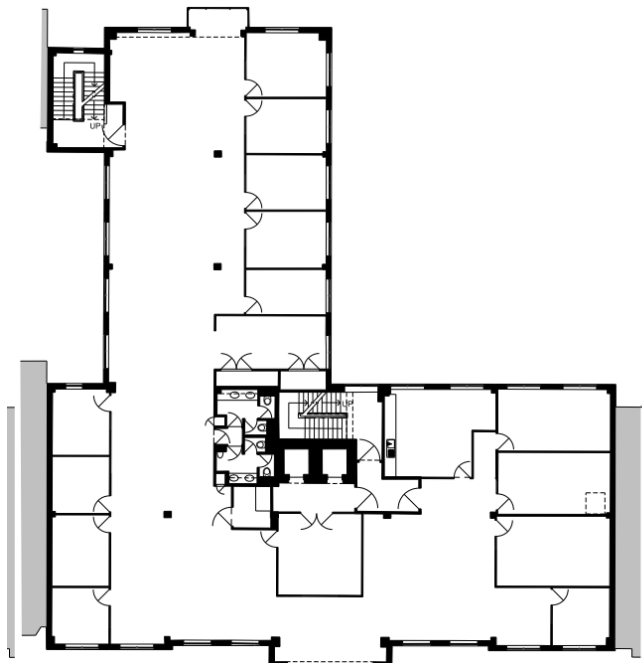


FRONT ELEVATION



REAR ELEVATION

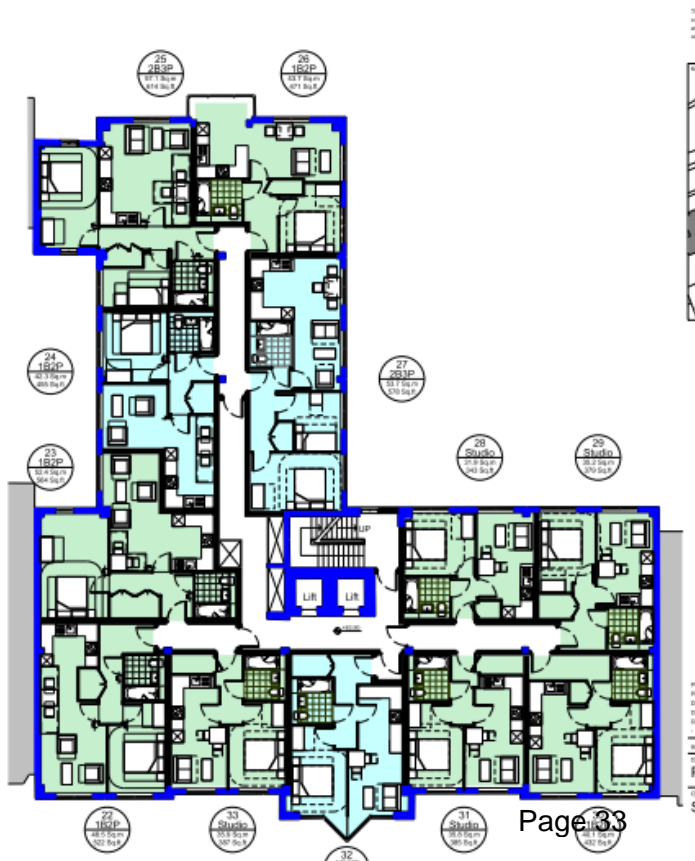
Existing typical floorplan



Proposed elevations



Typical proposed floorplan



Front view



Rear view



This page is intentionally left blank

2017/0948

Reg Date 18/10/2017

Parkside

LOCATION: GARAGE BLOCK NORTH OF 27 TO 32, EVERGREEN ROAD, FRIMLEY, CAMBERLEY, GU16 8PU

PROPOSAL: Erection of a three storey building comprising 6 x 1 bed affordable flats, with associated parking amenity space, cycle and bin storage, following demolition of existing garages and replacement of one garage for cycle/bin storage and replacement boundary walls. (Additional plans recv'd 06/11/2017). (Amended plan and additional plans recv'd 10/11/2017).

TYPE: Full Planning Application

APPLICANT: Mr J Ali
Accent Housing

OFFICER: Emma Pearman

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 Cllr Edward Hawkins.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site is an area comprising 15 garages and hardstanding, within the settlement area of Frimley. The proposal, similar to others in the borough, is to demolish the existing garages and erect affordable housing, in this case a three storey building comprising 6 x 1-bed affordable units, with associated parking, amenity areas, bin and cycle storage.
- 1.2 The proposal is considered acceptable, though this is subject a SAMM payment, and an update will be reported to the meeting in this regard. Concern has been raised, as with similar applications for the replacement of garages with affordable housing in the borough, about the impact on parking. Six spaces will be provided which is in line with the County Highway's Parking Standards, and a parking survey has also been provided which suggests that the parking is not at maximum capacity on surrounding roads. County Highways have not objected and it is not considered that it would cause any significant amenity issues in terms of parking. It is therefore considered that permission should be granted, subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the north-western corner of Evergreen Road within the settlement area of Camberley and Frimley. The site comprises a row of 14 garages and hardstanding, with one single garage on the southern side. The site is bordered by residential properties to all sides although there is a strip of land with mature trees to the northern side with the gardens of properties in Old Pasture Road beyond. There are brick walls and fences on the boundaries of the site with the rear of the garages forming the northern boundary. Surrounding properties in Evergreen Road mostly comprise semi-detached or terraced two storey properties, although adjacent to the site is a large, three-storey block of flats. The site lies within the Post War Council Estates Housing Character Area, as set out in the Western Urban Area Character SPD.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history for this particular site. The garages were constructed in the 1960s along with the surrounding flats and houses in Evergreen Road. There have been other similar applications for conversion of garages to affordable housing, as follows:
- 3.2 16/0877 – Garages, Greenlands Road, Camberley – Erection of a pair of semi-detached, three bedroom dwellinghouses with associated parking and access following demolition of existing garages.
Granted 24/07/2017
- 3.3 17/0163 – Garage Block South, Wood Road, Camberley - Erection of one 3 bedroom, two storey affordable dwelling with associated parking and garden area, following demolition of existing garages.
Refused 30/6/2017
- 3.4 *17/0718 – Garage Block East, Wood Road, Camberley - Erection of 2 x two bedroom affordable houses and 2 x three bedroom affordable houses, with associated parking and garden areas, following demolition of existing garages.
Granted 25/10/2017*
- 3.5 *17/0719 – Garages at Windsor Court Road, Chobham – Erection of 2 No. semi-detached 2 storey, three bedroom houses, 2 No. semi-detached one bedroom bungalows, and single storey extension to provide 1 No. one bedroom ground floor flat with associated car parking and landscaping, following the demolition of existing garages.
Granted 22/11/2017*

4.0 THE PROPOSAL

- 4.1 The proposal is for the erection of a three storey building comprising 6 x 1 bed affordable flats, with associated parking amenity space, cycle and bin storage, following demolition of existing garages, and replacement of one garage for cycle/bin storage and replacement boundary walls. The building would be 15m approx. in width and a maximum of 11m in depth. It would have an eaves height of 7.8m and ridge height of 10.6m with a pitched roof. There would be two 1-bedroom flats on each floor. Two of the flats would have balconies and there would also be a shared amenity space on the ground floor.
- 4.2 There would be a large bin store constructed for the existing at 21-32 Evergreen Road, on the western boundary of the site. This would be 7.7m in width and 5.1m in depth with a flat roof of 2.3m in height approx.. There would be another bin and bike store constructed in place of the single garage on the southern side of the site. This would be 5.8m in depth and 3.7m in width, with a flat roof of 2.7m in height. There would be six parking spaces, accessed via the existing access to the site. There would be replacement brick walls on the boundaries following demolition of the garages.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objection, subject to conditions.
- 5.2 Head of Environmental Services No objection.
- 5.3 Housing Services Manager Supports the provision of affordable housing and notes that there are 157 single person and couple households on the Council's Housing Register and as such there is an identified need for this type of affordable housing.
- 5.4 Council's Arboricultural Consultant No objection, subject to condition.
- 5.5 Surrey Wildlife Trust No objection, subject to condition.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report 7 letters of objection have been received and one comment. The issues raised are as follows:

Character and trees [see section 7.4]

- May cause damage to existing trees
- Tree T5 has a larger diameter than the report suggests [*Officer comment: Applicant's Arboriculturalist has responded to this but it is still acceptable in terms of intrusion into root protection area*]
- Not clear how much Tree G1 will be pruned as it provides screening and visual amenity along with T1 and T2 [*Officer comment: Applicant's Arboriculturalist has stated that pruning is already required due to branches damaging garages, and the amenity impact is judged to be small. Trees are not protected and can be pruned in any case without permission.*]
- Too large a building on a small plot.
- Bin store should be made of brick.
- Metal roof of bin store will add to reflected light.

Amenity [see section 7.5]

- Will impact on privacy to dwellings in Hawthorn Road
- Will affect sunlight to properties in Hawthorn Road
- Boundary walls are insufficient height
- Bin store is too close to 33 Evergreen Road and rubbish gets blown about
- Bin store could become a magnet for anti-social behaviour and neighbour's son has autism and is sensitive to loud noises and voices
- Overshadowing of gardens in Old Pasture Road
- Will cause additional noise and air pollution.

Highways/Parking [see section 7.6]

- Will add more traffic to area on already congested roads, cars from the garages will park on the roads
- Parking is particularly problematic during school pick up and drop off times
- Where would visitors park
- Children's playground nearby and cars parked block safe crossing
- Evergreen Road already hugely overdeveloped with Heather Mead and Heathercot Yard
- Evenings and weekends particularly there are parking issues and there is no parking for the existing flats

- It is difficult for people to walk down the pavements as it is given the parking on pavements and will cause safety issues with children playing.

Ecology [see section 7.7]

- Ecological appraisal does not consider foxes *[Officer comment: It only needs to consider the impact on protected species and foxes are not protected]*
- Ecological report did not investigate rear of garages or internal area
- Construction work should be undertaken outside bird breeding season *[Officer comment: An informative can be added]*
- No details of lighting and would object to further street lights/lighting may affect bats.

Other

- Lack of information/consultation provided by Accent, some properties not notified *[Officer comment: Noted but there is no requirement for the applicant to consult prior to submitting an application.]*
- Will impact quality of life during construction and property value *[Officer comment: Not planning considerations.]*
- Should have consulted more widely on proposals and Heathercot Yard proposals *[Officer comment: Normally only adjoining properties are consulted which is in line with Government Guidance. For this application this was widened to include 18 properties close to the site, however the Local Planning Authority has to be consistent in dealing with applications and a line has to be drawn.]*
- No party wall agreement to rear of neighbouring property *[Officer comment: This is a private issue not a planning consideration.]*
- No access will be given to rear of neighbouring property *[Officer comment: This is a private issue not a planning consideration.]*
- Concerned about maintenance of trees *[Officer comment: This is a private issue not a planning consideration.]*
- Further affordable flats should be in Deepcut *[Officer comment: Proposals are determined on their own merits and housing is required in all areas of the borough.]*
- Will hamper ability to maintain hedges and trees *[Officer comment: This is a private issue not a planning considerations.]*

7.0 PLANNING CONSIDERATION

- 7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012, and in this

case the relevant policies are CP1, CP2, CP5, CP6, CP11, CP12, CP14A, CP14B, DM9 and DM11. It will also be considered against the Guiding Principles of the Post War Council Estates as set out in the Western Urban Area Character SPD, the Surrey Heath Residential Design Guide 2017 (RDG) and the National Planning Policy Framework (NPPF).

7.2 The main issues to be considered are:

- Principle of the development;
- Impact on character;
- Residential amenity;
- Highways, parking and access;
- Impact on infrastructure;
- Impact on the Thames Basin Heaths SPA;
- Ecology.

7.3 Principle of the development

7.3.1 Policy CP1 states that new development will largely come forward through redevelopment of previously developed land in the western part of the borough and states that Frimley is a sustainable location but with limited potential for housing growth. The NPPF seeks to deliver a wide choice of high quality homes and to significantly boost the supply of housing, and at present Surrey Heath does not have a five year housing land supply (3.95 years' worth is the current estimate). Policy CP5 seeks a target of 35% affordable housing and the Council is not currently meeting this target and Policy CP6 seeks a mix of dwelling sizes.

7.3.2 This proposal would contribute six 1-bedroom dwellings to the supply, and there is a clear need for affordable housing of this size in the borough as outlined by the Housing Services Manager and as such no objection is raised to the housing mix. The site is in a sustainable location in the settlement area and would comprise the redevelopment of land in the western part of the borough, in line with Policy CP1. As such, there is no objection to the principle of the redevelopment of this site for housing.

7.4 Character of the area

7.4.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture. Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density, and that high quality hard and soft landscaping should be provided. Policy CP2 requires development to respect and enhance the character and quality of the area.

- 7.4.2 The Guiding Principles of the Post War Council Estates state that red brick materials and designs that reflect the simple post-war architecture should be continued, the provision of space to retain mature trees and vegetation, and development should reflect original ridgeline heights and building lines. Principle 6.6 of the RDG states that new residential development should respond to the size, shape and rhythm of surrounding plots, Principle 6.7 states that parking should be softened by landscaping, Principle 7.4 that new residential development should reflect the spacing, heights and building footprints of existing buildings. Principle 6.9 states that car parking courts should be enclosed with landscaping and not be dominant in the street scene.
- 7.4.3 The proposed building has been designed to reflect the neighbouring flats at 27-32 Evergreen Road, and would have the same eaves and ridge height, and gabled ended roof. Red brick materials would be used to reflect the character of the area with some timber cladding. The eastern (front) elevation of the building would be in line with the front of these adjacent flats also. While most of Evergreen Road comprises semi-detached and terraced dwellings, given the existing flats which the development would reflect, it is not considered that the proposal would be harmful in character terms, and the garages to be removed do not contribute positively to the character of the area. The building is not considered to be too large for the plot and there is sufficient space between the proposal and neighbouring buildings so as not to appear cramped, and for amenity space. It is considered that the car parking area could provide a small amount of soft landscaping to enhance its appearance and this can be requested by condition with the full landscaping scheme.
- 7.4.4 Principle 9.2 of the RDG states that new residential development shall be provided with space for storage of cycles and bins in a manner that functions well and does not compromise the visual amenities of the building and street scene. The proposed bin store to serve the existing flats at 21-32 would be part brick and part timber with a metal roof and would be set back in the corner of the car park and as such is not considered to be significantly harmful in character terms given the location. The applicant states that it has been located here in order to be easily accessible for collection. The new flats would be served by a bin store which will replace the single garage on the southern side of the site. As such its location would be out of sight from the street scene and it is not considered to appear harmful in character terms, taking into account the appearance of the existing garage.
- 7.4.5 There are a number of mature trees in the area outside the site to the north, between the boundary of the site and the rear of the gardens in Old Pasture Road. A tree report has been provided by the applicant which has been reviewed by the Arboricultural Officer, who has not objected, subject to condition. No trees are proposed to be removed as a result of the development but some will have to be pruned. It is not considered that this would cause any harm to the visual amenities of the area. Concern has been raised about the impact on trees but given the advice of the Council's Arboricultural Officer it is not considered that there would be any significant impact on the surrounding trees other than some pruning.

7.4.6 The proposal is therefore considered to be acceptable in terms of its impact on character and in line with the relevant policies in this regard.

7.5 Residential amenity

7.5.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form. Principle 8.1 of the RDG states that new development should be provided with a degree of privacy and respect that of neighbouring properties, Principle 8.2 states that all habitable rooms should maintain one main window with adequate outlook, Principle 8.3 states that good quality daylight and sunlight should be provided, and Principle 8.6 states that flatted developments will be expected to provide outdoor amenity space for each unit.

7.5.2 The nearest dwellings to the site are the flats at 27-32 Evergreen Road. The front and rear building line would be in line with this building at the nearest part however, and where it extends further to the front and rear of the building at the northern end, it would not be close enough to cause any significant overbearing or overshadowing issues. The only windows on the southern side elevation would all be obscure glazed. The balconies on the eastern front elevation would have views of the front of these dwellings only which is already visible to the street.

7.5.3 No. 33 Evergreen Road is adjacent to the eastern boundary of the site. The front elevation of the flats would face the side of this property, however the bin store and the garage of this neighbour would prevent any significant views of the rear garden. The nearest elevation of the building with bedroom windows would be 17m from the side boundary of this neighbour and over 20m from the most used garden area behind the neighbour's garage, and 22m from the building itself. The balconies would be over 25m from the side elevation of the neighbouring property. Given this separation distance, it is not considered that any significant overlooking impacts would result, nor any significant overbearing or overshadowing issues. The proposed bin store for the existing flats is proposed on the boundary of this property, with a 1.8m brick wall behind. Given its height and the position of the neighbour's garage it is not considered that any significant overbearing or overshadowing issues would result.

7.5.4 Concern has been raised about the bin store in terms its location, of rubbish being strewn about and anti-social behaviour. It is not considered that a bin store is likely to attract anti-social behaviour and it would be overlooked by the existing and proposed flats providing surveillance. The bins would be contained within the building and as such it is less likely that animals can enter and that rubbish can be strewn about than with bins that are not within a building, as is the current situation where bins are left within the garage court. It has been placed in this location so that it is easily accessed for collection and it is noted that there is no other suitable location on the site. The applicant has confirmed that it will have a concrete floor and part brick, part timber walls with a solid timber door to avoid vermin issues and Accent will carry out cleaning of the building on a regular basis. It is not considered

likely to cause significant amenity issues and it is noted that bins could be left in this area in any case without the store being there, and this would not require permission and may lead to worse odour and rubbish issues. As such no objection is raised in this regard. It is not considered that its metal roof is likely to cause any significant light reflection issues as has been suggested and a condition is imposed for materials to be agreed prior to commencement.

- 7.5.5 The building would be 10m approx. from the western boundary with the rear gardens of properties on Hawthorn Road. The rear elevations of these properties are a further 16m approx. from the rear boundary. There will be windows on the rear (western) elevation of the building facing the rear of these properties, however this is very similar to the existing situation with the flats at 27-32 Evergreen Road and the properties in Hawthorn Road to the rear. Given the separation distance of over 25m it is not considered that there would be any significant overlooking issues. It is also noted that there are some evergreen trees on this boundary which assist with screening. The garage wall on the rear boundary of number 9 will be replaced with a 2.3m wall as set out on the site plan.
- 7.5.6 The properties in Old Pasture Road are well over 30m from the boundary of the site with a strip of land with mature trees in between. All the windows on the northern elevation are proposed to be obscure glazed. Given the separation distance and intervening trees it is not considered that any significant overbearing, overshadowing or overlooking issues would result. Concern has been raised about the 2.3m and 1.8m wall on the northern boundary to replace the garages not being high enough. The existing garages are 2.7m in height approx. so the wall would not be significantly lower, and 2.3m is particularly high already for a wall in a residential area. The wall would form the boundary of the land to the rear and not a garden boundary in any case and it is not considered given its height that there is any need for it to be raised. The 1.8m wall would be the same as that existing. Concern has been raised about noise and air pollution, however, it is not considered that six flats would cause any significant effects in this regard.
- 7.5.7 The primary living areas of the new flats would have sufficient access to daylight and sunlight, and all would be dual aspect. Two upper floor flats would have balconies which comply with Principle 8.6 in terms of their size. The two ground floor flats would also have private rear gardens which also comply with Principle 8.6 in terms of their size and layout. The remaining two flats have not been provided with balconies due to potential conflict with overlooking, however communal, private amenity space would be provided of 62m² approx and as such the amenity space provision is considered to be acceptable.
- 7.5.8 It is therefore considered that the proposal will provide a sufficient standard of amenity for future occupiers, and will not compromise the amenities of any other neighbouring property to an unacceptable degree. It is therefore considered to be in line with the relevant policies in this regard.

7.6 Highways, Parking and Access

- 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 CP11 requires all new development to be appropriately located in relation to public transport and comply with the Council's car parking standards.

- 7.6.2 The proposal would provide six parking spaces which is in line with the County Highway's parking standards, and would use the existing access. As established with similar applications for the removal of housing association owned garages in the borough, the garages are too small for most modern cars and as such are unlikely to store cars. Eleven of the garages are rented out and 4 of these are rented by occupiers further away than Evergreen Road. The County Highway Authority has estimated that if they are used for parking a vehicle (which is unlikely given their size) then guidance shows that 44% garages are used for vehicle storage which would displace 5 cars onto the roads (of which some would be displaced further afield). The County Highway Authority have not raised any highway safety issues.
- 7.6.3 Concern has also been raised about the lack of visitor parking and the lack of parking in Evergreen Road, particularly at evenings, weekends and school pick up times, and the nearby proposal for 10 dwellings at Heathercot Yard. The County Highway Authority have commented that the overnight parking survey covering four roads within the vicinity of the site (Evergreen Road, Heather Mead, Heather Mead Court, Hawthorn Road) established that the parking is within maximum capacity. The parking survey found 132 unrestricted spaces within the area and over two nights an average of 75 (57%) of these spaces were occupied leaving 57 out of 132 spaces free. This was rated as low parking stress by the report. It is noted that the situation is worse at school pick up and drop off times, however, these are for short periods and not all of the cars parked overnight would be present at these times. The County Highway Authority has stated that neither this development nor Heathercot Yard should exacerbate the parking situation at school pick up/drop off times. While the concerns of residents are noted and not disputed, given the above information regarding parking capacity, and advice from the County Highway Authority, it is not considered that the proposal would cause any significant amenity impacts in terms of parking.
- 7.6.4 The County Highway Authority has requested conditions in respect of space being laid out for parking prior to occupation, parking for at least six bikes as proposed, charging sockets for at least two spaces and a Construction Transport Management plan. It is therefore considered that the proposal is acceptable in this regard, subject to conditions.

7.7 Impact on Infrastructure

- 7.7.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development and that contributions in the longer term will be through the CIL Charging Schedule. Paragraph 153 of the NPPF states that supplementary planning documents should be used where they can aid infrastructure delivery. The Council's Infrastructure Delivery SPD was adopted in 2014 and sets out the likely infrastructure required to deliver development and the Council's approach to Infrastructure Delivery.

7.7.2 The CIL Charging Schedule came into force on 1 December 2014 and details of infrastructure projects that are to be funded through CIL are outlined in the Regulation 123 list, which includes open space, transport projects, pedestrian safety improvements among others. These projects do not have to be related to the development itself. This development would be exempt from CIL given that it is for affordable units as long as the applicant complies with the relevant CIL legislation in this regard. An informative would be added in this regard.

7.8 Impact on the Thames Basin Heaths SPA

7.8.1 The Thames Basin Heaths SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. Policy NRM6 of the South East Plan 2009 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Policy CP14B of the SHCS states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths SPA and/or the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC).

7.8.2 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA and this site is approximately 2km from the SPA. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA. All new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the development, a financial contribution towards SANG provided, which is now collected as part of CIL.

7.8.3 The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and depends on the sizes of the units proposed. This proposal is liable for a SAMM payment of £2208 which has not yet been paid but the applicant has confirmed they intend to pay shortly. An update will be provided to Committee in this regard.

7.8.4 It is therefore considered that the proposal complies with Policy CP14B and Policy NRM6, and the Thames Basin Heaths SPD.

7.9 Ecology

7.9.1 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy CP14A states that the Borough Council will seek to conserve and enhance biodiversity within Surrey Heath and development that results in harm to or loss of features of interest for biodiversity will not be permitted. The applicant has provided an Ecological Appraisal which concludes that the site has limited potential to support bats although the trees to the rear have potential to

support bats and birds. No external lighting is recommended. Surrey Wildlife Trust has not objected, subject to a condition to ensure that the biodiversity enhancements recommended in the report are implemented. The proposal is therefore considered acceptable in this respect.

8.0 CONCLUSION

- 8.1 The proposal for the redevelopment of this site for 6 x 1-bed affordable flats is considered to be acceptable in all regards, subject to conditions and in line with the relevant policies. It is therefore considered that permission can be granted.

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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) 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. 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 to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The proposed development shall be built in accordance with the following approved plans:

- First and Second Floor Plans 2003 received 18.10.17
- South and East Elevations 3001 received 18.10.17
- Location Plan 1001 received 18.10.17
- North and West Elevations 3002 received 18.10.17
- Proposed Bin Store Plans 3004 received 06.11.17
- Amended Proposed Site Plan 2001 Rev E received 10.11.17
- Amended Ground Floor Plan 2002 Rev E received 10.11.17
- Proposed Bin and Bike Store Plans 3006 received 10.11.17

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

4. No external lighting shall be installed on the site, without the details having first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development does not harm protected species nor cause adverse impacts on neighbouring amenity, in line with Policies CP14A and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. Prior to commencement of development, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include an indication of all level alterations, hard surfaces, walls, fences, access features, any existing trees and hedges to be retained, together with the new planting to be carried out. All plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. Proposed planting should comprise mainly native species of local provenance as set out in paragraphs 6.3.1 and 6.3.3 of the submitted Preliminary Ecological Appraisal dated October 2017. 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. The planting shall be carried out after completion of the building programme and prior to first occupation and shall be carried out fully in accordance with the approved details.

Reason: To preserve and enhance the visual amenities and biodiversity of the locality in accordance with Policies CP14A and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

6. Prior to occupation of the development, bat tubes and bird boxes shall be erected on the site in accordance with paragraphs 6.3.2 and 6.3.3 of the submitted Preliminary Ecological Appraisal dated October 2017. These shall be retained and maintained for their designated purpose in perpetuity or if necessary replaced with similar boxes/tubes.

Reason: To preserve and enhance biodiversity in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

7. Prior to commencement of development, details of the proposed two sheds in the rear gardens shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevations, floorplans and materials.

Reason: In the interests of protecting character and amenity, in line with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for 6 vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning area shall be retained and maintained for their designated purpose.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. The development hereby approved shall not be occupied unless and until the secure parking of a minimum of six bicycles within the development site have been provided in accordance with the approved plans, and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. The development hereby approved shall not be occupied unless and until at least two of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a

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

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. No development shall commence until a Construction Transport Management Plan, to include details of:
 - a) parking for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full during the construction of the development.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

12. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Alderwood Consulting Limited [Jonathan Fulcher] and dated 11 October 2017. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

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.

13. Before first occupation of the development hereby approved the windows marked obscure glazed on the approved plans under Condition 3 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.

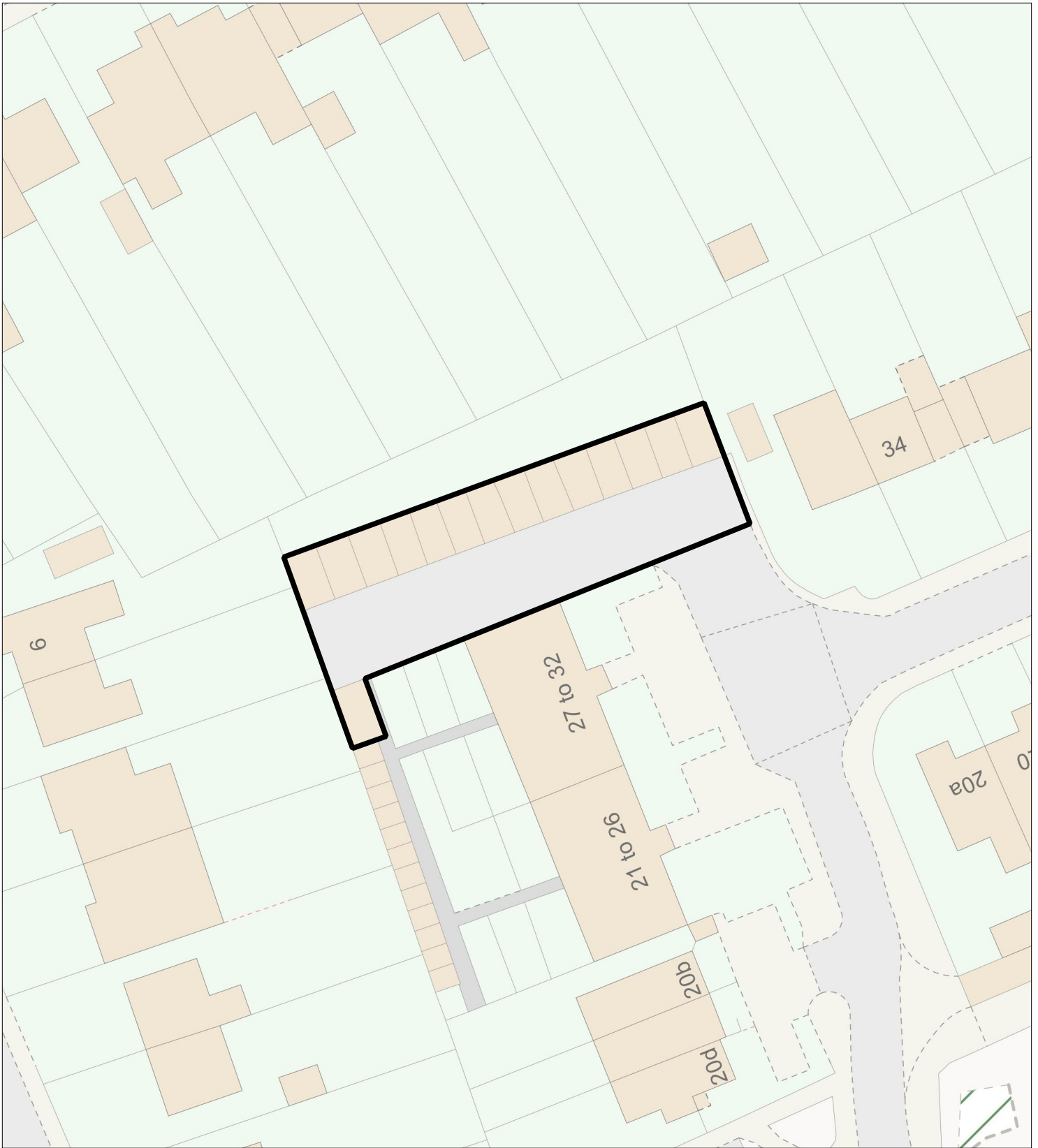
Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Surrey Heath Residential Design Guide SPD 2017 and the National Planning Policy Framework.

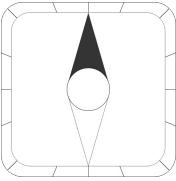

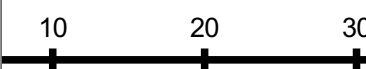
Informative(s)

1. Condition 10 - It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
2. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority (0300 200 1003) before any works are carried out on any footway, footpath, carriageway or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131,148,149).
6. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
7. The applicant is reminded of the affordable housing declaration on the completed CIL Exemption Claim form. The Planning Authority will notify you in writing as soon as practicable, confirming the amount of exemption granted. Before commencing the development, you must submit a CIL Commencement Notice to the Planning Authority. This must state the date on which the development will commence, and the Planning Authority must receive it on or before that date. Failure to submit the Commencement Notice in time will immediately mean the development is liable for the full levy charge.

8. The applicant is reminded that all species of wild birds and their nests are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and therefore in order to avoid contravention of current legislation, site clearance and demolition works should be timed to avoid the main bird nesting season, which in general runs from March to August. If this is not possible, a check should be carried out prior to works being commenced to ensure there are no active nests present.
9. Building Regs consent req'd DF5
10. Decision Notice to be kept DS1

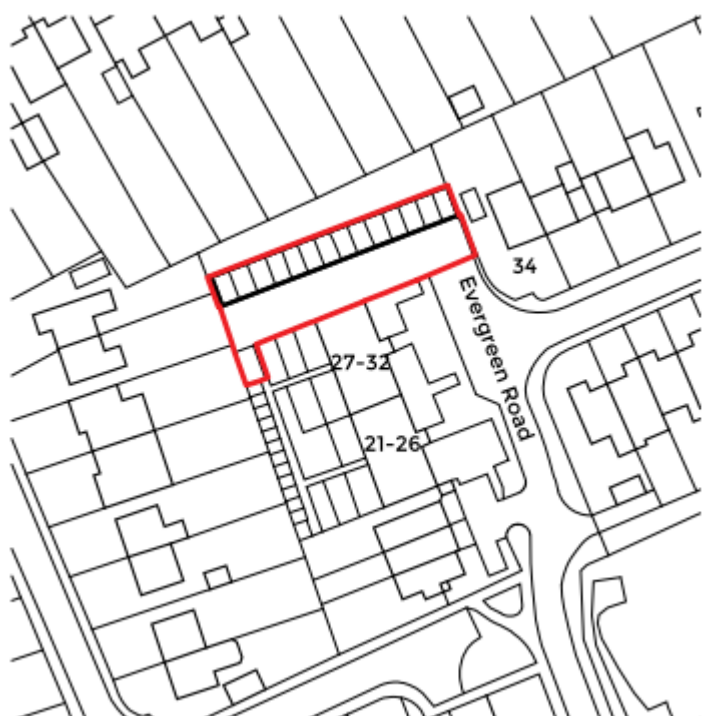
This page is intentionally left blank



Title	Planning Applications		
Application number	17/0948		Scale @ A4 1:500
Address	GARAGES, EVERGREEN ROAD, FRIMLEY		Date 19 Dec 2017
Proposal	Demolition of 14 garages and Erection of six One bedroom flats with associated car parking, gardens and refuse/recycling provision.		
			
Page 55			
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2017	
		Author: DMD	

This page is intentionally left blank

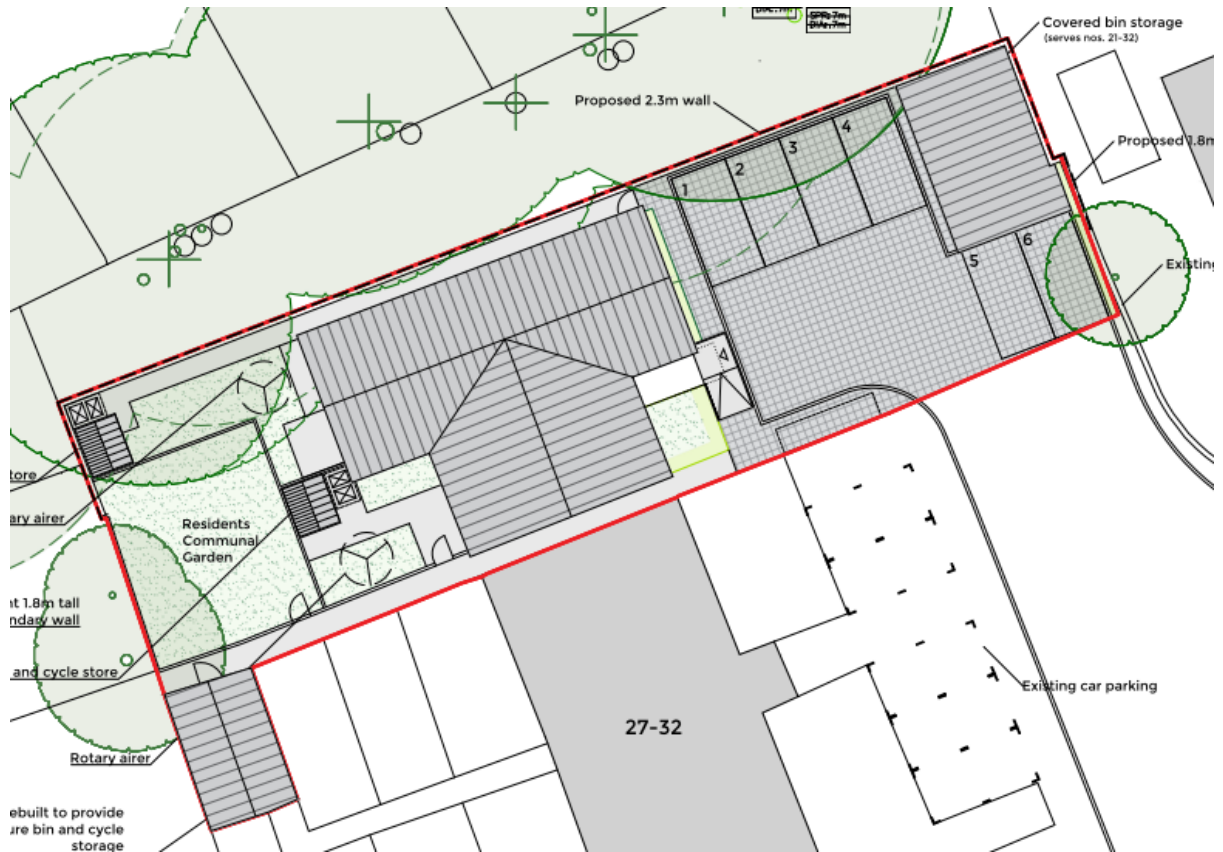
Location plan



Existing site plan



Proposed site plan



Proposed East (front) Elevation from Evergreen Road (next to existing flats on left)

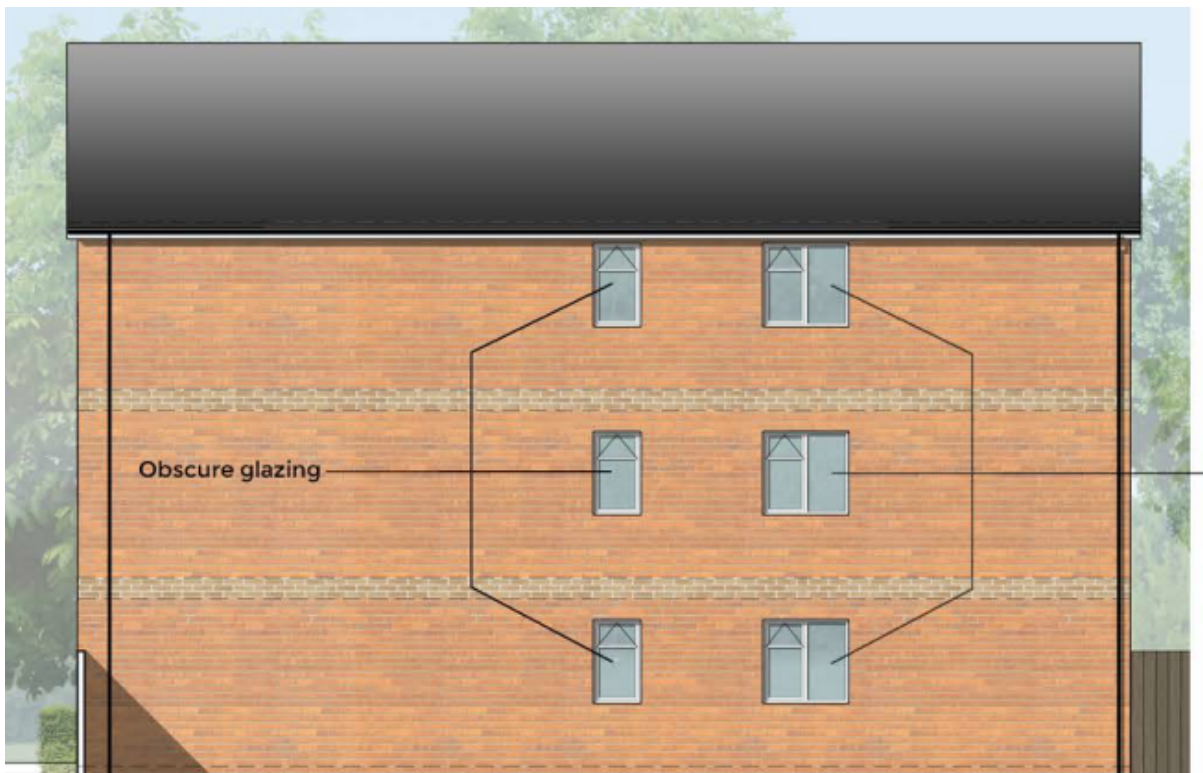


East Elevation

Proposed Southern Side elevation (facing side of flats at 27-32 Evergreen Road)



Proposed Northern side elevation (facing rear of gardens in Old Pasture Road)



North Elevation

Proposed Western (rear) Elevation facing Hawthorn Road (next to existing on right)

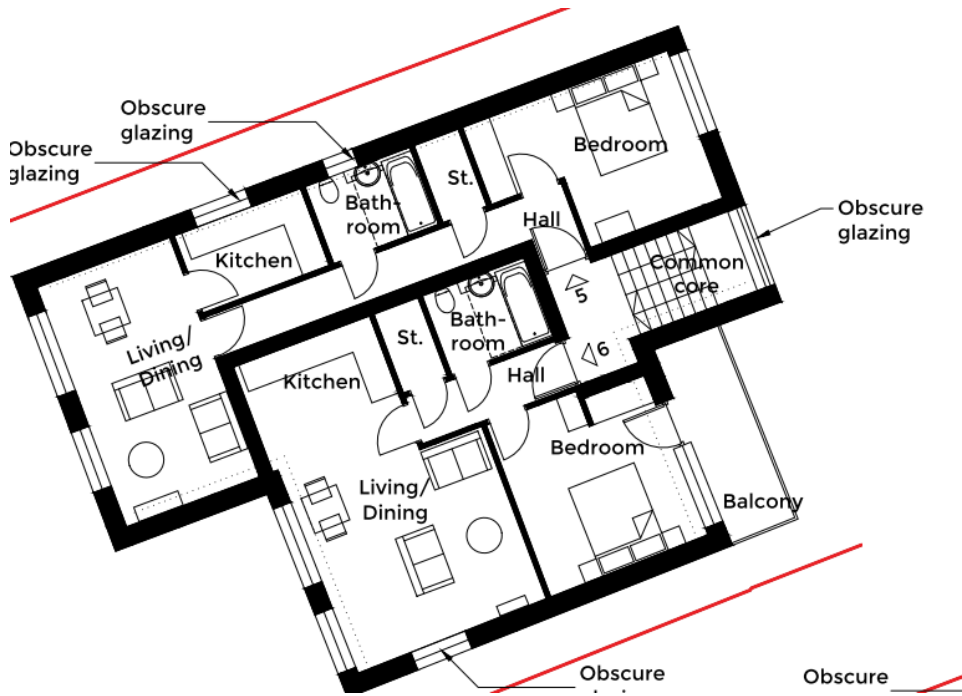


Proposed Floorplans

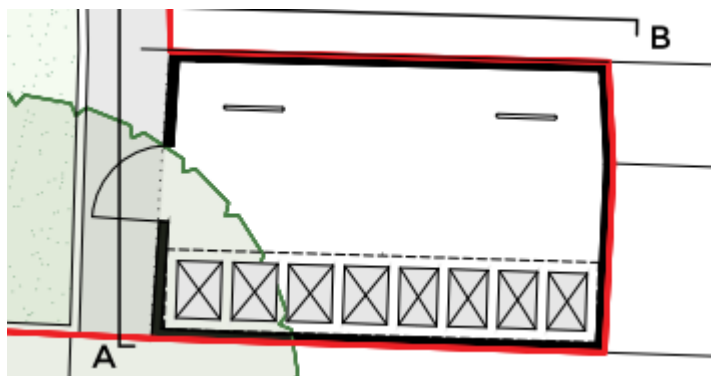
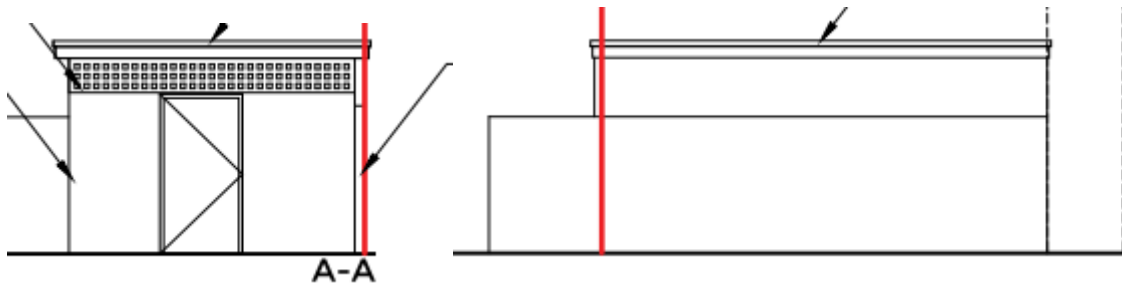
Ground Floor



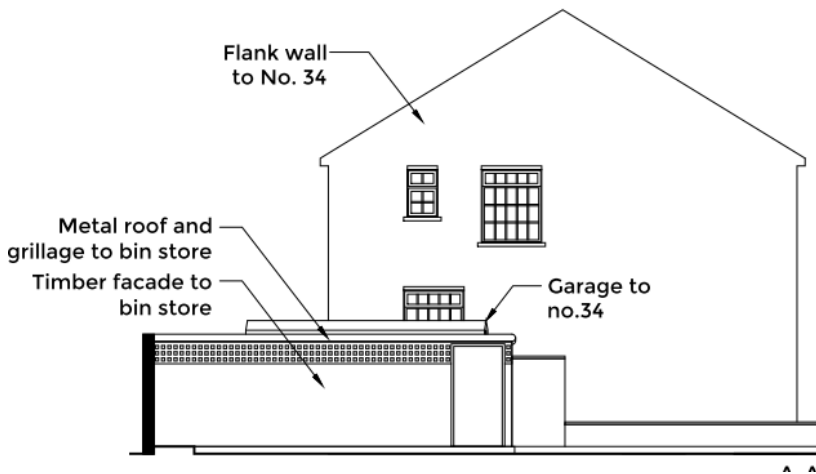
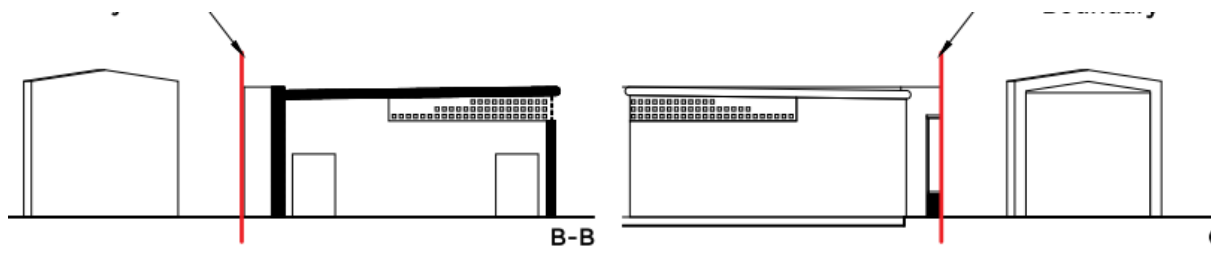
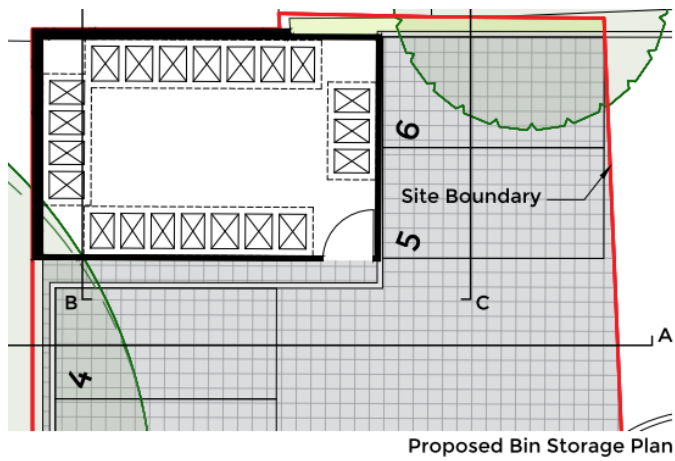
Proposed First and Second Floors



Proposed Bin/Bike Store on southern boundary to serve new flats – front, side and footprint



Proposed Bin Store on eastern boundary to serve existing flats



Photos of existing site

Looking east towards number 33



Looking west towards Hawthorn Way



Looking north to site from Evergreen Road



Looking south to Evergreen Road from site entrance



Site from Evergreen Road with existing flats 27-32



Evergreen Road looking towards site in right corner



This page is intentionally left blank

**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.