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Tuesday, 1 May 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, Knoll Road, Camberley, GU15 3HD on **Thursday, 10 May 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

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#### AGENDA

	<b>Pages</b>
<b>1 Apologies for Absence</b>	
<b>2 Minutes of Previous Meeting</b>	<b>3 - 22</b>

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 5 April 2018

### **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**

<b>4</b>	<b>Application Number: 18/0180- 123 London Road, Bagshot</b>	<b>23 - 32</b>
<b>5</b>	<b>Application Number: 18/0224- 33 Upper Park Road, Camberley</b>	<b>33 - 46</b>

### **Glossary**

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 5 April 2018**

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+ 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 Jonathan Lytle)

In Attendance: Cllr Richard Brooks, Cllr Paul Deach, Cllr Bruce Mansell and Cllr Joanne Potter

Officers: Duncan Carty, Ross Cahalane, Michelle Fielder, Jessica Harris-Hooton, Jonathan Partington, Emma Pearman, Eddie Scott

**59/P Minutes of Previous Meeting**

The minutes of the meeting held on 8 February 2018 were confirmed and signed by the Chairman.

**60/P Application Number 17/1141: Princess Royal Barracks, Brunswick Road, Deepcut**

The application was for the approval of reserved matters for Primary School and Nursery (Phase 3a) submitted pursuant to condition 4 of hybrid planning permission ref: 12/0546 (as amended), and submission of details to comply with conditions 9 (Affordable Housing), 16 (Ecological Mitigation and Management Plan), 23 (visibility splays), 24 (pedestrian inter-visibility) and 29 (Tree Retention).

Members received the following updates on the application:

“The LPA has been provided with a copy of the comments made in response to a recent public exhibition run by the applicant team. These comments, provided by the Mytchett, Frimley Green & Deepcut Society, cover a range of issues covered in the exhibition and which are not directly related to this planning application. Concern is however again raised (as was detailed in the letter of objection to this application from the same) over the lack of drop off / pick up provision.

Amended plans have been received. These move the school building North within the application site by approximately 2.5m. The change reduces the gap between the school flank elevation and the MUGA and requires a cycle /scooter store to be relocated within the body of the application site. This also requires the plan numbers listed in Condition 1 to be updated.

Comments have also been received from the County Highways Authority and these along with further representations on the matter of the lack of a school drop off and pick up point have resulted in additional planning conditions being drafted.

A further change to is required to Condition 7 (this becomes condition 6) as drafted to ensure that in addition to updated bat surveys, ecological mitigation for other species, flora and fauna is provided.

Condition 4 as drafted in the committee papers is no longer required and is to be deleted.

With this in mind it is suggested that the following full list of conditions be imposed in the event planning permission for the development as set out in the Committee Report is granted.

Full list of amended / updated conditions and informatives

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

0103(P13),  
0105(P13),  
0209(P13),  
0210(P13),  
0211(P10),  
0300(P12),  
0120(P01),  
0401(P06),  
0450(P08),  
0400(P11),  
0401(P08),  
0120(P01) ,  
MHPS-AWW-XX-XX-RP-A-0001-P06-Design and Access Statement -  
Reserved Matters Submission,  
Arboricultural Impact Assessment Mindenhurst School and Nursery, and,  
Tree Survey and Constraints Report Mindenhurst School and Nursery  
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.

2. No development above ground in connection with the erection of the school building hereby approved shall take place until details and samples of the

external materials have been submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, cladding, 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 and CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. No development comprising the playing fields and sport pitch shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England, for the respective area:
  - I. A detailed assessment of ground conditions (including drainage and topography) of the land for the proposed playing field which identifies constraints which could affect playing field quality; and,
  - II. Based on the results of the assessment to be carried out pursuant to (I) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority. The land will thereafter be maintained in accordance with the scheme made available for playing field use in accordance with the scheme.

Reason: To ensure the playing fields is prepared to an adequate standard and is fit for purpose and to accord with Policies CP4, DM14 and DM16 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Site Wide Design Code.

4. Notwithstanding any details shown on any approved or submitted plan or document, no external lighting shall be erected or installed anywhere on the application site without the details having been first submitted to and approved, in writing, by the Local Planning Authority. Only the approved details shall be installed / erected.

Reason: To ensure the visual and residential amenities of the wider area are not harmed, and to ensure external lighting is not harmful to the biodiversity of the site / area, in compliance with Policies DM9 and CP14 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD 2012.

5. Prior to any community or 3rd party use of the development hereby approved being implemented details of that use, the proposed hours of that use, the area of the building /grounds to be used to facilitate that use together with any equipment, plant or machinery required to facilitate that use shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure the residential amenities of the wider area are not harmed, and in compliance with Policy DM9 and CP14 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD 2012.

6. Prior to any demolition on site full and updated bat surveys must be undertaken. The details, mitigation proposed and recommendations of those surveys must be submitted to and approved by the Local Planning Authority in writing prior to any works commencing. The development shall proceed in strict compliance with the details approved. In all other regards the development shall be undertaken in accordance with the submitted Ecological Mitigation and Management Plan ref: DC2-NOA-LX-106-XX-RP-04-EMP3-P01.

Reason: To ensure the development is not harmful to the biodiversity of the site / area, in compliance with Policies DM9 and CP14 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD 2012.

7. Prior to the development hereby approved coming into first use details of how the following facilities shall be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development first coming into use and shall thereafter be retained in perpetuity:
  - a) The secure parking for at least 48 covered bicycles within the site. Where the school travel plan identifies a need for a higher provision at any time during the life of the development such additional provision shall be provided in accordance with details to be first agreed in writing by the local planning authority;
  - b) Facilities within the school site for cyclists to change and shower;
  - c) Facilities within the school site for cyclists to store cyclist equipment;
  - d) A safe pedestrian crossing point on the new spine road between the raised table to the west of the school and the school itself; and,
  - e) Waiting restrictions, bollards, school zig zags and other measures to prevent kerb side parking on the spine road and northern section of the loop road.

Reason: To ensure a sustainable form of development and to comply with Policy DM11, CP11 and CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012 and the NPPF 2012.

8. Prior to any works being undertaken to implement the carpark details of the provision for the loading and unloading of vehicles, together with their manoeuvring on site such that they can leave and enter the site in forward gear shall be submitted to and approved in writing by the local planning authority. The details to be submitted shall make provision for the parking and turning of vehicles to occur entirely within the fenced car parking area. The approved details shall be implemented prior to the first use of the

development hereby approved and shall be retained in perpetuity. For the avoidance of doubt the approved turning area shall not, under any circumstances, be used for vehicle parking.

Reason: To comply with Policy DM11, CP11 and CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012 and the NPPF 2012.

9. Prior to the first use of the development hereby approved details of the pedestrian and cycle path access from the school to the proposed loop road shall be submitted to, and approved in writing, by the local planning authority. The access shall be of sufficient width to allow for the safe and efficient movement of pedestrians and cyclists and shall be constructed and provided with visibility splays in accordance with the details to be approved. The approved details will be implemented prior to the first use of the school and will thereafter be kept clear of any obstruction.

Reason: To ensure a sustainable form of development and to comply with Policy DM11, CP11 and CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012 and the NPPF 2012.

10. The details to be submitted pursuant to Schedule 5 Part 10 of the s.106 agreement pursuant to permission 12/0546 (dated 17 April 2014 and as amended by the deed of variation dated 12 May 2017) pertaining to the delivery of the formal park shall include details of parking spaces to be made available for general public parking and which can also be used to meet local parking demand arising from the pick-up and drop of children attending the school hereby approved.

Reason: To comply with Policy DM11, CP11 of the Core Strategy and Development Management Policies 2012 and the NPPF 2012.

#### Informative(s)

1. The applicant is reminded of the need to comply with all relevant conditions imposed on decision notice 12/0546 (as amended) together with s106 and subsequent deeds.
2. The applicant is reminded of the need to review and take note of all relevant informative's imposed on decision notice 12/0546 (as amended).
3. In the event that drainage from this site is to discharge into the Basingstoke Canal then the applicant is reminded to check that all necessary agreements / consents, including any easements are in place with the land owner and drainage authority.
4. The application is advised that the scheme and detail required by condition 3 should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to Natural Turf for Sport (2011).

5. The applicant is advised that the loop road should be designed to be 6m in width and the footpath to be 3m in width.
6. In order to accommodate condition 8 above a small number of parking spaces may need to be lost from the car park to create a designated turning head within the enclosed car park area.
7. A pedestrian access is proposed from the south eastern corner site across what is described on the application drawings as graded land. Given the levels differences this route must be provided at an acceptable gradient and width to cater for pedestrians and cyclists.”

The Committee agreed to amend condition ten of the officer’s report to stipulate the maximisation of the number of the parking bays on the existing hard standing, whilst maintaining the good provision of the proposed formal park. An informative would also be added to specify the need for disabled parking bays by the school building.

The officer recommendation to grant the application was proposed by Councillor Edward Hawkins, seconded by Councillor Mrs Vivienne Chapman, and put to the vote and carried.

**RESOLVED that application be granted, subject to conditions, as amended, with the final wording on the new condition be delegated to the Head of Regulatory in consultation with the Chairman and Vice Chairman of the Planning Applications Committee.**

**Note 1**

It was noted for the record that Councillor Edward Hawkins declared that he had attended the development’s open day.

**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 proposal to approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, John Winterton, Victoria Wheeler, and Valerie White.

**61/P Application Number 17/0540: Tiffanys (Formerly Longacres), Station Road, Chobham**

The application was for the erection of replacement stables, along with the provision of a sand school and parking, following the demolition of existing stables. (Additional information recv'd 29/9/17 & 18/10/2017.) (Amended Description/Additional Information Rec'd 02/11/2017.) (Amended info rec'd



06/11/2017.) (Amended/Additional Plan and Change of Description rec'd 01/12/2017.) (Amended plan & description change 07/12/2017.)

This application would normally be determined under the Council's Scheme of Delegation, but was linked to application SU/17/0524 which called in by Councillor Pat Tedder and was considered at the same meeting.

Members were advised of the following updates:

“The Surrey Wildlife Trust has raised no objections to the proposal.

The Council’s Arboricultural Officer has formally raised no objections.

The Council’s Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [*see Condition 11 below*]
- Material increase in traffic on bridleway [*see Paragraph 7.5 of the officer report on the agenda*]
- Request moving the dung heap and menage [*Officer comment: The relationship if these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation have requested the following conditions/limitations:

- Safe access to the bridleway at all times [*Officer comment: This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [*Officer comment: This is a private matter and the bridleway is outside the application red line site*]
- No operation of megaphones or loudspeakers [*Officer comment: This application relates to a private equestrian use only and therefore it is not considered that this restriction is required*]
- No burning of material from the demolition process [*Officer comment: See proposed Condition 10 below*]
- Tree Preservation Order for the retained oak at the site entrance [*Officer comment: This is a matter for the Council’s Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

#### AMENDED CONDITION

5. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2]

dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. 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.

## PROPOSED CONDITIONS

10. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority.

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

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

11. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

The committee noted that the application was for the erection of replacement stables, along with the provision of a sand school and parking, which would train, keep and provide specialist care for elite level competition horses. Some Councillors raised concerns about whether the proposed replacement stables' proposed purpose was enough to constitute "Very special circumstances", as set out in paragraph 87 and 88 of the National Planning Policy Framework.

Members queried the provisions to ensure the additional surface run-off created by the developments did not result in a significant rise in flood risk in the surrounding areas. The concerns centred on the proposed development creating unsustainable extra discharge in the nearby brook and the River Bourne. Members also suggested the application constituted overdevelopment of the Green Belt.

The resolution to defer the application was proposed by Councillor Edward Hawkins and seconded by Councillor David Mansfield.

**RESOLVED to defer the application for further investigation into drainage matters at the site and to conduct a Member Site Visit.**

**Note 1**

It was noted for the record that:

- i. The Chairman declared on behalf of all Members of the Committee that they had received various pieces of correspondence from representees on the application.
- ii. Councillor Victoria Wheeler declared on applications 17/0540 and 17/0524 that one of the public speakers on the applications had attended her surgery.

**Note 2**

As this application triggered the Council's Public Speaking Scheme, Mr Martin Collins spoke in objection to the application and Mr Gerry Binmore, the agent, and Mr Burrell, the applicant, shared a public speaking slot and spoke in support of the application.

**62/P Application Number 17/0524: Tiffanys (Formerly Longacres), Station Road, Chobham**

The application was for the erection of an indoor riding school. (Additional information recv'd 29/9/17 & 18/10/2017.) (Amendment to Description - Rec'd 02/11/2017.) (Amended info rec'd 06/11/2017) (Amended/Additional Plan and Change of Description - Rec'd 01/12/2017.)

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Pat Tedder. This minute should be read in conjunction with SU/17/0540 reported at minute 61/P.

Members were advised of the following updates:

“The Surrey Wildlife Trust has raised no objections to the proposal.

The Council’s Arboricultural Officer has formally raised no objections.

The Council’s Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [*see Condition 7 below*]
- Material increase in traffic on bridleway [*see Paragraph 7.5 of the officer report on the agenda*]
- Request moving the riding school [*Officer comment: The relationship of these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation, further representations (from previous respondents) have requested the following conditions/limitations:

- Safe access to the bridleway at all times [*Officer comment: This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [*Officer comment: This is not a material planning consideration and the bridleway is outside the red line application site*]
- No operation of megaphones or loudspeakers [*Officer comment: It is not considered that the proposal, being a private equestrian operation requires this level of control. If there were any future concerns this could be considered under Environmental Health legislation*]
- No burning of material from the demolition process [*Officer comment: See proposed Condition 5 below*]
- Tree Preservation Order for the retained oak at the site entrance [*Officer comment: This is a matter for the Council’s Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

During further consideration of the application and concerns about the retention of the building beyond the cessation of the specialised nature of its proposed use, it is considered prudent to grant a five-year limited period permission so that the need for the building can be reviewed at that time.

## PROPOSED CONDITIONS

5. No development shall take place until a Method of Construction Statement, to include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority.

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

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

6. The permission shall be for a limited period expiring on the 6 April 2023 when the building and works hereby permitted shall be removed and the land reinstated, to the reasonable satisfaction of the Local Planning Authority

Reason: In order to maintain control over the development, to review the specialised need for the development and to protect the openness of the Green Belt and to comply with the National Planning Policy Framework.

7. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. 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.

9. Details of the recommended further works set out in Paragraph 7.3 of the preliminary Ecological Appraisal by Drummond Ecology shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to any site clearance or demolition works relating to the development hereby approved.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.”

The Committee noted the application was for an indoor riding school, which would train, keep and provide specialist care for elite level competition horses. Some Councillors raised concerns about whether the proposed indoor riding school's proposed purpose was enough to constitute “Very special circumstances”, as set out in paragraph 87 and 88 of the National Planning Policy Framework. Members queried the provisions to ensure the additional surface run-off created by the developments did not result in a significant rise in flood risk in the surrounding areas. The concerns centred on the proposed development creating unsustainable extra discharge in the nearby brook and the River Bourne. Members also suggested the application constituted overdevelopment of the Green Belt.

The resolution to defer the application was proposed by Councillor Edward Hawkins and seconded by Councillor David Mansfield.

**RESOLVED to defer the application for further investigation into drainage matters at the site and to conduct a Member Site Visit.**

**Note 1**

It was noted for the record that:

- i. The Chairman declared on behalf of all Members of the Committee that they had received various pieces of correspondence from representees on the application.
- ii. Councillor Victoria Wheeler declared on applications 17/0540 and 17/0524 that one of the public speakers on the applications had attended her surgery.

**Note 2**

As this application triggered the Council's Public Speaking Scheme, Mr Martin Collins spoke in objection to the application and Mr Gerry Binmore, the agent, and Mr Burrell, the applicant, shared a public speaking slot and spoke in support of the application.

**63/P Application Number 18/0093: 325 Guildford Road, Bisley**

The application was for a Minor Material Amendment Application pursuant to Planning Permission SU/16/0961, (relating to erection of 6 three bedroom dwellings in the form of a pair of semi-detached houses and a terrace of two storey houses with accommodation in the roof and 6 two bedroom and 3 studio flats in the form of a three storey block with parking, landscaping and access from Guildford Road following demolition of existing building.) to allow the retrospective reposition of the rear terrace (Plots 12-15) approximately 0.3 metres to the North West (closer to the boundary with 323 Guildford Road). (Additional info rec'd 09/02/18).

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr David Mansfield.

Members were advised of the following updates:

"Since the publication of the officer report, further method of construction details have been submitted and approved for SU/16/0961. As such, Condition 7 can be amended to reflect these agreements.

**AMENDED CONDITION:**

7. The development hereby approved shall be implemented with the method of construction details approved by letter dated 4 April 2018, provided for permission SU/16/0961, unless the prior written approval has been obtained from the Local Planning Authority. For the avoidance of doubt, 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of visual amenities of the area and highway safety to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012."

The recommendation to grant the application was proposed by Councillor Nick Chambers, seconded by Councillor Mrs Vivienne Chapman and put to the vote and carried.

**RESOLVED that application 18/0093 be granted subject to the conditions as set out in the report and planning updates of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor David Mansfield declared he had been contacted by the applicant and had advised he could not comment on the application, but stated that he would be calling the application in for determination by the committee.

**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 grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Max Nelson, Robin Perry, Valerie White and John Winterton.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, David Mansfield, Adrian Page, Ian Sams, Pat Tedder and Victoria Wheeler.

**64/P Application Number 17/0735: Land at Chobham Adventure Farm, Bagshot Road, Chobham**

The application was for the siting of store, container store and hard standing, and use of land for car washing facility (Sui Generis) (retrospective). (Additional Information - Rec'd 18/10/2017) (Amended plans recv'd 6/11/17).

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Pat Tedder.

A site visit had taken place prior to the meeting.

Members were advised of the following updates:

"The applicant has responded to the officer report and their comments are summarised below:

- Details of drainage (Reason 2) have not been previously requested;
- The existing drainage details include a specifically designed wash bay, silt trap, three stage interceptor (which separates oils, petrols, etc.), and a storage tank for the pollutants (that can be removed and disposed off-site) [See Drainage Engineer comments below]
- The application is for one container (the remainder being owned by the landowner) [*Officer comment: The application includes the container and a store as well as hardstanding none of which currently have lawful consent*]

The Council's Drainage Engineer has raised no objections to the proposal subject to condition [*Officer comment: On this basis, it is proposed to delete refusal reason 2*]

**RECOMMENDATION**

Delete refusal reason 2."



The recommendation to refuse the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Pat Tedder and put to the vote and carried.

**RESOLVED that application 17/0735 be refused as amended for the reasons (excluding refusal reason 2) as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that:

- I. The Chairman, Councillor Edward Hawkins, declared that all Committee Members had received a letter on the application on behalf of the applicant.
- II. Councillor Wheeler declared that she received a letter from the neighbours of the application site.
- III. Councillor Pat Tedder declared that she knew the resident to the neighbouring property of the site.
- IV. Councillor Katia Malcaus Cooper declared that her friend was an employee of Chobham Adventure Farm.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application as amended:

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

**65/P Application Number 17/0995: Coworth Flexlands School and Roundabout Junction, Chertsey Road, Valley End, Chobham**

The application was for the Installation of V-board entrance signs. (Amended plans rec'd 06/02/2018).

The recommendation to refuse the application was proposed by Councillor Pat Tedder, seconded by Councillor Victoria Wheeler and put to the vote and carried.

**RESOLVED that application 17/0735 be refused as set out in the report of the Executive Head – Regulatory.**

**Note 1**

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

**66/P Application Number 17/1038: Land at the Quays, Coleford Bridge Road, Mytchett**

The application was for the erection of 4 detached three bedroom dwellings (for staff) with revised pedestrian access and car parking. (Amended Plans & Additional Information - Rec'd 16/01/2018.)

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Paul Deach.

Members were advised of the following updates:

"The Council's Arboricultural Officer has formally raised no objections.

The Surrey Wildlife Trust has raised no objections."

The recommendation to refuse the application was proposed by Councillor Colin Dougan, seconded by Councillor Valerie White and put to the vote and carried.

**RESOLVED that application 17/1038 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

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

**67/P Application Number 16/1207: Windlemere Golf Club, Windlesham Road, West End**

The application 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). (Amended plans recv'd 19/2/18) (Amended information recv'd 23/2/18) (Amended plan and information recv'd 1/3/18).

Members expressed concerns regarding access to the site via the two different entrances. There were concerns regarding the possibility of the obscurement of the sight lines for when two smaller vehicles leave the site at the same time. As a result conditions six and seven of the original committee report presented to the Committee on 24 August 2017 would be changed to ensure the visibility zones are kept clear each side at a minimum of 2 metres back from the road.

The officer recommendation to approve the application was proposed by Councillor Nick Chambers, seconded by Councillor Adrian Page, and put to the vote and carried.

**RESOLVED that application be granted, subject to conditions and completion of legal agreement, as amended, with the final wording on the amended condition be delegated to the Head of Regulatory in consultation with the Chairman of the Planning Applications Committee.**

**Note 1**

As the application was originally deferred for a site visit by the Planning Applications Committee at the meeting of 24 August 2017 (minute 14/P refers), in accordance with Part 5, Section D, Appendix A, Paragraph 9 of the Council's Constitution only members who attended the site visit on the application were able to vote on the resolution.

**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 proposal to approve the application:

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, Adrian Page, Ian Sams, Pat Tedder and Victoria Wheeler.

**68/P Application Number 17/1078: 22 Grovefields Avenue, Frimley**

The application was for creation of a two storey building comprising 2 x 1 bed flats, and 2 x 2 bed flats with additional access from The Grove and Grovefields Avenue, including gates, parking areas, landscaping and bin storage. (Amended Plans - Rec'd 13/02/2018). (Additional information rec'd 08/03/2018).

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination at the Planning Applications Committee at the request of Cllr Sams.

Members were advised of the following updates:

"The SAMM payment has been paid, so refusal reason 3 should be omitted from the recommendation.

#### Representation

Five further objections have been received since the report was written, bringing the total to 30. However the issues raised are not different to those already listed and addressed in the Officer's report (see section 6), and are mainly concerned with parking provision and impact on character, and state that the revised plans have not overcome original concerns.

#### Further information from applicant

The applicant has submitted further information in respect of the proposal, since the Officer's report was written. This comprises two letters from local estate agents, stating that there are a shortage of 1 & 2 bedroom properties in the local area with demand continuing to outstrip supply, and that the properties would appeal in particular to staff at Frimley Park Hospital and Siemens which are both nearby.

A neighbour comment has been received in respect of these letters, stating the following:

- Few people would disagree that there is a shortage of housing but Deepcut will soon provide affordable housing to the market; no suggestion that this will be key worker housing for the hospital staff
- Parking provision is inadequate and has resulted in loss of amenity space for future residents
- Seems inappropriate for the correspondence to be included in what is a planning policy focused deliberation.

#### Officer comments:

The need for housing is not disputed and has been addressed in section 7.3 of the report. It is clear that there is a shortage of housing in the borough even taking into account other developments. It is appropriate to include the information as further evidence for housing need which is a very relevant consideration, however as set out in the officer's report, the need for the housing is not considered to outweigh the concerns in respect of harm to amenity, character and ecology. As such this further evidence does not alter the conclusions or recommendation."

The recommendation to refuse the application was proposed by Councillor Edward Hawkins and seconded by Councillor Mrs Vivienne Chapman, and put to the vote and carried.

**RESOLVED that application 17/1078 be refused as amended for the reasons (excluding refusal reason 3) as set out in the report of the Executive Head – Regulatory.**

**Note 1**

As this application triggered the Council's Public Speaking Scheme, Charlotte Wilson and Alexander Griffith spoke in objection to the application and Mr Shah, the agent, spoke in support of the application.

**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 proposal to refuse as amended:

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

**69/P Application Number 18/0091: Land south of Bourne Farm, Bagshot Road, Chobham**

The application was for the erection of a detached 3 bedroom dwelling, with parking and landscaping following demolition of existing barn (amendment to 16/1192). (Amended plans rec'd 05/03/18).

This application would normally be considered under the Council's Scheme of Delegation, however it had been called in for determination by the Planning Applications Committee at the request of Cllr Victoria Wheeler.

The officer recommendation to refuse the application was proposed by Councillor Katia Malcaus Cooper and seconded by Councillor David Mansfield.

**RESOLVED that application 18/0091 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

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 proposal to refuse the application for the reasons as set out in the report of the Executive Head – Regulatory:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, John Winterton, Victoria Wheeler, and Valerie White.

**70/P Application Number 17/1147: Pinegrove Farm, Ford Road, West End**

The application was for the removal of Condition 2 of BGR3370 requiring Agricultural Occupancy of Pinegrove Farm.

The officer recommendation to grant the application was proposed by Councillor Colin Dougan, seconded by Councillor Surinder Gandhum, and put to the vote and carried.

**RESOLVED that application be granted.**

**Note 1**

It was noted for the record that Councillor David Mansfield declared that he had been contacted by the applicant, but explained that in his position as a Planning Applications Committee member he could not comment on the application.

**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 proposal to approve the application:

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

Voting against the proposal to approve the application:

Councillor David Mansfield.

Chairman

2018/0180

Reg Date 21/03/2018

Windlesham

**LOCATION:** 123 LONDON ROAD, BAGSHOT, CAMBERLEY, GU19  
5DH

**PROPOSAL:** Installation of external lighting.

**TYPE:** Full Planning Application

**APPLICANT:** c/o Agent  
Burney Estates Ltd.

**OFFICER:** Duncan Carty

**This application would normally be determined under the Council's scheme of Delegation. However, it has been reported to the Planning Applications Committee at the request of the Executive Head of Regulatory.**

**RECOMMENDATION: GRANT subject to conditions**

**1.0 SUMMARY**

- 1.1 The proposal relates to a recently opened drive-thru coffee shop and the provision of external lighting. The site is a former public house on the north west side of London Road within the settlement of Bagshot. This is an alternative lighting scheme to the scheme refused planning permission (under SU/17/0705), which has been the subject of enforcement action and is now subject to appeal. This application principally replaces the 4 and 6 metre high lighting columns under the refused scheme with 1 metre high illuminated bollards. Other lower level lighting, e.g. above front and rear doors and within the bin store area, is also proposed.
- 1.2 The current proposal is not CIL liable. The current proposal is considered to be acceptable in terms of its impact on local character and highway safety. In addition, the proposed external lighting is considered to be overcome the objections raised to the refused scheme materially reducing its impact on residential amenity. As such, the proposal is considered to be acceptable and the application is recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application site lies on the north west side of London Road within the settlement of Bagshot, at the traffic light road junction with Waterers Way, serving the residential properties at Earlswood Park and the Waitrose retail development. The application property is a former public house, recently converted into a drive-thru coffee shop occupied by Costa Coffee. The building is centrally positioned on the site with the car park to the south west flank and rear, and a drive-thru access running from the north east flank around the building. Access to and egress from the site is from the A30 London Road.
- 2.2 The site has residential properties around the site, including 125 London Road and 121 London Road to either flank, with an access and 133 London Road beyond.

Nos. 129 and 131 Yaverland Drive lie to the rear. The site is opposite part of the Waitrose retail development car park.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 SU/15/0872 Change of use from public house (Class A4) to form a coffee shop (Class A3) with drive thru (Class A5) with associated alterations including acoustic barrier fence. Approved in May 2016 and implemented.

*Condition 5 of this permission restricts the hours of opening to the public to be between 07:00 and 21:30 hours on Mondays to Saturdays and between 07:00 and 19:00 hours on Sundays.*

- 3.2 SU/16/1198 Application for the consent to display illuminated advertisements. Approved in March 2017.

- 3.3 SU/17/0705 Installation of external lighting. Refused in November 2017.

*An enforcement notice was issued on 27 November 2017, taking effect on 2 January 2018, to cease the use of the lighting columns (that were the subject of this application) by 16 January 2018 and remove the columns by 2 February 2018. Subsequently, appeals have been lodged against the enforcement notice and refused application.*

*As such, the compliance period is on hold until these appeals are determined. To date, no timescale has been provided by the Planning Inspectorate for consideration of the appeals or likely decision date.*

### **4.0 THE PROPOSAL**

- 4.1 The proposal relates to the provision of external lighting at the site (retrospective). This lighting includes 16 no. 1 metre high lighting bollards arranged around the site, all located close to site boundaries except 3 centrally located close to the main entrance (at that rear) to, and 1 no. to the front of the coffee shop. Other lighting includes lighting above the front door and main entrance door (at the rear) as well as 1 metre high wall light to the east flank of the building and a 1.5 metre high light to the rear bins store.
- 4.2 For comparison the refused scheme included 4 no four metre high and 4 no. 6 metre high lighting columns arranged around the site, but predominantly adjacent to site boundaries.
- 4.3 The drawings also indicates existing illuminated signage considered under advertisement consent application SU/16/1198.

### **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No comments received.



- 5.2 Senior Environmental Health Officer No objections (see paragraph 7.3).
- 5.3 Windlesham Parish Council No objections.

## 6.0 REPRESENTATIONS

- 6.1 At the time of the preparation of this report, no representations had been received in support or raising an objection to the proposal.

## 7.0 PLANNING CONSIDERATIONS

- 7.1 The application site falls within the settlement of Bagshot. The proposal is not CIL liable. The current proposal is to be assessed against Policies CP1, CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework (NPPF), supported by guidance within the Planning Practice Guidance.
- 7.2 The main issues in the consideration of this application are:
- Impact on residential amenity;
  - Impact on local character; and
  - Impact on highway safety.

### 7.3 Impact on residential amenity

- 7.3.1 Paragraph 120 of the NPPF indicates that to prevent unacceptable risks from pollution, planning decisions should ensure that development is appropriate for its location. The effects (including cumulative) effects of pollution on health or general amenity and the potential sensitivity of the area to adverse effects from pollution should be taken into account. Paragraph 125 of the NPPF states that by encouraging good design, planning decisions should limit the impact of light pollution from artificial light on local amenity.
- 7.3.2 The National Planning Practice Guidance indicates (at Paragraphs 001-003 ref ID: 31-001-20140306) that artificial light, whilst providing benefits to society, is not always necessary and has the potential to become light pollution or obtrusive light and not all modern lighting is suitable in all locations. Light intrusion occurs when the light "spills" beyond the boundary of the area being lit. For example, light spill can impair sleeping, and cause annoyance to people.
- 7.3.3 The Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light" GN01:2011 provides advice on acceptable lighting levels indicating that there are published standards for most lighting tasks, with different levels depending upon the designated environmental zone. In the case of the application site, it is designated as an E3 (suburban) zone. The BS: 5489-1:2013 relates to the code of practice for the design of road lighting with Part 1 relating specifically to the lighting of public roads and public amenity areas and provides lighting standards for different environmental zones (measured in lux). In addition,

the BS EN 12464-2: 2014 focuses upon the recommendations for lighting outdoor places of work.

- 7.3.4 The BS 5489-1:2013 standard indicates that 20 lux is required in the car park and 40 lux for the drive-thru on the basis of its E3 suburban location. The lighting assessment provided by the applicant indicates that the lighting design achieves an average of 18 lux in the rear car park, increasing to 23 lux in the drive-thru, which compares with 23 and 46 lux, respectively, for the refused scheme. The BS 5489-1:2013 standard indicates that no more than 2 lux spillage should be provided to residential properties on the basis of its E3 suburban location. The level of light spillage to adjoining residential properties would not exceed this threshold. In this case, the proposal would not result in any significant spillage (expected to be no more than 1 lux to rear gardens) because of the predominant low level nature of the lighting (i.e. bollards below fence level) and it would indicate that the level of lighting is within much more acceptable parameters.
- 7.3.5 The Council's Senior Environmental Health Officer has raised no objections to the proposal. This is because the bollard luminaires would be directed downwards and sideways with no upward spill, in the case of the bollards due to the lighting provided to their side element only, and with the remaining lighting located below the top of the fencing. The Senior Environmental Health Officer is satisfied that this scheme has eliminated the problems caused by overspill and glare whilst maintaining a sufficient level of illumination at ground level.
- 7.3.6 In addition, the low level position of the illumination, predominantly below fence level, would limit its impact on the amenity of residential properties. The existing lighting has a level of intensity, and glare, which is considered to have unacceptable impacts on residential amenity. This is exacerbated by the distance the light shines (spillage) into adjoining residential properties because of their higher positions. To overcome the existing lighting issues, which are causing harm to residential amenity, it is proposed to impose by condition an implementation scheme to provide a timescale to secure the removal of the existing lighting.
- 7.3.7 As such, the proposal is acceptable on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

#### **7.4 Impact on local character**

- 7.4.1 The current proposal provides lighting bollards columns which, with no front boundary treatment, would be visible from the street. However, views of this lighting would be more limited from, the surrounding land (residential gardens). These bollards would also be seen against a backdrop of street columns on the highway and in the car park opposite the Waitrose retail development site. The other lighting is very discreet and would not have any discernible impact on local character.
- 7.4.2 As such, no objections are raised on character grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.5 Impact on highway safety**

- 7.5.1 The proposal would not have any significant impact on highway safety. As such, the proposed development is considered to be acceptable on highway grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.6 Other matters**

- 7.6.1 Due to the enforcement action, now subject to appeal and therefore on hold, as indicated in Paragraph 3.3 above, it is considered appropriate to impose conditions which align with the appeal process. In this respect, a limitation on one year to begin the development; and, a condition to agree a timetable to implement the proposed lighting, and remove the existing unauthorised lighting, is considered to be a proportionate, appropriate and a necessary requirement.

## **8.0 CONCLUSION**

- 8.1 The proposed development is considered to be acceptable in relation to its impact on local character and highway safety. In addition, the current proposal will overcome the harm to residential amenity caused by the existing lighting columns (subject to the cessation of use and removal of this existing lighting scheme). As such, the proposal is considered to be acceptable and is recommended for approval.

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

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

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

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within one year of the date of this permission.

Reason: In the interest of residential amenity and 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, Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

2. The proposed development shall be built in accordance with the following approved plans: 16572/E/500 Rev P6 and 2402 PL110 Rev. D, unless the prior written approval has been obtained from the Local Planning Authority.

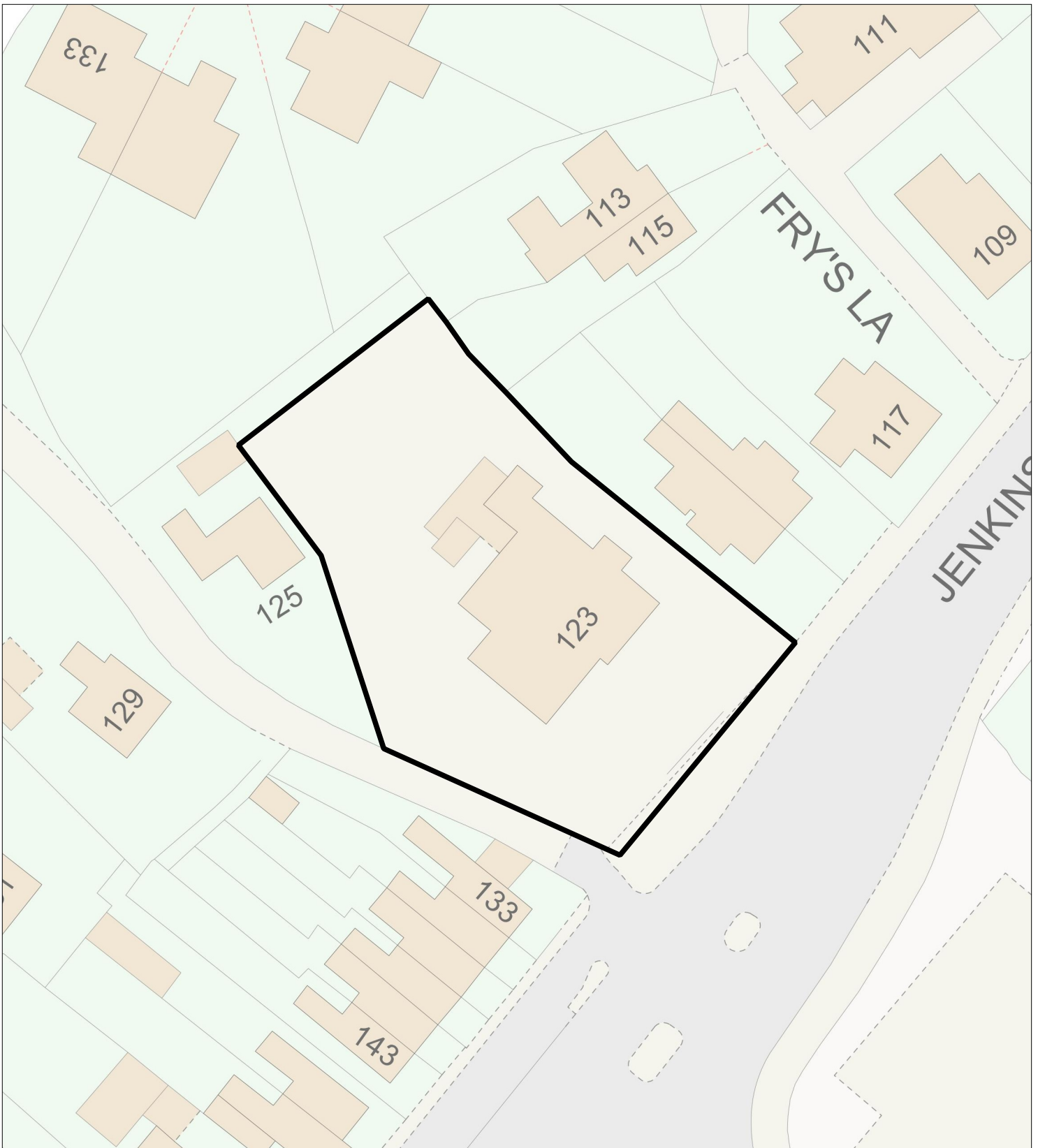
Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

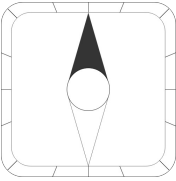


3. An implementation scheme shall be submitted to the Local Planning Authority within one month of the date of this permission. The scheme shall include a timescale for the implementation of the lighting scheme hereby approved and the cessation of use of the existing lighting scheme along with the removal of the lighting columns from the application site. Once approved, the development hereby approved shall be implemented in accordance with the agreed details.

Reason: In the interest of residential amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. The external lighting hereby approved shall only be illuminated during the approved hours of operation (as limited by Condition 5 of planning permission SU/15/0872) for the coffee shop/drive thru business on the site unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interest of residential amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.



<b>Title</b>	Planning Applications			
<b>Application number</b>	18/0180		<b>Scale @ A4</b>	1:500
<b>Address</b>	123 LONDON ROAD, BAGSHOT, CAMBERLEY, GU19 5DH		<b>Date</b>	17 Apr 2018
<b>Proposal</b>	TBA.			
<p>Page 29</p>			<p>Version 3      © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018      Author: DMD</p>	

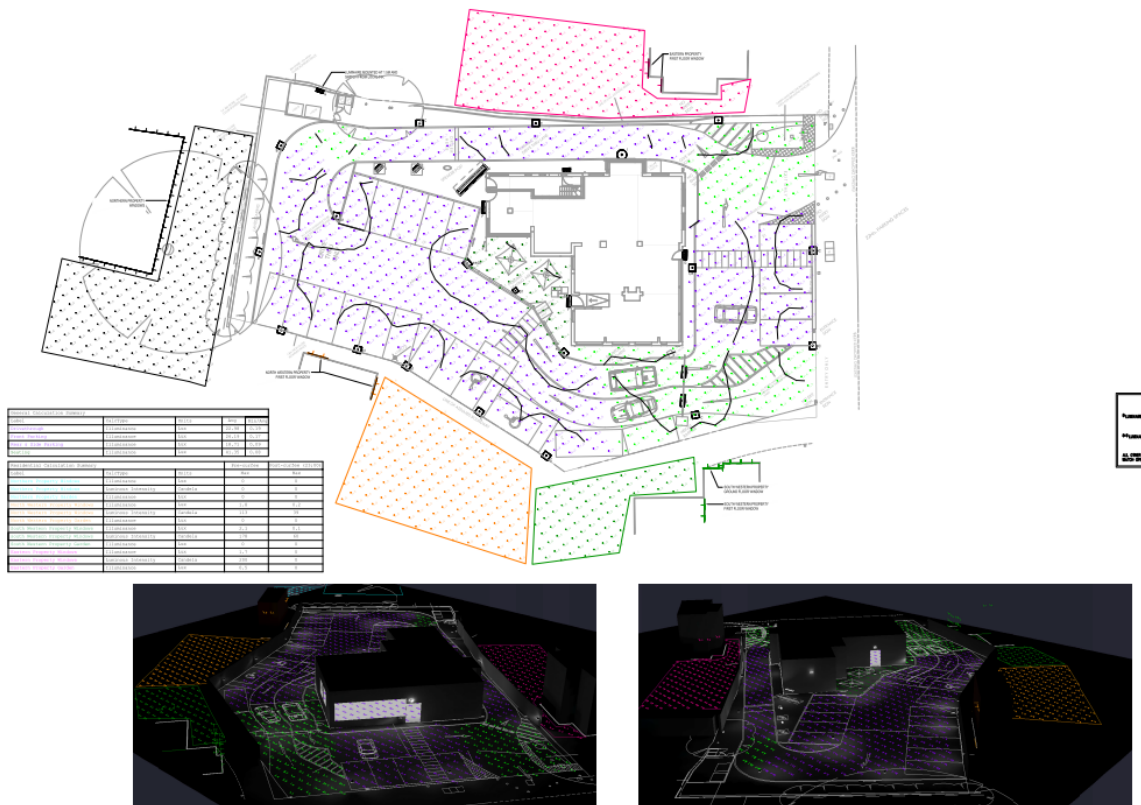
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18/0180 – 123 LONDON ROAD, BAGSHOT

Location plan



Proposed site layout



## Proposed elevations





View towards 125 and 133 London Road, Bagshot



View towards 121 London Road, Bagshot



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2018/0224

Reg Date 15/03/2018

Town

**LOCATION:** 33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG  
**PROPOSAL:** Erection of a part two storey, part three storey building with accommodation in the roof space to provide 8 No. one bedroom and 2 No. two bedroom flats for the learning disabled with associated accommodation following the demolition of existing building.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Jeffery  
 Consensus  
**OFFICER:** Duncan Carty

**RECOMMENDATION: GRANT subject to conditions**

**1.0 SUMMARY**

- 1.1 This application relates to the erection of a part two storey, part three storey building following the demolition existing building to provide 8 no. one bedroom and 2 no. two bedroom flats for the learning disabled. Planning permission had been granted for the retention of the front wall of the existing building and a part two storey, part three storey rear extension to provide a similar development, in the same built form as the current proposal. This proposal, in effect, seeks a variation to this previous planning permission (SU/16/0691) by allowing the removal of this front façade, the additional of a small flat roof upstand for the lift mechanism, other minor external changes and some minor amendments to the internal layout. The current proposal would provide a design, including tile hanging, facing brickwork, stone dado course, and window design, including a ground floor bay, to match the front wall of the existing building.
- 1.2 The application site falls within the Upper Gordon Road to Church Hill Conservation Area with residential properties to the east flank and rear (35 Upper Park Road and 19-21 Upper Gordon Road, respectively) with a recently completed, and currently partly occupied, flatted scheme to the west flank (29-31 Upper Park Road). The residential properties in this area are Victorian/Edwardian in age and large in size within large, heavily landscaped plots.
- 1.3 The previous use of the property was as a 10 bed residential accommodation for staff associated with a nearby nursing home (granted under planning permission SU/02/1178). The site was vacant, overgrown and in a poor condition but has recently been cleared with work started on the development granted under permission SU/16/0691.
- 1.4 The current proposal is considered to be acceptable in terms of its impact on character, trees, residential amenity, highway safety, the Thames Basin Special Protection Area and ecology.

**2.0 SITE DESCRIPTION**

- 2.1 This 0.13 hectare site is located on the north side of Upper Park Road in the Upper Gordon

Road to Church Hill Conservation Area. The Conservation Area Appraisal indicates:

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

The application site forms a part of an important group of larger dwellings and whilst many have been converted into more intensive residential uses (in the form of flatted development), their general residential character forms an important part of the Conservation Area. The former building had no specific designation and the Conservation Area Appraisal did not include this former building as a building of merit.

- 2.2 The application site previously comprised a large detached red brick Edwardian building with more modern additions to the rear and side. The former building was two storey in height with further accommodation in the roof. The remaining front façade features decorative tile hanging at first floor level, two bays and sash windows. A metal external fire escape was attached to the rear end of a flat roofed eastern flank/rear extension.
- 2.3 The application site is well screened on all boundaries by trees and shrubbery. The land slopes gently down from the road frontage and there is a more significant drop in level beyond the rear garden, to the properties behind. The application site has remained vacant for some time and the condition of the building had been deteriorating. The garden was overgrown and neglected and in a poor condition, but has subsequently been partly cleared.
- 2.4 Residential properties, in the form of flatted developments, lie to the east flank and rear (31 Upper Park Road and 19-21 Upper Gordon Road, respectively) with a recently completed flatted scheme to the west flank (31 Upper Park Road). The residential properties opposite (1 and 2 Shalbourne Rise) are more modern in appearance and age and fall outside the Conservation Area.

### **3.0 RELEVANT HISTORY**

- 3.1 SU/80/0779 Change the use of the premises from private dwelling to rest home for 8 elderly persons and 12 parking spaces. *Approved in September 1980.*
- 3.2 SU/02/1178 Change the use from residential care home (Class C2) to residential accommodation/hostel for staff employed at Kingsclear Nursing Home (Class C1). *Approved in October 2003.*
- 3.3 SU/06/0133 Conservation Area Consent for the demolition of existing building. *Refused consent in November 2006.*
- 3.4 SU/06/0135 Erection of a three storey building to form a new learning disability centre and staff training facilities following the demolition of existing building. *Refused permission in November 2006 and subsequent appeal dismissed in May 2007.*
- 3.5 SU/07/0983 Part conversion of existing building and erection of two storey extension with

rooms in the roofspace to form a Learning Disability Centre and staff training facilities, following part demolition of existing building. *Approved in February 2008.*

- 3.6 SU/12/0281 Part demolition and erection of a two storey front, side and rear extension and dormer extension to the side and front to provide accommodation in the roofspace and conversion of the building to provide 8 No. one bedroom flats for use by the learning disabled with associated accommodation. *Approved in October 2012, which expired in 2015.*
- 3.7 SU/16/0691 Part demolition and erection of a two storey front, side and rear extension and dormer extension to the side and front to provide accommodation in the roofspace and conversion of the building to provide 8 No. one bedroom flats for use by the learning disabled with associated accommodation. *Approved in December 2016. The site was being prepared for the implementation of this development, with the majority of the existing building removed (except the front wall), and the provision of foundations and a maximum of one level of blockwork at the time of the officer site visit.*

**4.0 THE PROPOSAL**

- 4.1 The current application proposal is to erect a part two storey/three storey building including dormers to the side and rear; following the demolition of an existing two storey rear addition; and conversion of the building into 8 no. one bedroom and 2 no. two bedroom flats for the learning disabled (Class C2). The Design and Access Statement for the approved development under SU/16/0691 indicated that *"the service will accommodate people who have a learning disability to live independently. The tenants will be supported to allow them to have access and be included in the local community enjoying educational, occupational, social and leisure facilities. Each individual will hold a tenancy for the flat. The residents will be permanent."*
- 4.2 The current proposal seeks to provide the development approved under SU/16/0691 with the following changes:
  - remove the front wall of the existing building; providing a complete redevelopment of the site;
  - provision of an 1.14 metre higher flat roof element upstand above the approved flat roof over the lift/staircase;
  - reposition of the windows and door access/porch of the staircase column;
  - replacement of gable roof to the rear elevation with a gable roof; and
  - internal alterations but retaining the same level of accommodation with rooms/flat layouts similar to the approved layout for SU/16/0691.

The current proposal would provide a design (including tile hanging, facing brickwork, stone dado course, and window design, including a ground floor bay) to match the front wall of the existing building.

- 4.3 As a comparison, the dimensions for the proposal, against the former structure, are as follows:

	<b>Former building</b>	<b>Current proposal</b>

<b>Maximum height</b>	11.7m	<b>11.4m</b>
<b>Eaves height</b>	5.8m	<b>5.8m</b>
<b>Predominant width</b>	10.2m	<b>15.0m</b>
<b>Predominant depth</b>	19.0m	<b>21.2m</b>

- 4.4 In the same manner as the approved scheme SU/16/0691, a car park would be provided to the front and east side of the application site providing parking for nine cars. The existing access onto Upper Park Road would remain unaltered and the majority of the trees to the site frontage would be retained. Some tree loss would occur/has occurred further into the site (including a large previously pollarded hornbeam tree suffering from severe fungal decay which has now been removed).
- 4.5 The previous use of the site was as a 10 bedroom staff accommodation for Kingsclear Nursing Home (granted permission under SU/02/1178). The former staff accommodation use was in place at the time of the consideration of the application SU/07/0983 in 2007.
- 4.6 The current proposal has been supported by a heritage statement. A separate statement has been provided concerning the condition of the existing front wall of the former building setting out the justification for its demolition.

## 5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No comments to date. No objections raised to the earlier permission SU/16/0961.
- 5.2 Conservation Adviser No objections.
- 5.3 Tree Officer No objections (verbal).
- 5.4 Surrey Wildlife Trust No comments to date. No objections raised to the earlier permission SU/16/0691.
- 5.5 Natural England No comments received to date. Any formal comments received will be reported to the Committee.

## 6.0 REPRESENTATIONS

- 6.1 At the time of preparation of this report no representations received in support or raising an objection to the proposal.

## 7.0 PLANNING CONSIDERATIONS

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

2012 (WUAC); Residential Design Guide SPD 2017 (RDG); and Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012 are relevant to the consideration of this application. The RDG was adopted in September 2017, after the assessment of the development under planning permission SU/16/0691, and is therefore a new material consideration.

7.2 Aside from the amendments to the approved scheme under SU/16/0691 as outlined in Paragraph 4.2 and the adoption of the RDG, it is not considered that there has been any significant change in circumstance since the grant of this permission. For completeness, a copy of the previous report is attached (Annex 1) and for reference purposes, the main issues and conclusions in this report, which also apply to this submission, are summarised below:

- No objections are raised to the principle of the development [See paragraph 7.3 of the officer report for SU/16/0691]
- No objections to the proposal on the impact on trees [See paragraph 7.4.6 of the officer report for SU/16/0691]
- No objections to the proposal on highway safety and parking [See paragraph 7.6 of the officer report for SU/16/0691]
- No objections to the proposal on its impact on the Thames Basin Heaths Special Protection Area [See paragraph 7.7 of the officer report for SU/16/0691]
- No objections to the proposal on its impact on local infrastructure and affordable housing delivery [See paragraph 7.8 of the officer report for SU/16/0691]
- No objections to the proposal on its impact on ecology [See paragraph 7.9 of the officer report for SU/16/0691]

As such, the principle has been established and the assessment below relates to the amendments only and the impact of the proposal on character and residential amenity in the light of the more recently adopted RDG.

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

- Impact on the character of the area and Conservation Area; and
- Impact on residential amenity.

#### **7.4 The impact on the character of the area and the Conservation Area.**

7.4.1 Paragraph 129 of the NPPF states:

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

The current proposal would result in the demolition of a building within the Upper Gordon Road to Church Hill Conservation Area. The proposal would result in the loss of the front wall of the development, originally intended to be incorporated in the proposal approved in SU/16/0691.

7.4.2 The Council's Conservation Adviser has raised no objections to the proposal. The current proposal is similar in design and built form to the approved development under planning

permission SU/12/0821. During the consideration of application SU/07/0983, the Surrey County Historic Buildings Officer had raised no objections to the proposed development, which was considered to be an improvement on previous schemes. The proposal will be predominantly pitched roofed, but would include a flat roof, at a two storey height, over the stairwell, which would be visible from the front of the site. However, the visual impact of this flat roof would be limited, because it would be seen against a backdrop of a larger, two storey pitched roof element behind.

7.4.3 The front wall of the building is not in a good condition; and this has become more apparent since the removal of the remainder of the former building. The statement confirms that the existing structure (i.e. the front wall):

- has been poorly constructed, suffering from suspected dry rot and kept damp by a foam filled cavity and without a dampproof membrane;
- is out of balance on a corroded and twisted steel beam (less support above the lintels supporting the ground floor openings (windows/doors));
- is part cavity and part solid with poor bonding, and on no real foundation (would need underpinning);
- will need substantial alteration to make its safer with tile hanging and mortar fixed tiles easily replaceable and limited brickwork to be retained; and
- it is unsafe to work on and around (although work is expected to shore-up the structure).

The issue is to try to preserve the Conservation Area and not this building, as it did not have any specific designation. The existing wall is not salvageable and therefore the intention is to rebuild the front wall to a condition as close to the existing wall as is possible. In this regard, an acceptable facsimile is proposed. With the support of the Council's Conservation Adviser, no objections are therefore raised to this alteration.

7.4.4 The WUAC indicates that within the Victorian/Edwardian Subdivisions character area, development proposals will need to reflect the historic plot dimensions, architectural detailing and scale and massing and incorporate high quality detailing and materials, softening through the provision of vegetation and the building to strongly address the road frontage with a traditional front/back relationship to the street. In addition, the SPD indicates that the retention of good quality Victorian/Edwardian buildings will be strongly encouraged and extensions to such buildings will need to be sensitive and enhance their character. The proposal provides a mix of materials, details of which have been/will be secured by condition, and roof level detail to add interest to the building. The design of the front wall of the proposed building reflects the existing front wall. As such, the current proposal is considered to accord with these objectives.

7.4.5 The RDG requires development to ensure that developments are not functionally and visually dominated by parking (principle 6.7), on-plot parking should be provided to the side and rear and where provided to the front should be enclosed by soft landscaping (principle 6.8), should reflect the spacing, height and building footprints of existing buildings (principle 7.4), development should reflect traditional form and styles and designers should use architectural detailing to create attractive buildings that positively contribute to the character and quality of the area. It is considered that, in the same manner as the approved scheme, the current proposal reflects these principles.

7.4.6 The other minor changes to the external appearance of the proposed building, as indicated in Paragraph 4.2 above, would not have significant impact on local character.

7.4.7 In conclusion, the proposal is considered to be acceptable in terms of its impact on the character of the area and the Conservation Area. As such, the proposal accords with Policies DM9 and DM17 of the CSDMP and the NPPF, and advice in the WUAC and the



RDG.

## **7.5 The impact of the proposal on residential amenity**

- 7.5.1 The current proposal would provide a minor increase in roof form by providing a 1.1 metre flat roof upstand above part of the flat roof lift/staircase for the building. This roof increase would be seen against the higher ridge of the building; 1.7 metres higher than the proposed roof. Noting its limited size and location set off the east flank boundary, no material impact on residential amenity is envisaged from this amendment. The other minor changes to the roof form (rear gable) and window arrangements to the staircase/lift column would have no material effect on residential amenities.
- 7.5.2 The RDG requires development to provide a reasonable amount of privacy to habitable rooms and sensitive outdoor amenity areas (principle 8.1), all habitable rooms should be provided with an outlook from at least one main window (principle 8.2), occupants of new dwellings should be afforded good quality daylight and sun access levels to habitable rooms and external spaces and should not result in the occupants of neighbouring dwellings from suffering a material loss of daylight and sun access (principle 8.3). It is considered that, in the same manner as the approved scheme, the current proposal reflects these principles.
- 7.5.3 The current proposal therefore complies with Policy DM9 of the CSDMP and the RDG.

## **8.0 CONCLUSION**

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

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

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

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

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The proposed development shall be built in accordance with the following approved plans: H.14.26(20)1 Rev. Q, H.14.26(00)2 Rev. I, H.14.26(00)3 Rev. G, H.14.26(00)4 Rev. M, H.14.26(00)5 Rev. B and H.14.26(9-)2 Rev. F, 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.

2. The brickwork, roof tile and render details shall be provided in accordance with the details agreed on 29 March 2018. The details of hanging tile, roof tile, rainwater goods, roof eaves profile (provided on a drawing at a scale of 1:5) and fenestration shall be submitted to and approved prior to their construction/installation. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and conservation grounds and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

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

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

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

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

5. Details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS]. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in

accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape.**

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

6. The development hereby approved shall be implemented in accordance with the arboricultural method statement details agreed on 6 October 2017 and the tree protection measures shall be retained for the duration of the construction process.

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

7. The development hereby approved shall be provided with the visibility splay details agreed on 14 November 2017 and shall thereafter be permanently clear of any obstruction.

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

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

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

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

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. The development hereby approved shall be implemented in accordance with the method of construction details agreed on 3 January 2018 and shall be retained for the duration of the construction process.

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

#### Informative(s)

1. Decision Notice to be kept DS1
2. Party Walls (etc) Act 1996 DE3

3. In relation to the hanging tile details to be provided to comply with Condition 3 above, the applicant would be expected to replicate the decorative detailing of the hanging tile on the remaining front wall of former building.

2016/0691

Reg Date 13/07/2016

Town

**LOCATION:** 33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG

**PROPOSAL:** Part demolition and erection of a part two storey, part three storey front, side and rear extension and front/rear dormers to provide extended accommodation in the third floor/roofspace and conversion of the building to provide 8 no. one bedroom and 2 no two bedroom flats for use by the learning disabled with associated accommodation. (Amended plans rec'd 17/11/2016).

**TYPE:** Full Planning Application

**APPLICANT:** Mr Paul Jeffery  
Consensus

**OFFICER:** Duncan Carty

## **RECOMMENDATION: GRANT subject to conditions**

### **1.0 SUMMARY**

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

### **2.0 SITE DESCRIPTION**

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

*"The general character of the conservation area derives from the specific building period of the properties which are largely late nineteenth century and early twentieth century detached and semi-detached houses and villas...The importance of this area lies in the group value of the buildings, rather than in their individual architectural merit. There is a*

*high proportion of good Victorian and Edwardian villas and houses which still retain most of their original character, with important architectural features such as decorative wood detailing and redbrick pointing to the redbrick houses...The Upper Park Road area is characterised by a number of late Victorian houses (pre 1898) in substantial well-treed gardens."*

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

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

### **3.0 RELEVANT HISTORY**

- 3.1 SU/80/0779 Change the use of the premises from private dwelling to rest home for 8 elderly persons and 12 parking spaces. *Approved in September 1980.*
- 3.2 SU/02/1178 Change the use from residential care home (Class C2) to residential accommodation/hostel for staff employed at Kingsclear Nursing Home (Class C1). *Approved in October 2003.*
- 3.3 SU/06/0133 Conservation Area Consent for the demolition of existing building. *Refused consent in November 2006.*
- 3.4 SU/06/0135 Erection of a three storey building to form a new learning disability centre and staff training facilities following the demolition of existing building. *Refused permission in November 2006 and subsequent appeal dismissed in May 2007.*
- 3.5 SU/07/0983 Part conversion of existing building and erection of two storey extension with rooms in the roofspace to form a Learning Disability Centre and staff training facilities, following part demolition of existing building. *Approved in February 2008.*
- 3.6 SU/12/0281 Part demolition and erection of a two storey front, side and rear extension and dormer extension to the side and front to provide accommodation in the roofspace and conversion of existing building to provide 8 No. one bedroom flats for use by the learning disabled with associated accommodation. *Approved*

in October 2012, which expired in 2015.

#### 4.0 THE PROPOSAL

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

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

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

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

#### 5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Conservation Adviser No objections.
- 5.3 Tree Officer No objections (verbal).
- 5.4 Surrey Wildlife Trust No objections.

- 5.5 Natural England No comments received to date. Any formal comments received will be reported to the Committee.

## 6.0 REPRESENTATIONS

- 6.1 At the time of preparation of this report no representations received in support and seven representations have been received with comments/objections which raise the following issues:
- Impact on highway safety, particularly the traffic movements on and off the site onto a busy road [See paragraph 7.6]
  - Use would be out of character with the area [See paragraph 7.4]
  - Loss of privacy [See paragraph 7.5]
  - It has not been adequately explained why some trees, which are not near the building, need to be removed, which are protected by its Conservation Area status [See paragraph 7.4]
  - The proposed extensions do not comply with Conservation Area restrictions [Officer comment: *There are no specific restrictions upon development within the Conservation Area, subject to the considerations under paragraph 7.4*]
  - One of the trees to the rear of the site requires thinning, having a detrimental impact on light to the neighbouring garden [See paragraph 7.4]
  - Loss of outlook and impact of the flank west wall on neighbouring properties [Officer comment: *Outlook is not a material planning consideration and see paragraph 7.4*]
  - Loss of trees and vegetation [See paragraph 7.4]
  - External materials and windows not in keeping with surrounding properties [Officer comment: *Details of materials would be considered by condition and see paragraph 7.4*]
  - Impact on local doctors surgeries [Officer comment: *This would not be a material planning consideration noting the size of the current proposal and its authorised use*]
  - Insufficient parking [See paragraph 7.4]
  - Impact of scale and massing on character of the Conservation Area [See paragraph 7.4]
  - Precedent for future development in the Conservation Area [Officer comment: *Each application is determined on its own merits*]
  - Development fails to comply with the Core Strategy objective 7, Policy HE1 (of the 2000 Local Plan) and guidance in the Western Urban Area Character SPD 2012 [See paragraph 7.4]
  - Impact on adjoining rear garden [See paragraph 7.5]

## 7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located within the settlement area of Camberley, within a "Historic Routes" area defined as having a Victorian/Edwardian character as set out in the Western Urban Area Character Supplementary Planning Document 2012 and within the Upper Gordon Road to Church Hill Conservation Area. As such, Policies CP1, CP2, CP6, CP11, CP12, CP14, DM9, DM11, DM14 and DM17 of the Surrey Heath Core Strategy and



Development Management Policies 2012 (CSDMP); Policies NRM6 of the South East Plan 2009 (as saved) (SEP) and the National Planning Policy Framework (NPPF). In addition, guidance within the Western Urban Area Character Supplementary Planning Document 2012; and Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012 are relevant to the consideration of this application.

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

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

### 7.3 Principle of the development

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

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

7.4.1 Paragraph 129 of the NPPF states:

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

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

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

7.4.3 The three storey element to the rear would not be visible from the street, and this element would appear as a part of the roof level accommodation when viewed from the front of the site, and would not be, in itself, harmful to the character of the area. The proposal would provide a complicated roof form and a more complex roof form would normally be more appropriate. However, noting the setback of the building (particularly the rear section) and

the landscape screening to the front, most of which is to be retained, the impact is much reduced. In addition, the poor quality existing flat roof rear section (which is clearly apparent from ground level) is to be removed and the front facade retained as a part of this proposal, and the general appearance of the site and condition of the existing building, is poor. It is considered overall that the current proposal would enhance the visual appearance of this site.

- 7.4.4 Whilst the building would be extended to each side reducing the spacings between buildings, noting the minimum gaps (of about 1 and 7 metres to the west and east flank boundaries, respectively) retained to each boundary; the setback of these extensions from the front wall of the existing building (and the street); the amount of landscaping around the building; and, the fact that a similarly scaled proposal has been previously approved under planning permission SU/12/0821, no objections are raised to this part of the development proposal.
- 7.4.5 The Western Urban Area Character SPD 2012 indicates that within Victorian/Edwardian Subdivisions character area, development proposals will need to reflect the historic plot dimensions, architectural detailing and scale and massing and incorporate high quality detailing and materials, softening through the provision of vegetation and the building to strongly address the road frontage with a traditional front/back relationship to the street. In addition, the SPD indicates that the retention of good quality Victorian/Edwardian buildings will be strongly encouraged and extensions to such buildings will need to be sensitive and enhance their character. The proposal provides a mix of materials, details of which would be secured by condition, and roof level detail to add interest to the building. As such, the current proposal is considered to accord with these objectives.
- 7.4.6 The application site is well tree'd and is well screened to most parts of the site boundary. Most of the existing trees are proposed to be retained, but some examples to the front and in the rear garden are poor quality and could be replaced. A large Hornbeam tree located to the east flank of the existing buildings is proposed to be felled. This tree has previously been heavily pollarded but has now grown to a significant height. However, this tree is showing signs of extensive fungal decay and therefore has a very limited life expectancy. A replacement tree will be sought, by condition. No objections are raised to the proposal by the Council's Tree Officer. As such no objection is raised with regard to impact of the proposal on trees.
- 7.4.7 The current proposal would provide a car parking area of nine spaces to the site frontage and east side of the building. The existing frontage vegetation in particular will need to be retained (or replaced with suitably sized planting) to assist in screening the proposed car parking. In addition, the adjoining/nearby sites, particularly 29 and 31 Upper Park Road, also have similar parking areas to their site frontages (all screened in part by frontage vegetation/walls).
- 7.4.8 In conclusion, the proposal is considered to be acceptable in terms of its impact on the character of the area and the Conservation Area. As such, the proposal accords with Policies DM9 and DM17 of the CSDMP and advice in the Western Urban Area Character Supplementary Planning Document 2012.

## **7.5 The impact of the proposal on residential amenity**

- 7.5.1 The current proposal would extend close to the flank boundary with the flatted development at 31 Upper Park Road, which has windows in the flank elevation facing the application site. These windows are fitted with obscure glazing and appear to serve bathrooms within flats at ground and first floor, and no objections are raised to loss of light to such accommodation. The proposed extension would extend approximately 10.5 metres beyond the main rear wall of 31 Upper Park Road and extend in part to a minimum of 1 metre from the flank boundary with this property. The windows in the rear elevation of this neighbouring block include habitable room windows, at ground and first floor levels, to which light would also be lost. The presence of this extension would also be clearly felt from the rear garden of this block. However, noting the similarly scaled development previously granted

permission (under SU/12/0821); the influence of the existing built form (and limited further extension currently proposed); the size (and especially the width) of the rear amenity space available to the current (and future) occupiers of residential flats within 29 and 31 Upper Park Road; and, the level of landscaping on the flank boundary between these properties, no objections are raised to the proposal on loss of light to these rooms or impact on the rear garden.

- 7.5.2 The existing building has a number of windows looking towards 31 Upper Park Road on its western elevation and the proposal will reduce the number of windows leaving two windows to each floor as primary windows serving a bedroom or living room/kitchen space at these floor levels. Other windows are secondary windows which are required to improve light. As such, these windows are proposed to be fitted (and retained in perpetuity) with obscure glazing and non-opening in part so that there is no material loss of privacy, over the current authorised use.
- 7.5.3 The separation distances between the rear of the new building and the property to the rear will remain largely unaltered and a substantial tree screen exists on the rear boundary. Similarly, given the generous separation distance between the proposed building and the neighbouring property at 35 Upper Park Road, together with existing mature boundary planting (much of which is to be retained), the proposal is not considered to give rise to harm to neighbouring residential amenities, even with the level of habitable rooms with sole (or primary) windows facing the application site. It is also proposed that windows in this elevation facing that property are to be fitted with obscure glazing and non-opening in part so that there would be no material loss of privacy to 35 Upper Park Road.
- 7.5.4 The proposal also provides a bin store and some angled parking close to the flank boundary with 35 Upper Park Road. However, noting the existing boundary screening and subject to conditions to agree landscape details, including boundary treatments, no objections are raised. These arrangements are also similar to the approved scheme SU/12/0281 with the bin store in the same location and a servicing/turning area provided in the location of the parking spaces closest to the mutual flank boundary.
- 7.5.5 The current proposal would provide about 400 square metres of rear amenity to serve the application property. Even with some heavy landscaping and trees retained, an acceptable level of private amenity space would be provided for future occupiers of the proposed development (if approved). The current proposal therefore complies with Policy DM9 of the CSDMP.

## **7.6 Impact on highway safety and parking.**

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

## **7.7 Impact on the Thames Basin Heaths Special Protection Area**

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

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

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

7.7.3 As such, it is considered that with the proposal development providing no net gain in units from the authorised/existing use of the existing building in 2005, the current proposal would not have an adverse impact on the integrity of the SPA and accords with Policy CP14 of the CSDMP, Policy NM6 of the SEP, and guidance within the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and the National Planning Policy Framework.

## **7.8 Impact on local infrastructure and affordable housing delivery**

7.8.1 The Council adopted the Developer Contributions SPD in October 2011 and financial contributions are now required for any development providing new dwellings or commercial floorspace; levels of contributions have been drawn from work carried out by the Surrey Collaboration Project and the amount payable will be dependent on the scale of the development and its location.

7.8.2 In this instance the development proposes the conversion of the existing building into 8 residential units for the learning disabled would result in Class C2 development being provided not lead to an intensification of use of the site beyond its current lawful use. As such, the proposed development would not have any adverse impact on local infrastructure and accords with Policy CP12 of the CSDMP and advice in with Developer Contributions Supplementary Planning Document 2011.

## **7.9 Impact on ecology**

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

## **8.0 CONCLUSION**

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

8.2 The proposal therefore accords with the objectives of development plan policies referred to above, and is considered to be acceptable.

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

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

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

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

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

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

2. The proposed development shall be built in accordance with the following approved plans: (00)4 Rev. G and (21)1 Rev. G received on 16 November 2016 and (00)2 Rev E, (00)3 Rev. D and (9-)2 Rev. D, unless the prior written approval has been obtained from the Local Planning Authority.

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

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

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

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

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

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

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

6.
  1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
  2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**.

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

7. No development including demolition shall take place until a detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2012 “Trees in Relation to Design, Demolition and Construction” and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

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

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

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

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

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

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

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. No development, including any demolition or site clearance, shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation in writing that there will be no on-site burning of material during the demolition, site clearance and construction phases.

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

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

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

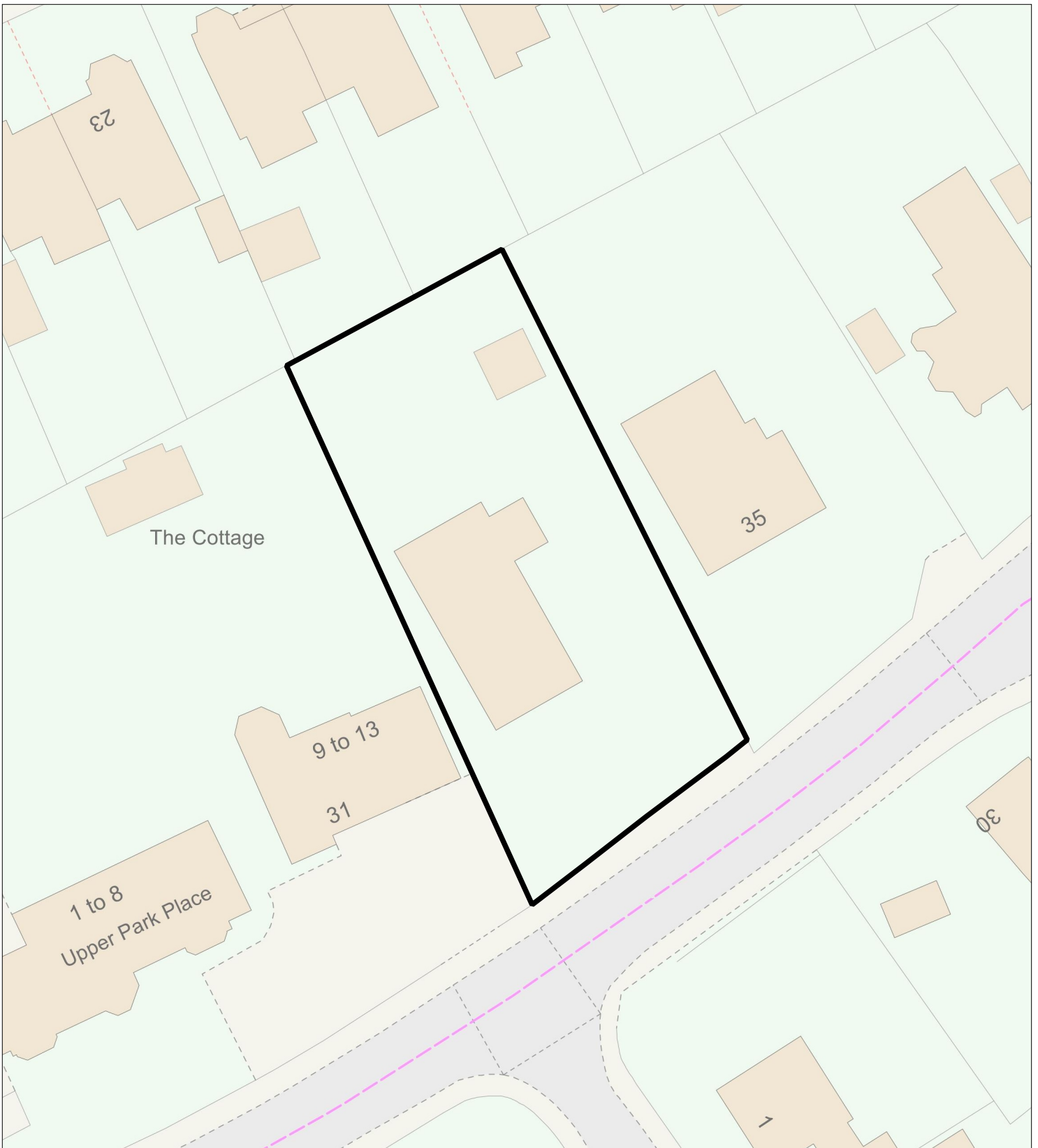
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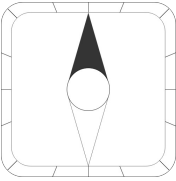


**MINUTE LIST OF COMMITTEE  
15 December 2016**

<b>APP. NO</b>	<b>WARD</b>	<b>LOCATION &amp; PROPOSAL</b>	<b>TYPE</b>	<b>DECISION</b>
<b>2016/0691</b>	<b>TOW</b>	<b>33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG</b>	<b><u>FFU</u></b>	<b>AF</b>
DC		Part demolition and erection of a part two storey, part three storey front, side and rear extension and front/rear dormers to provide extended accommodation in the third floor/roofspace and conversion of the building to provide 8 no. one bedroom and 2 no two bedroom flats for use by the learning disabled with associated accommodation. (Amended plans rec'd 17/11/2016).		

**ACTION**  
APPROVED (AS PER RECOMMENDATION)



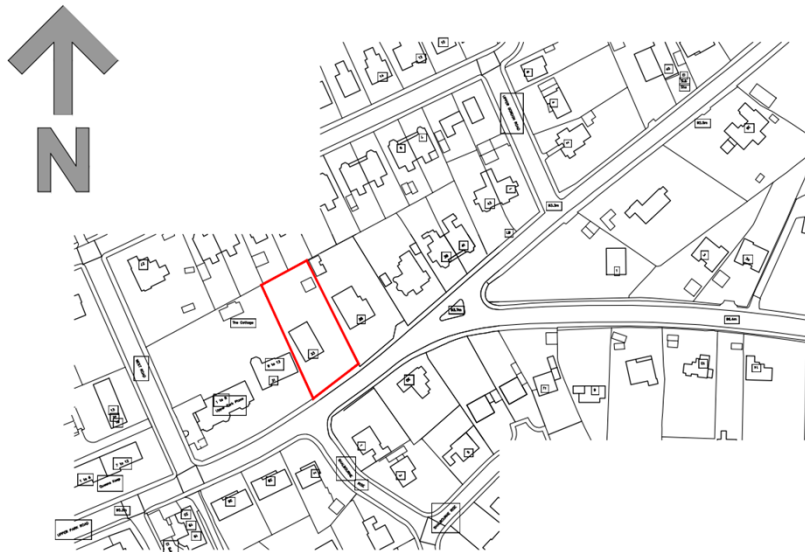


<b>Title</b>	Planning Applications		
<b>Application number</b>	18/0224	<b>Scale @ A4</b>	1:500
<b>Address</b>	33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG	<b>Date</b>	17 Apr 2018
<b>Proposal</b>	Erection of a part two storey, part three storey building with accommodation in the roof space to provide 10 No. one bedroom flats for the learning disabled with associated accommodation following the demolition of existing building.		 
			
<p>Version 3      © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018      Author: DMD</p>			

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18/0224 – 33 UPPER PARK ROAD, CAMBERLEY

Location plan



Proposed site layout



## Proposed elevations



## Approved elevations



Site photos

View from Upper Park Road



Front of existing building



View from rear of site



View towards rear boundary of site



**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:

<b>A1. Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
<b>A2. Financial &amp; professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3. Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
<b>A4. Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not nightclubs).
<b>A5. Hot Food Takeaways</b>	For the sale of hot food consumption off the premises.
<b>B1. Business</b>	Offices, research and development, light industry appropriate to a residential area.
<b>B2. General Industrial</b>	Use for the carrying on of an industrial process other than one falling within class B1 above.
<b>B8. Storage or Distribution</b>	Use for the storage or as a distribution centre including open air storage.
<b>C1. Hotels</b>	Hotels, board and guest houses where, in each case no significant element of care is provided.
<b>C2. Residential Institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A. Secure Residential Institutions</b>	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.
<b>C3. Dwelling houses</b>	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.
<b>C4. Houses in Multiple Occupation</b>	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.
<b>D1. Non-residential Institutions</b>	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.
<b>D2. Assembly &amp; Leisure</b>	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).
<b>Sui Generis</b>	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.