



**Surrey Heath Borough Council**  
Surrey Heath House  
Knoll Road  
Camberley  
Surrey GU15 3HD  
Telephone: (01276) 707100  
Facsimile: (01276) 707177  
DX: 32722 Camberley  
Web Site: [www.surreyheath.gov.uk](http://www.surreyheath.gov.uk)

**Department:** Democratic and Electoral Services  
**Division:** Corporate  
**Please ask for:** Eddie Scott  
**Direct Tel:** 01276 707335  
**E-Mail:** [democratic.services@surreyheath.gov.uk](mailto:democratic.services@surreyheath.gov.uk)

Tuesday, 14 August 2018

To: The Members of the **Planning Applications Committee**  
(Councillors: Edward Hawkins (Chairman), Valerie White (Vice Chairman),  
Nick Chambers, 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 and Victoria Wheeler)

**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, 23 August 2018 at  
7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

---

#### AGENDA

	Pages
<b>1 Apologies for Absence</b>	
<b>2 Minutes of Previous Meeting</b>	<b>3 - 6</b>

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 19 July 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: 17/0540- Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX *</b>	<b>7 - 26</b>
<b>5</b>	<b>Application Number: 17/0524- Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX *</b>	<b>27 - 44</b>
<b>6</b>	<b>Application Number: 18/0331- Land at Rear of 26-38 and 42 Kings Road, West End, Woking, GU24 9LW *</b>	<b>45 - 64</b>
<b>7</b>	<b>Application Number: 18/0496- 22 Longmeadow, Frimley, Camberley, GU16 8RR</b>	<b>65 - 74</b>
<b>8</b>	<b>Application Number: 18/0471- 2b London Road, Bagshot, GU19 5HN</b>	<b>75 - 84</b>

**\* indicates that the application met the criteria for public speaking**

#### **Glossary**

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 19 July 2018**

---

+ Cllr Edward Hawkins (Chairman)  
+ Cllr Valerie White (Vice Chairman)

+ Cllr Nick Chambers	+ Cllr Max Nelson
+ 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

+ Present  
- Apologies for absence presented

Substitutes: Cllr David Allen (in place of Cllr Pat Tedder) and Cllr John Winterton (in place of Cllr Colin Dougan)

Members in Attendance: Cllr Alan McClafferty

Officers Present: Duncan Carty, Jessica Harris-Hooton, Jonathan Partington and Eddie Scott

**8/P Minutes of Previous Meeting**

The Minutes of the meeting held on 26 June 2018 were confirmed and signed by the Chairman.

**9/P Application Number: 17/0540 - Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX**

The application was deferred as a result of late comments received from an objector to the application. The Planning Officer advised the Committee that the new comments were technical in nature and would require careful consideration. The documents would also require input from consultees including the drainage engineer and require time to allow the applicants to make full comment.

**10/P Application Number: 17/0524 - Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX**

The application was deferred as a result of late comments received from an objector to the application. The Planning Officer advised the Committee that the new comments were technical in nature and would require careful consideration.

The documents would also require input from consultees including the drainage engineer and require time to allow the applicants to make full comment.

**11/P Application Number: 18/0338 - The Manor, 30 Southwell Park Road, Camberley, GU15 3QQ \***

The application related to a mixed pre-school nursery/residential property within the settlement of Camberley. The proposal sought consent for the variation of Condition 1 of planning permission SU/15/0474 to allow for an increase in the number of children attending the pre-school nursery from 12 to 15.

This application would normally have been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Councillor Alan McClafferty on the grounds of noise/parking impact on neighbours.

Members were advised of the following updates:

"A letter in support from the agent has been submitted and is appended to this update as Annex 1. It is considered that the issues raised in this letter are addressed in the officer report."

Members noted the letter published as an annex in the supplementary papers at the meeting.

The officer recommendation to approve the application was proposed by Councillor Nick Chambers and seconded by Councillor Jonathan Lytle.

**RESOLVED that application 18/0338 be granted subject to the conditions as set out in the officer report.**

**Note 1**

It was noted for the record that Members had received various pieces of correspondence in support and in objection of the application.

**Note 2**

As this application had triggered the Council's Public Speaking Scheme, Mr Paul Scott, the agent, spoke in support of the application.

**Note 3**

Councillor Valerie White read out a letter on behalf on an objector who was unable to attend the meeting as a public speaker.

**Note 4**

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: David Allen, Nick Chambers, Mrs Vivienne Chapman, Surinder Gandhum, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams and John Winterton.

Voting against the recommendation to grant the application:

Councillors: Edward Hawkins, Katia Malcaus Cooper, Victoria Wheeler and Valerie White.

**12/P Application Number: 17/0929 - 38 Guildford Road, Lightwater, GU18 5SN**

The application was for the variation of Condition 4 of planning permission SU/12/0766 (relating to the erection a two storey rear/side extension) to alter the use of the dance studio for up to 12 Sundays in any calendar year.

This application would have normally been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Councillor John Winterton due to the impact of the proposal on residential amenity and traffic.

Members received the following updates on the application:

"Correction: Recommendation in Paragraph 10.0 should read "Grant, subject to conditions"

County Highway Authority has raised no objections indicating that the Authority has no highway safety objections to the dance studio being used on Sundays when there are generally no peaks or troughs in traffic on the network."

The officer recommendation to grant the application was proposed by Councillor Nick Chambers and seconded by Councillor Robin Perry.

**RESOLVED that application 18/0338 be granted subject to the conditions as set out in the officer report.**

**Note 1**

It was noted for the record:

- I. Councillor John Winterton and other members of the Committee had received various pieces of email correspondence in regard to the application.
- II. Councillor David Mansfield and other members of the Committee had seen members of Terri Jayne Theatre Arts perform at various events.
- III. Councillor Surinder Gandhum had been presented with a selection of photos relating to parking at the application site.

**Note 2**

As this application had triggered the Council's Public Speaking Scheme, Mr Peter Blake and Mr Andy Gibson spoke in objection to the application and

Mrs Terri Bowen, the applicant, and Mrs Tina Roberts 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 recommendation to grant the application:

Councillors: David Allen, Nick Chambers, Mrs Vivienne Chapman, Jonathan Lytle, Adrian Page, Robin Perry and Ian Sams.

Voting against the recommendation to grant the application:

Councillors: Surinder Gandhum, Edward Hawkins, Katia Malcaus Cooper, David Mansfield, Max Nelson, Victoria Wheeler and Valerie White.

Chairman

2017/0540

Reg Date 02/08/2017

Chobham

**LOCATION:** TIFFANYS (FORMERLY LONGACRES), STATION ROAD, CHOBHAM, WOKING, GU24 8AX

**PROPOSAL:** 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) (Additional information recv'd 05/04/2018). (Additional information recv'd 27/4/18). (Amended plans rec'd 07/06/2018) (Additional information recv'd 24/7/18) (Amended plans rec'd 30/07/2018).

**TYPE:** Full Planning Application

**APPLICANT:** Mr & Mrs Burrell

**OFFICER:** Duncan Carty

**RECOMMENDATION: GRANT subject to conditions**

**UPDATE**

Deferrals

- (i) This application was originally reported to the Planning Applications Committee meeting on 5 April 2018 when it was resolved by Members that this application was deferred to allow the submission of drainage details for consideration and a Member site visit. This original committee report is provided at the end of this update.
- (ii) Drainage details were submitted on 7 June 2018. However, the application was deferred from the 26 June committee because of an administrative error. Subsequently, a Member site visit took place on the 12 July 2018.
- (iii) The application was then reported to the 19 July committee but was again deferred. This was due to the late receipt of an objection, on 18 July 2018 raising objections of a technical nature relating to flooding and drainage which required a response from the Council's Drainage Engineer (received on 27 July 2018). The objection also included a letter questioning the position of the applicant and her daughter in the national rankings, and the elite nature of the horses they train, which has resulted in a considered response from the applicant (received on 24 July 2018).

Amended plans

- (iv) Since the original submission the applicant has provided the following amendments:
  - the proposed hardstanding area around the proposed stables has been rationalised with a reduced parking provision (received on 30 July 2018); and,
  - the outdoor school has been repositioned west of the proposed stable building (and beyond the re-sited indoor school under application SU/17/0524) (received on 30 July 2018) i.e. approximately 40 metres from the south flank boundary (with Oakhurst);

The reduced hardstanding area provides a minor benefit to the openness of the Green Belt. The re-siting of the outdoor school would have no material greater impact upon the spread of development or the openness of the Green Belt.

- (v) In addition, the proposal would be acceptable in terms of its impact on character and residential amenity, with the proposed outdoor school set closer to St. Nicholas, but positioned behind a tree screen between these properties, and the clear improvements to the relationship with Oakhurst. The minimum distance of the outdoor school from Oakhurst's northern boundary would now be approximately 40 metres, which is significant. The comments to these amendments from the County Highway Authority are awaited.

#### Drainage details

- (vi) A drainage plan for the wider site, incorporating development under application SU/17/0540, had been provided for both applications on 7 June 2018 which included:
- a perforated drainage pipe to be provided within the outdoor school collecting surface water which flows through the outdoor school sub-base which connects to a pipework network including downpipes from the roof of the indoor school and stables which would flow towards the existing drainage ditch close to the north boundary of the application site (adjacent to Broadford Lane);
  - a sub-base for the outdoor school structure (development under application SU/17/0540); and
  - a twinwall 450mm drainage pipe from the boundary of Oakhurst to take surface water drainage from that site to connect to and flow north along an existing drainage ditch which links into the existing drainage ditch close to the north boundary of the site (adjacent to Broadford Lane).

These details would have ensured that the surface water drainage from the application site and any excess surface water drainage from Oakhurst would flow into the existing drainage network. However, the changes to the siting indicated in paragraph (iv) above, has necessitated a new drainage strategy which included the drainage into the ditch at the north boundary, and was provided on 30 July 2018. These details have provided drainage runs from the stables and hardstanding; indoor and outdoor schools into the ditch on the north boundary of the site.

- (vii) The technical objection from the neighbour, including evidence from PFA Consulting, has indicated that there are errors in the provided flood risk assessment (e.g. identifying the site within Flood Zone 1 instead of 2) and that ground tests should be made a condition of a site specific analysis and permeability should be undertaken, along with water quality tests, before planning permission is granted. The ditch is also a blind ditch and has no identifiable outfall. The objection also indicates that the proposal does not relate to "outdoor" facilities and there is no evidence in the FRA that a sequential test has been considered.
- (viii) Paragraph 158 of the NPPF (as revised) states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. No other locations have been considered, i.e. with a lower probability of flooding, but in this case such an exercise would be academic when this proposal meets the applicant's specific practical need for locating the development adjacent to their dwelling. In the officer's opinion the sequential test would therefore be passed. In addition, these outdoor sport and recreation facilities are defined by the PPG as 'water-compatible development' having the lowest vulnerability classification. In effect, these structures would be floodable during flood events and would not be protected from floodwater. Under these circumstances, the proposal would not result in



increasing flood risk elsewhere. As such the development would be appropriate in Flood Zone 2 and there would be no reason to apply the exception test.

- (ix) The Drainage Engineer has responded on 27 July 2018 to the further technical objection received from the neighbour by indicating that the flood zone level is already known (as Flood Zone 2) and that the Chobham area has been subject to extensive flood alleviation. The Addlestone Bourne river can be used as an outflow for this development using the existing ditch system. It is already known that the site is not suitable for soakage and this Council, as the Land Drainage Authority, has the ability to permit new connections. He is satisfied that a suitable drainage design for the amended layout can be achieved and that it is able to provide sufficient attenuation for the hard surface areas and will reduce the overall rate of discharge into the boundary watercourse.

#### Details on the need for the proposal

- (x) The neighbour raised concerns that the applicant (and her daughter) were not, and did not train horses, at a high enough standard sufficient to warrant the approval of these proposals under very special circumstances. These included low rankings in showjumping with the applicant's daughter not ranked for the last two successive years (2017 and 2018).
- (xi) The applicant has confirmed that, whilst not professional equestrians, the applicant and her daughter have competed against professional equestrians in national and international events and that producing a horse at a high level requires much training, and is not solely about rankings and winnings. Her daughter is able to do both dressage and show jumping therefore not specialising in either discipline and was concentrating on undertaking her A levels in 2017 and 2018. She rode for the Team class for the Armed Forces at the Royal Windsor Horse Show, and has been ranked 6th in the Country at the Nationals. A further letter from Corrine Bracken has been received which reflects the applicant's response.
- (xii) The applicant has confirmed that they currently rent a yard with a 16 stable facility which has a secure tack room, tea making area, small paddock, 20 by 40 metre outdoor area which is very wet in winter, and no indoor arena facility. The yard was leased because there was safe off road hacking available from the yard; but this is now not the case with country lanes and roads becoming increasingly unsafe, due to the volume of traffic (vehicles, cyclists and pedestrians). The existing facilities are inadequate for their needs. There are a number of livery yards in the Chobham area but none provide the facilities required for the specialised needs of the applicant.

#### Summary

- (xiii) In conclusion, it is considered that the amendments to the scheme show some improvements to the impact on residential amenity, particularly to the occupiers of Oakhurst and there is no material increase in harm to the revised proposal on the Green Belt. The Drainage Officer considers that there is a drainage design solution achievable for this development, subject to condition, and that there is no reason to refuse this application on these grounds.
- (xiv) The changes above would lead to amendments to Condition 2 (to reflect the change to the approved drawings and, from the update, Condition 7 (to provide further details building upon the drainage scheme provided). These revised conditions will be provided on the update. Finally, the revised NPPF (published July 2018) does not change the Green Belt conclusions, or other considerations, provided in this report. As such, and subject to the comments from the County Highway Authority, the application is recommended for approval.

## **ORIGINAL COMMITTEE REPORT PRESENTED TO THE PLANNING APPLICATIONS COMMITTEE ON 5 APRIL 2018 AND UPDATE (ANNEX 1) RELATED TO THAT MEETING**

**This application would normally be determined under the Council's Scheme of Delegation, but is linked to application SU/17/0524 which is being considered elsewhere on this Agenda.**

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

#### **1.0 SUMMARY**

- 1.1 The application site relates to a currently vacant equestrian centre within the Green Belt. The proposal is to provide a replacement stables and sand school for a private equestrian use.
- 1.2 Noting the overall level of increase in built form, the proposal would be harmful to the openness of the Green Belt and would therefore be inappropriate development. However, very special circumstances for this elite equestrian operation of the site have been received and the proposal supports outdoor recreation to support equestrian competition at national and international levels. The proposal is considered to be acceptable in Green Belt and character terms.
- 1.3 In addition, there are no objections raised on highway safety, ecology, flood risk or residential amenity grounds. The proposal is therefore recommended for approval.

#### **2.0 SITE DESCRIPTION**

- 2.1 The application site extends to 0.5 hectares, but forms only a small part of a larger site of about 2 hectares, and is sited within the Green Belt to the east of the Green Belt settlement of Chobham. It is located on the south side of Station Road behind, but associated with, the residential dwelling, Tiffanys (formerly Longacres). Access to the site is either through the residential property or from an access road, an unadopted lane and bridlepath, running to the west of the residential property, Tiffanys.
- 2.2 The existing site comprises an existing vacant stable building providing 6 stables (with foaling block, tackroom, feed stores) comprising a total of 223 square metres of accommodation, located to the north east with paddocks to the south and west. The land is relatively open, but bounded by trees and other vegetation on most boundaries. The residential properties St Nicholas, St Nicholas Cottage and The Ridings lie to the north of the wider site and residential property, Tiffanys, with Oakhurst and Oriel Cottage to the south. The sites falls within flood zone 2 (medium risk).

#### **3.0 RELEVANT HISTORY**

- 3.1 SU/82/0454 Replace existing stables and erect additional stables and associated buildings.

*Approved in November 1982 and implemented.*

*Condition 3 of this permission limited the use of the buildings for the accommodation of horses kept incidental to the personal enjoyment of the applicant not used for livery or other commercial purposes.*

- 3.2 SU/17/0524 Erection of an indoor riding school. Application is being reported elsewhere on this Agenda.

#### **4.0 THE PROPOSAL**

- 4.1 The proposal is to provide replacement stables along with the provision of a sand school with parking following the demolition of existing stables. The new stable building would have a gable roof over to a height of about 5.4 metres at the ridge, falling to 2.6 metres at the eaves, having a width of 33.7 metres and a depth of 10.9 metres. The proposed building would provide 367 square metres of accommodation, to a maximum height of 5.4 metres, reducing to 2.4 metres at the eaves, and would be timber clad. The building would include eight stables, two washbays (one including a solarium), rug, feed and haylage stores, tearoom and W.C.
- 4.2 The proposed stable building would be located on the south west side of a new yard area located close to the north west site boundary and the access from the unadopted Broadford Lane. Within the yard, there would be three lorry/horse box spaces, eight car spaces and areas for shavings, a muck heap and space for recycling and waste bins.
- 4.3 The proposal would result in the loss of existing stable buildings on the site, which are currently arranged around a yard located in the north west corner of the site. The existing stable accommodation has a floorspace of 223 square metres, with buildings up to a ridge height of about 3.2 metres, reducing to 2.4 metres at the eaves. The existing accommodation including six stables and a foaling box, as well as storage facilities.
- 4.4 The proposal has been amended during the consideration of this application, including the removal of the proposed two bedroom dwelling for staff.

#### **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections received.
- 5.2 Surrey Wildlife Trust No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.3 County Footpaths Officer (SCC) No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.4 Environment Agency No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.5 Chobham Parish Council An objection is raised on residential amenity, character, Green Belt, flooding and highway safety. Concerns were also raised about its future commercial operation, impact on trees and established rights.
- 5.6 Council's Equine Adviser No objections to the proposal (in its amended form).

## 6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, 9 representations raising an objection (with some additional objections for SU/17/0524 incorporating objections/concerns about this proposal), and no representations supporting the proposal, had been received. The representations raising an objection raise the following issues:
- No safe highway access, particularly the moving of large trucks down an access road which is along a bridlepath, with an access onto Station Road and close to the Sandpit Hall Road junction, with slow moving heavy vehicles being a danger to other road users. The bridlepath has no vehicular access. [See paragraph 7.5]
  - No legal right to use bridlepath for vehicular access [Officer comment: This is not a planning matter]
  - Cumulative impact with the proposal under SU/17/0540 [Officer comment: These are not relevant to the current proposal and are addressed under that application]
  - Impact of the provision of two large riding schools instead of current position (two grazing horses) [See paragraph 7.3]
  - The site falls within the floodplain [See paragraph 7.8]
  - Lack of pre-app engagement by applicant [Officer comment: There is no statutory duty to undertake such engagement]
  - The use for third party (commercial) uses as indicated in the planning statement [See paragraph 7.3]
  - The impact of surface water run-off and existing ditches [See paragraph 7.8]
  - Very little land would be available on the site for suitable pasture for turnout of the horses [See paragraph 7.3]
  - The size of the development is out of proportion with nearby buildings [See paragraph 7.3]
  - The development is very unneighbourly and intrusive [See paragraph 7.4]
  - The loss of privacy from riders viewing onto adjoining rear gardens [Officer comment: This relationship currently exists and therefore no significant change is expected]
  - The amount of accommodation (along with the development under application SU/17/0540) is excessive for personal use [See paragraph 7.3]
  - Does not comply with Policy DM3 [See paragraph 7.3]
  - Application indicates a light industrial use on the site for which there is no planning history [Officer comment: The site has been most recently used for equestrian purposes]
  - Current low level of use of stabling on the site [Officer comment: This is noted. However, the site could accommodate six stables in the existing accommodation]
  - Traffic movements that would be generated by training of third party horses and riders [Officer comment: This is a private equestrian centre only]

- Impact on the bridlepath surface, which is a private unadopted lane [*Officer comment: This is not a material planning consideration*]
- Loss of amenity and endangering of walking groups/ramblers, horse riders, cyclists and dog walkers using the lane/bridlepath and disruption of access to dwellinghouse [See *paragraph 7.5*]
- Impact of size and scale of development on a quiet residential area with increased noise levels and disturbance [See *paragraphs 7.3 and 7.4*]
- Clarity of access required [*Officer comment: The access would be provided from Broadford Lane*]
- Grazing land does not meet the minimum 1 acre per horse requirement [See *paragraph 7.3*]
- The Footpaths Officer should be notified [*Officer comment: See paragraph 5.3 above*]

## **7.0 PLANNING CONSIDERATIONS**

7.1 The proposal relates to equestrian development in the Green Belt. The relevant policies relating to the above proposal are Policies CP1, CP2, CP9, CP11, DM3, DM9, DM10, DM11, DM10, DM12 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF). Advice in the *Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids* by DEFRA (2009) and Planning Practice Guidance (PPG) is also relevant. The proposal is not CIL liable.

7.2 The main issues in the consideration of this application are:

- Impact on the Green Belt and local character;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on trees;
- Impact on ecology; and
- Impact on flood risk.

### **7.3 Impact on the Green Belt and local character**

7.3.1 The proposal relates to the redevelopment of a site within the Green Belt. Paragraph 89 of the NPPF indicates that the construction of new buildings is inappropriate development with the exceptions including appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case, of the five purposes set out in Paragraph 80 of the NPPF, the only relevant purpose is "*to assist in safeguarding countryside from encroachment.*"

7.3.2 Policy DM3 of the CSDMP supports equestrian related development provided that where replacement buildings are justified they ought to be well related to existing buildings and are not materially larger than the buildings to be replaced; and, the overall size, siting and scale of development should not be harmful to the character and openness of the Countryside.

7.3.3 The facilities would provide a materially larger stable building (65% increase) on the site and a sand school which would spread development across the site and would have an adverse impact on the openness of the Green Belt. It is noted, however, that the grouping of the existing stables spreads out, from views around the site and beyond and the proposal would provide a more compact form. The form of the building (as an American Barn) and its design is typical of agricultural buildings in rural locations, and therefore would not appear out of place. Whilst the development would not impact on countryside encroachment, the impact on openness would result in inappropriate development.

7.3.4 Paragraph 87 and 88 of the NPPF indicates that:

*“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations.”*

7.3.5 The applicant has provided the following very special circumstances to support the proposal:

- to support the applicant and her daughter involved in showjumping and dressage at competition level at national/international levels and training of horses for this purpose;
- to provide modern facilities and accommodation for their elite horses; and
- to avoid using nearby country lanes/bridle paths for safety reasons.

The need to support the training for national/international level competitions

7.3.6 The applicant and their daughter have six horses; of which four are at competition level, and they have two further horses, one of which is retired from competitions. The applicant has trained horses for national and international level competitions for show jumping, cross-country and dressage. Whilst the provision is for eight horses, this would provide flexibility for the applicant if they were to train more horses. The conditions for the keeping of elite horses requires all facilities to be undercover providing a barn-style structure with a central corridor rather than the open stabling currently provided. This results in an increase in floorspace and volume of development.

7.3.7 The training and keeping of elite horses needs specialist care and requires a good standard, and range of, facilities. In this respect, an indoor arena clearly helps support their training. The applicant, who owns and lives in the residential property, Tiffanys, on the adjoining residential plot, currently rents equestrian accommodation elsewhere in the Chobham ward and wishes to bring their horses onto this adjoining, and currently vacant, equestrian site and provide facilities which can accommodate their specialised needs.

This is considered to provide significant weight.

To provide modern facilities for the keeping of elite horses

- 7.3.8 The Council's Equine Adviser has indicated that the replacement stable building is an appropriate size for its intended use. The DEFRA code of practice set out minimum stable size for horses, which the current proposal does not exceed. The central walk way, at 3.5 metres width, is a suitable width for day-to-day operations. The height of the building (at eaves level) would allow satisfactory headroom for the horses to be stabled without risk from respiratory infection in accordance with the DEFRA code of practice. In addition, the roof height with a 25 degree angle of roofslope, would not provide an excessively high roof profile for the proposed stable building.
- 7.3.9 As the horses on the site will be competition horses and have strict dietary arrangements, they will only be turned out in the paddocks for 4-5 hours a day and only for six months in a year. The horses will be stabled overnight. Two tackrooms and wash rooms (including one with a solarium), washing area, feed and haylage stores as well as a staff tea room will be provided. External storage of haylage and bedding (shavings) will be predominantly provided, with some limited storage provided within the building, for ease of access. The proposal also provides storage for saddles etc., and it is noted that for competition horses, a range of saddles (e.g. for dressage, jumping, etc. purposes) is required. The proposal provides a tea room and toilet facilities for staff employed to take care of the horses. This forms a small part of the accommodation and is an adjunct to the remainder of the accommodation within the building. This level of accommodation is considered to be acceptable.

It is considered that these factors weigh strongly in favour of this proposal.

To avoid using nearby country lanes/bridle paths for safety reasons

- 7.3.10 The applicant has advised that the proposal would allow the training of horses to be retained on the application site without the need to train on local lanes and bridle paths; which can be a safety risk. Whilst these benefits are noted, it is considered that this factor should be afforded limited weight.

Other Green Belt matters

- 7.3.11 Paragraph 90 of the NPPF indicates the other forms of development are also not inappropriate in the Green Belt where they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt, including engineering operations. These operations include the provision of the arena, which would not, in itself, have any significant impact on the openness of the Green Belt, but with the spread of development encroaching into the open part of the countryside.
- 7.3.12 The proposal would provide a yard area for parking and open haylage storage. This hardstanding area is located in the place of the existing stables and yard and would not significantly extend into the countryside or have any material impact on the openness of the Green Belt.
- 7.3.13 The existing ménage measures 40 by 20 metres and the proposed ménage is to be 60 by 40 metres, and would be positioned much closer to the existing/proposed built form. The Council's Equine Adviser accepts that this would be a standard size for a ménage as seen on a private yard, and will provide adequate space for necessary showjumping and dressage training carried out by the applicant and her daughter. Overall, the outdoor ménage is considered to be an appropriate equestrian facility for a private competition yard of this size.

## Conclusion

7.3.14 It is therefore considered that given the combined arguments presented in paragraphs 7.3.5-7.3.10 above there are very special circumstances to outweigh the Green Belt harm. The proposal complies with Policy DM3 of the CSDMP and the NPPF.

### **7.4 Impact on residential amenity**

7.4.1 The nearest residential properties are St Nicholas to the north flank and Oakhurst to the south flank. The proposed stable building, although higher than existing, would be located further from this residential curtilage. In addition, there are trees on the north site boundary and the residential curtilage for this property is set on the opposite side of the intervening bridle path. No objections are therefore raised on the proposed development on residential amenity grounds complying with Policy DM9 of the CSDMP.

### **7.5 Impact on parking and highway safety**

7.5.1 The parking arrangements are as existing (although it is noted that 8 parking spaces are proposed, as well as 3 lorry/horse box spaces for SU/17/0540). The proposal is proposed to be a private facility and, in itself, is not expected to material increase traffic movements. The County Highway Authority has raised no objections, indicating that *"the application [proposal] would not have a material impact on the safety and operation of the adjoining public highway."* The proposed development is considered to be acceptable on parking and highway safety grounds complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

### **7.6 Impact on trees**

7.6.1 There are no protected trees on, or close to, the site. However, the proposal would result in some demolition and construction works within close proximity to major trees. The application has been supported by a tree report which indicates that the stable building would set further from the retained trees and works in closer proximity (i.e. within the RPA of retained trees) will relate to demolition works and hardstanding areas only. The Council's Arboricultural Officer raises no objections to the proposal, subject to the recommendations in the arboricultural report. As such, no objections are raised to the proposal on these grounds with the proposal complying with Policy DM9 of the CSDMP.

### **7.7 Impact on ecology**

7.7.1 The current proposal has been supported by an ecological survey, which concludes that there were no protected species affected by the development. The comments are awaited for the Surrey Wildlife Trust and no objections are therefore raised on these grounds, subject to their comments.

7.7.2 As such, and subject to the above, the proposal is considered to be acceptable in terms of its impact on ecology, complying with Policy CP14 of the CSDMP and the NPPF.

### **7.8 Impact on flood risk**

7.8.1 The current proposal provides development within Zone 2 (medium risk) of the floodplain. The development, as outdoor recreation, would be defined as "water-compatible" development by the PPG; such development is considered to be appropriate in such locations. However, the comments of the Environment Agency are awaited and subject to their comments, no objections are raised on these grounds, with the proposal complying with Policy DM10 of the CSDMP.



## **8.0 CONCLUSION**

- 8.1 The proposed development is considered to be inappropriate development for which very special circumstances are required to outweigh the harm from the impact on the openness of the Green Belt and impact on encroachment into the countryside. The very special circumstances put forward by the applicant outweigh the harm the development has on the Green Belt. The proposal is also acceptable in terms of its impact on character, trees, residential amenity, ecology, flood risk, parking and highway safety. The application is therefore 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.
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

## **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: 1608/PL105, 1608/PL106 and 1608/PL100 received on 1 June 2017 and 1608/PI102 Rev. B received on 7 December 2017, unless the prior written approval has been obtained from the Local Planning Authority.

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

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

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

4. The development hereby permitted shall only be used as private stabling for horses and shall not be used for any livery or other commercial purposes.

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

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.

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 car parking facilities shall be provided in accordance with the details shown on drawing no.1608/PL102 Rev. B received on 6 November 2017 and shall be retained in perpetuity unless the prior written approval has been obtained from the Local Planning Authority.

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.

7. There shall be no external lighting provided within the application site unless the prior written approval has been obtained from the Local Planning Authority.

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

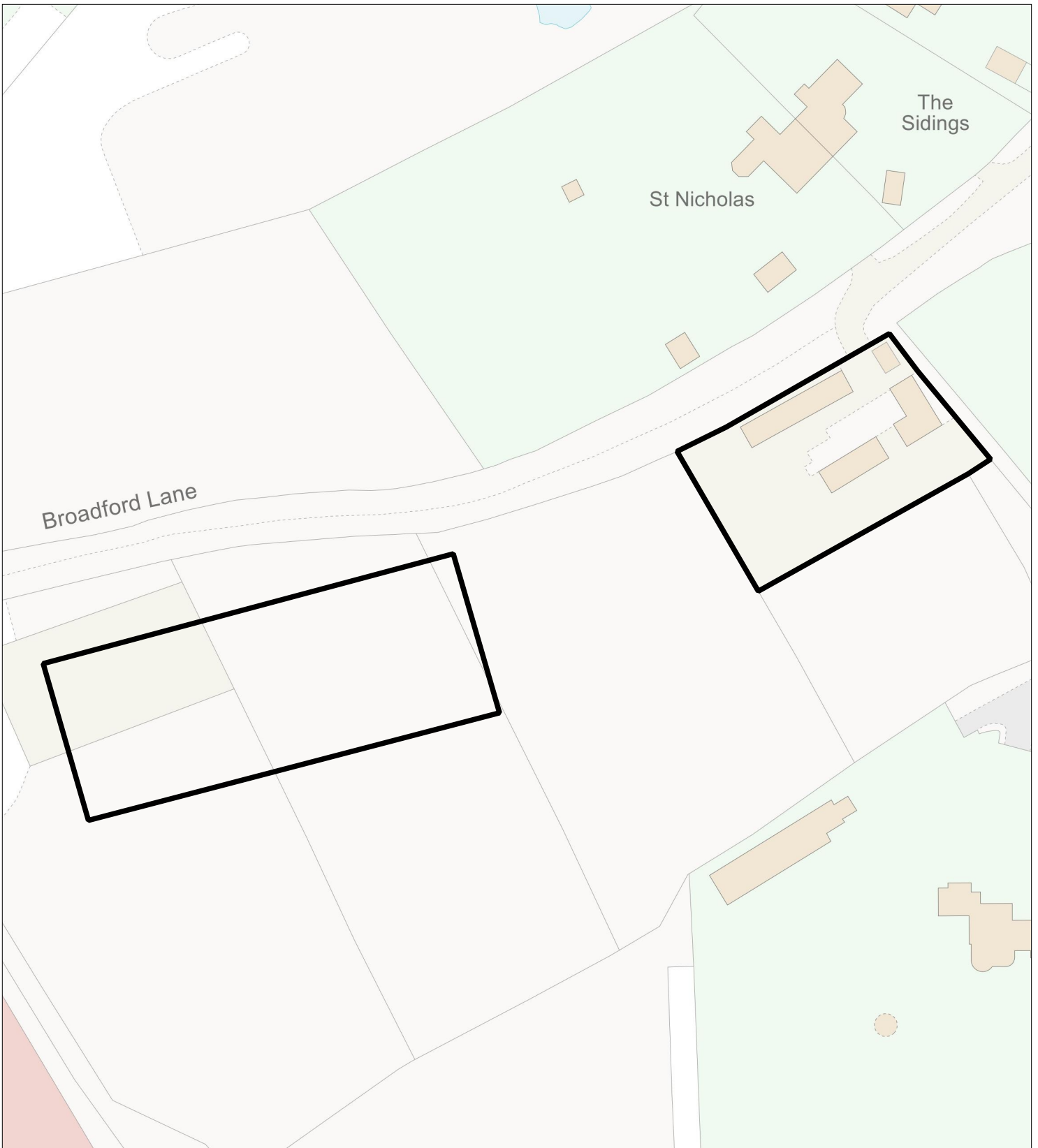
8. The premises hereby approved shall be used for equestrian purposes only and shall have no more than 8 horses at the site any given time.

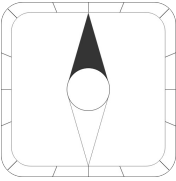
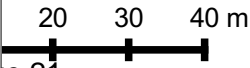
Reason: To maintain control over the approved development and to protect the Green Belt and to comply with Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. There shall be no changes to the use of the accommodation as shown on approved drawing 1608/PL105 received on 1 June 2017 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: To maintain control over the approved development and to protect the Green Belt and to comply with Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

This page is intentionally left blank



<b>Title</b>	Planning Applications		
<b>Application number</b>	17/0540	<b>Scale @ A4</b>	1:1,000
<b>Address</b>	LONGACRES, STATION ROAD, CHOBHAM, WOKING, GU24 8AX	<b>Date</b>	15 Aug 2018
<b>Proposal</b>	Renovation of the existing equestrian facility - the demolition of the existing stables and the construction of new stables and yard with associated accommodation.	  Page 21	
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018	
		Author: DMD	

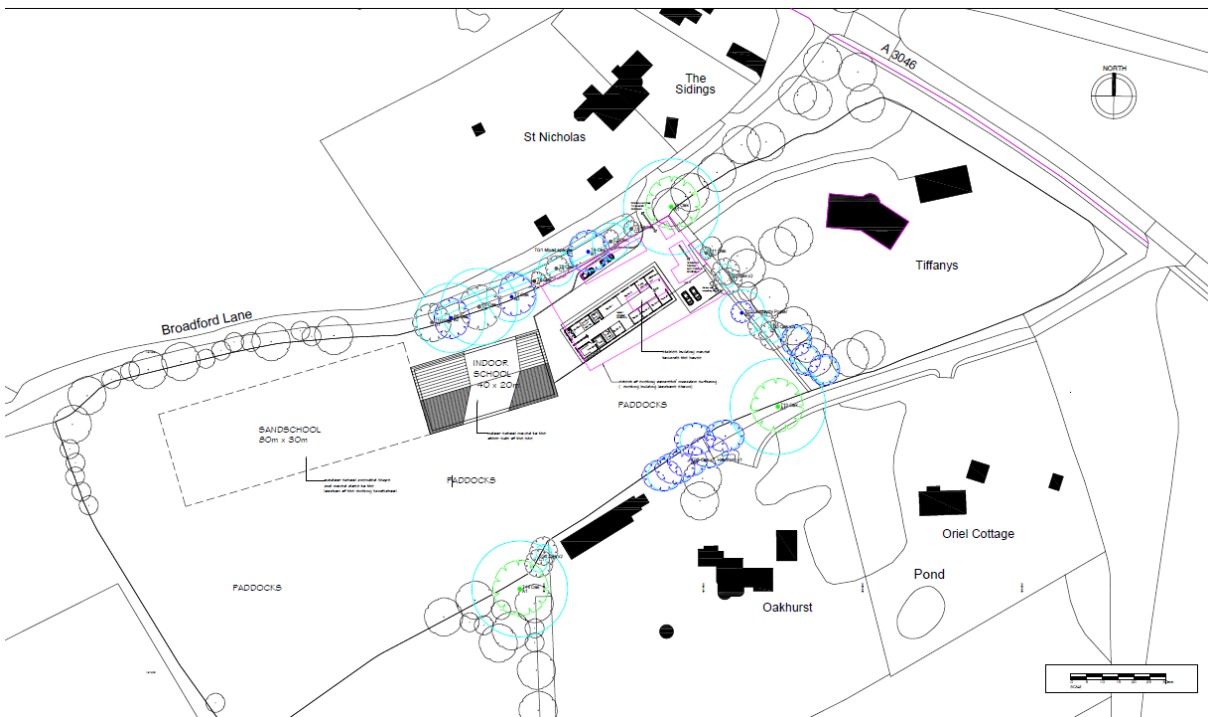
This page is intentionally left blank

17/0540 – TIFFANYS, STATION ROAD, CHOBHAM

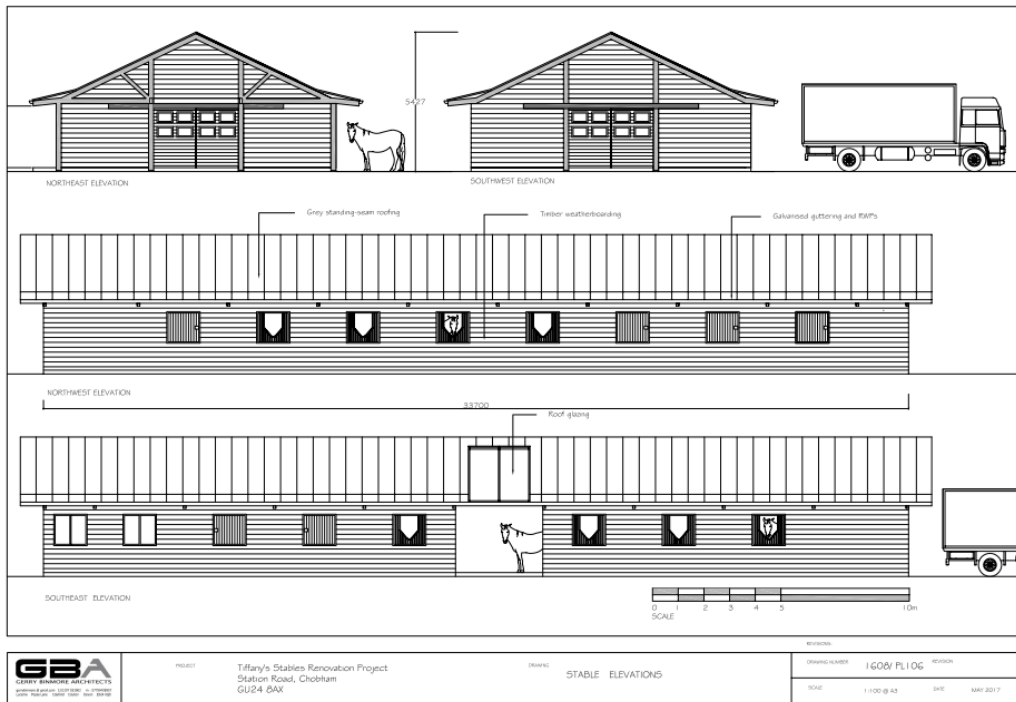
Location plan



Proposed site layout



## Elevations



## Site photos

### Existing stables





View towards west of site



View towards south of site



This page is intentionally left blank

2017/0524

Reg Date 13/06/2017

Chobham

**LOCATION:** TIFFANYS (FORMERLY LONGACRES), STATION ROAD, CHOBHAM, WOKING, GU24 8AX

**PROPOSAL:** 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) (Additional information recv'd 05/04/2018) (Additional information recv'd 27/4/18) (Amended & additional plans rec'd 07/06/2018) (Additional information recv'd 24/7/18) (Amended plans rec'd 30/07/2018).

**TYPE:** Full Planning Application

**APPLICANT:** Mr & Mrs Burrell

**OFFICER:** Duncan Carty

**RECOMMENDATION: GRANT subject to conditions****UPDATE**Deferrals

- (i) This application was originally reported to the Planning Applications Committee meeting on 5 April 2018 when it was resolved by Members that this application was deferred to allow the submission of drainage details for consideration and a Member site visit. This original committee report is provided at the end of this update.
- (ii) Drainage details were submitted on 7 June 2018. However, the application was deferred from the 26 June committee because of an administrative error. Subsequently, a Member site visit took place on the 12 July 2018.
- (iii) The application was then reported to the 19 July committee but was again deferred. This was due to the late receipt of an objection, on 18 July 2018 raising objections of a technical nature relating to flooding and drainage which required a response from the Council's Drainage Engineer (received on 27 July 2018). The objection also included a letter questioning the position of the applicant and her daughter in the national rankings, and the elite nature of the horses they train, which has resulted in a considered response from the applicant (received on 24 July 2018).

Amended plans

- (iv) Since the original submission the applicant has provided the following amendments:
  - the proposed indoor school has been provided with a hipped roof (received 7 June 2018); and,
  - the indoor school has been repositioned further north, west of the proposed stable building under application SU/17/0540 (received on 30 July 2018) i.e. approximately 40 metres from the south flank boundary (with Oakhurst);

The hipped roof amendments reduce the massing of the approved development and there are therefore minor benefits to the openness of the Green Belt. The re-siting of the building would have no material greater impact upon the spread of development or the openness of the Green Belt.

- (v) In addition, the proposal would be acceptable in terms of its impact on character and residential amenity, with the proposal closer to St. Nicholas, but positioned behind a tree screen between these properties, and the clear improvements to the relationship with Oakhurst. The minimum distance of the indoor school from Oakhurst's northern boundary would now be approximately 40 metres, which is significant.

#### Drainage details

- (vi) A drainage plan for the wider site, incorporating development under application SU/17/0540, had been provided for both applications on 7 June 2018 which included:
- a perforated drainage pipe to be provided within the outdoor school collecting surface water which flows through the outdoor school sub-base which connects to a pipework network including downpipes from the roof of the indoor school and stables which would flow towards the existing drainage ditch close to the north boundary of the application site (adjacent to Broadford Lane);
  - a sub-base for the outdoor school structure (development under application SU/17/0540); and
  - a twinwall 450mm drainage pipe from the boundary of Oakhurst to take surface water drainage from that site to connect to and flow north along an existing drainage ditch which links into the existing drainage ditch close to the north boundary of the site (adjacent to Broadford Lane).

These details would have ensured that the surface water drainage from the application site and any excess surface water drainage from Oakhurst would flow into the existing drainage network. However, the changes to the siting indicated in paragraph (iv) above, has necessitated a new drainage strategy which included the drainage into the ditch at the north boundary, and was provided on 30 July 2018. These details have provided drainage runs from the stables and hardstanding; indoor and outdoor schools into the ditch on the north boundary of the site.

- (vii) The technical objection from the neighbour, including evidence from PFA Consulting, has indicated that there are errors in the provided flood risk assessment (e.g. identifying the site within Flood Zone 1 instead of 2) and that ground tests should be made a condition of a site specific analysis and permeability should be undertaken, along with water quality tests, before planning permission is granted. The ditch is also a blind ditch and has no identifiable outfall. The objection also indicates that the proposal does not relate to "outdoor" facilities and there is no evidence in the FRA that a sequential test has been considered.
- (viii) Paragraph 158 of the NPPF (as revised) states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. No other locations have been considered, i.e. with a lower probability of flooding, but in this case such an exercise would be academic when this proposal meets the applicant's specific practical need for locating the development adjacent to their dwelling. In the officer's opinion the sequential test would therefore be passed. In addition, these outdoor sport and recreation facilities are defined by the PPG as 'water-compatible development' having the lowest vulnerability classification.

In effect, these structures would be floodable during flood events and would not be protected from floodwater. Under these circumstances, the proposal would not result in increasing flood risk elsewhere. As such the development would be appropriate in Flood Zone 2 and there would be no reason to apply the exception test.

- (ix) The Drainage Engineer has responded on 27 July 2018 to the further technical objection received from the neighbour by indicating that the flood zone level is already known (as Flood Zone 2) and that the Chobham area has been subject to extensive flood alleviation. The Addlestone Bourne river can be used as an outflow for this development using the existing ditch system. It is already known that the site is not suitable for soakage and this Council, as the Land Drainage Authority, has the ability to permit new connections. He is satisfied that a suitable drainage design for the amended layout can be achieved and that it is able to provide sufficient attenuation for the hard surface areas and will reduce the overall rate of discharge into the boundary watercourse.

#### Details on the need for the proposal

- (x) The neighbour raised concerns that the applicant (and her daughter) were not, and did not train horses, at a high enough standard sufficient to warrant the approval of these proposals under very special circumstances. These included low rankings in showjumping with the applicant's daughter not ranked for the last two successive years (2017 and 2018).
- (xi) The applicant has confirmed that, whilst not professional equestrians, the applicant and her daughter have competed against professional equestrians in national and international events and that producing a horse at a high level requires much training, and is not solely about rankings and winnings. Her daughter is able to do both dressage and show jumping therefore not specialising in either discipline and was concentrating on undertaking her A levels in 2017 and 2018. She rode for the Team class for the Armed Forces at the Royal Windsor Horse Show, and has been ranked 6th in the Country at the Nationals. A further letter from Corrine Bracken has been received which reflects the applicant's response.
- (xii) The applicant has confirmed that they currently rent a yard with a 16 stable facility which has a secure tack room, tea making area, small paddock, 20 by 40 metre outdoor area which is very wet in winter, and no indoor arena facility. The yard was leased because there was safe off road hacking available from the yard; but this is now not the case with country lanes and roads becoming increasingly unsafe, due to the volume of traffic (vehicles, cyclists and pedestrians). The existing facilities are inadequate for their needs. There are a number of livery yards in the Chobham area but none provide the facilities required for the specialised needs of the applicant.

#### Summary

- (xiii) In conclusion, it is considered that the amendments to the scheme show some improvements to the impact on residential amenity, particularly to the occupiers of Oakhurst and there is no material increase in harm to the revised proposal on the Green Belt. The Drainage Officer considers that there is a drainage design solution achievable for this development, subject to condition, and that there is no reason to refuse this application on these grounds.
- (xiv) The changes above would lead to amendments to Condition 2 (to reflect the change to the approved drawings and, from the update, Condition 7 (to provide further details building upon the drainage scheme provided). These revised conditions will be provided on the update. Finally, the revised NPPF (published July 2018) does not change the Green Belt conclusions, or other considerations, provided in this report. As such, the application is recommended for approval.

## **ORIGINAL COMMITTEE REPORT PRESENTED TO THE PLANNING APPLICATIONS COMMITTEE ON 5 APRIL 2018 AND UPDATE (ANNEX 2) RELATED TO THAT MEETING**

**This application would normally be determined under the Council's Scheme of Delegation, however, it has been called in for determination by the Planning Applications Committee at the request of Cllr Tedder. This application should be read in conjunction with SU/17/0540 reported elsewhere on this Agenda.**

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

#### **1.0 SUMMARY**

- 1.1 The application site relates to a currently vacant equestrian centre within the Green Belt. The proposal is to provide a private indoor riding school building.
- 1.2 Noting the size of the proposed indoor school, the proposal would be harmful to the openness of the Green Belt and would therefore be inappropriate development. However, very special circumstances for this indoor school exist including the need to provide this facility to support the training of elite equestrian horses and riders supporting outdoor recreation. The proposal is considered to be acceptable in Green Belt and character terms.
- 1.3 In addition, there are no objections raised on highway safety, ecology, flood risk or residential amenity grounds. The proposal is therefore recommended for approval.

#### **2.0 SITE DESCRIPTION**

- 2.1 The application site extends to 0.1 hectares, but forms only a small part of a larger site of about 2 hectares, and is sited within the Green Belt to the east of the Green Belt settlement of Chobham. It is located on the south side of Station Road behind, but associated with, the residential dwelling, Tiffanys (formerly Longacres). Access to the site is either through the residential property or from an access road, an unadopted lane and bridlepath, running to the west of the residential property, Tiffanys.
- 2.2 The wider existing site comprises an existing vacant stable building with storage and a foaling box, located to the north east and paddocks to the south and west. The land is relatively open, but bounded by trees and other vegetation on most boundaries. The residential properties St Nicholas, St Nicholas Cottage and The Ridings lie to the north of the wider site and residential property, Tiffanys, with Oakhurst and Oriel Cottage to the south. The site falls within flood zone 2 (medium risk).

#### **3.0 RELEVANT HISTORY**

- 3.1 SU/82/0454 Replace existing stables and erect additional stables and associated buildings.

*Approved in November 1982 and implemented.*

*Condition 3 of this permission limited the use of the buildings for the accommodation of horses kept incidental to the personal enjoyment of the applicant not used for livery or other commercial purposes.*

- 3.2 SU/17/0540 Erection of replacement stables, along with the provision of a sand school and parking, following the demolition of existing stables. Application is being reported elsewhere on this Agenda.

#### **4.0 THE PROPOSAL**

- 4.1 The proposal is to provide a 40 by 20 metre indoor riding school building on a currently vacant equestrian site. The building would have a gable roof over to a height of 6 metres at the ridge, falling to 4.8 metres at the eaves. The building would be timber clad and located close to the south flank boundary, with Oakhurst, and would be located south west of the existing stables proposed to be redeveloped as a new private equestrian centre with a sand school and replacement stables (as a part of application SU/17/0540).
- 4.2 Insufficient information had been originally provided by the applicant to support this application. The officer explored this with the applicant who has provided further justification. This justification includes evidence of the specific equestrian needs of the applicant and a letter has been received from the Sporting Excellence Programme Manager for British Showjumping. The application has also been supported by the previous site owner who has indicated previous unauthorised commercial uses/activities on the site which are given limited weight.

#### **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections received.
- 5.2 Surrey Wildlife Trust No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.3 County Footpaths Officer (SCC) No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.4 Environment Agency No comments received to date. Any formal comments will be reported to the Planning Applications Committee.
- 5.5 Chobham Parish Council An objection is raised on residential amenity, character, Green Belt, flooding and highway safety. Concerns were also raised about its future commercial operation, impact on trees and established rights.
- 5.6 Council's Equine Adviser No objections to the proposal on the basis that the proposal would support indoor training throughout the year to prepare for national and international competitions.
- 5.7 Local Lead Flood Authority No comments received to date. Any formal comments will be reported to the Planning Applications Committee

#### **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report, 16 representations raising an objection and no representations supporting the proposal had been received. The representations raising

an objection raise the following issues:

- Objections to elements of the proposal under application SU/17/0540 [*Officer comment: These are not relevant to the current proposal and are addressed under that application*]
- No safe highway access, particularly the moving of large trucks down an access road which is along a bridlepath, with an access onto Station Road and close to the Sandpit Hall Road junction, with slow moving heavy vehicles being a danger to other road users. The bridlepath has no vehicular access [*See paragraph 7.5*]
- No legal right to use bridlepath for vehicular access [*Officer comment: This is not a planning matter*]
- Cumulative impact with the proposal under SU/17/0540 [*See paragraph 7.3*]
- Impact of the provision of two large riding schools instead of current position (two grazing horses) [*See paragraph 7.3*]
- The site falls within the floodplain [*See paragraph 7.8*]
- Lack of pre-app engagement by applicant [*Officer comment: There is no statutory duty to undertake such engagement*]
- The use for third party (commercial) uses as indicated in the planning statement [*See paragraph 7.3*]
- The impact of surface water run-off and existing ditches [*See paragraph 7.3*]
- Very little land would be available on the site for suitable pasture for turnout of the horses [*See paragraph 7.3*]
- The size of the development is out of proportion with nearby buildings [*See paragraph 7.4*]
- The development is very unneighbourly and intrusive [*See paragraph 7.4*]
- The loss of privacy from riders viewing into adjoining rear gardens [*Officer comment: This relationship currently exists and therefore no significant change is expected*]
- The amount of accommodation (along with the development under application SU/17/0540) is excessive for personal use [*See paragraph 7.3*]
- Does not comply with Policy DM3 [*See paragraph 7.3*]
- Application indicates a light industrial use on the site for which there is no planning history [*Officer comment: The site has been most recently used for equestrian purposes*]
- Current low level of use of stabling on the site [*Officer comment; This is noted. However, the site could accommodate six stables in the existing accommodation*]
- Traffic movements that would be generated by training of third party horses and riders [*Officer comment: This is a private equestrian centre only*]
- Impact on the bridlepath surface, which is a private unadopted lane [*Officer comment: This is not a material planning consideration*]



- Loss of amenity and endangering of walking groups/ramblers, horse riders, cyclists and dog walkers using the lane/bridlepath and disruption of access to dwellinghouse [See *paragraph 7.5*]
- Impact of size and scale of development on a quiet residential area with increased noise levels and disturbance [See *paragraphs 7.3 and 7.4*]
- Clarity of access required [*Officer comment: The access would be provided principally from Broadford Lane*]
- Grazing land does not meet the minimum 1 acre per horse requirement [See *paragraph 7.3*]
- The Footpaths Officer should be notified [*Officer comment: See paragraph 5.3 above*].

## **7.0 PLANNING CONSIDERATIONS**

7.1 The proposal relates to equestrian development in the Green Belt. The relevant policies relating to the above proposal are Policies CP1, CP2, CP9, CP11, DM3, DM9, DM10, DM11, DM10, DM12 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF). Advice in the *Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids* by DEFRA (2009) and Planning Practice Guidance (PPG) is also relevant. The proposal is not CIL liable.

7.2 The main issues in the consideration of this application are:

- Impact on the Green Belt and local character;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on trees;
- Impact on ecology; and
- Impact on flood risk.

### **7.3 Impact on the Green Belt and local character**

7.3.1 The proposal relates to the redevelopment of a site within the Green Belt. Paragraph 89 of the NPPF indicates that the construction of new buildings is inappropriate development with the exceptions including the appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case, of the five purposes set out in Paragraph 80 of the NPPF, the only relevant purpose is "*to assist in safeguarding countryside from encroachment.*"

7.3.2 The indoor school would provide a large building on the site which would spread development across the site in an area currently devoid of built form and would have an adverse impact on the openness of the Green Belt. Although the proposed building is large, its design and construction is similar to other agricultural or equestrian buildings commonly found within the open countryside and Green Belt. The development would therefore impact on countryside encroachment and the impact on openness would result in inappropriate development.

7.3.3 The proposal would provide facilities to support outdoor recreation which on face value would not appear to be appropriate facilities, noting the scale of the proposed building and that it supports the use by the applicant and their daughter only. It would appear that these facilities would also be inappropriate in terms of its proposed use.

7.3.4 Paragraph 87 and 88 of the NPPF indicates that:

*“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations.”*

7.3.5 In support of this application and at the request of officers, the applicant has provided the following very special circumstances:

- the specific needs of the applicant and her daughter and their wider operation to train elite horses;
- the need to provide indoor training facility; and
- minimum size of indoor school.

The specific needs to train for national/international show jumping and dressage competitions

7.3.6 The applicant and their daughter have six horses; of which four are at competition level, and they have two further horses, one of which is retired from competitions. The applicant has trained horses for national and international level competitions for show jumping, cross-country and dressage; including eventing at the Badminton horse trials, Burghley, Windsor, Blenheim and Boekelo. The world number one eventer, Andrew Nicholson, and the Chef d'Equipe for the Gold Medal Olympic Dressage Team, Major Richard Waygood MBE, have ridden their horses for competitions. Deborah Burrell, the applicant, has ridden at national and international events. Chloe Burrell, the applicant's daughter, has also competed at national/international levels and is the current Junior National Dressage Champion. She has ridden in the Armed Forces show jumping team at the Royal Windsor Horse Show. The proposal also has the support of Corrine Bracken, the Sporting Excellence Programme Manager for British Showjumping.

Given the international level of competition and this importance, it is considered that this should be given greater weight.

The need to provide an indoor training facility

7.3.7 The applicant has advised that the training and keeping of elite horses needs specialist care and requires a good standard, and range of, facilities. In this respect, an indoor arena clearly helps support their training. Elite horses are naturally highly strung and skittish; and can be easily distracted or affected by poor weather conditions. To maintain

their alertness and calmness, an indoor school has its benefits. In better weather conditions, the proposed outdoor arena can be used for show jumping but the indoor school would still be used for dressage. The arena would also be used during peak summer conditions to keep the horses cooler during training.

- 7.3.8 In addition, to keep such horses in best condition they need to be exercised a minimum of six days a week. They are also prone to injury and conditions need to be carefully monitored to reduce such risks. Horse injuries have serious implications for their competition value: for example ligament damage can put a horse out of competition for a year and knee injuries can mean the end of a competition career.
- 7.3.9 The Council's Equine Adviser has also indicated that the proposed indoor school will allow all-the-year round training for dressage competitions, and a smaller area for showjumping training. The applicant needs to continue training throughout the year to prepare for competitions and, in particular, her daughter when she is competing for the school (Gordon's School) or at national or international competitions.

It is considered that these factors weigh strongly in favour of the proposal.

#### The minimum size of an indoor school

- 7.3.10 The indoor school building, measuring 40 by 20 metres, which would allow both to train at the same time. This is the minimum size for an indoor school as recommended in the DEFRA Code of Practice and would allow use for show jumping or dressage and would limit the harm to horses from being ridden on tight turns.

This should be given significant weight.

#### Conclusion

- 7.3.11 For the above reasoning the proposal would represent inappropriate and harmful development in the Green Belt. However, in the officer's opinion, the combined arguments presented in paragraphs 7.3.5 - 7.3.10 above constitute very special circumstances to outweigh the identified harm. As such, no objections are raised on Green Belt policy grounds with the proposal complying with Policy DM3 of the CSDMP and the NPPF.

### **7.4 Impact on residential amenity**

- 7.4.1 The nearest residential property is Oakhurst with the proposed building positioned close to a swimming pool building in the curtilage of this dwelling. The proposed building would be higher than this swimming pool building but it would not result in any significant loss of amenity noting the distance of the swimming pool from the mutual boundary, the orientation of the building with its main windows in the elevation facing away from this mutual boundary and the level of separation to the dwelling within that plot. It is therefore considered that there would not be any significant impact on the amenity of the occupiers of this dwelling because of this relationship. The proposal is significantly set away from any other adjoining or nearby residential property to have any significant impact. No objections are therefore raised to the proposed development on residential amenity grounds complying with Policy DM9 of the CSDMP.

### **7.5 Impact on parking and highway safety**

- 7.5.1 The parking arrangements are as existing (although it is noted that 8 parking spaces are proposed, as well as 3 lorry/horse box spaces for SU/17/0540). The proposal is proposed to be a private facility and, in itself, is not expected to material increase traffic movements.

The County Highway Authority has raised no objections, indicating that *"the application [proposal] would not have a material impact on the safety and operation of the adjoining public highway."* The proposed development is considered to be acceptable on parking and highway safety grounds complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

## **7.6 Impact on trees**

7.6.1 There are a number of trees on the site boundaries, or close to the site, but none of these trees are protected under a Tree Protection Order. However, the proposal would not result in any construction works for this development being undertaken within close proximity to major trees. The Council's Arboricultural Officer has raised no objections to the proposal on these grounds. As such, no objections are raised to the proposal on these grounds with the proposal complying with Policy DM9 of the CSDMP.

## **7.7 Impact on ecology**

7.7.1 The current proposal has been supported by an ecological survey, which concludes that there were no protected species affected by the development. The comments are awaited for the Surrey Wildlife Trust and no objections are therefore raised on these grounds, subject to their comments.

7.7.2 As such, and subject to the above, the proposal is considered to be acceptable in terms of its impact on ecology, complying with Policy CP14 of the CSDMP and the NPPF.

## **7.8 Impact on flood risk**

7.8.1 The current proposal provides development within Zone 2 (medium risk) of the floodplain. The development, as outdoor recreation, would be defined as "water-compatible" development by the PPG; such development is considered to be appropriate in such locations. However, the comments of the Environment Agency are awaited and subject to their comments, no objections are raised on these grounds, with the proposal complying with Policy DM10 of the CSDMP.

## **8.0 CONCLUSION**

8.1 The proposed development is considered to be inappropriate development in the Green Belt. Very special circumstances have been put forward by the applicant which have been considered cumulatively to provide significant benefits which outweigh the harm the development would have on the Green Belt. The proposal is also acceptable in terms of its impact on character, trees, residential amenity, ecology, flood risk, parking and highway safety. The application is therefore 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.

c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

## 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: 1608/PI101, 1608/PI104 and 1608/PI108 received on 1 June 2017 and 1608/PI102 Rev. B received on 6 November 2017; unless the prior written approval has been obtained from the Local Planning Authority.

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

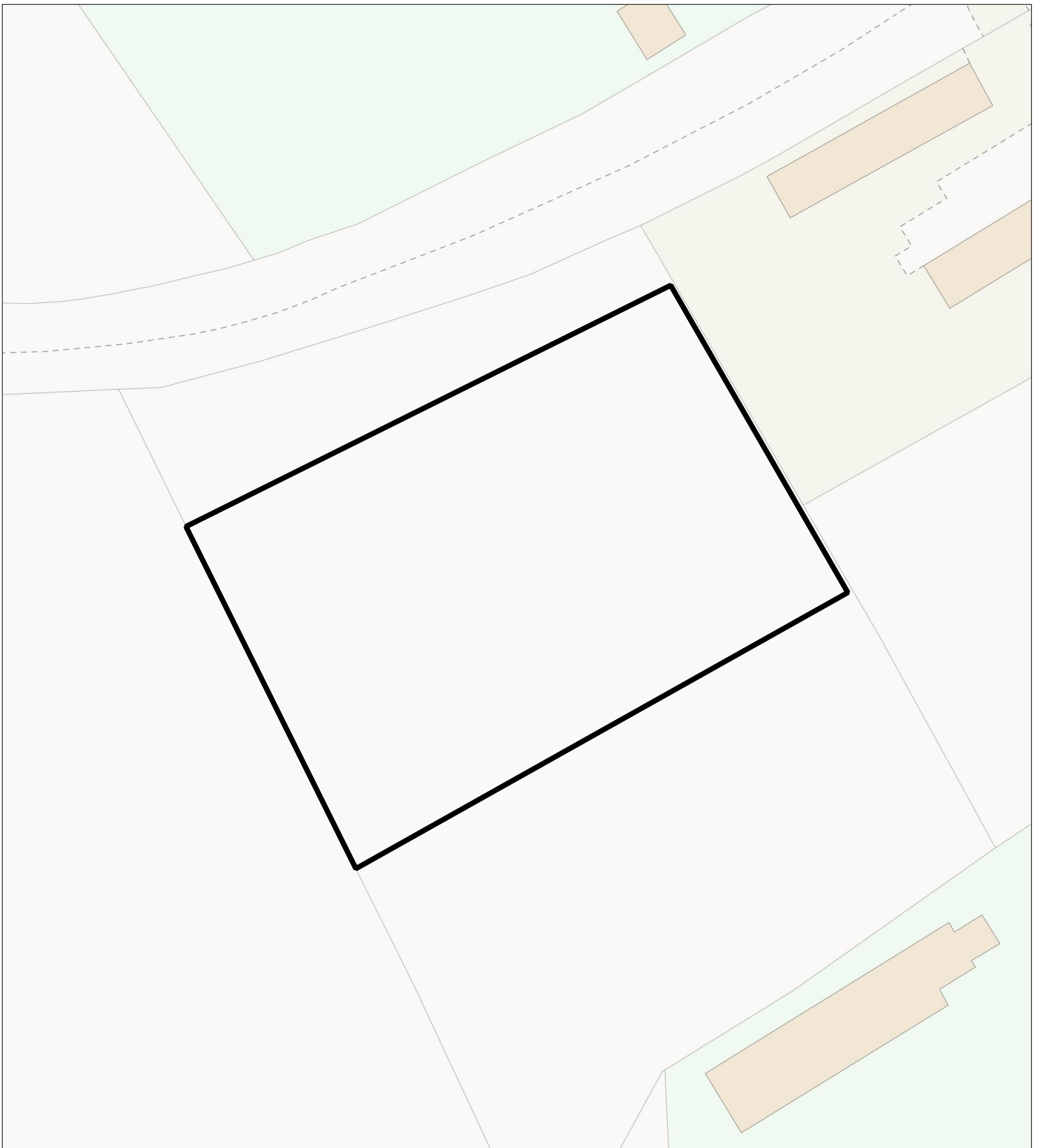
3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

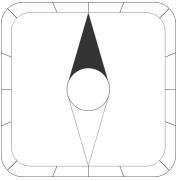
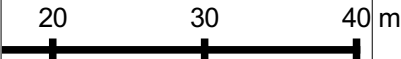

Reason: In the interests of visual amenities of the area and the Green Belt to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. The development hereby permitted shall only be used as an indoor riding school to support the private stabling of horses on the wider site, outlined in blue on the site location plan, and shall not be used for any livery or other commercial purposes.

Reason: In the interests of residential amenities and the visual amenities of the area and the Green Belt and to accord 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>	17/0524		<b>Scale @ A4</b>	1:500
<b>Address</b>	LONGACRES, STATION ROAD, CHOBHAM, WOKING, GU24 8AX		<b>Date</b>	15 Aug 2018
<b>Proposal</b>	The construction of a new Indoor Riding School			
				
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018		Author: DMD

This page is intentionally left blank

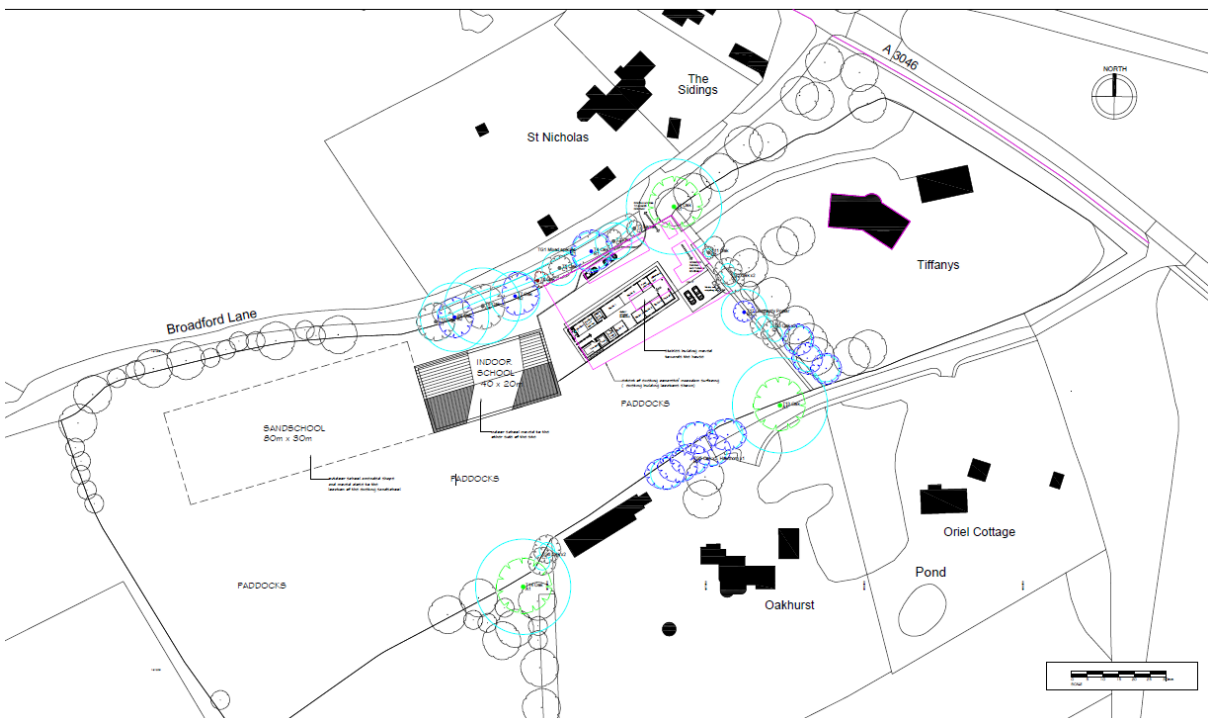


17/0524 – TIFFANYS, STATION ROAD, CHOBHAM

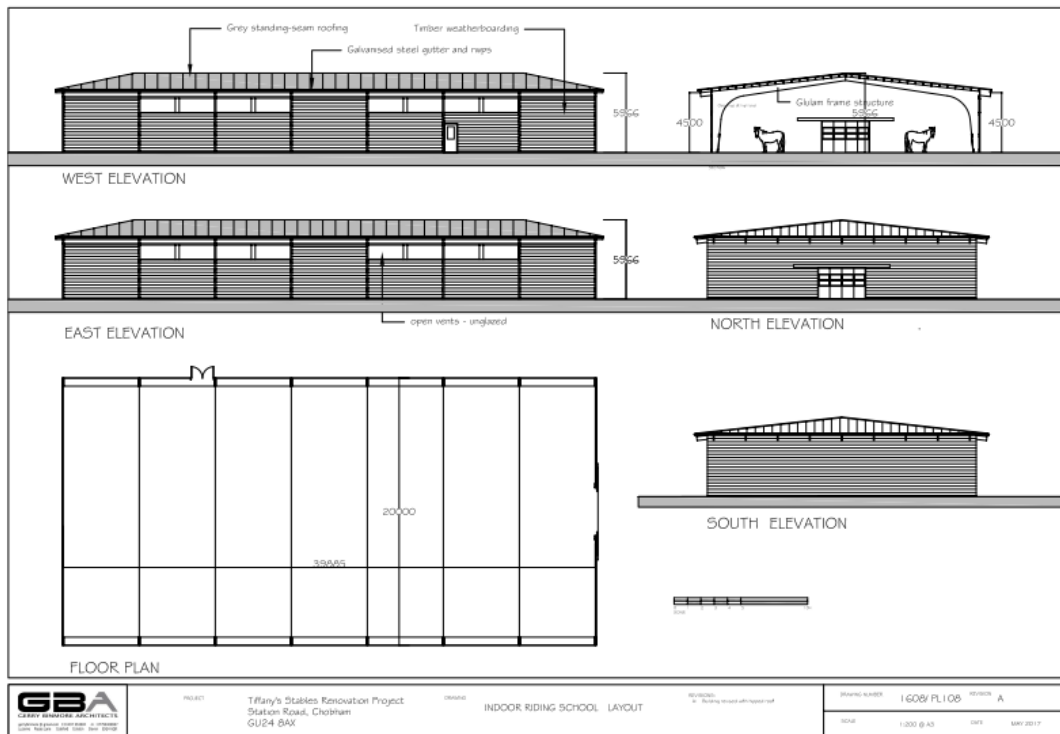
Location plan



Proposed site layout



## Elevations and floor plan



## Site photos

### Existing stables



View towards west of site



View towards south of site



This page is intentionally left blank

2018/0331

Reg Date 23/04/2018

West End

**LOCATION:** LAND AT REAR OF 26-38 AND 42 KINGS ROAD, WEST END, WOKING, GU24 9LW

**PROPOSAL:** Erection of 2 No. three bedroom and 3 No. two bedroom houses along with 4 No. one bedroom maisonettes with access provided from 42 Kings Road, following the demolition of 42 Kings Road.

**TYPE:** Full Planning Application

**APPLICANT:** Mr Hendy  
Shanly Homes Limited

**OFFICER:** Duncan Carty

**This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor Page. This is on the grounds of a need to scrutinise the development, in terms of its overdevelopment; and, the proposal to extend the road off Rose Meadow is different to the information previously provided by the developer.**

**RECOMMENDATION: GRANT subject to legal agreement and conditions**

## 1.0 SUMMARY

- 1.1 This outline application relates to the erection of 9 dwellings on land to the rear of 26-38 Kings Road with an access from 42 Kings Road at the edge of West End, including an access and landscaping. No. 42 Kings Road has been demolished to provide the access for this development.
- 1.2 The predominant part of the application site forms a part of the West End housing reserve site and the principle for residential development has been established by the Borough's housing supply position and the appeal decision on the adjoining site at land south of 24-46 Kings Road and 6 & 9 Rose Meadow (SU/15/0532, now with reserved matters approval under SU/16/0554 and under construction). This adjoining site provides access across to the application site. The remainder of the site falls within the settlement of West End.
- 1.3 In terms of the impact on local character and trees; residential amenity; traffic generation, parking and highway safety; flood risk; local infrastructure; and affordable housing provision, no objections are raised. A legal agreement or upfront payment is required to provide a SAMM contribution to ensure no adverse effect on the integrity of the SPA. With the completion of such an agreement and subject to conditions, no objections are raised to the proposal.

## 2.0 SITE DESCRIPTION

- 2.1 The development site relates to residential gardens to the south of Kings Road on land which is predominantly defined as Countryside (beyond the Green Belt) but has been retained as a housing reserve site, but with a small part of the site falling within the settlement of West End. The residential development part of the site lies to the south of the residential properties 26-32 Kings Road, all of these properties falling within the settlement of West End. The proposed access to the site would be from Kings Road from

the aforementioned proposed housing development part of the site through land south of 34-38 Kings Road and including 42 Kings Road, where the access is proposed to Kings Road at this point.

- 2.2 The demolition of 42 Kings Road has now occurred with the wider housing development site (42 and land south of 40-46 Kings Road) close to the commencement of construction. This adjoining development site currently under construction (land south of 24-46 Kings Road and 6 & 9 Rose Meadow) lies to the east and south of the of the application site.
- 2.3 The application site measures 0.27 hectares and falls predominantly within an area of low flood risk (Zone 1 as defined by the Environment Agency). The land falls gently from north to south and the majority of the significant trees are located to, and beyond, the site boundaries.

### 3.0 RELEVANT HISTORY

- 3.1 SU/14/0532 Outline planning application for the erection of 84 dwellings with access from Rose Meadow (access only to be considered) on land south of 24-46 Kings Road and 6 & 9 Rose Meadow. *Non-determination appeal allowed in December 2015.*
- The access to the development site is through this development.*
- 3.2 SU/16/0554 Approval of reserved matter (landscaping) pursuant to outline planning permission SU/15/0532 for (appearance, landscaping, scale and layout) for the erection of 84 dwellings with access from Rose Meadow on land south of 24-46 Kings Road and 6 & 9 Rose Meadow.
- Approved in February 2017 and under construction.*
- 3.3 SU/17/0399 Outline planning application for residential development to provide 2 no one bedroom flats, 4 no two bedroom houses and 17 no three bedroom houses with access from Kings Road, following the demolition of existing dwelling and associated buildings at 42, and land south of 40-46, Kings Road. Access, appearance, layout and scale to be determined.
- Approved in September 2017. The access to the development site is through this development.*
- 3.4 SU/17/0880 Approval of reserved matter (landscaping) pursuant to outline planning permission SU/17/0399 for (appearance, landscaping, scale and layout) for the residential development to provide 2 no one bedroom flats, 4 no two bedroom houses and 17 no three bedroom houses with access from Kings Road, following the demolition of existing dwelling and associated buildings at 42, and land south of 40-46, Kings Road.
- Approved in February 2018 and site cleared awaiting redevelopment.*

#### **4.0 THE PROPOSAL**

- 4.1 The current proposal relates to the erection of 9 dwellings following the demolition of existing dwelling providing, 4no. one bedroom flats, 3 no. two bedroom house and 2 no. three bedroom houses. The dwellings would be arranged around an access road, running east to west across the site with the proposed houses to the north side of this road, and the flatted block to the south.
- 4.2 The proposal would provide a two storey development in a traditional form including detailing for soldier courses, window hoods and cills, with dwellings which range in ridge height from about 8.8 metres (for the houses) to 9.2 metres (for the flatted block) with eaves heights of about 5.3 metres.
- 4.3 The proposal would provide 14 parking spaces through spaces to the front of these properties, in a similar manner to the arrangements on the immediate adjoining development sites. The access would be provided from 42 Kings Road, through the adjoining residential development. There would be no restriction provided to limit vehicular access from the proposed development into this adjoining development and Rose Meadow beyond.
- 4.4 The rear gardens for the houses would have garden lengths of about 10-12 metres (typically providing rear amenity space of about 60-70 square metres per plot) with the rear amenity area for the flats would be about 292 square metres (about 73 square metres per unit). There would also be soft landscaping provided to the front of the proposed dwellings and around the parking spaces.
- 4.5 The application has been supported principally by:
- Planning, Design and Access Statement; and
  - Tree Report, Arboricultural Impact Assessment and Arboricultural Method Statement.

#### **5.0 CONSULTATION RESPONSES**

- |     |                          |  |
|-----|--------------------------|--|
| 5.1 | County Highway Authority | No objections.   |
| 5.2 | Arboricultural Officer   | No objections.   |
| 5.3 | West End Parish Council  | An objection is raised on traffic impact grounds and lack of available infrastructure with access onto an un-adopted highway. The density of development and layout fails to provide adequate parking and servicing (e.g. refuse collections). |

#### **6.0 REPRESENTATION**

At the time of preparation of this report, 18 representations raising an objection had been received which raise the following issues:

- 6.1 Principle
- The site is on reserve land and should not be used as an excuse to use it first [See *paragraph 7.3*];

- Lack of a plan which allows developers to make hay (and doosh) and further ruin the village [See paragraphs 7.3 and 7.4];

## 6.2 Character and Green Belt reasons

- Inconsistent with ribbon style development of single dwellings on single plots found in this part of the village [Officer comment: The density is comparable with Rose Meadow ref: SU/14/0532 & SU/16/0554 and Kings Road developments ref: SU/16/0679. In addition, see paragraph 7.5];
- The proposed density is too intense, very cramped and does not reflect the dwellings in the areas, as set out in the village design statement [See paragraph 7.5];

## 6.3 Residential amenity

- Loss of privacy [See paragraph 7.5];
- Impact from increased disruption, noise and pollution from the development [Officer comment: This is not considered to be so significant to warrant the refusal of this application].

## 6.4 Highway and transportation matters

- No legal right of access from this development through Rose Meadow and no permanent barrier preventing this access is proposed. The development would also allow access from the development at 42 Kings Road (et al) to access Rose Meadow [See paragraph 7.6];
- Most of traffic from the development will follow the Beldam Bridge Road/Fellow Green route to the A322 Guildford Road (due to poor quality of road surface in Kings Road) and will add to impact on traffic flow up this roundabout junction reducing the effectiveness of any improvements to this junction gained [Officer comment: This is a highway improvement proposed by Surrey County Council outside of the housing reserve sites proposals. In addition, see paragraph 7.6];
- Impact of extra traffic generated by the proposal on the local highway network, including traffic movements westerly along Kings Road onto A322 Guildford Road [See paragraph 7.6];
- Insufficient parking [See paragraph 7.6];
- Kings Road is not safe for construction traffic [Officer comment: Such improvements to the highway of Kings Road is not proposed under this application];
- Kings Road is unmade and is not in a state to cope with extra traffic impacting upon children walking to and from local schools on this highway [See paragraph 7.6];
- Lack of an overall strategy for access. Kings Road cannot sustain traffic in long term [See paragraph 7.6];
- Kings Road is unsuitable for heavy vehicles and is experiencing damage from development in this area. This highway should be improved to reduce highway safety risks [Officer comment: This is not proposed under this application or required by the County Highway Authority].



## 6.5 Other matters

- Allocation of Chobham Meadow SANG for the proposed developments in West End is unacceptable and an on-site SANG is required because of the cumulative increase in dwellings (over 100) [See paragraph 7.7];
- A recent European Court ruling has strengthened protection to the SPA and this proposal is within 5 kilometres of the SPA and therefore should be refused [*Officer comment: This is set out in the Court of Justice of the European Union judgement for People over Wind, Peter Sweetman v Coillte Teoranta C-323/17 which confirms the need to undertake an appropriate assessment (under the Habitats Regulations) to take account of measures intended to avoid or reduce the harmful effects of the proposal on the SPA at the screening stage. It is the Council's view that the habitats regulations assessment for the CSDMP, which addresses both the individual and in-combination effects of residential development compliant with Policy CP14 of the CSDMP, and that a separate appropriate assessment, under these circumstances, is not required. It is not considered that this judgement materially affects the determination of residential development where it complies with Policy CP14 of the CSDMP. In addition, see Paragraph 7.7;*];
- Impact on flood risk and sewerage capacity [See paragraph 7.8];
- Impact on wildlife [See paragraph 7.8].
- Cumulative impact with other housing developments on infrastructure (roads, health care and education provision) and resources to support increase in village population [*Officer comment: See paragraph 7.9 which indicates the infrastructure funding through CIL supported by this proposal. CIL contributions do not include contributions towards education. The earlier housing reserve sites have been considered acceptable without any funding towards education due to the County Council's previous requests for funding not meeting the government tests, and this would not be a reason to refuse this application, particularly in light of the small number of dwellings proposed;*];
- Impact on enforcement powers (planning and building control) due to the volume of current developments in the local area [*Officer comment: This would not be a reason to refuse this application;*];
- Breaches of conditions for hours of working and deliveries on other sites and receive disruption from 24 hour generators and wheel wash noise. Residents are living with enough disruption and construction noise and, as such, further development should not be granted [*Officer comment: This would not be a reason to refuse this application;*];
- Failure to sell houses in the area [*Officer comment: This is not a material planning consideration;*];
- Funding for road maintenance should be provided by Council and developer [*Officer comment: There is no such obligation on the Council and it is a private matter between the developer and residents;*];

## 7.0 **PLANNING CONSIDERATIONS**

- 7.1 The application site is partly located within the settlement of West End, but predominantly located within the West End Reserve housing site. As such, the proposal is assessed against Policies CP1, CP2, CP3, CP5, CP11, CP14, DM9, DM10 and DM11 of the Surrey

Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); and the National Planning Policy Framework 2018 (NPPF); as well as advice within the Residential Design Guide SPD 2017 (RDG); West End Village Design Statement SPD 2016 (WVD); Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 (TBHSPA); and the Housing Land Supply Paper 2017-2022 (HLSP).

7.2 The following issues need to be considered with this application:

- The principle for the development;
- Impact on local character and trees;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on the Thames Basin Heaths Special Protection Area;
- Impact on local infrastructure and financial considerations; and
- Impact on affordable housing provision.

### **7.3 Principle of development**

7.3.1 Policy CPA of the CSDMP sets out the spatial strategy for the Borough and acknowledges that new development in the Borough will come forward largely from the redevelopment of previously developed land in the western part of the Borough. Policy CP3 of the CSDMP sets out the scale and distribution of housing within the Borough up to 2028, which is to be provided within existing settlements up to 2026 and, if insufficient sites have come forward, then between 2026 and 2028, the release of sustainable sites within the Countryside (beyond the Green Belt), sites identified through a local plan review. As such, it is clear that the local spatial strategy would not support the release of the application site for housing.

7.3.2 The NPPF has a presumption in favour of sustainable development and there are three dimensions to this: economic, social and environmental; and within its series of core principles includes the proactive delivery of housing, by providing a rolling five year supply of housing (plus buffer). The economic and social benefits of the proposal have to be weighed against any environmental harm caused by the proposal. The NPPF also has within its core principles the need to recognise the intrinsic character and beauty of the countryside. However, in the balancing of these and other core principles, the need for housing is a very strong material consideration in favour of housing development, particularly where a five year supply (plus buffer) of housing cannot be demonstrated. The conclusions in paragraph 7.9 of this report regarding the acceptable impact of the proposal on the SPA would indicate that the proposal would be regarded as sustainable development and paragraph 177 of the NPPF and Footnote 6 are not engaged.

7.3.3 The HLSP 2017-2022 confirms that the Borough cannot demonstrate that a five year supply of housing (plus buffer) can be currently provided for the Borough, and this position has not changed since its publication in December 2017. The application site forms a part of a housing reserve site, under Policy H8 of the Surrey Heath Local Plan 2000 (as saved), demonstrating its acceptability for release for housing at some stage.

7.3.4 The circumstances for the current proposal are significantly different with a number of housing releases already on the West End housing reserve site. Following the appeal decision for SU/14/0532 (Land south of 24-46 Kings Road and 6 & 9 Rose Meadow), and other decisions under SU/16/0323 (Land north of Beldam Bridge Road), SU/14/0451 (Land south of Beldam Bridge Road), SU/15/0594 (Land north and east of Malthouse Farm, Benner Lane), SU/17/1046 (24, and land to the rear of 24-30, Benner Lane) and SU/17/0399 (42, and land south of 40-46, Kings Road), all of which fall within the same West End housing reserve site, the principle for the current proposal is considered to be acceptable, subject to the following assessment. In addition, with the residential development at land south of 24-46 Kings Road and 6 & 9 Rose Meadow under construction, the application site would be bounded, within the West End housing reserve site, to the south and east by residential development.

#### **7.4 Impact on local character and trees**

7.4.1 Policy DM9 of the CSDMP indicates that development should respect and enhance the local natural or historic character of the environment and provide high quality design layouts which maximise the opportunities for linkages to the surrounding area and local services. Paragraph 124 of the NPPF indicates that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 127 of the NPPF indicates that it is important that developments create places that are accessible and inclusive.

7.4.2 The majority of the residential development part of the application site falls outside of the character areas within the West End Village Design Statement SPD 2016 (VDS), but the access road and three of the dwellings would fall within Character Area 3 of the VDS. The VDS indicates that this Character Area has an open and rural feel with larger rear gardens and vegetation between properties. The proposed access road would have very little impact, in itself, on this Character Area, and the relationship of the proposed development with this Character Area is addressed below. The application site is fairly well contained with the application site to be surrounded by residential properties with the adjoining residential development site, which to the south and east wrapping around the application site, now under construction.

7.4.3 The current proposal would provide a mix of semi-detached and terraced dwellings with four flats (plots 1-4) provided as a detached block. The terraced and semi-detached units would more closely reflect the line of residential development to be provided to the immediate east of their siting on the adjoining residential development (under SU/14/0532 and SU/16/0554), now under construction. There is also a mix of dwellings in Kings Road but they are predominantly detached and semi-detached in nature, of different ages and styles, and some with limited gaps.

7.4.4 The proposed layout would provide a cul-de-sac form of development, linking to the adjacent development site and would have one sole principal access from Kings Road. The proposed development would be located on land set back from, lower than, and behind the residential properties on, Kings Road. Views of the proposed development from Kings Road, and any other public vantage point, would be fairly limited. Its impact on this wider character area is subsequently therefore reduced.

7.4.5 The adjoining reserve housing layout (under SU/16/0554) is to be provided with different character areas, with different materials and landscaping provided to differentiate between these areas. By contrast, the proposed development is on a smaller site (of 0.27 hectares rather than 3.5 hectares for that adjoining site) and is considered to be far too small to require different character areas. The proposed development, at variance to this

scheme, has provided variations in materials which provides a variety of finish, reflecting the varied nature of dwellings within Kings Road and this approach is considered to be acceptable in this context.

- 7.4.6 Having regards to scale, the footprint of the proposed dwellings would not be atypical to the wider area. The current proposal would provide heights of dwellings (between 8.6 and 9.2 metres) comparable with those within the adjoining residential scheme. These heights may be higher than a number on Kings Road but their impact on this streetscene is more limited due to the separation distances and fall in land levels between the Kings Road frontage and the main part of the application site. The rear gardens would have typical depths of about 10-12 metres, which falls within the range of rear garden depth for the adjoining residential development (10-20 metres), and would therefore be acceptable in this context.
- 7.4.7 The appearance of the development would provide a traditional form and detailing with spacing provided within the development especially to the west of the flatted block. The front garden depths ranging between 2 and 4 metres with a wider gap to the west of the flatted block, there would be opportunities for soft landscaping enhancements (which would be provided by condition). The overall development would provide a similar level of spaciousness which is to be provided on the adjoining development site and is considered to be acceptable in this context.
- 7.4.8 The proposed development is acceptable in terms of its impact on local character and trees complying with Policy DM9 of the CSDMP; the RDG and the NPPF.

## **7.5 Impact on residential amenity**

- 7.5.1 Policy DM9 of the CSDMP indicates that development should provide sufficient private and public amenity space and respect the amenities of the occupiers of neighbouring properties and uses. The proposal would provide dwellings with rear gardens abutting the part of the north boundary of the site, to the rear of 26-32 Kings Road, with a minimum separation distance of 10 metres to the rear boundaries of those properties and 31 metres to the main rear wall of these properties, which would provide an acceptable relationship between these proposed and existing dwellings, particularly where the land levels fall from those houses towards the application site.
- 7.5.3 To the west boundary of the application site, the side wall of the corner unit (plot 5) would be set about 2 metres from the mutual flank boundary of 24 Kings Road, providing an acceptable relationship between these properties, noting the distance to the rear wall of that property. The flank wall of plot 9 would lie adjacent to the flank wall of a residential plot within the adjoining residential site, currently under construction. The flank wall of this proposed dwelling would be set 2 metres from the flank wall of this dwelling, and set forward about 2 metres which would provide an acceptable relationship between these proposed/approved dwellings.
- 7.5.4 The proposed dwellings would provide a flatted block with rear walls facing the south boundary of the site, a boundary with the new residential development under construction on the adjoining site. The proposal would provide a two storey separation from this block of a minimum of 5 metres to the flank boundary of the nearest dwelling, in the adjoining development, and 17 metres to the main flank wall of this approved dwelling. The windows, at first floor level, facing this boundary are secondary or serve non-habitable accommodation (i.e. bathrooms) and can therefore be fitted, and retained, with obscure

glass to limit any loss of privacy to this approved dwelling. This relationship is considered to be acceptable. The flank wall of this block is set 12 metres from the flank boundary with 24 Kings Road, limiting any loss of privacy to the rear garden of this property.

- 7.5.5 With rear amenity provision of 60-70 square metres for each house and a proportion of about 73 square metres per flat, would be provided with a sufficient level of private amenity space considered appropriate for the size of the units and meeting the minimum requirements of Principle 8.4 of the RDG. The proposed flats would provide a level of accommodation (of about 50 square metres per flat) to meet national housing standards, thereby complying with Principle 7.6 of the RDG.
- 7.5.6 The proposal would provide a form of development, including an access road, which would increase the level of noise in the local area, and the comings and goings of traffic movements generated by the proposal. The closest existing neighbours to the proposed access is 24 Kings Road, for which a gap of about 40 metres to the rear of this dwelling, which is a level of separation which is considered to be acceptable, particularly bearing in mind that this separation is to the end of the cul-de-sac. It is considered that any resulting increase in noise would not have any significant impact on residential amenity.
- 7.5.7 As such, no objections are raised on residential amenity grounds, with the proposal complying with Policy DM9 of the CSDMP and the RDG.

## **7.6 Impact on highway safety**

- 7.6.1 The proposal would provide an access onto Kings Road, which is an un-adopted road, which for much of its length is in poor condition. The principal access to the site would be more centrally positioned on Kings Road; but closer to the Beldam Bridge Road junction to the east. However, no permanent barrier is being proposed to stop traffic movements from this site using the access road through the adjoining development and entering/leaving via Rose Meadow to the east. In addition the provision of this access would allow traffic from the adjoining development at 42, and land to the rear of 40-46, Kings Road also using the Rose Meadow access.
- 7.6.2 Officers are aware of the concerns raised to any future provision of a vehicular access from Rose Meadow through the development site at land south of 24-46 Kings Road and 6 & 9 Rose Meadow into the site at 42 Kings Road (et al), when the outline permission SU/17/0399 was considered by this Committee. For that development this link access was not provided. The issues related partly to land ownership/control and upkeep of Rose Meadow, a private road, and whether the roads could/should be adopted, and also to the potential increase in traffic on that highway from such a link.
- 7.6.3 In terms of the ownership and future maintenance of this private road, this is a matter that falls outside the Planning Acts. Specifically this is controlled under the Highways Act 1980. Any housing developer can choose to keep their new roads private and unadopted. This is a common occurrence with new developments whereby typically the developer would set up a management company to maintain and upkeep the roads. Alternatively the developer can apply to the County Council to adopt the roads and enter into a section 38 agreement. The terms of the agreement describe that if the developer builds the new road up to County standards and maintains it for a year after it is built the County will then adopt it as a public road. However, there is no obligation on the landowner to seek road adoption and it is not within the remit of the Planning Authority to insist upon this. With this proposal the developer doesn't intend to apply for adoption and, so in a similar manner to the residential developments in the West End Reserve Site, this would not be a reason to refuse this application.

- 7.6.4 In terms of any traffic generation, the County Highway Authority has raised no objections to the proposal (in the same manner as the approved scheme under SU/17/0399). Noting the size of the development, and likely traffic generation, it is not considered that the cumulative impact of this development along with other nearby sites is likely to have an adverse impact on highway safety. It is possible that the provision of this access could lead to a leveling-out of the level of traffic movements between the new access at 42 Kings Road and existing access onto Rose Meadow from the wider developments.
- 7.6.5 The proposed parking provision of 14 spaces for the development would meet the parking standard. As such, there are no objections to the proposal on highway safety and parking capacity grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP.

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

- 7.7.1 The application site falls about 0.87 kilometres from the Thames Basin Heaths Special Protection Area (SPA). Policy NRM6 of the SEP seeks to protect the ecological integrity of the SPA from recreational pressure, through increased dog walking and an increase in general recreational use, which occurs from the provision of new (net) residential development. Policy CP14 of the CSDMP and the TBHSPA builds on this approach. The SPD identifies that the impact on the SPA from residential development can be mitigated by the provision of Suitable Alternative Natural Green Space (SANGS) to offset any potential harm to the SPA.
- 7.7.2 In this case, the proposal is providing nine dwellings and would be allocated to the Chobham SANG, in line with Policy NRM6 of the SEP, Policy CP14 of the CSDMP, the TBHSPA and the NPPF.
- 7.7.3 Policy CP14 of the CSDMP also requires a contribution towards the Strategic Access Management and Monitoring (SAMM) measures, which supports the on-site protection of the SPA. As this is not included with the CIL scheme, a separate contribution of £4,249 is required. This contribution is required under a legal agreement or upfront payment.
- 7.7.4 On the basis of the receipt of a completed legal agreement or upfront payment within the proposed timeframe (by 1 September 2018), the current proposal is considered to be acceptable in terms of its impact on the SPA, complying with Policy CP14 of the CSDMP, Policy NRM6 of the SEP and the TBHSPA.

## **7.8 Impact on land contamination, drainage and flood risk**

- 7.8.1 The application site falls within Flood Zone 1 (low risk) and the proposal falls outside of the remit of the LLFA. As such, there are no objections to the proposal on drainage and flood risk grounds, with the proposal complying with Policy DM10 of the CSDMP.

## **7.9 Impact on local infrastructure and financial considerations**

- 7.9.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This development would be CIL liable and the final figure would need to be agreed following the submission of the necessary forms. However, it is expected that the contribution would amount to about £146,000. Informatives would be added to the decision advising the applicant of the CIL requirements.

- 7.9.2 The CIL scheme provides for funding for SANG; open space; local transport projects and pedestrian safety improvements; play areas and equipped play space; indoor sports and leisure facilities; community facilities; waste and recycling; strategic transport projects; and flood defence and drainage improvements.
- 7.9.3 Any development proposal for new residential development attracting New Homes Bonus payments as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) is a local financial consideration which must be taken into account, as far as they are material to an application, in reaching a decision. Whilst the implementation and completion of the development, if it were approved, would result in a local financial benefit, for reasons as already outlined it has been concluded that this proposal does not accord with the Development Plan as it would give rise to significant harm.

### **7.10 Impact on affordable housing provision**

- 7.10.1 Policy CP5 of the CSDMP requires the on-site provision of 40% of dwellings (4 units) provided as affordable housing. Policy CP6 of the CSDMP also requires the Council to promote a range of housing types which reflect the need for market and affordable housing. However, Paragraph 63 of the NPPF indicates that in relation to schemes of 10 dwellings (net) or less, contributions (or provision on-site) should not be sought for affordable housing. As such, no objections are raised on these grounds, with the proposal complying with Policy CP5 of the CSDMP and the NPPF.

## **8.0 CONCLUSION**

- 8.1 No objections are raised to the impact of the proposal on local character and trees, residential amenity, traffic generation and parking, highway safety, flood risk, local infrastructure and affordable housing. In relation to the provision of a contribution towards SAMM, a legal agreement is required and, with this provision, no objections are raised on SPA grounds.
- 8.2 The proposal would integrate well with its surroundings, noting its location and the setback of development from Kings Road, and improve the character and quality of the area. As such, the application is recommended for approval, subject to the completion of a legal agreement.

## **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, creative and proactive manner consistent with the requirements of Paragraphs 38-41 of the NPPF. This includes 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 a receipt of a satisfactory legal agreement to secure a SAMM contribution by 1 September 2018 and 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: 1321/PLN/301, 1321/PLN/302, 1321/PLN/303, 1321/PLN/304 1321/PLN/305 and 1321/PLN/306, 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. Once approved, the development shall be carried out using only the agreed materials.

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

4. The parking spaces shown on the approved plan no 1321/PLN/302 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.

5. Before first occupation of the development hereby approved the first floor window(s) in the south elevation of the flatted block in Plots 1-4, as indicated in drawing no 1321/PLN/302, and the first floor window(s) in the west elevation of the house in Plot 5, as indicated in drawing no 1321/PLN/302, and 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 in accordance with details to be submitted to and approved by the Local Planning Authority in writing. 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 Surrey Heath Core Strategy and Development Management Policies 2012 and the Residential Design Guide Supplementary Planning Document 2017.



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 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**
  3. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of five years.

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. The development hereby approved shall be implemented in accordance with the Arboricultural Impact Assessment & Method Statement by ACD Environmental Ltd. dated 15 February 2018 unless the prior written approval has been obtained from the Local Planning Authority.

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

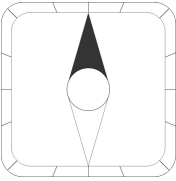
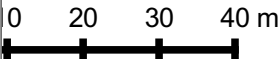

Informative(s)

1. CIL Liab CIL1
2. Party Walls (etc) Act 1996 DE3

**In the event that a satisfactory legal agreement has not been received by the 1 September 2018 to secure affordable housing provision and a contribution towards SAMM, the Executive Head of Regulatory be authorised to REFUSE the application for the following reasons:-**

- 1 In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, or payment of the SAMM payment in advance of the determination of the application, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).

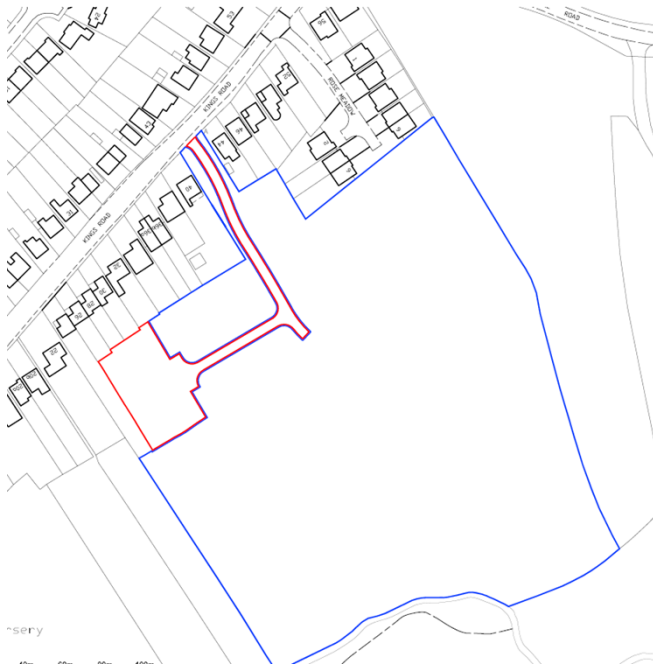


<b>Title</b>	Planning Applications		
<b>Application number</b>	18/0331	<b>Scale @ A4</b>	1:1,000
<b>Address</b>	42 KINGS ROAD, WEST END, WOKING, GU24 9LW	<b>Date</b>	01 Aug 2018
<b>Proposal</b>	Demolition of dwellinghouse at 42 Kings Road and residential development on land at rear of 26-40 Kings Road comprising 4 x 1-bed maisonettes, 3 x 2-bed houses, 2 x 3-bed houses with access from Kings Road and associated landscaping.		  Page 59
			
Version 3      © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018      Author: DMD			

This page is intentionally left blank

18/0331 – LAND TO THE REAR OF 26-38 AND 42 KINGS ROAD, WEST END

Location plan



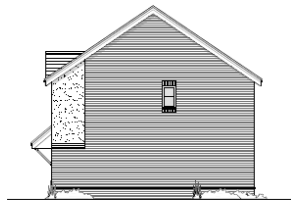
Proposed site layout



## Typical House Elevations and floor plan



Front Elevation



Side Elevation



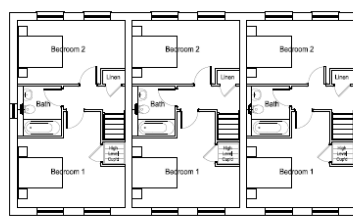
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

## Flat Elevations and floor plan



East Elevation



North Elevation



West Elevation



South Elevation



Ground Floor Plan



First Floor Plan



Site photos

Rear gardens (26-32 Kings Road)



Boundary with 24 Kings Road



Proposed access (42 Kings Road)



Approved development (land south of 24-46 Kings Road and 6 & 9 Rose Meadow)





2018/0496

Reg Date 12/06/2018

Parkside

**LOCATION:** 22 LONGMEADOW, FRIMLEY, CAMBERLEY, GU16 8RR  
**PROPOSAL:** Erection of a single storey rear extension with associated alterations to fenestration, following demolition of existing extension. (Amended plan rec'd 23/07/2018.)  
**TYPE:** Full Planning Application  
**APPLICANT:** Ms S McCubbin  
**OFFICER:** Patricia Terceiro

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

**RECOMMENDATION: GRANT subject to conditions**

**1.0 SUMMARY**

- 1.1 Full planning permission is sought for the erection of a single storey rear extension with associated alterations to fenestration, following the demolition of the existing extension.
- 1.2 It is considered that the current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 22 Longmeadow is a detached bungalow located in a residential area. The property benefits from a long enclosed garden to the rear. Parking is provided by a detached garage placed towards the rear of the bungalow and block paved driveway. The property's frontage contains elements of soft-landing. There are level changes on site, with the bungalow being sited at a higher level than the highway.
- 2.2 The application site lies within the Post War Council Estate Housing Character Area.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no planning history relevant to the proposed development.

**4.0 THE PROPOSAL**

- 4.1 Full planning permission is sought for the erection of a single storey rear extension with associated alterations to fenestration, following the demolition of the existing extension.

- 4.2 The proposed development would have pitched roof with 6 no. rooflights and a log burner. It would measure 9.1m in width, 5.3m in depth, 3.1m in height to the eaves and 5.3m in maximum height. It would accommodate a kitchen and living space.
- 4.3 The proposal would also comprise the installation of a rooflight on the existing flat roof, replacing an existing widow by a set of French doors with access steps and enlarging an existing side facing window. All these alterations would serve a bedroom.
- 4.4 The proposed materials would be plain concrete tiles to the roof, facing bricks to the walls and white UPVC to the windows and doors, which would match the existing materials on the host dwelling.

## **5.0 CONSULTATION RESPONSES**

- 5.1 At the time of preparation of this report no consultation responses have been received.

## **6.0 REPRESENTATION**

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

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The application site is located in a residential area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. The Residential Design Guide (RDG) SPD 2017 as well as the Western Urban Area Character (WUAC) SPD 2012 also constitute material planning considerations.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area
  - Residential amenity
  - Parking and access.

### **7.3 Impact on character of area**

- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density. The RDG provides further guidance on extensions and alterations to a dwellinghouse. In particular, Principle 10.4 states that rear extensions should be sympathetic and subservient to the design of the main building.
- 7.3.2 The application site lies within the Post War Council Estate Housing Character Area, as defined within the WUAC SPD. Guiding Principle PC1 recommends that new development within this area is designed to reflect the simple post war architecture.
- 7.3.3 The proposed development would be to the rear of the existing bungalow and therefore, would not be readily visible from the highway. Due to its siting and modest size, it is not considered that the proposal would have any adverse impacts on the character of the area.

7.3.4 The proposal would be constructed in materials to match those on the host dwelling and its architectural design would not be considered out of keeping with the host building.

7.3.5 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP, the RDG and the WUACSPD.

#### **7.4 Impact on residential amenity**

7.4.1 Policy DM9 CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Principle 10.4 of the RDG indicates that rear extensions should not materially erode neighbour amenities.

7.4.2 The proposed extension would be placed at a minimum distance of 1.8m from the common boundary with no. 20 to the east. This property is located at a higher level than the application site and, additionally, the proposal would face no. 20's garage, which forms the common boundary between both properties in this area. As such, it is not considered that the proposed development would detrimentally impact on the residential amenities of this neighbour.

7.4.3 The distance between the proposed extension and the common boundary with no. 24 would be of approximately 1.9m at its closest point. The land slopes down towards no. 24, however, the application bungalow angles away from that at no. 24. It is not considered that the proposal would be unduly overbearing or detrimentally overshadow this neighbour. The proposed extension would not contain any openings facing towards this property and so would not materially change the current levels of overlooking on site. There is also a 1.8m high close boarded fence along the common side boundary.

7.4.4 The proposed rooflight would be placed at a high level and its sole purpose is to let natural light into the room. The enlarged window and French doors would be inserted on an elevation that already contains fenestration serving a habitable room. It is not considered that these changes would detrimentally affect the current levels of overlooking on site.

7.4.5 For the reasoning above the proposal would not adversely affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and the RDG.

#### **7.5 Parking and access**

7.5.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

7.5.2 While the proposed development would block the access to the garage located on the property's rear garden, it is considered that sufficient driveway space would remain available to account for the parking needs of this single family residential dwelling.

7.5.3 The proposal is therefore in line with Policy DM11 of the CSDMP.

#### **7.6 Other matters**

7.6.1 The development is not CIL liable as the proposal relates to a net increase in residential floor area less than 100 square metres.

## 8.0 CONCLUSION

- 8.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities of the adjoining neighbours or highways. The proposal complies with Policies DM9 and DM11 of the CSDMP, the RDG and the WUACSPD and the application is therefore recommended for approval.

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

- Drawing no. J1550-02 rev B – proposed plans, received 23 July 2018
- Drawing no. J15530-03 rev A – existing and proposed elevations, received 4 June 2018
- Drawing no. J1550-04 rev A – location and block plan, received 12 June 2018

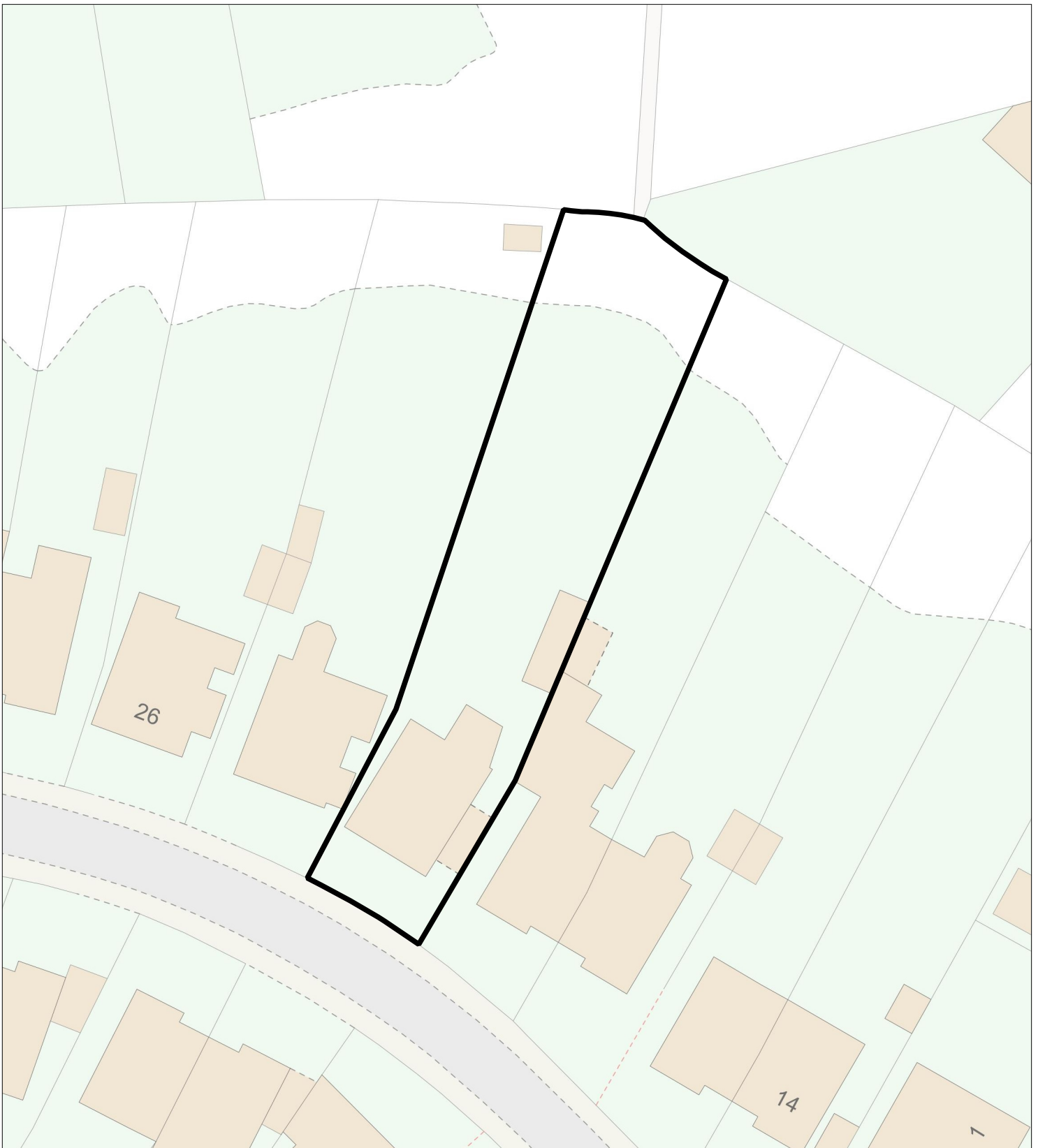
Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

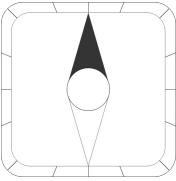
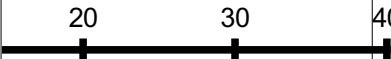

3. The building works, hereby approved, shall be constructed in external fascia materials to match those of the existing building.

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

### Informative(s)

1. Decision Notice to be kept DS1
2. Advice regarding encroachment DE1
3. Party Walls (etc) Act 1996 DE3
4. Building Regs consent req'd DF5



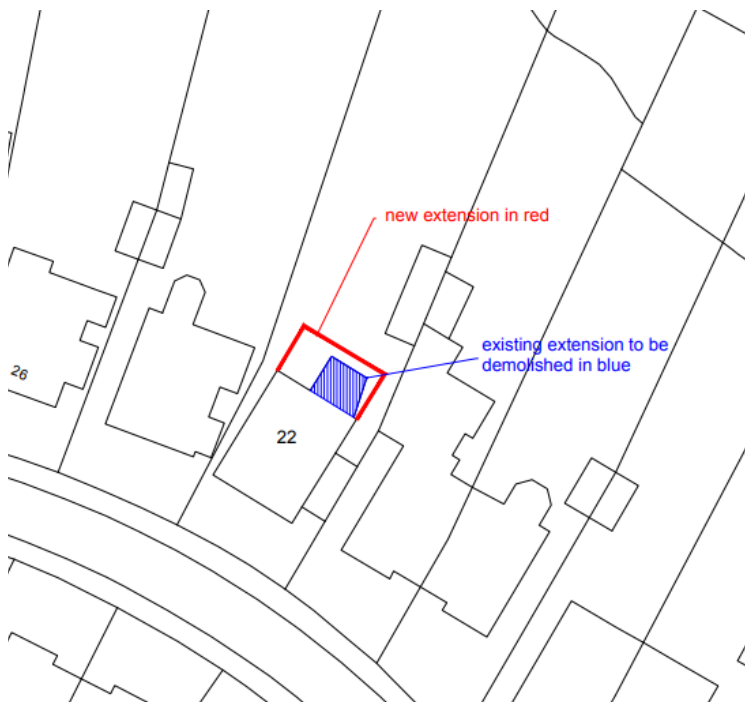
<b>Title</b>	Planning Applications			
<b>Application number</b>	18/0496		<b>Scale @ A4</b>	1:500
<b>Address</b>	22 LONGMEADOW, FRIMLEY, CAMBERLEY, GU16 8RR		<b>Date</b>	01 Aug 2018
<b>Proposal</b>	The demolition of an existing single storey rear flat roofed extension and the construction of a new larger single storey rear extension			
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018		
		Page 69	Author: DMD	

This page is intentionally left blank

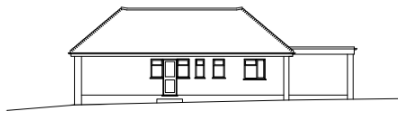
Location plan



Proposed site layout



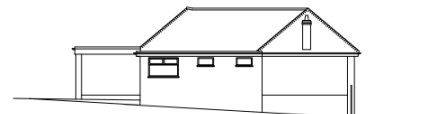
## Existing elevations and floor plans



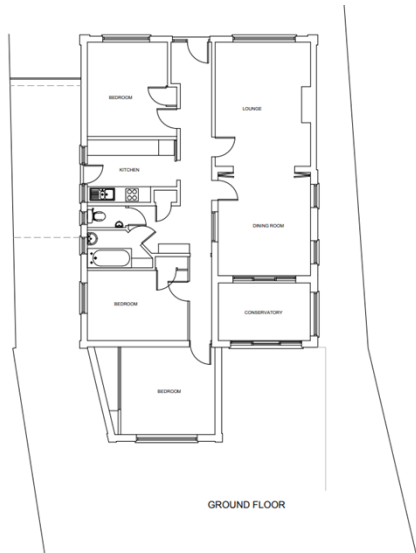
SOUTH EAST - SIDE ELEVATION



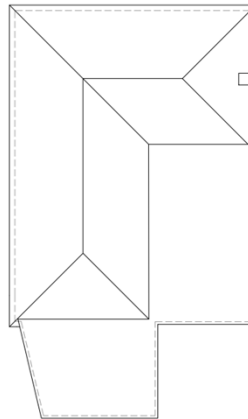
NORTH EAST - REAR ELEVATION



NORTH WEST - SIDE ELEVATION



GROUND FLOOR

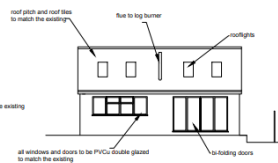


ROOF

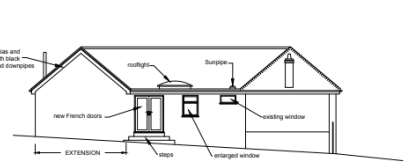
## Proposed elevations and floor plans



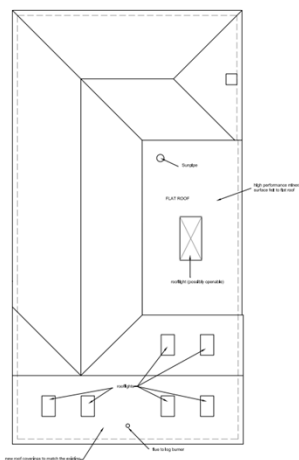
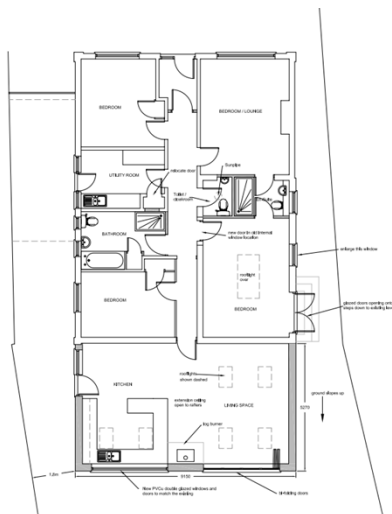
SOUTH EAST - SIDE ELEVATION



NORTH EAST - REAR ELEVATION



NORTH WEST - SIDE ELEVATION





Site photos





2018/0471

Reg Date 29/05/2018

Bagshot

**LOCATION:** 2b LONDON ROAD, BAGSHOT, GU19 5HN  
**PROPOSAL:** Application for consent to display advertisements for the display of one internally illuminated fascia sign, one free standing sign and associated window adverts following removal of existing signage. (Amended plans rec'd 24/04/2018.)  
**TYPE:** Advert - (Illuminated)  
**APPLICANT:** Mr Ian Gosling  
 MSG Life Ltd  
**OFFICER:** Duncan Carty

**This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor Valerie White on the grounds that local residents have expressed disappointment about the illuminated signage.**

## 1.0 SUMMARY

- 1.1 This application relates to the provision of signage at a commercial building, recently approved as a gym, located at the edge of the settlement of Bagshot. The signage includes illuminated fascia and post signs with vinyl signage to windows. No objections are raised on amenity and public safety grounds and the application is recommended for approval.

## 2.0 SITE DESCRIPTION

- 2.1 The application site relates to a childrens' play centre at the edge, but falling within the settlement, of Bagshot. The site lies on the east side of A30 London Road with the County Council depot to the south flank and the A322 slip road to the north flank and rear boundaries. The site lies opposite the Bagshot Park grounds. The site is some distance from residential properties, with the properties in Lory Ridge set about 100 metres from the application site, beyond the south flank.
- 2.2 The play centre building is positioned central to the plot, with the plot set at a lower level than the A30 London Road. The application site falls outside any Area of Special Advertisement Control.

## 3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/06/0114 - Change of use of warehouse to an indoor childrens' play centre together with associated car parking and landscaping and modifications to access.  
*Approved in September 2006 and implemented.*
- 3.2 SU/18/0309 - Variations of conditions 2,3 and 8 of planning permission SU/16/0114 to allow the building to be used as a gym with a revised parking layout and provision; and the opening hours to the public restricted to between 06:00 and 23:00 hours.  
*Approved in July 2018.*

- 3.3 SU/18/0412 - External alterations to existing building including the insertion of window in front elevation and ventilation grills with the provision of air conditioning plant.

*Currently under consideration.*

#### **4.0 THE PROPOSAL**

- 4.1 The current proposal relates to replacement signage for a new gym use (subject to consideration under application SU/18/0309). The signage includes:

- a replacement fascia sign to the front elevation;
- a replacement free standing sign to the site frontage (in front of a front boundary fence and car parking area) close to site access; and
- vinyl banding signage on windows in the front and north flank elevations.

- 4.2 The replacement fascia sign measures approximately 1.35 metres in height by 5.6 metres width and would be positioned up to 6.5 metres above ground level, when compared with the maximum height of about 6.8 metres for the existing building. The proposed free standing sign to the front would be 1.5 by 1.8 metres with a maximum height of 2.5 metres above ground level. Both signs would be stencil-cut with internally illuminated by LED modules with 200 Candelas per square metres. Other non-illuminated vinyl signage would be provided to windows on the existing building.

- 4.3 The proposed signage would replace non-illuminated signage provided for the former childrens' play centre use. This signage is unauthorised.

#### **5.0 CONSULTATION RESPONSES**

- |     |                           |  |
|-----|---------------------------|--|
| 5.1 | County Highway Authority  | No objections.   |
| 5.2 | Windlesham Parish Council | An objection is raised due to the opening hours indicated on the sign which are not yet approved<br>[Officer comment: This has now been corrected] |

#### **6.0 REPRESENTATION**

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

#### **7.0 PLANNING ISSUES**

- 7.1 The application has been considered against Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2018 (NPPF).
- 7.2 Paragraph 132 of the NPPF indicates that control over advertisements should be efficient, effective and simple. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

### **7.3 Impact on amenity**

- 7.3.1 The proposed fascia sign to the building would replace an existing sign in this location which, noting the size of the building, would not over dominate or adversely affect the visual amenity of this building. The vinyl signage (to the windows) would not have any significant impact. The proposed free standing sign would be set forward and would be clearly visible in the streetscene. It is noted that the proposed sign would replace a similarly sized and positioned sign, but this existing sign does not have formal consent. The sign would be set back from landscaping to the adjoining site, and behind the Archaeological Centre building at 4 to 10 London Road beyond, so its impact is lessened, when viewed from the southerly direction. Noting the limited dimensions and height of this sign, it is considered that this sign would not have any significant impact on amenity.
- 7.3.2 As such, no objections are raised on amenity grounds with the proposal complying with Policy DM9 of the CSDMP and the NPPF.

### **7.4 Impact on public safety**

- 7.4.1 The existing building is set back and set-in from the public highway and the proposed signage to the building would not have any material impact on public safety. The proposed free standing sign would be located close to the front boundary of the site with the A30 London Road and close to the junction with the slip road from the A322. The County Highway Authority has considered this siting and confirms that this proposed sign will not obstruct vehicular visibility.
- 7.4.2 As such, no objections are raised on public safety grounds with the proposal complying with Policy DM11 of the CSDMP and the NPPF.

## **8.0 CONCLUSION**

- 8.1 The proposal would not have any adverse impact on amenity or public safety grounds. The application 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, creative and proactive manner consistent with the requirements of Paragraphs 38-41 of the NPPF. This includes the following:-

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

## RECOMMENDATION

GRANT consent subject to the following conditions:-

1. (a) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.  
  
(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.  
  
(c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.  
  
(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.  
  
(e) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

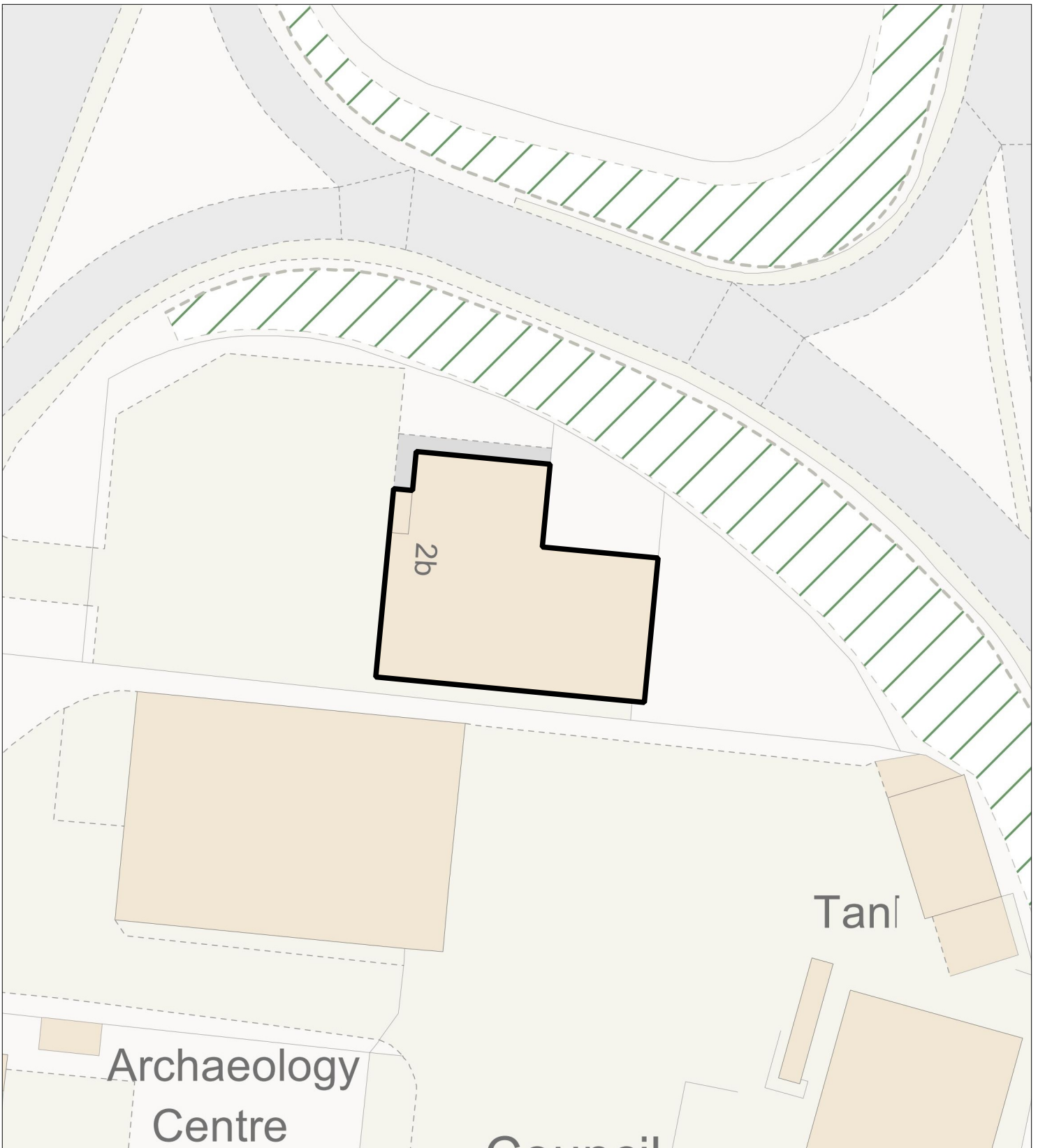
Reason: To comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

2. At the expiration of this consent or at any other time thereafter as may be agreed by the Local Planning Authority the sign(s) the subject of the consent shall be removed to the satisfaction of the Local Planning Authority.

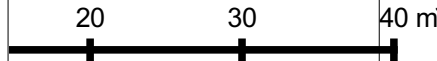
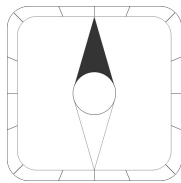
Reason: In the interest of the visual amenities of the area and to comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

3. The illumination of the advertisements hereby granted consent shall be by fixed and constant lights and not by lights which are, or appear to be intermittent, moving, flashing or vibrating.

Reason: In the interests of visual amenity and highway safety and to comply with the NPPF.



<b>Title</b>	Planning Applications		
<b>Application number</b>	18/0471	<b>Scale @ A4</b>	1:500
<b>Address</b>	2b LONDON ROAD, BAGSHOT, GU19 5HN	<b>Date</b>	01 Aug 2018
<b>Proposal</b>	Application for consent to display advertisements for the display of one internally illuminated fascia sign, one free standing sign and associated window adverts following removal of existing signage.		



This page is intentionally left blank

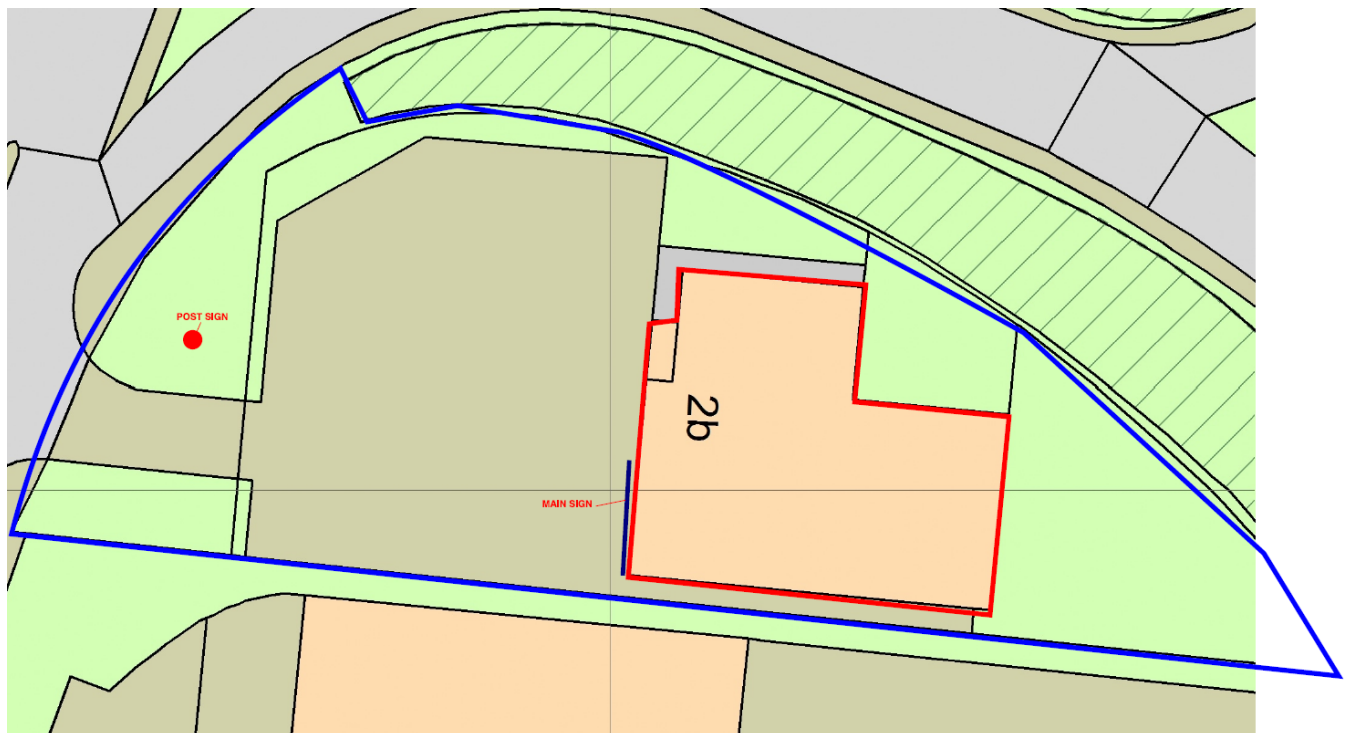


18/0471 – 2b LONDON ROAD, BAGSHOT

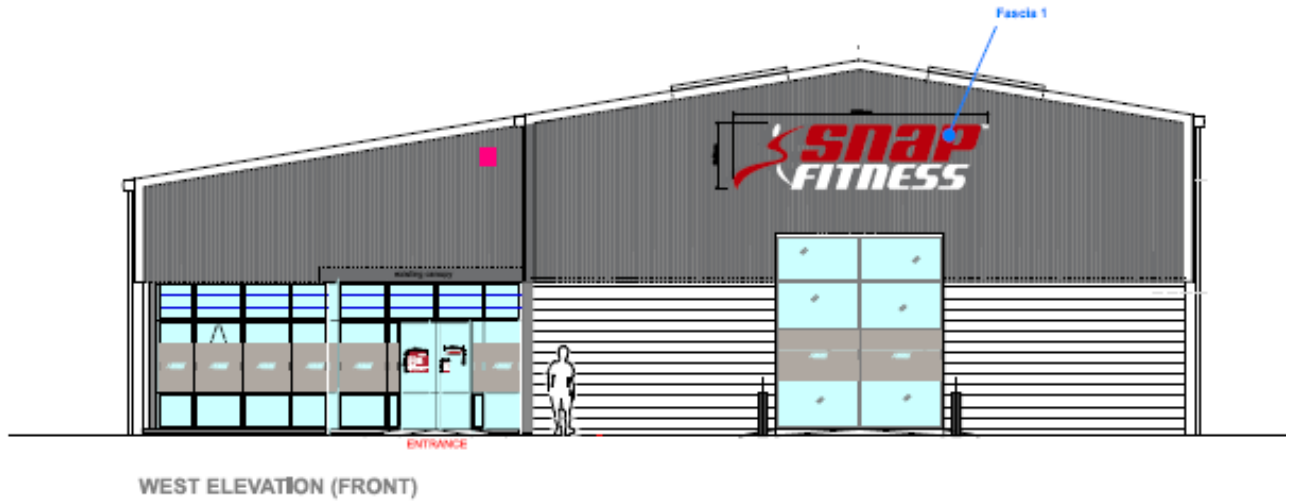
Location plan



Proposed siting



Elevations for building



Elevations for post sign

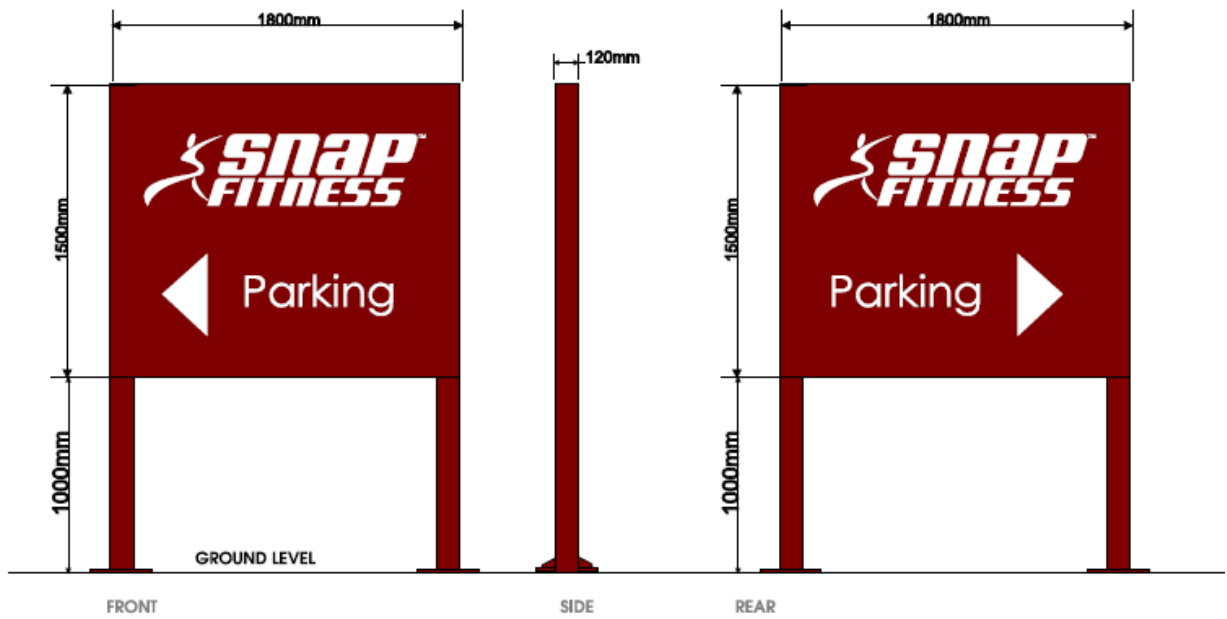


Photo images



Site photos

Application site



Road frontage



**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.