



Surrey Heath Borough Council
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Tuesday, 29 January 2019

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, Bill Chapman, Ruth Hutchinson, Paul Ilnicki,
Rebecca Jennings-Evans 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, 7 February 2019 at
7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

AGENDA

	Pages
1 Apologies for Absence	
2 Minutes	3 - 8

To confirm and sign the minutes of the meeting held on 10 January 2019.

3 Declarations of Interest

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

Human Rights Statement

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

Planning Applications

- | | | |
|----------|---|----------------|
| 4 | Application Number: 18/1061 - Land South West of Frith Hill Road and Deepcut Bridge Road, Deepcut, Camberley | 9 - 22 |
| 5 | Application Number: 18/0681 - 34 Curley Hill Road, Lightwater, GU18 5HY | 23 - 44 |
| 6 | Application Number: 18/0943 - Windlemere Golf Club, Windlesham Road, West End, Woking, GU24 9QL | 45 - 60 |
| 7 | Exclusion of Press and Public | |

The Planning Applications Committee is advised to **RESOLVE** that, under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the ground that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Act, as set out below:

<u>Item</u>	<u>Paragraph(s)</u>
8	1,3
9	1,3

- | | | |
|----------|------------------------------------|----------------|
| 8 | Planning Enforcement Update | 61 - 78 |
| 9 | Review of Exempt Items | |

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 10 January 2019

+ 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

Members in Attendance: Cllr Richard Brooks

Officers Present: Ross Cahalane, Michelle Fielder, Gareth John, Jonathan Partington, Neil Praine and Eddie Scott.

40/P Minutes of Previous Meeting

The Minutes of the meeting held on 13 December 2018 were confirmed and signed by the chairman.

41/P Application Number: 18/0616 - 18 & 18a, Tekels Park, Camberley, GU15 2LF

The application was for the erection of a detached three storey building to comprise of 10 two bedroom apartments, associated parking, access, stores and landscaping. This was to follow demolition of existing semi-detached dwellings. (Amended plan rec'd 28/11/2018.)

Members were advised of the following updates and the referenced appendices published with the supplementary agenda papers:

“Representation

An objection has been received on behalf of Tekels Park Residents and Tekels Community Association (see Appendix 2). The issues raised include: street scene and design, environmental impact of the proposal, layout, scale and density, parking and road / pedestrian safety, amenity impact.

The applicant circulated a response to Members, also appended (Appendix 3).

Officer's comment: These issues are broadly covered in the Committee Report.

Amended recommendation and additional condition

- Following concerns that were raised about the management and maintenance of the flat roof, the applicant has agreed to accept a condition to agree the details of Management and Maintenance with the LPA. As such the following condition is recommended to be added to the decision notice:

17. Prior to occupation of the development hereby approved, a Management and Maintenance Plan, for the external surfaces and flat roof of the building shall be submitted to and approved in writing by the Local Planning Authority.

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

- The applicant has completed a legal agreement to secure SAMM and Affordable Housing contributions and as such the recommendation changes from - *GRANT subject to conditions and completion of a legal agreement:* to - *GRANT subject to conditions.*”

As the application had triggered the Council’s Public Speaking Scheme, Ms Lynne Wallis, on behalf of the Tekels Community Association, and Mr Peter Aggleton spoke in objection to the application. Mr Neil Davis, the agent, spoke in support of the application.

Members felt the scheme was out of keeping with the Wooded Hills Character Area. It was considered that the proposal would have had a significant adverse impact on the existing street scene. In particular Members had reservations over the potential for the dominance of parking in the street scene and remained unconvinced whether the proposal’s contemporary design and building form complemented the existing streetscape. It was noted that there were specific concerns in respect to the design’s flat roof and panelled finishing. All of these factors in combination with the proposal’s net density were considered to be a negative contrast to the semi-rural character of the area.

The Committee felt that there were insufficient parking spaces in relation to the number of proposed units and were concerned this would result in overspill to on-street parking. In addition there were concerns as to potential negative effects on the private estate’s road network.

An alternative motion to refuse the application for the reasons below was proposed by Councillor Robin Perry and seconded by Councillor Colin Dougan. The recommendation was put to the vote and carried.

RESOLVED that

- I. Application 18/0616 be refused for the reasons following:**
 - **Out of keeping with the Wooded Hills Character Area.**

- **Damaging effect on the existing street scene, including dominance of parking, inappropriate design, bulk and building form**
 - **Insufficient parking provision**
 - **Negative impact upon the private estate's road network and residential amenity.**
 - **Net density**
- II. The reasons for refusal be finalised by the Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee, and the Planning Case Officer.**

Note 1

It was noted for the record Councillor Edward Hawkins declared that:

- i. Members of the Committee had attended a Member Site Visit on the application and,
- ii. All members of the Committee had received various pieces of correspondence on the application.

Note 2

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

Voting in favour of the recommendation to refuse the application for the reasons outlined above:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

42/P Application Number: 18/0499 - 45 Guildford Road, Bagshot, GU19 5JW

The application was for the erection of a two storey building comprising of five 2 bedroom flats including dormer windows and rooflights, following the demolition of the existing dwelling and outbuildings, with revised vehicular access from Guildford Road, bin/cycle storage, landscaping and parking area. (Amended plans rec'd 18/10/2018.) (Amended plans rec'd 22/11/2018)

The application would have normally been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Valerie White due to concerns regarding overdevelopment of the site and that highway issues had not been looked at properly.

Members were advised of the following updates and the referenced appendix published with the supplementary agenda papers:

“The applicant has provided a letter (Appendix 1) to clarify the reasons for locating the proposed parking area to the front of the site, summarised below:

- The relocation of parking to the rear of the site would negate any ability to provide private amenity space.
- Additionally, following long discussions with the Environment Agency, a landscape strategy had to be developed to overcome their objection in respect of impacts on the Windle Brook bank. This involves provision of a landscaped buffer zone between the brook and the gardens to encourage the development of wildlife within the brook and flora and fauna along the bank. These environmental benefits would be lost if any parking was provided at the rear.
- The parking at the front is now set behind a front boundary wall and landscape planting which can be secured as part of the proposed landscaping conditions.”

The officer recommendation to approve the application was proposed by Councillor Mrs Vivienne Chapman and seconded by Councillor Jonathan Lytle.

RESOLVED that application 18/0499 be granted subject to the conditions set out in the Officer Report.

Note 1

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

Voting in favour of the recommendation to grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Jonathan Lytle, David Mansfield, Adrian Page, Ian Sams, Conrad Sturt, Pat Tedder and Victoria Wheeler.

Voting against the recommendation to grant the application:

Councillors Robin Perry and Valerie White.

43/P Application Number: 18/0513 - 45 Guildford Road, Bagshot, GU19 5JW

The application sought planning permission for the erection of a terrace of 3 two-storey dwellings including front dormers following the demolition of existing dwelling and outbuildings, with revised vehicular access from Guildford Road, bin/cycle storage, landscaping and parking area. (Amended plans rec'd 18/10/2018 & 22/11/2018.)

The application would have normally been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Valerie White due to concerns regarding overdevelopment of the site and that highway issues had not been looked at properly.

Members were advised of the following updates and the referenced appendix published with the supplementary agenda papers:

“The applicant has provided a letter (Appendix 1) to clarify the reasons for locating the proposed parking area to the front of the site, summarised below:

- The relocation of parking to the rear of the site would negate any ability to provide private amenity space.
- Additionally, following long discussions with the Environment Agency, a landscape strategy had to be developed to overcome their objection in respect of impacts on the Windle Brook bank. This involves provision of a landscaped buffer zone between the brook and the gardens to encourage the development of wildlife within the brook and flora and fauna along the bank. These environmental benefits would be lost if any parking was provided at the rear.
- The parking at the front is now set behind a front boundary wall and landscape planting which can be secured as part of the proposed landscaping conditions.”

The officer recommendation to approve the application was proposed by Councillor Adrian Page and seconded by Councillor Victoria Wheeler.

RESOLVED that application 18/0513 be granted subject to the conditions set out in the Officer Report.

Note 1

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

Voting in favour of the recommendation to grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Jonathan Lytle, David Mansfield, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler.

Voting against the recommendation to grant the application:
Councillor Valerie White.

Chairman

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2018/1061

Reg Date 04/12/2018

Mytchett/Deepcut

LOCATION: LAND SOUTH WEST OF FRITH HILL ROAD AND, DEEPCUT BRIDGE ROAD, DEEPCUT, CAMBERLEY

PROPOSAL: Change of use of use of land/hardstanding for film-making, including construction of sets and use of land for filming, stationing of support services, associated storage and parking for a temporary period. (Amended plan rec'd 09/01/2019.) (Additional information & plans Rec'd 17.01.2018)

TYPE: Full Planning Application

APPLICANT: Ms Sharma

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 Cllr Deach because of concerns about the impact upon neighbouring residential properties.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This application relates to land on the west side of Deepcut Bridge Road and south of Frith Hill Road. The land extends to 45 hectares and is Ministry of Defence land. The proposal is to change the use of land for film making including the construction of sets and the use of land for filming, stationing of support services, associated storage and parking for a temporary period until the end of September 2019; with the site cleared by the end of October 2019.
- 1.2 There is no objection to the proposal in respect of local character and highway safety. Due to the temporary nature of the proposal, and given that conditions can be imposed to control this, it would provide limited harm to the countryside and residential amenity. In addition, the proposal would provide clear social and economic benefits to the Borough. As such, the application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The site falls within the countryside beyond the Green Belt. The site relates to land on the west side of Deepcut Bridge Road and south of Frith Hill Road, a gated access road onto military land, which is used on an informal basis by walkers. The land extends to 45 hectares and is Ministry of Defence land. The residential properties in Dettingen estate face towards the application site from the east side of Deepcut Bridge Road. The north boundary of the site is with Frith Hill Road, a private road/footpath, and countryside (woodland) beyond with the remaining site boundaries also with countryside (woodland).

- 2.2 The application site is on land previously used as barracks (closed with buildings removed in the 1970's) with areas of hardstanding surrounded by predominately coniferous woodland. The site has more recently been used for military exercises. There has recently been some minor tree works at the edge of the hardstanding areas and the site has been fenced with a security hut at the site entrance. The application site is relatively flat, but with the rear (south west) part of the site on lower land.
- 2.3 Access to the site is from an access immediately south of the southern roundabout junction into the Alma Dettingen estate.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/08/0275 – Temporary change of use to allow hard standing to be used for storage and distribution of motor vehicles for a period of four months (on part of the application site).
Refused in June 2005 due to the impact of the development on the countryside.

4.0 THE PROPOSAL

- 4.1 This application relates to the change the use of land for film making including the construction of film sets and the use of land for filming, stationing of support services, associated storage and parking with security (heras) fencing for a temporary period. It is proposed that the filming takes place from March to September 2019 with site restoration by the end of October 2019.
- 4.2 The proposal is required to be provided for a new Netflix series regarding the Arthurian legend and would include the provision of sets including the construction of a medieval village/town, market square and port with a viking ship with the additional provision of a green screen. This would be provided in the middle of the application site with the provision of back-up facilities, including welfare accommodation, at the rear.
- 4.3 The general height of sets would be about 6-7 metres, but with a maximum height of about 14 metres, which is lower than the general tree canopy height, around the hardstanding areas. The site is to be completely enclosed by temporary "Heras" type fencing which stand upon feet, rather than fixed to the ground, with the retention of the security hut and external lighting. The external lighting is in the form of 4 no lighting towers extendable up to a height of 8.5 metres and directed towards the sets (i.e. filming) including one placed close to the access point (the nearest point at 100 metres from the residential properties).
- 4.4 The proposal would be predominantly used during summer daylight hours (from 07:00 to 18:00 hours), but there may be a requirement for very limited night shoots (from 18.00 to 02:00 hours). The back-up facilities would be required from 05:00 until 18:00 hours on filming days. There are not proposed to be any noise sequences filmed (e.g. gun fire or explosions) but there may be some "controlled" fire sequences shot; which accords with the medieval setting of the TV series.
- 4.5 Parking would be provided towards the site frontage with some crew and actors staying in the local area and travelling to the site on a daily basis. The remainder will travel to site via minibus or cars from the London area. There will be no overnight accommodation (except related to the security of the site). The site has capacity for 400 cars and 15 light goods vehicles. The movements per day is estimated to be as follows:

Activity	Vehicles
Preparation/Post filming (Strike)	Cars/vans: 30-40 Trucks: 5-10 per day Plant: 2-3 per day
Filming	Cars: 120-150 per day Mini-buses: 8-12 Technical vehicles: 5-10

There will also be one-off deliveries and collections, at the start and end of the process, for the portakabins, site offices, filming equipment, etc. The level of activity within the site, including the number of people on the site, would be expected to vary during this process as below:

Activity	Activity level
Preparation	40-60 people from site including the groundwork team and construction department
Filming	120-150 people on site from all departments
Post filming (Strike)	60 people on site, including the groundwork team; and art, locations and construction departments

- 4.6 The applicant has provided a traffic management plan which indicates signage close to the site access warning traffic on Deepcut Bridge Road of slow moving traffic in and out of the site, and a process of traffic management when larger quantities of vehicles need to exit the site at any one time which is to be marshalled by security staff. A conditions survey of the access points has also been provided.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objection in principle but have requested further details of traffic management, etc., which have been provided (see Paragraph 4.5 above) and are currently under consideration. Any formal comments will be reported on the Committee Update.
- 5.2 Tree Officer No objections.
- 5.3 Surrey Wildlife Trust No comments received to date. Any formal comments will be reported on the Committee Update.
- 5.4 Environmental Health No objections.

5.5 Scientific Officer No objections, subject to condition.

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 CONSIDERATION

7.1 The application site falls within the Countryside beyond the Green Belt. The application is therefore considered against Policies CP1, CP2, CP8, CP11, CP14, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP); and the National Planning Policy Framework 2018 (NPPF).

7.2 The main issues to be addressed are as follows:

- Impact on the countryside character and social and economic benefits of the proposal;
- Impact on residential amenity;
- Impact on highway safety; and
- Impact on ecology.

7.3 Impact on the countryside character and social and economic benefits of the proposal

7.3.1 Policy CP1 of the CSDMP sets out the spatial strategy for the Borough. The strategy indicates that new development will come forward largely through the redevelopment of previously developed land in the western part of the Borough. The application site falls within the western part of the Borough but the land has been cleared of development for a significant period of time; but has been used for military exercises. Annex 2 of the NPPF defines previously developed land; with exceptions include *“land that was previously developed but where the remains of the permanent structure or fixed structure have blended into the landscape.”* In this case, there is no evidence of the previous structures on the site and, as such, the land would not be considered to be previously developed land.

7.3.2 Policy CP1 of the CSDMP also indicates that development in the countryside beyond the Green Belt which results in the coalescence of settlements will not be permitted. The proposal would be provided within a gap between the settlements of Deepcut and Frimley (reducing the minimum developed gap in this location from 1,200 metres to 900 metres between Alma Dettingen and St Catherines Road, but with smaller gaps (e.g. around 700 metres retained between St Catherines Road and Blackdown Road) nearby. However, noting the limited time period for this development/use, it is not considered that this proposal would result in any long term harm to this countryside gap.

7.3.3 Paragraph 170 of the NPPF indicates that in assessing proposal, the intrinsic character and beauty of the countryside should be recognised; and paragraph 5.6 supporting Policy CP12 reiterates this. The application site, as indicated above, relates to hardstanding areas, surrounded by woodland. It is clear that there would be limited views of the proposal from the surrounding countryside. However, the proposal would provide substantial built form in this location which would result in significant harm to the countryside character. However, taking into consideration the limited period for the use

(and associated works/development), it is considered that the proposal would provide a limited harm to the countryside in the longer term.

- 7.3.4 Paragraphs 7 and 8 of the NPPF indicate that the purpose of the planning system is to contribute to the achievement of sustainable development and that in achieving sustainable development, there are three overarching objectives: the economic objective, the social objective and the environmental objective. Whilst there is a presumption in favour of sustainable development, this does not change the statutory status of the development plan as the starting point for decision making. As indicated above, the proposal would result in a limited harm to the countryside (i.e. the environmental objective). It is therefore incumbent upon the Local Planning Authority to assess the social and economic impacts of the development; against this limited harm in environmental terms i.e. the "planning balance".
- 7.3.5 This application has been supported by a planning statement which indicates the economic benefits of this proposal. The proposal would provide for filming which can provide a considerable economic spin-off benefits to an area. The planning statement indicates that the film proposed for the application site will employ upwards of 1,000 British cast and crew across a number of sites with up to 200 people likely to be involved on this specific site. It is estimated that for every 10 jobs directly employed by the core UK film industry, another 10 are supported indirectly in the supply chain and from the induced spending of those directly or indirectly employed by the core film industry. During the construction and filming the staff and production company will use local facilities and services; including the need for hotels and bed and breakfast accommodation. This will boost to the local economy in Surrey Heath and provide local employment. It is predicted that approximately £500,000 will be spent within the local area alone, which will feed into the local economy.
- 7.3.6 As such, it is considered that the social and economic benefits of the current proposal is a factor which weighs heavily in support of this proposal. In terms of the planning balance between the social and economic benefits and any environmental disbenefits of the proposal, and noting the limited the period proposed, it is considered that the proposal is acceptable on these grounds.
- 7.3.7 It is therefore considered that whilst the proposal would result in limited harm in the countryside, the social and economic benefits outweigh this harm and the proposal can be supported on these grounds, complying with Policy CP1 of the CSDMP and the NPPF.

7.4 Impact on residential amenity

- 7.4.1 The proposed use would include the main activity (set building and filming) to take place in the middle of the site, and would be set over 100 metres from the front walls of the nearest residential properties on the Alma Dettingen residential estate; with the main set area set away about 200 metres. The back-up facilities would be positioned further to the rear and on lower land and set about 300 metres from these nearest residential properties. The site is also wooded to the front with more limited views into the site from these properties. The external lighting is to be provided below the general tree canopy height surrounding the site and would only be used for a limited time for dayshoots (only required at the start and end of the filming until 7pm.). As such, and noting the level of separation from residential properties, it is not considered that the presence of the construction (sets and back-up facilities) and external lighting would have any significant impact upon residential amenities.
- 7.4.2 The proposal would increase activity on the site. The amount of activity is set out in the economic benefits below but it will mostly be restricted to working hours. Noting the higher background noise levels for the adjoining highway (Deepcut Bridge Road) and

separation distances, as well as the limited time period concerned, it is not considered that the proposal would have any significant impact upon residential amenity.

- 7.4.3 The applicant has confirmed that there may be a requirement for limited number of night shoots. These are expected to extend until about 2am with vehicles leaving the site. The activity and lighting could cause some disturbance to residential properties and controls by condition are required to mitigate such effects. These controls include a maximum height of external lighting; and that the lighting is directed downwards so that it does not extend or is lit above the general tree canopy. The Environmental Health Officer supports this approach.
- 7.4.4 Under these circumstances, the proposal is therefore considered to be acceptable on these grounds complying with Policy DM9 of the CSDMP.

7.5 Impact on highway safety

- 7.5.1 The proposal would provide informal accommodation for the parking of vehicles to the front of the site to support the use, with the access being provided from an existing access to the site, just south of the southern roundabout junction with the Alma Dettingen residential estate. The planning statement confirms that some of the crew and actors would stay in the local area and travel to the site on a daily basis. The remainder will travel to site via minibus or cars from the London area.
- 7.5.2 The applicant has indicated in their planning statement that if it proves necessary, a traffic management plan can be put in place to manage traffic movements to ensure the free flow of traffic on the local highway network. These details have been provided (see paragraph 4.5 above). Whilst the County Highway Authority has raised no objections, in principle, this impact is to be assessed with any further comments provided as an update to this report. Due to the hours of operation, it is considered likely that the largest number of traffic movements (as indicated in the table at paragraph 4.3 above) would relate to larger number of cars during filming, but a management of the traffic flow (by marshalling) at peak movements of the site is to be provided. However, the most significant traffic movements would however occur outside peak traffic hours due to the earlier start (before morning traffic peaks) and later ending (after evening traffic peaks) of filming at the site.
- 7.5.3 However, the comments of the County Highway Authority on the traffic management details are awaited and, subject to their comments, no objections are raised to the proposal on parking or highway safety grounds with the proposal complying with Policies CP11 and DM11 of the CSDMP; and the NPPF.

7.6 Impact on ecology

- 7.6.1 The proposal would provide built form and activity in a countryside location. Whilst the operations are on existing hardstanding, there may be some impact on the ecology within the adjoining woodland. The comments of the Surrey Wildlife Trust are awaited and, subject to their comments, no objections are raised to the proposal on ecology grounds with the proposal complying with Policy CP14 of the CSDMP; and the NPPF.

7.7 Other matters

- 7.7.1 The proposal relates to land previously developed for which the level of land contamination is not known. Whilst the works are not likely to involve site excavations and the stationing of structures on existing hardstanding, the Scientific Officer has advised the taking of a cautionary approach such that a process needs to be undertaken if any contamination is encountered or suspected during the operations relating to this use. This process is set out by Condition. Under these circumstances, no objections

are raised to the proposal on these grounds with the proposal complying with the NPPF.

- 7.7.2 It is noted that an earlier proposal on part of the application site for the storage of cars for a limited period (under SU/08/0275) was considered to be harmful to the countryside. The policies in force at the time of the consideration of that proposal (within the 2000 Local Plan) were more restrictive for development in the countryside. The external lighting was more extensive and required for a 24 hour operation. In addition, the economic benefits of that proposal (relating to the temporary expansion of an existing business in the borough) would not have resulted in the economic benefits as set out in Paragraph 7.3.5 above and the NPPF, which has replaced national policy in place at that time, requires the planning balance between environmental, social and economic factors needs to be addressed in planning decision making.
- 7.7.3 Noting the temporary nature of the proposal, a condition to limit the use and operations as well as securing the reinstatement of land is to be imposed.

8.0 CONCLUSION

- 8.1 The current proposal would provide limited harm to the countryside; but there are clear social and economic benefits of the proposal which it is considered outweigh this harm, particularly noting the limited period of the proposed use. It is therefore considered to be acceptable on this ground.
- 8.2 The current proposal is considered to be acceptable on residential amenity and land contamination grounds. Subject to the comments of key consultees, no objections are raised on highway safety and ecological grounds. The application is therefore recommended for approval.

9.0 POSITIVE/PROACTIVE WORKING

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 included the following:

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

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The proposed development shall be built in accordance with the following approved plans: Central layout plan and Site plan, unless the prior written approval has been obtained from the Local Planning Authority.

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

2. The permission hereby granted shall limit the approved use to the period expiring on the 30 September 2019 on or before which date the use hereby permitted shall be discontinued and the land reinstated to the reasonable satisfaction of the Local Planning Authority by 31 October 2019.

Reason: To protect the visual amenity of the Countryside character and to comply with Policies CP1, CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012; and the National Planning Policy Framework 2018.

3. A strategy for monitoring and reporting on ground conditions and actions shall be taken should there be the discovery of contamination will be adopted. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The remediation strategy should detail how the contamination shall be managed and any agreed remediation verified.

Reason: To comply with Paragraphs 178-180 of the National Planning Policy Framework 2018 which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from unacceptable levels of contamination.

4. The external lighting provided for this temporary use shall be at no greater height than 8.5 metres and the lighting shall be directed downwards unless the prior written approval has been obtained from the Local Planning Authority.

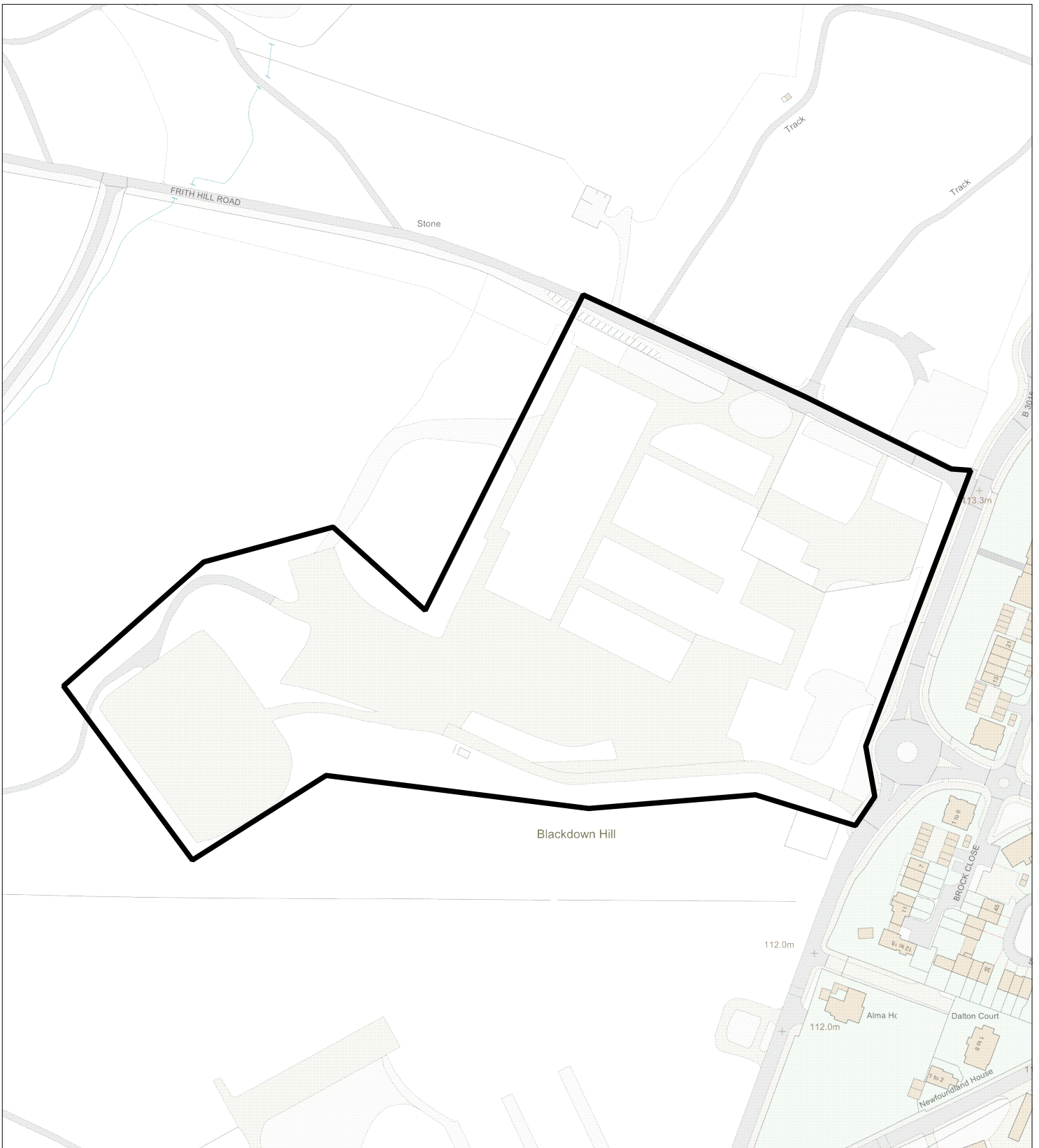
Reason: In the interests of residential amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

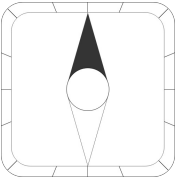
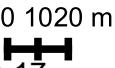
5. The traffic management for the use shall be undertaken in accordance with the Appendix 2 - Traffic Information, vehicle routing plans and signage plan provided on 19 January 2019; unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2018.

Informative(s)

1. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority.



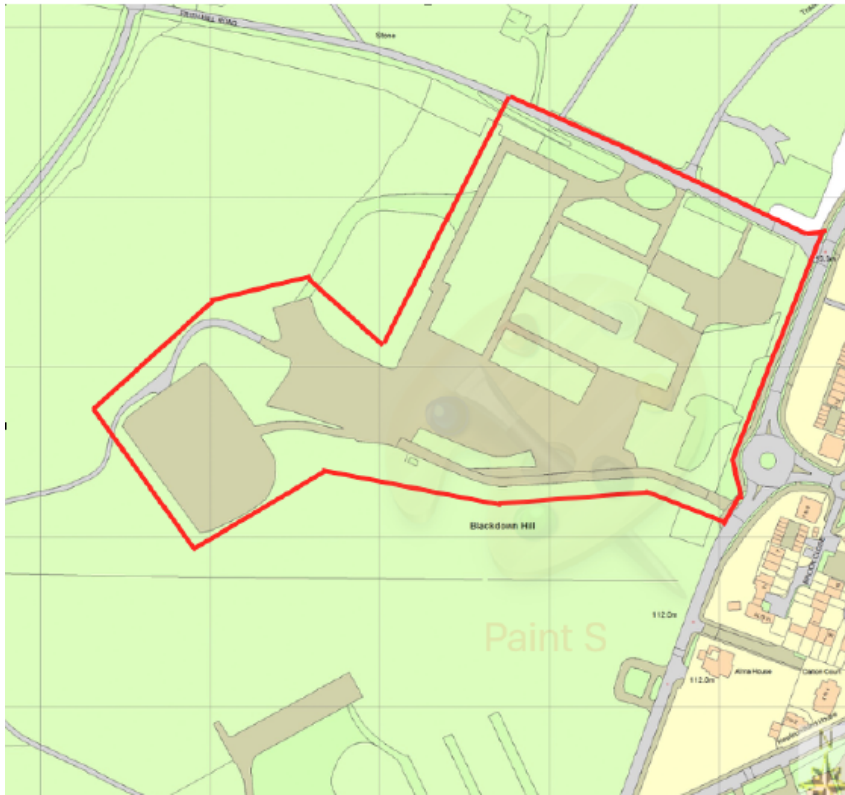
Title	Planning Applications		Scale @ A4	1:2500
Application number	18/1061		Date	15 Jan 2019
Address	G1 DEEPCUT, 1 land west of, Deepcut Bridge Road, Camberley, GU16 6GA		  0 10 20 m	
Proposal	TEMPORARY PLANNING PERMISSION FOR USE OF LAND/ HARDSTANDING FOR FILM-MAKING TO INCLUDE CONSTRUCTION OF SETS AND USE OF LAND FOR FILMING. USE OF HARDSTANDING FOR STATIONING OF SUPPORT SERVICES, ASSOCIATED STORAGE AND PARKING.			
Version 4		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019		Author: DE



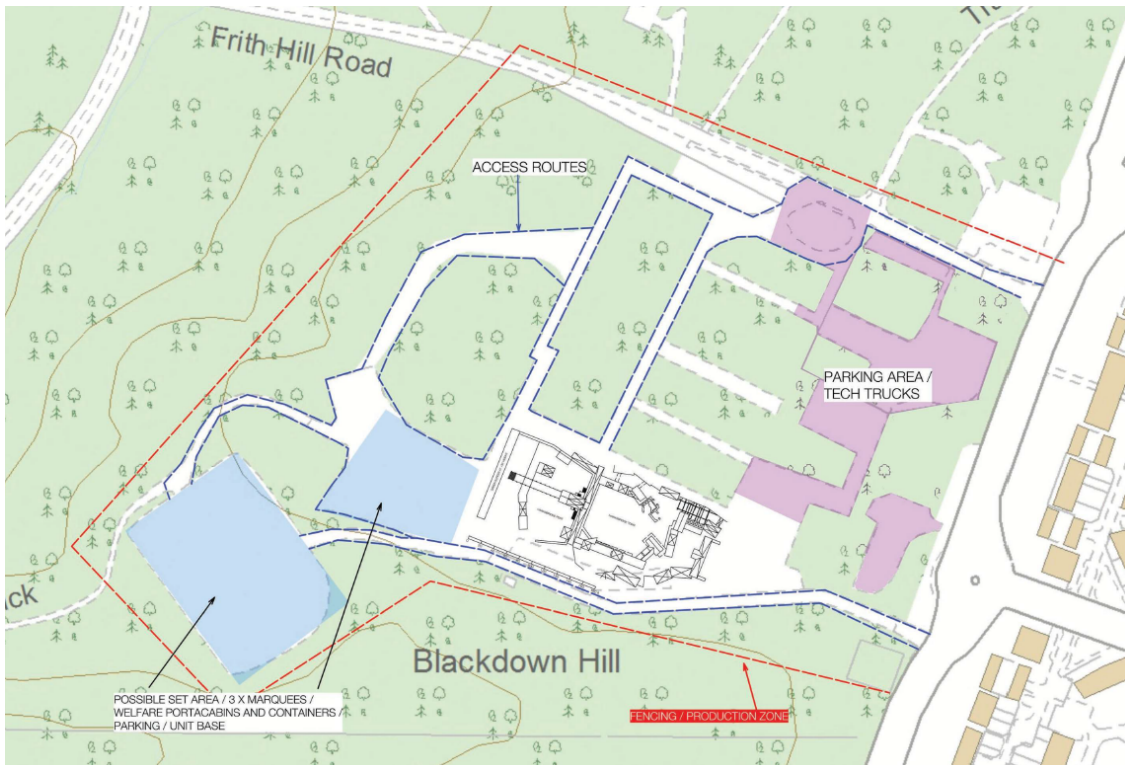
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18/1061 – LAND SOUTH WEST OF FRITH HILL ROAD AND DEEPCUT BRIDGE ROAD, DEEPCUT

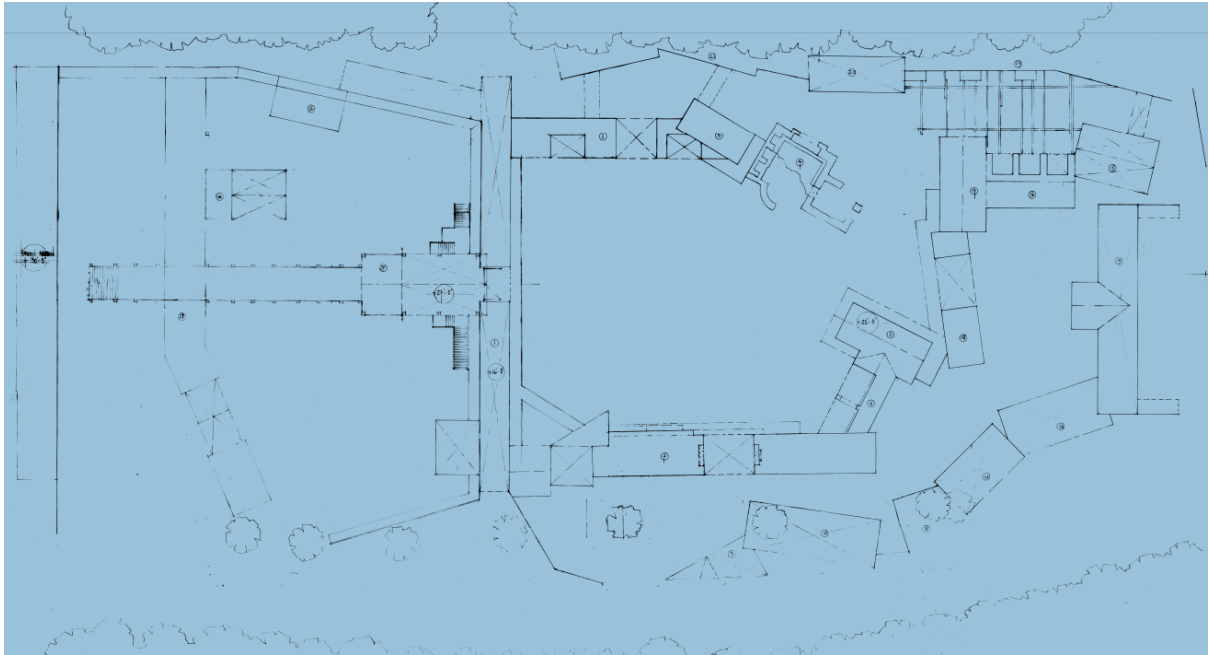
Location plan



Proposed site set up plan



Central area build plan



Site Photos

Viewed from Deepcut Bridge Road



Central part of site



South west part of site



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2018/0681

Reg Date 04/12/2018

Lightwater

LOCATION: 34 CURLEY HILL ROAD, LIGHTWATER, GU18 5YH
PROPOSAL: Erection of two storey (with part basement), 4 bedroom detached dwelling house, following demolition of the existing.
TYPE: Full Planning Application
APPLICANT: Ms Sophia Hooper
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 at the request of Cllr. Valerie White, on the grounds of overdevelopment of the site and impact on character of the area.

RECOMMENDATION: GRANT subject to planning conditions

1.0 SUMMARY

- 1.1 Planning permission is sought for the erection of a two storey (with part basement), 4 bedroom detached dwelling house, following demolition of the existing dwelling.
- 1.2 This current scheme is, in effect, identical to the design considered under 15/1043; the only difference being that the development would be achieved through a new build rather than by extending the existing dwellinghouse. Application 15/1043 was refused in April 2016 on character grounds (following a Planning Applications Committee overturn) and subsequently allowed on appeal September 2016. A copy of the Planning Inspectorate's decision is attached to this report [see Annex A].
- 1.3 It is therefore a material consideration that approval 15/1043 can still be implemented, not expiring until September 2019. Given the materiality of this decision, and given that the change in policy to the NPPF 2018 and the publication of the guidance under the Residential Design Guide Supplementary Planning Document 2017 (RDG) do not change these conclusions the application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on Curley Hill, an unmade road in a hilly area south of Lightwater Country Park. This part of Lightwater is characterised by strong level changes and detached dwellings set well back from the road on spacious well vegetated plots. Front and rear building lines in the area are variable, as is the size and style of the dwellings.
- 2.2 The site itself is a roughly rectangular plot that is slightly wider at the rear. The plot, and wider area has complex level changes. The rear of no. 34 is a plateau sitting above its neighbours at nos. 34 and 30, whilst it is slightly below its other neighbour at no. 36. A significant level change of around 4m occurs in the middle of the plot leaving the front of no. 34 sitting in a hollow between its adjoining neighbours at nos. 36 and 32. In common with other properties in the area the property is well vegetated with mature vegetation on the boundaries.
- 2.3 The plot accommodates a split level dwelling with a part single storey and part two storey arrangement. The two storey element is to the front and includes basement accommodation and an integral garage with a ground floor front facing terrace above it. The dwelling has an irregular footprint with a long straight flank side wall facing no. 32 and

staggered side rear and front elevations. The single storey elements of the application site dwelling sit some 2-3m above the dwelling at no. 32.

3.0 RELEVANT PLANNING HISTORY

- 3.1 15/1043 Conversion of garage to habitable space, erection of a two storey rear extension following demolition of existing extension and conversion of roof space to provide habitable space. *Refused 2016 on character grounds only and subsequently allowed on appeal in 2016. See Annex A for a copy of this decision.*

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a detached two storey (with part basement) 4 bedroom dwellinghouse, following demolition of the existing dwelling. This replacement dwelling would have an identical design to the extensions allowed under 15/143.
- 4.2 The proposal would create a flat roofed contemporary styled dwelling with a part basement, ground floor and first floor, designed to accommodate the level changes on site. The proposal would result in a dwelling with a staggered three storey appearance to the front (by virtue of the basement) and part two part single storey appearance to the rear.
- 4.3 The proposed development would measure 21.9m in depth, 11.4m in width and the heights would range from 2.5m (basement height to the front) to 8.6m in maximum height to the front elevation.
- 4.4 The dwelling's internal layout would comprise the following:
- Basement: media room, hallway, wine cellar, cloaks and WC;
 - Ground floor: open plan kitchen, family and dining, utility room, office, WC, entertaining and prep kitchen room;
 - First floor: master bedroom with dressing and en-suite, bathroom, 3 no bedrooms (one of which with an en-suite).
- 4.5 The proposal would be externally finished in render and stone to the walls, sarnafil to the roof and aluminium to the windows and doors.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objections
- 5.2 Windlesham Parish Council Objects to the proposal on the following grounds:
- the proposed design would overdevelop the site and be overbearing to neighbouring properties;
 - the modern/contemporary design is not in keeping with the locality;
 - the application conflicts with the Lightwater Village Design Statement Policy B8.

6.0 REPRESENTATION

6.1 At the time of preparation of this report 7 no letter of representation have been received raising the following issues:

- The residents at no 41 have not been consulted on the proposal [*Officer comment: the consultation procedure only requires any adjoining property to be consulted, which has been the case*];
- The application was received by the LPA in July, however the neighbours were only consulted in December and not given sufficient time to comment [*Officer comment: The initial submission was in fact in July, however the application remained invalid until December. In addition, the LPA will continue to accept comments after the expiry of the statutory timeframe for consultation*]
- Incorrect description of development [*Officer comment: Due to level changes the development would be on a split level. The lowest level does not extend to the same depth as the floors above and, due to being below ground level, it would form a basement*];
- The application should be treated as new without prejudice of the scheme allowed at Appeal [*Officer comment: See section 7 of this report for the weight afforded to this appeal decision*];
- The proposed development would set a precedent if approved [*Officer note: Each application is assessed on its own merits*];
- The proposed development would not be in accordance with current Policy, namely the National Planning Policy Framework and the Lightwater Village Design Statement;
- Due to its contemporary design, overall mass and height the proposal would appear out of keeping with the road;
- The proposal would have an overly dominant effect that would fail to respect the spacious character of the area;
- The proposal would provide little scope for landscaping to reduce its impact on the character of the area;
- By virtue of its 3 storey height to the front, the proposal would overshadow neighbouring properties and be overbearing;
- The proposal would provide insufficient parking spaces;
- Various discrepancies between the details submitted.

6.2 The following matters have also been raised, however they do not constitute material planning considerations and therefore weight has not been afforded to the following:

- Damage to the road during construction phase [*Officer note: Curley Hill Road is a private road, and therefore outside any issues with this road would constitute a civil matter between the applicant and the road owner(s)*];
- Damage to adjoining properties during construction [*Officer note: this would constitute a civil matter between the applicant and their neighbours*].

7.0 PLANNING CONSIDERATIONS

- 7.1 The principle of development is acceptable as 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 CP1, CP2, CP3, CP6, CP12, CP14B, DM9, and DM11 of the CSDMP. The Residential Design Guide (RDG) SPD 2017, the Lightwater Village Design Statement (LVDS) SPD and the NPPF are also relevant.
- 7.2 Extant appeal approval 15/1043 is a material consideration. Since this decision the only changes in policy is the release of the 2018 NPPF and the amplification to CSDMP Policy DM9 by the adoption of the RDG. Both of these documents reaffirm the importance of high quality design. This report will therefore focus on these changes. The main issues to therefore be considered are:
- Impact on the character of the area;
 - Residential amenity;
 - Transport and highways considerations;
 - Impact on infrastructure;
 - Impact on the Thames Basin Heaths SPA.

7.3 Impact on the character of area

- 7.3.1 The application property is set in a mixed character area with bungalows, some of which have been extended and have loft space conversions / extensions and a small number of two storey dwellings. There is not, however, a uniformity in terms of architectural design and materials in the vicinity. The sense of spaciousness is evident in the streetscene, mostly due to the separation gaps between the built form, depths of front gardens and provision of vegetation which positively contributes to the soft, green character of the area.
- 7.3.2 In the appeal scheme the Inspector notes that, as a result of the proposal, *'a new house would be created with some accommodation at lower ground level, the main living areas at the upper ground floor level and four bedrooms (together with ancillary spaces) at first floor level. The finished house would be overtly contemporary in style, using modern materials, flat roofed and geometrical elements and extensive areas of glass'*. Para. 11 of the Appeal Decision goes on to say that *'the house would, however, appear as a new contemporary building, different from its traditionally designed neighbours, and it would amount to a significant architectural intervention in the locality. It would be in bold contrast to some of its neighbours but it has been well designed in itself and there is no good planning reason for it to imitate other styles'*. Para. 20 states that *'the appeal scheme would create an interesting and practical new dwelling and would make a positive contribution to the streetscene'*.
- 7.3.3 Paragraph 127 c) of the NPPF 2018 is consistent with the Inspector's approach as this requires development to be sympathetic to local character, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Similarly Principle 7.8 of the RDG does not preclude contemporary design provided that it is attractive, high quality, honest and legible within its setting. Furthermore, RDG Principle 7.5 advises that when a roof form that diverges from the prevailing character of residential development is introduced, this should demonstrate that it would make a positive contribution to the streetscape. In the officer's opinion there is therefore no reason to come to a different conclusion on this submission than 15/1043. This decision was supported by LVDS paragraph 5.11, which advises that new

development should predominantly respect the existing character and valued features of the streetscene, although modern designs are acceptable where the overall character of the streetscene is not prejudiced.

- 7.3.4 The size and scale of this replacement dwelling would also be identical to approval 15/1043. Namely, the proposal would mostly retain the same set back from the main road as the existing dwelling. Although it would result in a dwelling with a three storey appearance due to the level changes on site, the proposal's scale would be largely consistent with the height of the other buildings in the road, given its flat roofed design. The proposal would retain a 1.1m separation distance to the dwelling at no 32 to the northeast and, at its closest point, a 1m towards the common boundary with no 36 to the southwest, therefore allowing for views towards the backdrop and retaining an appropriate amount of space around the built form. It is considered that this would also adhere to the RDG. In particular, Principle 7.1 states that setbacks in new developments should complement the streetscene; Principle 7.4 refers that new residential development should reflect the spacing, heights and building footprints of existing buildings; and, Principle 7.3 goes on to say that building heights will be expected to enable a building to integrate well into its surrounding context.
- 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 Policies CP2 and DM9 of the CSDMP, the RDG and the LVDS. Consistent with conditions imposed under 15/1043 a condition requiring the provision of a landscape scheme has been included on this recommendation.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Section 8 of the RDG advises, through Principles 8.1 and 8.3, that new residential development should not have a significant adverse effect on the privacy, loss of daylight and sun access to neighbouring properties. Principle 7.6 recommends that new housing complies with the national internal space standards, whereas Principle 8.4 provides guidance on the minimum outdoor space size standards for houses.
- 7.4.2 Although application ref 15/1043 was not refused on residential amenity grounds, these matters have also been considered by the Inspector. The Inspector concluded at paragraph 19 that *'the proposal would not cause unacceptable harm to residential amenities of neighbours, whether by overbearing appearance or overshadowing or intrusion on privacy'*. Given the similarities between both proposals and in the absence of any material change in the surrounding dwellings during the period of time between both applications for 34 Curley Hill Road (the planning history for both nos 32 and 36 does not indicate the submission of any application for these properties), this scheme would be considered acceptable with regards to residential amenities. The planning conditions regarding residential amenity contained on the appeal decision have therefore been transposed to this recommendation.
- 7.4.3 Although it is noted that a section of the boundary that separates nos 34 and 32 is missing, this section is located towards the back area of no 34's rear garden. Due to this current arrangement, it is possible to see into no. 32 and 30's rear gardens. The proposal would provide rear facing floor windows at two storey height, however these would face towards the site's rear boundary. As such, given the siting and orientation of the proposal in relation to the missing side fence, it is not considered it would materially change the current levels of overlooking on site. Following an Officer site visit to no 32, attention was drawn to a limited section of boundary planting that has been removed between both properties. Although this would increase the proposal's visibility from this dwelling's rear garden, it is not considered it would materially change the conclusions of the Appeal Decision.

7.4.4 As such, the proposal would not be considered to 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 The proposal has been considered by the County Highway Authority who has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision. The Authority is satisfied that the proposal would not have a material impact on the safety and operation of the adjoining public highway.

7.5.3 The application site is accessed via a private road and does not form part of the public highway, therefore it falls outside of the County Highway Authority's jurisdiction. It is not considered that the proposed development would result in a significant increase vehicular trips on the surrounding highway network.

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

7.6 Impact on infrastructure

7.6.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development. In the longer term, contributions will be via the Community Infrastructure Levy (CIL) charging schedule, in order to offset the impacts of the development and make it acceptable in planning terms. The Council's Infrastructure Delivery Supplementary Planning Document (2014) sets out the Council's approach to delivering the infrastructure required to support growth.

7.6.2 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted on 16 July 2014 and the CIL Charging Schedule came into effect on 1 December 2014. Regulation 123 CIL sets out the list of infrastructure projects that may be funded (either entirely or in part) through CIL. These include, for example, open spaces, community facilities or play areas. It is noted that these projects do not have to be directly related to the proposed development.

7.6.3 The proposed development would involve the provision of a replacement residential unit and, as such, the additional residential floor space above 100m² would be CIL liable. The site falls within the Eastern Charging Zone, for which the charge is £220 per m² for developments which do not provide their own SANG. It is however noted that the applicant has claimed the self-build CIL exemption.

7.6.4 It is therefore considered that the proposal would be in accordance with Policy CP12 of the CSDMP.

7.7 Impact on Thames Basin Heaths SPA

7.7.1 Policy CP14B of the CSDMP states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Special Protection Area (SPA) and Special Areas of Conservation (SAC) sited within the Borough. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD

(2012) identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA more than 400m away from the SPA can be mitigated by providing a financial contribution towards SANGS.

- 7.7.2 The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2012) identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS.
- 7.7.3 The proposed development would lie within the 400m buffer of the Thames Basin Heaths SPA. However, the proposal would comprise replacing an existing dwelling and therefore new net residential development would not be provided. As such, it is not considered the proposal would give rise to a significant adverse effect upon the integrity of the protected area.
- 7.7.4 It is therefore considered that the proposal complies with Policy CP14B of the CSDMP and with the TBH SPD.

8.0 POSITIVE/PROACTIVE WORKING

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included the following:

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

9.0 CONCLUSION

- 9.1 Extant approval 15/1043 is a material consideration. This proposal would have the same design and form and scale as this approval and it is therefore considered to be acceptable with no harm on the character of the area or any other matters. The proposal complies with adopted policy and therefore subject to conditions it is recommended for approval.

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 development hereby permitted shall be carried out in accordance with the following approved drawings:

- Drawing no 14608(PL)001 rev A – location plan, received 27 July 2018
- Drawing no 14608(PL)002 rev F – existing and proposed block plan, received 27 July 2018
- Drawing no 14608(PL)011 rev G – proposed site plan, received 27 July 2018
- Drawing no 14608(PL)150 rev K – proposed floor plans, received 27 July 2018
- Drawing no 14608(PL)250 rev G – proposed elevations, received 27 July 2018
- Drawing no 14608(PL)400 rev C – existing and proposed streetscene, received 27 July 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. No development shall take place until samples (or specifications) of the external materials and drawings (at appropriate scales) of the construction details to be used in the construction of the external surfaces of the new development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, using the approved 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no additional windows, doors or openings of any kind shall be inserted in the north-east or south-west (side) elevations of the development hereby permitted without the express written approval of the Local Planning Authority.

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

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no part of any flat roof which forms part of the development hereby permitted shall be used as a balcony, roof terrace or amenity area of any sort without the express written

approval of the Local Planning Authority, other than those which are specifically identified as balconies or terraces at the front of the building, on the drawings that are hereby approved.

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

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. All these works shall be carried out as finally approved in detail. The details to be submitted shall include proposed and existing finished levels, means of enclosure and functional services above and below ground. The details of the hard landscape works shall include details of provision for car parking, boundary treatment and access design. The details of the soft landscape works shall include details of all existing trees in the vicinity of the proposed development (any details of the method of protecting retained trees during the course of the work); planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plans (noting species, plant sizes and proposed numbers or densities where appropriate) and implementation programme.

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

7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme approved by the Local Planning Authority. Any trees or plants which within a period of five years from completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent of any variation.

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

8. No development shall take place until a Method of Construction Statement, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management on Curley Hill)
 - (e) provision of boundary hoarding/protection between No. 32 & No. 34

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

Reason: The condition above is required in order that the development should not

prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

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
5. Exemption Informative CIL5

Appeal Decision

Site visit made on 15 August 2016

by **R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 05 September 2016

Appeal Reference: APP/D3640/D/16/3153307

Land at 34 Curley Hill Road, Lightwater, Surrey GU18 5YH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms S Hooper against the decision of Surrey Heath Borough Council.
 - The application (reference 15/1043, dated 27 November 2015) was refused by notice dated 12 April 2016.
 - The development proposed is described in the application form as: "*conversion of garage to habitable space, the erection of a two storey rear extension following demolition of existing extension and conversion of roof space to provide habitable space*".
-

Decision

1. The appeal is allowed and planning permission is granted for the "*conversion of garage to habitable space, the erection of a two storey rear extension following demolition of existing extension and conversion of roof space to provide habitable space*", at 34 Curley Hill Road, Lightwater, Surrey GU18 5YH, in accordance with the terms of the planning application (reference 15/1043, dated 27 November 2015), subject to the conditions set out in the attached Schedule of Conditions.

Application for costs

2. An application for costs was made by the Appellant against Surrey Heath Borough Council. This application is the subject of a separate Decision.

Main issue

3. There are two main issues to be determined in this appeal. The first is the effect of the proposed development on the character of the host building and its surroundings. The second is the effect of the proposed development on the residential amenities of neighbours (whether unacceptable harm would be caused by overbearing appearance or overshadowing or intrusion on privacy).

Reasons

4. The appeal site is located within a suburban residential area of Lightwater, on Curley Hill Road, which is characterised by substantial houses of varying styles (sometimes with accommodation at second floor level) on relatively large plots. The road itself is unmade and has an informal, rural appearance, between the

leafy front gardens of the properties that it serves. It slopes upwards to the west in the vicinity of the appeal site.

5. Number 34 Curley Hill Road stands on a steeply sloping plot and is distributed over two levels. There is a large garage and other accommodation at the level of the entrance from the road but the main living areas are located on the upper level, related to the rear garden, since the plot rises away from the road towards a wooded area at the rear (north and north-west). The house is conventional in design, with pitched roofs, but with some modern features, including a large balcony on the upper level at the front of the building.
6. Other homes in the immediate vicinity are also typically conventional in design, with a variety of garden sizes and shapes, adapting to the slope of the land as the residential suburb has evolved. The appeal building and its neighbours do not follow a strict "building line" but they are set well back from the road, with deep and mature front gardens.
7. The proposed alterations and extensions to the existing dwelling would have the effect of changing its appearance entirely (as well as removing much of the existing structure). A new house would be created with some accommodation at the lower ground level, the main living areas at the upper ground floor level and four bedrooms (together with ancillary spaces) at first floor level. The finished house would be overtly contemporary in style, using modern materials, flat roofed and geometrical elements and extensive areas of glass.
8. Among other things, the 'National Planning Policy Framework' emphasises the aim of "requiring good design" in the broadest sense (notably at Section 7) and it points out the importance of creating an attractive streetscape and maintaining the overall quality of the area. It is aimed at achieving good design standards generally, which includes protecting existing residential amenities.
9. An emphasis on the importance of good design, including the need to "respect the amenities of occupiers of neighbouring property", is also to be found in the Development Plan, notably at Policy DM9 of the Surrey Heath Borough Council's 'Core Strategy and Development Management Policies'. The 'Lightwater Village Design Statement' is a Supplementary Planning Document that is also a material planning consideration in this appeal, but it dates from 2007 and it must be viewed in the context of Policies in the 'National Planning Policy Framework'.
10. The finished house would be set back from the road itself, behind a spacious and mature front garden. It would be built over three distinct floors but, in taking advantage of the steeply sloping site, its overall scale would be commensurate with other buildings in the area and it would be sited towards the centre of its relatively large plot. Thus it would not amount to an overdevelopment of the plot in general terms.
11. The house would, however, appear as a new contemporary building, different from its traditionally designed neighbours, and it would amount to a significant architectural intervention in the locality. It would be in bold contrast to some of its neighbours but it has been well designed in itself and there is no good planning reason for it to imitate other styles. While it can be important to promote local distinctiveness, the 'National Planning Policy Framework'

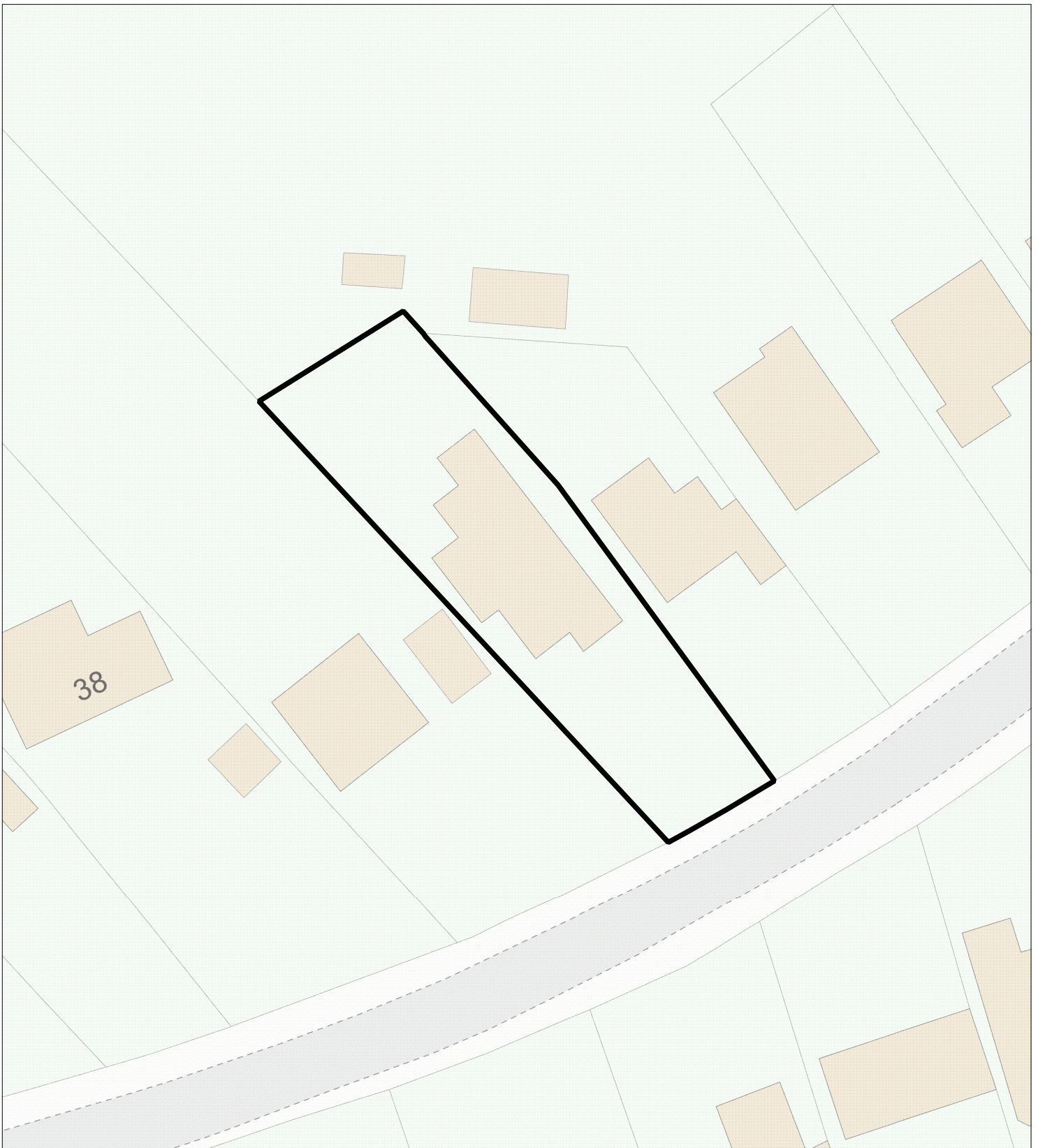
recognises that there is a place for contemporary design and points out, for example (at paragraph 60), that planning decisions should not stifle architectural innovation.

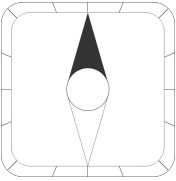
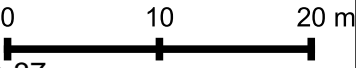

12. In this case, the suburban setting of the site and the variety in the architecture of the surrounding area make a contemporary design acceptable in the context of national and local planning policies. Although the bulk of the building would be increased, it would not become too visually intrusive and the modern style of the design does not justify a refusal of planning permission.
13. It is noted, however, that there is an intention to "provide substantial new landscaping", in the context of the new development, and it is accepted that a landscaping scheme would be necessary in the circumstances. This can be controlled by the imposition of suitable conditions, however.
14. In their decision notice, the Council did not include a reason for refusal based on the impact of the proposed development on neighbours' amenities. Nevertheless, there have been a number of submissions on this issue and I have adopted it as a "main issue" in the appeal. I have considered carefully the written submissions that were made in relation to the application and have reviewed the drawings with those in mind.
15. The proposed extensions and alterations would alter the shape and bulk of the existing dwelling, making a very small reduction in the length of the flank wall alongside the boundary with number 32 but effectively replacing the existing pitched roof with an additional flat roofed storey over much of the new ground floor. Number 36 stands at a lower level than the appeal site, due to the natural slope of the land, to its north-east.
16. The finished building at number 34 would have an irregular outline at first floor level, alongside its north-east boundary. It would be located to the west of the rear garden of number 32, with the rising wooded hill further to the west. The back garden at number 32 is smaller than others in the immediate vicinity and is located to the north-west of the house itself. The proposals for number 34 would have an impact on number 32, of course, but I have concluded that the finished building would not be so overbearing as to be unacceptable in planning terms, nor such as to cause undue overshadowing.
17. In this respect, the proposals would have much less impact on other neighbours, which would be hardly affected by any issue of overbearing impact or overshadowing.
18. Concerns have also been raised about overlooking, though the existing balcony at number 34 and the openness of front gardens to views from the road, as well as the suburban location, all limit the potential for absolute privacy in any case. Even so, the submitted drawings demonstrate that the scheme would not cause undue overlooking, as designed. Nevertheless, in order to ensure adherence to the submitted drawings, as intended by the appellant, conditions can be imposed to identify the drawings that are to be followed, to prevent the insertion of any new openings in the side elevations and to prohibit the use of any flat roofs as balconies (except where balconies or terraces are shown on the submitted drawings at the front of the house, of course).

19. In short, I have also concluded that the appeal proposals would not cause unacceptable harm to the residential amenities of neighbours, whether by overbearing appearance or overshadowing or intrusion on privacy.
20. Evidently, the appeal site lies within an established suburban area, where such development is acceptable in principle. The appeal scheme would create an interesting and practical new dwelling and would make a positive contribution to the streetscene, in my view. It would have a limited impact on neighbouring property but it would be acceptable in planning terms, bearing in mind the suburban nature of the surroundings. Hence, I have concluded that the project would not be in conflict with the Development Plan, in principle, and I am persuaded that the scheme before me can properly be permitted, subject to conditions. Although I have considered all the matters that have been raised in the representations I have found nothing to cause me to alter my decision.
21. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of the conditions suggested by the Council in the usual way (without prejudice to their main arguments in the appeal), subject to modifications necessary, in my opinion, in the interests of clarity and simplicity and to ensure that the approved scheme is strictly adhered to. The need for a landscaping scheme is also implicit in the appellant's submissions and conditions have also been imposed to regulate such a scheme.

Roger C Shrimplin

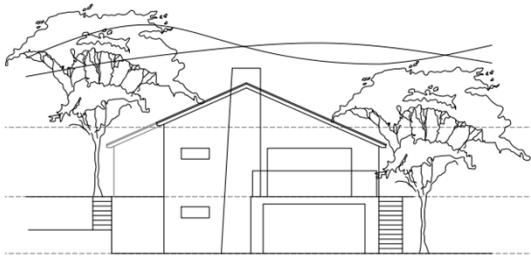
INSPECTOR



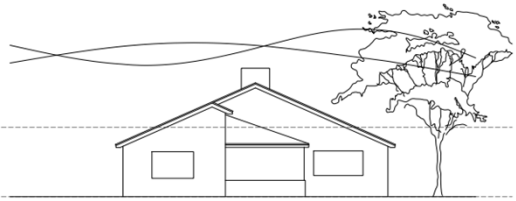
Title	Planning Applications		
Application number	18/0681	Scale @ A4	1:500
Address	34 CURLEY HILL ROAD, LIGHTWATER, GU18 5YH	Date	15 Jan 2019
Proposal	demolition of existing houe erection of new build single dwellinghouse identical design to 15/1043		 
			
<p>Version 4 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019 Author: DE</p>			

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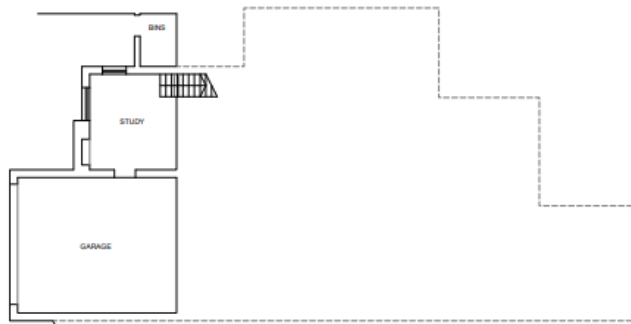
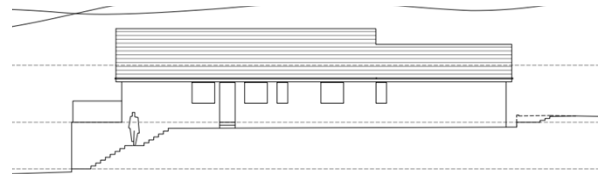
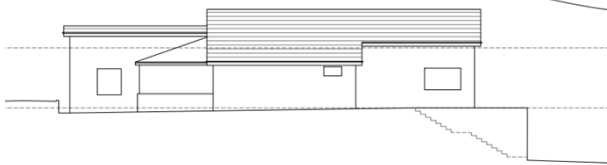
Existing elevations and floor plans



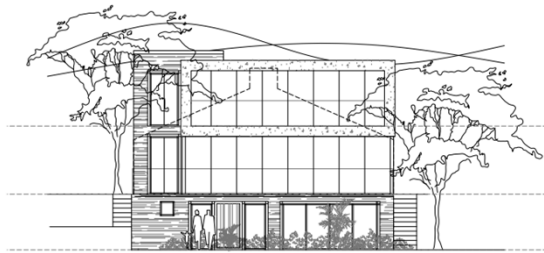
Front elevation



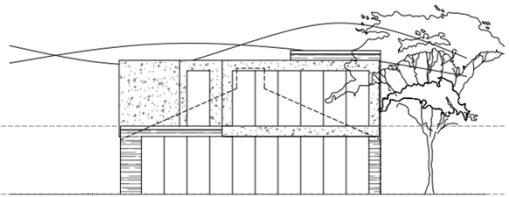
Rear elevation



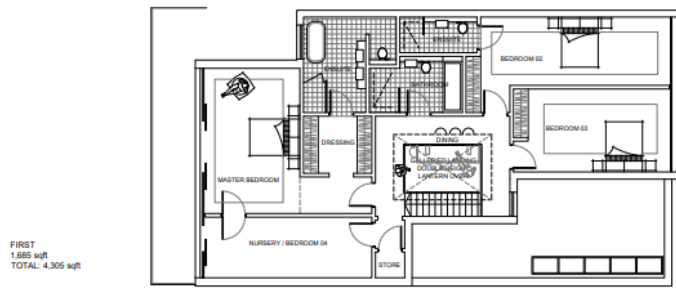
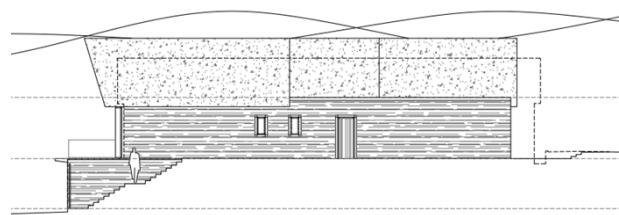
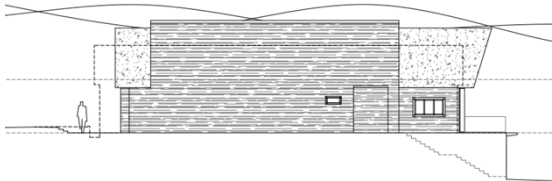
Proposed elevations and floor plans



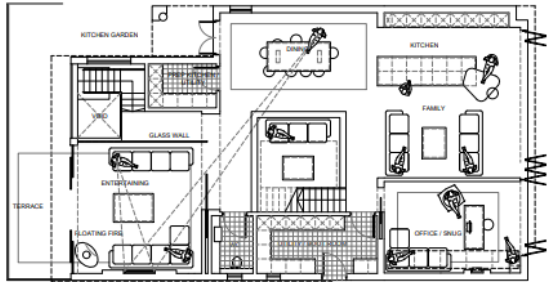
Front elevation



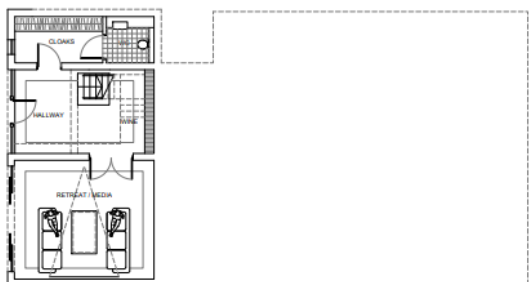
Rear elevation



FIRST
1,885 sqft
TOTAL: 4,305 sqft



GROUND
1,357 sqft
TOTAL: 4,305 sqft



GARDEN
663 sqft
TOTAL: 4,305 sqft

Site Photos

View from Curley Hill Road:



Front elevation:



Rear elevation:



Streetscene:



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2018/0943

Reg Date 19/10/2018

West End

LOCATION: WINDLEMERE GOLF CLUB, WINDLESHAM ROAD, WEST END, WOKING, GU24 9QL

PROPOSAL: Variation of condition 2 of 16/1207 (change of use of golf club to SANG land) to allow for enlarged and repositioned SANG car park.

TYPE: Relaxation/Modification

APPLICANT: Mr Daniel Harrison
Surrey Heath Borough Council

OFFICER: Ross Cahalane

This application has been reported to Committee because Surrey Heath Borough Council is the applicant.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application is submitted under Section 73 to seek variation of condition 2 of 16/1207 (change of use of golf club to SANG land) to allow for an enlarged and repositioned SANG car park. No alterations to the new vehicular access from what was approved under 16/1207 are proposed.
- 1.2 The 16/1207 approval provides for the creation of 15ha of SANG land utilising the golf course and driving range grounds, which the Council is in the process of implementing. The proposed additional parking area would not lead to a greater impact upon the openness of the Green Belt, as the overall increased hardstanding areas would remain less than the existing hardstanding areas across the former golf club site.
- 1.3 No objections are raised on highway, character, amenity, tree or flood risk grounds. All planning conditions that are relevant to the overall development approved under 16/1207 will be re-imposed.

2.0 SITE DESCRIPTION

- 2.1 The application site is on the western side of Windlesham Road that extends up to Blackstroud Lane East to the north and consists of the former 9- hole Windlemere Golf Club, single storey club house, driving range, storage buildings and parking and hard standing areas. The original vehicular access is off Windlesham Road between the clubhouse and driving range.
- 2.2 The site is within the Green Belt, detached from the nearest settlement area of West End and to the east of the settlement area of Lightwater. The surrounding area is rural in character but comprises a number of residential properties of varying age, size and architectural style along Windlesham Road and Blackstroud Lane East, including the Grade II Listed Buildings of The Barn and Brooklands Farm to the north. The sports grounds of Gordons School run along the southern site boundary. The site partially borders the A322 Guildford Road to the west.

3.0 RELEVANT PLANNING HISTORY

3.1 75/0835 Construction of golf course

Granted (implemented)

3.2 04/0924 Erection of single storey equipment shed following the demolition of four buildings.

Granted (implemented)

3.3 16/1207 Three detached two storey dwellings with detached double garages, entrance gates and associated accesses and landscaping following demolition of golf club and driving range buildings and use of remainder of land as suitable alternative natural greenspace (SANGS).

Granted 17/5/2018 (SANG land and access currently being implemented)

4.0 THE PROPOSAL

4.1 Planning permission is sought under Section 73 to seek variation of condition 2 of 16/1207 (change of use of golf club to SANG land) to allow for an enlarged and repositioned SANG car park.

4.2 The proposed car park would have an area of approx. 970 sq m and would consist of road plainings. Parking capacity would be 20-25 cars, with no formal road markings proposed. This is an increase of between 4 and 9 from the 16 spaces approved under 16/1207.

4.3 Development of the SANG car park and access had commenced, but ceased prior to the submission of this application.

5.0 CONSULTATION RESPONSES

5.1 Surrey County Council No objection, subject to conditions [See Section 7.5]
Highways

5.2 West End Parish Council No objection

6.0 REPRESENTATION

6.1 At the time of preparation of this report, one objection has been received, raising the following concerns:

- Presumably the size of the 3 new dwellings will have to be reduced to offset increased hard standing

[See Section 7.3]

- Submitted drawing bears no resemblance to damage and scale of works already completed

[See Section 7.4. Following a site visit, the submitted site plan is considered to be accurate]

- Additional traffic and increase in usage of SANG

[See Section 7.5]

- Length of SANG walk has been compromised

[See Section 7.9]

7.0 PLANNING CONSIDERATION

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policies CP12, CP13, CP14, DM9, DM10 and DM11. The revised National Planning Policy Framework 2018 (NPPF) is also a material consideration to the determination of this application.

7.2 The main issues to be considered are:

- Green Belt appropriateness and harm;
- Impact on character of the surrounding area;
- Impact on residential amenity;
- Impact on trees;
- Impact on access, parking and highway safety, and;
- Impact on flood risk, and;
- Impact on the Thames Basin Heaths SPA

7.3 Green Belt appropriateness and harm

7.3.1 Under approval 16/1207 the existing site comprising of the golf club, driving range building and its associated hardstanding and netting was considered to constitute previously developed land, as defined by Annex 2 of the NPPF. To consider the Green Belt impact upon openness, under NPPF paragraph 145g), a comparative assessment was made between the existing and proposed development. In respect of hardstanding (which included the SANG car park) this proposal resulted in a significant reduction of hardstanding by approximately 33%. The following table provides an update to this assessment by including this submission's enlarged car park.

	Floorspace	Footprint	Volume	Hardstanding	Height
Existing	539 sq. m	523 sq. m	2115 cu. m	3194 sq. m	7.7m – 8.4m
Approved 16/1207	888 sq. m (+64.7%)	584 sq. m (+11.7%)	3165 cu. m (+49.6%)	2132 sq. m (- 33.2%)	3.2m
Proposed	No change	No change	No change	2438 sq. m (- 23.7%)	No change

7.3.2 Although this table shows that the overall development's hardstanding coverage is further increased by 306 sq m, the overall increased hardstanding areas would still remain significantly less than the existing hardstanding areas across the former golf club site. It is therefore considered that no material additional impact upon the openness of the Green Belt would arise. Furthermore, whilst the enlarged car park would spread development to the north, this would remain contained within the previously developed site as described above, and the wider SANG land would retain its open character. Paragraph 146 of the NPPF also permits engineering operations as not inappropriate development provided that they preserve openness. There is therefore no objection to this SANG car park on Green Belt grounds.

7.4 Impact on character of the surrounding area

7.4.1 The revised NPPF 2018 still requires development to integrate into its natural, built and historic environments and Policy DM9 (ii) of the CSDMP reiterates this requiring development to respect and enhance the environment, paying particular attention to scale, materials, massing, bulk and density. Whilst the A322 dual carriageway forms part of the western side boundary of the site and the existing site contains buildings and hard standing areas at the southeast corner, the environmental character of the wider site and surrounding area is predominantly rural, open and natural.

7.4.2 The larger proposed car park would have an area of approx. 970 sq m and would consist of road plainings. Parking capacity would be 20-25 cars, with no formal road markings proposed. It is considered that the use of road plainings without formal road markings would sufficiently respect the rural character of the surrounding area, and it is accepted that a transition to a more compacted hard surface will be needed towards the highway on account of the declining ground level. The car park remains set behind the existing mature tree line along the highway boundary and therefore remains not widely visible from the streetscene.

7.4.3 A planning condition will be re-imposed to require the submission of a gate enclosure scheme for the proposed SANG car park, of an appropriate design and scale to be agreed upon by the Local Planning Authority.

7.4.4 It is therefore considered that the larger car park does not lead to an overdominant or incongruous impact upon the rural character of the surrounding area, in compliance with the design requirements of Policy DM9 of the CSDMP

7.5 Impact on residential amenity

7.5.1 Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 requires that the amenities of the occupiers of the neighbouring properties and uses are respected. The thrust of one of the core planning principles within the NPPF is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

7.5.2 The proposed SANG car park access would remain located opposite open land and the nearest existing residential boundary would be that of 'Hookwater' approx. 66m to the southeast. It is still considered that this separation distance is sufficient to avoid adverse harm to the residential amenity of current and future occupiers of 'Hookwater' in terms of loss of privacy or general noise and disturbance.

7.5.3 A planning condition will still be imposed to require the submission of a gate enclosure scheme for the proposed SANG car park, of an appropriate design and scale to be agreed upon by the Local Planning Authority. This is considered sufficient to avoid adverse harm to neighbouring dwellings in terms of noise and disturbance. On this basis, it is considered that the amended car park complies with the amenity requirements of Policy DM9 of the CSDMP.

7.6 Impact on access, parking and highway safety

7.6.1 Policy DM11 (Traffic Management and Highway Safety) states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.

7.6.2 The vehicular access point off Blackstroud Lane East serving the proposed SANG car park remains as approved under 16/1207, but would now serve approx. 20-25 informal car park spaces (4-9 more than as approved). The County Highway Authority (CHA) has raised no objection, subject to the re-imposition of their recommended conditions imposed under 16/1207. The CHA recommended a pre-occupation condition requiring the provision of visibility zones to the proposed new vehicular access to Blackstroud Lane East, and to be kept permanently clear of any obstruction over 1.05 m high. The CHA also recommended a pre-occupation condition requiring provision of space within the site for parking and satisfactory manoeuvring. These conditions can be re-imposed.

7.6.3 It is therefore considered that subject to the above conditions, it is not envisaged that the proposed development would prejudice highway safety or capacity. The development therefore remains compliant with Policy DM11 of the CSDMP.

7.7 Impact on trees

7.7.1 Policy DM9 (iv) of the CSDMP states that development will be acceptable if, inter alia, it would protect trees and other vegetation worthy of retention.

7.7.2 An arboricultural survey, impact assessment and tree protection plan was provided specifically for the proposed SANG car park and access area under the 16/1207 application, which outlined that the proposed SANG access would require the removal of one moderate category (Code B) oak tree and some planted Leyland cypress. The oak formed part of a belt of trees adjacent to the highway, approx. 9m into the site. In addition there were three false acacias adjacent to the highway which were graded in the unsuitable for retention category (Code U).

7.7.3 The Council's Arboricultural Officer raised no objection to the above tree removal, which has now been undertaken. Although the Arboricultural Officer has raised some concern in respect of the bund surrounding the current proposed car park adjacent mature trees that are to be retained, the SANG Management Plan approved under 16/1207 states that to provide additional interest within the wider SANG area and create new habitat opportunities for wildlife, it is proposed to provide some new tree and shrub planting and areas of wildflower grassland. It is considered that the proposed planting (comprising native species of local provenance and characteristic of the local area) and retention of the existing mature trees immediately along the highway boundary, as required under the approved SANG Management Plan, would offset the removal of the trees as already outlined above.

7.7.4 It is therefore considered that the development as a whole remains in compliance with the aims of Policy DM9 (iv) of the CSDMP.

7.8 Impact on flood risk

7.8.1 The larger SANG car park remains outside of an area of known surface water flood risk. Although the SANG car park access declines towards Blackstroud Lane East, the hard standing is of porous material which is considered sufficient to avoid surface run-off to the highway. On this basis, it is considered that the larger SANG car park would not lead to an increase in flood risk either within or around the site, in compliance with Policy DM10 of the CSDMP.

7.9 Impact on the Thames Basin Heaths SPA

7.9.1 The 16/1207 permission includes an area of 15ha for SANG provision comprising the former golf course. Natural England raised no objection, subject to transfer of the proposed SANG land from the applicant to the Council to implement as SANG, in accordance with the submitted the SANG Management Plan and to maintain in perpetuity. This land has now been transferred to the Council, who is in the process of implementing the change of use to SANG land. Concern has been raised in respect of the larger car park compromising the length of the SANG walkway. A planning condition can be imposed to require submission of a site plan to confirm the provision of a revised minimum 2.3km walkway with direct access from the proposed car park, which would comply with the requirements of Natural England as outlined under 16/1207.

7.10 Other matters

7.10.1 Paragraph: 015 (Reference ID: 17a-015-20140306) of the Planning Practice Guidance advises that where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. All planning conditions that are relevant to the overall SANG land and car park development approved under 16/1207 will therefore be re-imposed. The clubhouse grounds, where the proposed three dwellings are located, remain outside of the control of the Council and have yet to be implemented. Notwithstanding the current Section 73 application, all the other conditions relating to the construction of these dwellings, as outlined in the 16/1207 decision notice, will still have to be complied with.

8.0 CONCLUSION

8.1 The proposed additional parking area would not lead to a greater impact upon the openness of the Green Belt, as the overall increased hardstanding areas would remain less than the existing hardstanding areas across the former golf club site. As also outlined above, no objections are raised on highway, character, amenity, tree or flood risk grounds, subject to conditions. The larger SANG car park is therefore recommended for approval.

9.0 WORKING IN A POSITIVE/PROACTIVE MANNER

9.1 In assessing this application, officers have worked with the applicant in a positive, proactive and creative manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included:

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

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun by no later than 17 May 2021.

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 SANG land and car park development shall be built in accordance with the following approved plans:

Proposed SANG Management Plan (Aspect Ecology - dated December 2017);
Proposed 1:1250 SANG car park site layout - received on 19 October 2018,
unless the prior written approval has been obtained from the Local Planning Authority.

3. The SANG land approved under 16/1207 shall not be first used unless and until a revised site plan is submitted to and approved in writing by the Local Planning Authority, that outlines a proposed SANG walkway of minimum 2.3 kilometres in distance, within the SANG land and with direct access from the car park hereby approved, in accordance with the SANG Management Plan.

Reason: In order that the SANG land complies with the requirements of Natural England and the SANG Management Plan approved under 16/1207, in accordance with Policies CP12, CP12 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. The SANG car park hereby approved, along with the SANG land approved under 16/1207, shall not be first used unless and until details of an access gate and vehicle height restrictor are submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenities of the area and the setting of the nearby Listed Buildings to accord with Policy DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. The SANG car park hereby approved, along with the SANG land approved under 16/1207, shall not be first used unless and until the proposed modified vehicular access to Blackstroud Lane East has been constructed and provided with visibility zones in both directions along Blackstroud Lane East 2.4m back from the highway boundary, in accordance with Drawing No. 64033-TS-001 REV D (within the

Transport Statement dated February 2018 and received on 23 February 2018 under 16/1207) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 m high.

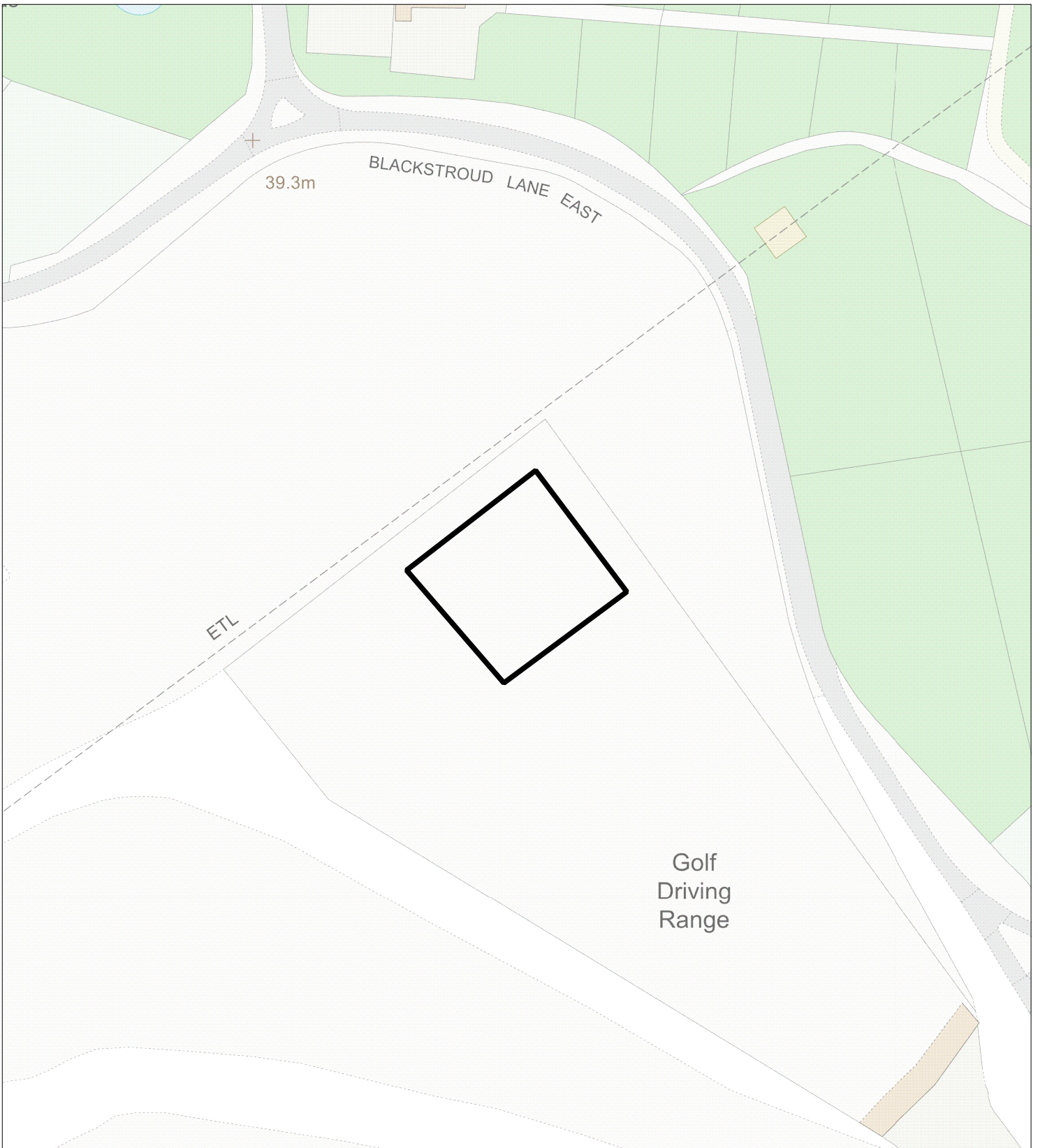
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework.

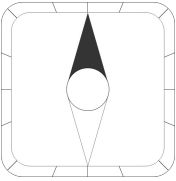
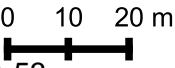
6. The SANG car park hereby approved, along with the SANG land approved under 16/1207, shall be undertaken in accordance with the recommended actions in Section 6 of the Ecological Appraisal Report undertaken by Ascot Ecology, dated November 2016 and received on 23 December 2016 under 16/1207, and the safeguarding measures detailed in Section 3.4 of the Technical Briefing Note 2: Clarification of Great Crested Newt Mitigation Strategy document undertaken by Ascot Ecology, dated 11 April 2017 and received on 25 April 2017 under 16/1207.

Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1
2. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.
www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).



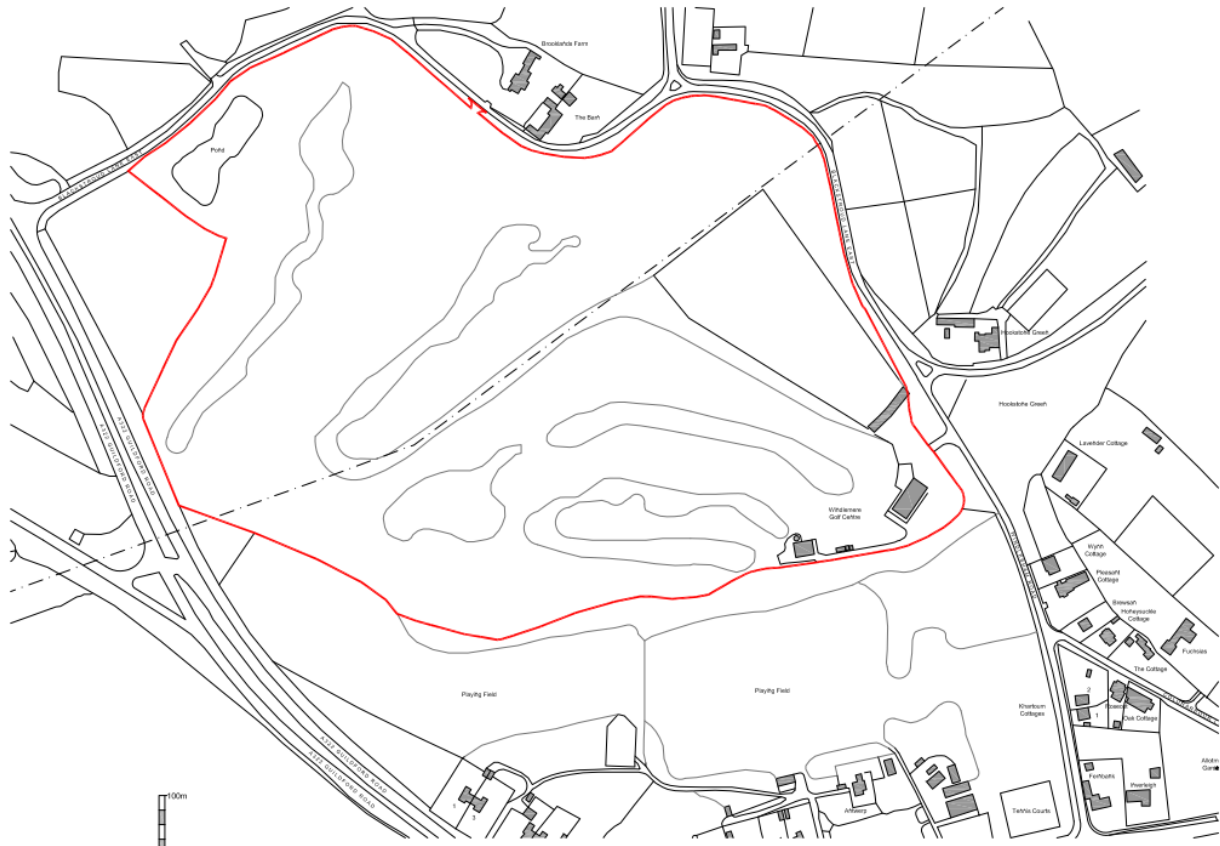
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Application number	18/0943	Scale @ A4	1:1250
Address	WINDLEMERE GOLF CLUB, WINDLESHAM ROAD, WEST END, WOKING, GU24 9QL	Date	16 Jan 2019
Proposal		  Page 53	
Version 4		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019	
		Author: DE	



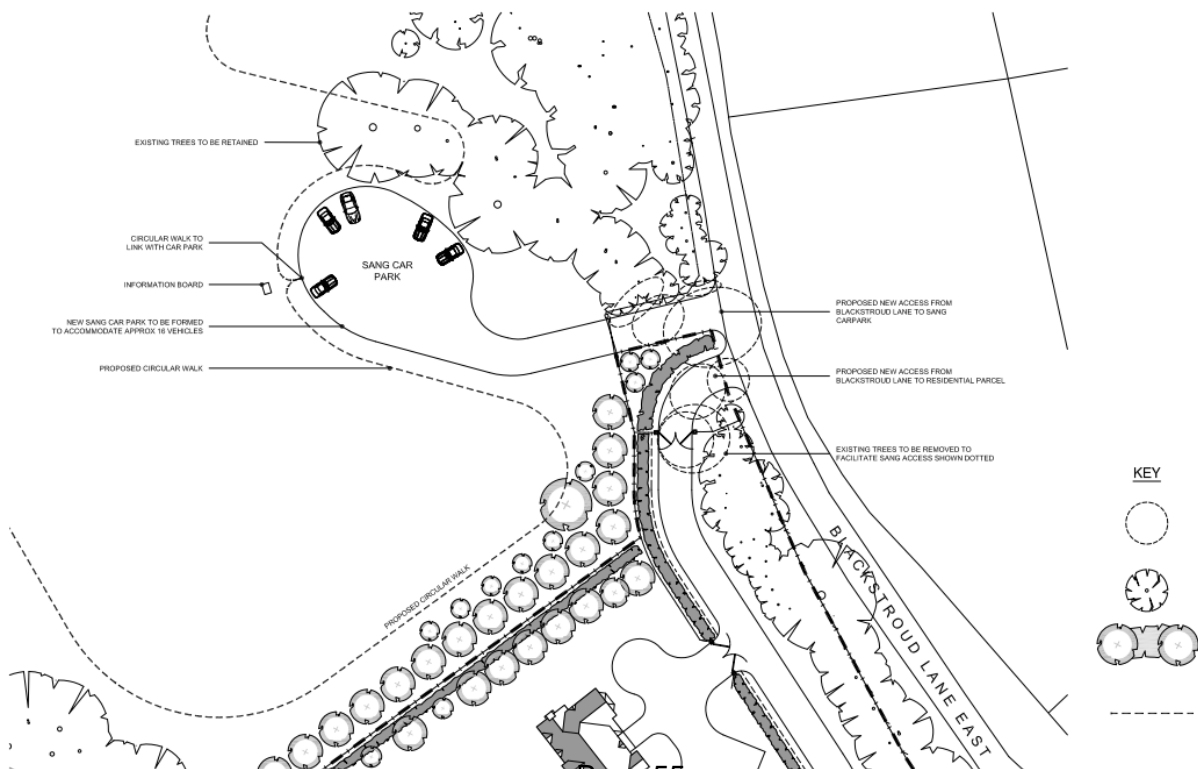
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18/0943 - WINDLEMERE GOLF CLUB, WINDLESHAM ROAD, WEST END, WOKING, GU24 9QL

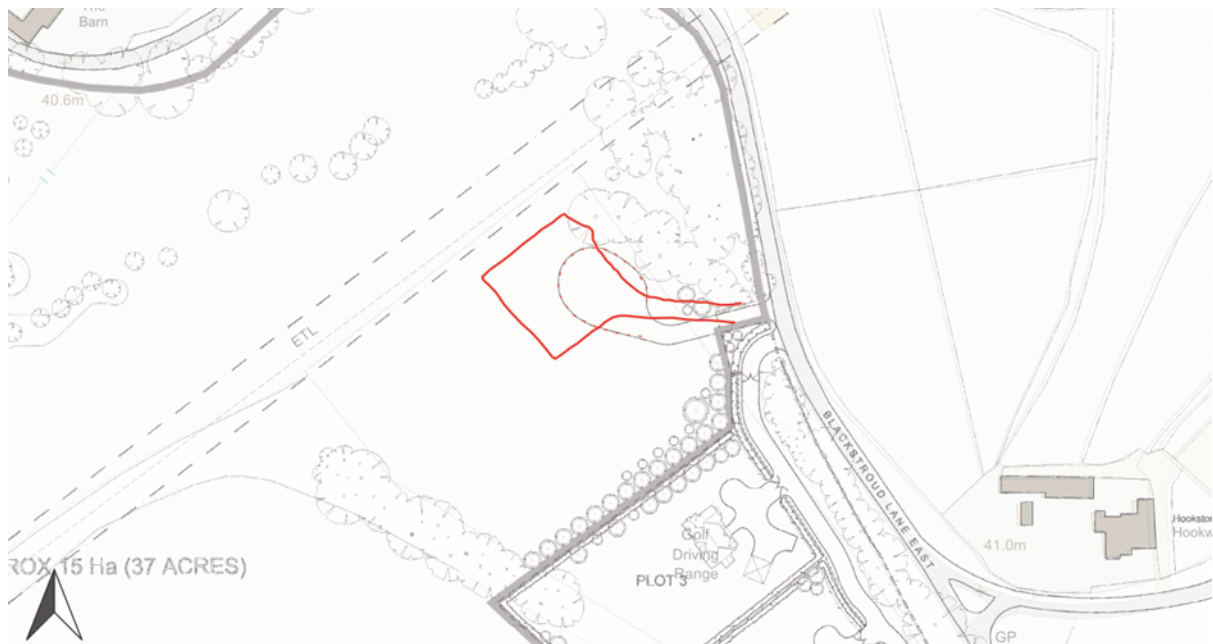
Location Plan



Approved car park site plan



Proposed site plan



Site photos

Car park entrance





Car park facing northwest



Car park facing west



Car park facing east towards entrance



Visibility from car park access



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By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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of the Local Government Act 1972.

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

NOTES

Officers Report

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

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

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

How the Committee makes a decision:

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

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

The Committee cannot base decisions on:

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

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

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