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Monday, 20 May 2019

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Valerie White (Vice Chairman),
Graham Alleway, Peter Barnett, Cliff Betton, Vivienne Chapman, Sarah Croke,
Colin Dougan, Shaun Garrett, Sam Kay, David Lewis, Charlotte Morley, Morgan Rise,
Graham Tapper 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 Sharon Galliford, Rebecca Jennings-Evans, David Mansfield,
Emma McGrath, Sashi Mylvaganam, Darryl Ratiram, Pat Tedder and Helen Whitcroft

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 **Wednesday, 29 May 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 of Previous Meeting	3 - 18

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 4 April 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: 19/0004 - 22 Grovfields Avenue, Frimley, Camberley, GU16 8PA	19 - 44
5	Application Number: 19/0306 - Ashwood House, 16-22 Pembroke Broadway, Camberley, GU15 3XD	45 - 56
6	Application Number: 19/0309 - 6-28 Princess Way, Camberley, GU15 3SP	57 - 66

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

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 4 April 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

*Councillor David Mansfield was present until midway through Minute 54/P.
Councillor Conrad Sturt was present until Minute 59/P.

Substitutes: Cllr Paul Ilnicki (in place of Cllr Robin Perry)

Members in Attendance: Cllr Paul Deach and Cllr Darryl Ratiram

Officers Present: Ross Cahalane, Duncan Carty, Gareth John, Jonathan Partington, Neil Praine and Eddie Scott

52/P Minutes of Previous Meeting

The Minutes of the meeting held on 7 March 2019 were confirmed and signed by the chairman.

53/P Application Number: 18/1025 - Wyvern House, 55 Frimley High Street, Frimley, Camberley, GU16 7HJ

The application was for a second floor extension including dormer windows above to facilitate conversion of offices (class B1) to 42 flats (36 one bed, 5 two bed, 1 three bed) with associated parking, bin/cycle storage and access from Maybury Close. (Additional document rec'd 05.03.2019)

Members were advised of the following updates:

“A Member site visit was undertaken following deferral from the March meeting.

Amended plans have been received removing access to the external balconies on the proposed third floor dormers. The proposed amendments would remove access to the balconies and would increase the proposed third floor separation distances to surrounding neighbours by 1.5m. Although this would remove

individual amenity space for the three proposed one-bed flats on the third floor, this is considered acceptable given the additional communal amenity space now proposed - as outlined in Para 7.5.6 (Page 21) of the Committee Report. An additional planning condition is proposed to secure this amended layout:

ADDITIONAL CONDITION:

The flats served by the third floor dormers hereby approved shall not be first occupied until Juliet balcony railings/screens are installed to restrict access to the external balcony spaces, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Juliet balcony railings/screens shall be retained as approved, unless otherwise agreed upon in writing by 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.

Neighbours have been re-consulted and four additional objections have been received, including a letter stating to represent all of Maybury Close. These objections appear to highlight only one new issue that was not already raised in the initial representations received. Unit 19 on the first floor is labelled as a 1-bed even though it has an additional unlabelled room served by windows. Although this could be an additional bedroom, the 17/1101 Prior Notification plans approves this unit as a 2-bed and therefore, like the other flats within the existing floorspace, can be lawfully implemented as such. Impacts on neighbouring amenity in terms of overlooking are outlined in Page 20 of the Committee Report.

The case officer has also had sight of additional emails sent by a neighbour to Members, with photos of rubbish/pollution within the adjacent stream and pathways. The specific source point has not been identified. However, the applicant has been asked to investigate this as part the work necessary under the proposed contaminated land condition, and that the stream should not be used for any discharge from the construction works.

The recommendation is altered as follows, to take into account the full 14 day neighbour re-consultation period:

GRANT subject to conditions, legal agreement and no new substantive objections raised during the neighbour re-consultation period.”

As this application had triggered the Council’s Public Speaking Scheme, Mr Anthony Farmer spoke in objection to the application and Mr Chris Wilmshurst, the agent, spoke in support of the application.

Members were concerned as to the proposed consequential bulk and increased built form of the building following the extension. In addition there were concerns in respect of the visual harm that the proposal would have on the character of the area.

As there was no proposer and seconder for the officer's recommendation, an alternative recommendation to refuse the application, for the reasons below, was proposed by Councillor Ian Sams and seconded by Councillor Valerie White. The recommendation was put to the vote and carried.

RESOLVED that

- I. **Application 18/1025 be refused for the reasons following:**
 - **Overriding bulk**
 - **Harm to character of the area**
 - **Increased quantum of built form.**
- 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 that Councillor Edward Hawkins declared that all members of the Committee had received various pieces of correspondence on the application and Members had attended a Site Visit.

Note 2

As the application had been deferred in order to conduct a Member Site Visit at the previous meeting of the Committee, in accordance with Part 5 Section D of the Constitution, only those Members who attended the Site Visit were able to vote on the application.

Note 3

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

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

Councillors Colin Dougan, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

54/P Application Number: 18/0613 - 84-100 Park Street, Camberley, GU15 3NY

The application was for the erection of a part 6 storey, part 5 storey building to comprise 61 sheltered apartments, made up of 28 x 1 bed and 33 x 2 bed apartments, with associated access, parking, stores and landscaping. (Amended plan & info rec'd 30/08/2018) (Amended information rec'd 01/10/2018.) (Amended plan rec'd 07/03/2019)

Members were advised of the following updates:

"Following concerns from local residents, Condition 5 has been amended to ensure the existing tree screen will be fully protected while new landscaping establishes itself.

AMENDED CONDITION:

5 - The development shall not be occupied until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be also carried out as approved, and implemented prior to first occupation. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

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

Following concerns from local residents, additional sections (g) and (h) have been added to Condition 7 to ensure dust and noise pollution can be managed effectively during the construction period.

AMENDED CONDITION:

7. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors*
- (b) loading and unloading of plant and materials*
- (c) storage of plant and materials*
- (d) measures to prevent the deposit of materials on the highway*
- (e) on-site turning for construction vehicles*
- (f) hours of construction*
- (g) measures to control noise during demolition and construction***
- (h) measures to control dust during demolition and construction***

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

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

The applicant has requested that pre commencement conditions allow for site demolition before they are fully agreed. Given the wording of the conditions and their intended outcomes this is considered a reasonable request and amended conditions are provided below:

AMENDED CONDITIONS:

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

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

3. No development above slab level shall take place until the following is approved in writing with the Local Planning Authority. Drawings to a scale not smaller than 1:5 fully showing details of windows, external doors, balcony edges and balustrading, railings, gates, fences, walls and street furniture. These drawings must show: materials, decorative/protective finish, cross sections, transom, mullions, glazing bars, formation of openings including reveals, heads, sills. Once approved, the works must not be executed other than in complete accordance with these approved details:

Reason: To ensure that the architectural character of the surrounding area is maintained with regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

6. Prior to commencement of development above slab level, a Stage 2 Noise Assessment as recommended by the submitted Clarke Saunders Stage 1 Noise Assessment, is to be submitted to and approved in writing by the LPA. The report as a minimum must provide specific mitigation measures in respect of windows, ventilation and balconies / terraces in order to satisfy the internal and external noise guidelines within BS 8233:14. Thereafter the details shall be implemented as approved and retained as such unless otherwise agreed in writing by the Planning Authority.

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

12. After demolition and site clearance but before any construction commences, a scheme to deal with contamination of the site is to be submitted to and approved in writing by the Local Planning Authority.

The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;*
- (b) a site investigation report based upon (a);*
- (c) a remediation action plan based upon (a) and (b);*
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;*
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d), and*
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out*

Once agreed, the development shall be carried out and completed wholly in accordance with such details, unless otherwise agreed in writing with the LPA.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

14. After demolition and site clearance but before any construction commences, details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Confirmation that Thames Water has capacity and can accept the proposed discharge rates into their sewer.
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 2.7l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.”

As the application had triggered the Council’s Public Speaking Scheme, Mrs Maureen Sinclair spoke in objection to the application. Mr Ziyad Thomas, the applicant’s representative, spoke in support of the application.

Members had concerns in respect of the bulk and mass of the proposed building in particular its potential to overlook the existing properties on Firwood Drive and blight privacy and amenity. It was noted the Committee had further reservations as the proposal was in contradiction with the 25 degree line guidance in relation to loss of daylighting in respect of 13 Firwood Drive. Even though it was recognised

that it could not act as a reason for refusal, Members also noted reservations in respect of access arrangements onto Southwell Park Road.

As there was no proposer and seconder for the officer's recommendation, an alternative recommendation to refuse the application for the reasons below was proposed by Councillor Colin Dougan and seconded by Councillor Jonathan Lytle. The recommendation was put to the vote and carried.

RESOLVED that

- I. **Application 18/0613 be refused for the reasons following:**
 - **Bulk and Massing and associated effects, and associated effects to residential amenity**
 - **Lack of green external amenity space**
 - **Inadequate provision for access for the delivery of materials and associated effects to residential amenity**
- II. **An informative to be added to ask any future application to pay particular consideration to access arrangements.**
- III. **The reasons for refusal and informative 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 that:

- I. Councillor Edward Hawkins was contacted by a local resident on the proposal before it had been formally submitted as an application.
- II. Councillor Colin Dougan had spoken to a number of residents who were concerned in respect of the application.
- III. Councillors Katia Malcaus Cooper, David Mansfield, Pat Tedder and Victoria Wheeler had been contacted by the applicant in respect of the proposal.

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 Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Adrian Page, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

55/P Application Number: 18/0544 - 469 London Road, Camberley, GU15 3JA

The Application was for the Erection of a three storey building (with accommodation in the roof) to provide retail (Class A1) and office (Class B1a)

space at ground floor and residential (Class C3) use on remaining floors comprising 6 no one bed and 4 no two bed flats with associated parking, cycle/bin store and landscaping. (Amended information recv'd 2/8/18) (Additional info rec'd 09/08/2018) (Amended plans rec'd 08.03.2019) (Description changed 13.03.2019)

Members were advised of the following updates:

“A Method of Construction Statement has been received.

The County Highway Authority has raised no objections to the Method of Construction Statement.

AMENDED CONDITION:

6. The development hereby approved shall be implemented in accordance with the Method of Construction Statement and Drawing No. 17-J2153-08 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 C11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

The officer recommendation to approve the application was proposed by Councillor Mrs Vivienne Chapman, seconded by Councillor Colin Dougan and put to the vote and carried.

RESOLVED that application 18/0544 be granted subject to the conditions set out in the Officer Report and updates.

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 Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Ian Sams, Conrad Sturt and Valerie White.

Voting against the recommendation to grant the application:

Councillors Pat Tedder and Victoria Wheeler.

56/P Application Number: 18/0763 - The Brook Nursery, 163 Guildford Road, West End, Woking, GU24 9LS

The application was for the erection of a three storey building (with accommodation in the roof) to provide retail (Class A1) and office (Class B1a) space at ground floor and residential (Class C3) use on remaining floors comprising 6 no one bed and 4 no two bed flats with associated parking, cycle/bin

store and landscaping. (Amended information recv'd 2/8/18) (Additional info rec'd 09/08/2018) (Amended plans rec'd 08.03.2019) (Description changed 13.03.2019)

Members were advised of the following updates:

“One additional objection has been received, raising additional concerns regarding overlooking towards the rear gardens of No. 155 Guildford Road and neighbouring properties. This impact upon the nearest rear garden of No. 159 is assessed under Para 7.6.3 (Page 103) of the Committee Report, and is considered acceptable. The impact upon the neighbouring rear gardens beyond is also considered to not lead to adverse harm to amenity.

The Council’s Arboricultural Officer has raised no objection, subject to the following condition:

ADDITIONAL CONDITION:

15. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Aspect Arboriculture [Patrick Haythornthwaite] and dated February 2019. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

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

Condition 9 needs to be amended to include reference to the all of the technical information provided by the applicant’s Ecologist. Condition 11 also needs to be amended to refer to the correct condition numbers of the other related ecology conditions. The applicant has requested that the pre-commencement Condition 12 be pre-occupation instead. Given the requirements of the other ecology conditions which will need to be agreed as pre-commencement, this is considered a reasonable request.

All proposed amended wording to the conditions are provided below.

AMENDED CONDITIONS:

9. No development shall take place unless and until additional bat emergence surveys and subsequent mitigation proposals (as recommended in Section 6.1 of the Ecological Appraisal Report dated August 2018 and subsequent Letter dated 06 November 2018 [Aspect Ecology Ltd]) are submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be undertaken in accordance with all agreed recommendations and mitigation measures supporting these additional surveys. The development hereby approved

*shall in all other respects be undertaken in accordance with the recommendations and mitigation measures contained within the abovementioned **Ecological Report and Letter**, unless otherwise agreed upon in writing by the Local Planning Authority.*

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.

*11. No development shall take place until a scheme for the provision and management of an ecological buffer zone alongside the Addlestone Bourne of the dimensions shown in Drawing No. BH/HXXX/PL/SP/100 Rev C, has been submitted to, and approved in writing by, the local planning authority. This will need to be in line with any mitigation plan required by **Conditions 10 and 11**. Thereafter, the development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, formal footpaths, domestic gardens and formal landscaping. The scheme shall include:*

- 1. plans showing the extent and layout of the buffer zone in relation to the bank top of the river.*
- 2. details of enhancements to the Addlestone Bourne and the ecological buffer zone. This should include the removal of any hard banks, reprofiling of the banks where necessary and the incorporation of marginal shelves for planting.*
- 3. details of any proposed planting scheme, that should be native species of UK provenance.*
- 4. details demonstrating how the buffer zone will be protected during development.*
- 5. details of how the buffer zone will be managed over the longer term including adequate financial provision and named body responsible for management plus production of a detailed management plan (this could go into the Landscape and Ecological Management Plan).*

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy, to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

*12. **The development hereby approved shall not be first occupied until a landscape and ecological management plan for the river corridor, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. This will need to be in line with any mitigation plan required by Condition 10 above. The***

landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- 1. details of maintenance regimes to show how the ecological buffer zone and river corridor will be managed over the longer term.*
- 2. details of management responsibilities including adequate financial provision and named body responsible for management.*
- 3. details of how invasive, non-native species such as Himalayan balsam, will be controlled over the long-term.*

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy, to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

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

RESOLVED that application 18/0763 be granted subject to the conditions set out in the officer report and updates.

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 Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, Jonathan Lytle and Ian Sams.

Voting against the recommendation to grant the application:

Councillors Katia Malcaus Cooper, Adrian Page, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

As the voting on the recommendation was equally split, the vote was carried by the Chairman's casting vote.

57/P Application Number: 18/1119 - Unit 9, Stanhope Road, Camberley, GU15 2BW

The application was for erection of three storey rear extension including front gates and walls, internal car lifts for second floor parking and front landscaping/alterations, following part demolition of existing Class B1c (Light Industrial) building to facilitate change of use to a car mechanical and body workshop, showroom and office (Sui Generis).

Members were advised of the following updates:

“The applicant has requested that Condition 4 is reworded to refer to the Drainage Strategy and supporting letter, which were already submitted to and deemed

acceptable by Surrey County Council Lead Local Flood Authority (LLFA) in their formal response. This appears to have been an oversight by the LLFA.

AMENDED CONDITION:

4. The development hereby approved shall be undertaken in accordance with the following drainage system as was submitted to and approved in writing by Surrey County Council Lead Local Flood Authority:

A) Flood Risk Assessment and Drainage Strategy – Rev A, Lanmore Consulting, December 2018, reference 181121/FRA/MK/RS/01.

B) Letter to Surrey Heath, Lanmore Consulting, 28 January 2019, reference 181121/ml/KBL-01.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.”

The officer recommendation to grant the application was proposed by Councillor Ian Sams and seconded by Councillor Conrad Sturt.

RESOLVED that application 18/1119 be granted subject to the conditions in the officer report and updates.

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 Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

58/P Application Number: 18/0986 - Land South of Arandale, Rectory Lane, Windlesham, GU20 6BW

The application was for the erection of a detached dormer bungalow dwelling including attached garage and rear balcony.

This application would have normally been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Conrad Sturt, who felt that this was an acceptable development and was ideal infill despite the Green Belt Designation.

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

RESOLVED that application 18/0986 be refused.

Note 1

It was noted for the record that Councillor Katia Malcaus Cooper and Councillor Conrad Sturt knew the applicant.

Note 2

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

Voting in favour of the recommendation to refuse the application:

Councillors Mrs Vivienne Chapman, Edward Hawkins, Adrian Page, Ian Sams and Victoria Wheeler.

Voting against the recommendation to refuse the application:

Councillors Jonathan Lytle, Katia Malcaus Cooper, Paul Ilnicki, Conrad Sturt and Valerie White.

Councillors Colin Dougan and Pat Tedder abstained.

As the voting on the recommendation was equally split, the vote was carried by the Chairman's casting vote.

59/P Application Number: 19/0021 - Doone Cottage, Linfield and Little Rosewarne, Potteries Lane, Mytchett, Camberley, GU16 6EX

The application was for a minor material amendment pursuant to planning permission SU/18/0001 (relating to Erection of 6 No. three bedroom and 2 No. two bedroom houses with landscaping, parking and accesses (to Potteries Lane and Coleford Close) whilst retaining existing dwellings on reduced residential curtilages and footpath link.), to allow amendment to the approved dwellings to include changes to roof for all of the dwellings along with an increase in the width of the dwellings for plots 3, 5 and 6, addition of an integral garage with accommodation over (instead of a detached garage), for the dwellings at plot 4 (increasing the number of bedrooms for this dwelling from 3 to 4) and amendment to the parking layout (with no loss of parking provision). (Change to address/clarification - 31.01.2019) (Amended Plans Rec'd 28.02.2019 and change of description)

The application would have normally been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Paul Deach because of concerns about parking provision.

Members were advised of the following updates:

"Details pursuant to conditions attached to permission SU/18/0001 have been provided and agreed. As such, amendments to the pre-commencement conditions have been made, as below.

One further objection has been received raising no new objections on planning grounds.

Amended drawings have been provided which provide 2 no. two bedroom dwellings rather than 2 no. 3 bedroom dwellings are indicated on the submitted drawings.

AMENDED CONDITIONS:

2. *The proposed development shall be built in accordance with the following approved plans: 1369/P-202 Rev A and 1369/P-205 Rev A received on 10 January 2019; 1369/P-201 Rev B received on 28 February 2019 and 1369/P-203 Rev B and 1369/P-204 Rev C received on 3 April 2019; unless the prior written approval has been obtained from the Local Planning Authority.*

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

3. *The development shall be implemented in accordance with the method of construction details approved on 3 April 2019.*

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities, nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2019.

4. *The development shall be implemented in accordance with the external material details approved on 3 April 2019.*

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.

5. *The development hereby approved shall be implemented in accordance with the Arboricultural Impact Assessment and BS: 5837 Tree Survey by Sapling Arboriculture Ltd. dated July 2018 [Ref; J1045.03] and received on 23 July 2018 provided for SU/18/0001. The tree protection measures shall be retained until completion of all works hereby permitted.*

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

7. *The development shall be implemented in accordance with the recommendations set out in the Ecological Assessment Phase 1 Habitat & Protected Species Survey by ERAs Consultancy dated 25 August 2017 and validated on 10 January 2018, and the additional ERAs Consultancy Report received on 19 April 2018 provided for SU/18/0001 and details agreed on 3 April 2019.*

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2019.

11. *The development shall be implemented in accordance with the external lighting details approved on 3 April 2019.*

Reason: In the interests of nature conservation and visual amenities and to accord with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. *The development shall be implemented in accordance with levels details approved on 3 April 2019.*

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.”

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

RESOLVED that application 19/0021 be granted subject to the conditions in the officer report and the updates.

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 approve the application:

Councillors Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Pat Tedder, Victoria Wheeler and Valerie White.

Chairman

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2019/0004

Reg Date 02/01/2019

Frimley

LOCATION: 22 GROVEFIELDS AVENUE, FRIMLEY, CAMBERLEY, GU16
8PA

PROPOSAL: Erection of two semi-detached dwellings, following demolition of existing dwelling. (Amended plans and additional information rec'd 03.04.2019). (Amended plans & documents rec'd 01.05.2019)

TYPE: Full Planning Application

APPLICANT: Mr Parmar & Kalyani

OFFICER: Amy Myer

This application would normally be determined under the Council's Scheme of Delegation, however, it has been called in for determination at the Planning Applications Committee at the request of Cllr Sams because of the impact on parking and traffic congestion in the area.

RECOMMENDATION: GRANT subject to conditions and a SAMM payment being secured.

1.0 SUMMARY

- 1.1 The application site is on the corner of Grovefields Avenue and The Grove, opposite Frimley Park Hospital and within the settlement area of Frimley and Camberley. The application site currently features one single storey bungalow and large rear garden, a front garden area, with a garage to the side and parking to the front and side of the dwelling. The proposal is to erect a two-storey building comprising 2 semi-detached 3 bedroom properties. Each would have parking provision within an integral garage and front driveway, private rear gardens and cycle and refuse storage provision.
- 1.2 The current scheme follows a previous planning application which was for four flats and refused in April 2018 (ref. 17/1078) due to the scale of the development being excessive for the size of the site and being harmful in character terms. This application was also refused due to insufficient private amenity space and bin storage for future occupiers and due to the unneighbourly relationship of the proposed access road to the neighbouring properties; and, a failure to demonstrate no harm to protected species, namely badgers. This current application's reduced built form and revised design has overcome the character and amenity reasons and ecology information has now been submitted with Surrey Wildlife Trust raising no objection. The previous application was not refused on highway grounds, despite significant concerns raised by residents about parking problems in the vicinity. Given that this proposal represents a reduction in units compared to the refusal, and meets the County Highway parking guidance, again, no objections are raised on highway grounds. The application is therefore recommended for approval, subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application property is a single storey, detached bungalow, located on the eastern side of Grovefields Avenue, at the northern end on the corner with The Grove. The site lies within the settlement area of Frimley and Camberley. The property has a driveway to the side and front garden laid to hardstanding with flower beds, enclosed by a low brick wall and gates. There is a hedge running along the extent of the northern

boundary and beyond this, an open area of grass with pedestrian paths between the boundary and The Grove. The property has a detached garage to the side/rear and a garden to the rear.

- 2.2 Surrounding properties are varied in architectural style and in Grovefields Avenue mostly comprise two-storey semi-detached dwellings, or single storey detached dwellings. Directly opposite the site is Middle Gingers which is a Grade II listed detached property. The application site lies in the Historic Routes (Lanes) Housing Character Area, as set out in the Western Urban Area Character SPD. This type of area is characterised by short dead-end roads running off historic routes, mixed architectural styles, hedges and walls as boundary treatments, mature hedges, trees and vegetation, and on street and on plot parking.

3.0 RELEVANT PLANNING HISTORY

- 3.1 17/1078 Two storey building comprising 2 x 1 bed flats, 2 x 2 bed flats, including gates, parking areas, and landscaping.

The application was refused 12/4/2018 for the following summarised reasons:

1. *The in-combination effects of the depth, height, bulk and massing of the building, would have resulted in an over-dominant and prominent addition to the street scene of The Grove, out of keeping with the existing scale of development. The loss of the front boundary wall and garden would also have resulted in a harsh and urban appearance to the front of the building, and dilution of the existing Historic Routes (Lanes) Character Area.*
2. *By reason of the size of the proposed flats and the lack of private amenity space, the proposal would have provided a poor standard of amenity for the future occupiers of the dwellings; and by reason of the location of the parking area and side driveway access would have been unneighbourly to 21 Grovefields Avenue and 12 The Grove. In addition, no bin and cycle storage had been provided.*
3. *In the absence of ecology information (in particular, badges), the applicant failed to demonstrate that there would be no harm to protected species*

4.0 THE PROPOSAL

- 4.1 This proposal seeks to overcome refusal 17/1078 and is for 2 x two storey semi-detached properties to replace the existing single storey bungalow. The building would have a width of approximately 10.5m at the front, stepping out to 11.5m at the rear. It would have a depth of approximately 16m. It would have a hipped roof form with an eaves height of approximately 5.2m and a ridge height of 7.9m. It would have a gable end element at the front with an eaves height of 5.1m and a ridge height of 6.9m. The overall building mass would be wider than the existing bungalow by around 2.5m at the front and 3.5m at the rear. It would be deeper and project further into the rear garden by around 4m.
- 4.2 Both of the new properties would have 3 bedrooms. The proposal includes an integral garage at ground floor level to both properties, and each property would have one parking space within the front driveway. There would be provision for bin and cycle storage within the rear garden. Each property would have a side access gate and passage leading to the rear garden.

4.3 The differences between this current proposal and the previous refusal are as follows:

Refused application (17/1078)	Current proposal
Two storey building containing 4 flats.	2 x semi-detached two storey properties (each 3 beds).
Building deeper at two storey level (15m deep).	Less deep at two storey level (two storey = 10.6m deep), steps down to a single storey at the rear (4.8m deep).
Proposed building 7.2m wide across front elevation.	Proposed properties would have a total width of 10.5m across the front elevation - wider than previous scheme.
Gable end feature to northern/side elevation.	Hipped roof with front gable end on eastern/ front elevation.
No front boundary wall. Hardstanding and no soft planting to frontage.	Enclosed by front boundary wall with vehicular access, and mixture of hardstanding and soft planting to frontage.
Parking area located at the rear of the site with an access road running alongside no.21.	Parking provision is within an integral garage and the front driveway to each property.
Insufficient internal and outside private amenity space.	Accords with the national internal space standards and the local outside amenity space standards for houses.
Bin and cycle storage not shown.	Refuse and cycle parking provision would be in the rear garden.
No Ecology information provided.	Ecology Reports provided, dealing with matters of badgers, bats and birds.

4.4 During the course of the application, and following advice received from the Council's Urban Design Officer, amendments have been made to the design. This includes greater articulation to the frontage to create a greater sense of depth and glazed openings at ground floor level to create a more open, active frontage. In addition, additional sections of front boundary wall have been included to better enclose the front garden/driveway area, and soft landscaping is shown to soften the appearance of the development within the street scene.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------------|--|
| 5.1 | Council's Heritage Officer | No objection. No harm to the setting of the nearby listed building. |
| 5.2 | Council's Urban Design Officer | Suggested amendments included improvements to design of front façade, introduction of low front boundary wall and soft planting and reduction in width and proximity to no.21. Recommended planning conditions requiring sample building materials and detailed drawings of windows/doors and chimney. |
| 5.3 | County Highway Authority | No objection, subject to conditions |
| 5.4 | Surrey Wildlife Trust | No objection. |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, six letters of objection and one letter of support (no reasons given) have been received. The letters of objection are summarised below:

Character [See section 7.3 of report]

- Development will be out of character with other properties in the road.
- Replacement of existing bungalow with two semi-detached properties represents overdevelopment of a narrow site – over double the existing floor space and additional storey – will be visually prominent in street scene and when viewed from The Grove.
- Loss of the front boundary wall – detrimental impact on the existing character of the Historic Routes/Lanes Character Area.
- Loss of front garden to provide car parking - detrimental impact on the existing character of the street scene.
- Visuals shows trees/vegetation which does not exist and scale of landscaping has been deliberately enhanced.

Residential Amenity [See section 7.4]

- Significant overlooking toward no.21 Grovefields Avenue from proposed first floor bay window on south eastern elevation.
- Proposed units will be undersized and not accord with space standards – compromised internal layout with only garage and combined kitchen/diner/living room at ground floor level. Will not be accessible for those with disabilities or elderly, WCs will not be accessible, does not accord with Part M of the Building Regs. Poor quality lighting/window solution to bedroom 2 of southerly property.
- The proposed units would not accord with London Housing Design Guide requirements [*Officer comment: The site is not located within London, these guidelines do not apply*]

Highways, Parking and Access [see section 7.6]

- Garages/doors not sufficient width and size to accommodate modern day vehicles or for users to access and egress car within the garage. Not sufficient storage within properties so garage may be used for storage and not parking which would lead to parking overspill onto street.
- Already parking and traffic congestion issues in this area, primarily due to proximity of Frimley Park Hospital. Proposals would not provide sufficient level of parking for owners and visitors of the new properties. Existing property provides 4 parking spaces for 1 house whereas there would be only 2 spaces per property under this proposal, which represents a 50% reduction in the amount of parking with a significant increase in the amount of floor space. Development would result in illegal parking, danger to pedestrians, significant traffic congestion and restrict emergency vehicle access.
- When garage doors are open, vehicles parked on front driveway may protrude over adjacent footway resulting in an obstruction and presenting a hazard to pedestrian and highway safety.
- Vehicles would enter site in forward gear to park in garage and driveway so would have to reverse out of site which would be dangerous reversing out at this corner junction with The Grove.
- Lamp post to front of site likely to impede access to the driveway of the northerly property and be damaged street lamp by cars trying to manoeuvre.

Other issues

- Lack of sufficient consultation – only four neighbouring properties consulted, when many more residents would be impacted by the proposals [*Officer comment: For this type of application, the statutory requirement under the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) is for either a site notice to be displayed, or notice given to adjoining owners/occupiers*].
- Request to extend consultation period to allow 4 weeks to comment [*Officer comment: The consultation period complies with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended)*].
- Incorrect/inaccurate documents - Parking Provision Document and Telecoms Supplementary Information is dated Oct 2017 and refers to refused planning application (ref. 17/1078). Application form refers to 'ground floor apartments' (as per previous application description of development). CIL form refers to incorrect application reference. [*Officer comment: amendments to these documents have subsequently been requested and the appropriate documents are now on file*]
- Significant disruption during demolition and construction [*Officer comment: Construction works would be temporary and would not in and of itself constitute a reason for refusal. SCC Highways have not recommended the need for a Construction Traffic Management Plan in this instance*].

- Designs would not meet Building Regulations – sliding door shown to garage door and no secondary access door for fire escape [*Officer comment: This is a matter for building control*].
- Concern plot width shown on plans is inaccurate [*Officer comment: The width of the plot as measured on the Council's GIS/OS mapping system is approximately 12.5m in width. The site location plan submitted matches this. The submitted block plan was inaccurate, however a revised accurate block plan has now been provided. The width of the building would be 10.5m at the front and as such 1m would be retained either side to the boundary*].
- Recycling and cycle storage has been positioned arbitrarily in rear garden with no consideration about access past the large hedge on the boundary with no.21 [*Officer comment: The hedge appears to be on the shared boundary with no.21. Any part of the hedge which falls within the boundary of the application site itself can be trimmed by the applicants and sufficient access (around 1m) would be provided between the boundary and the side of the new property. Any damage to the party boundary itself would be a civil/legal matter*].

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 (CDSMP), and in this case the relevant policies are Policy CP1, CP2, CP5, CP6, CP12, CP14A, CP14B, DM9, DM11 and DM17. It will also be considered against the Guiding Principles of the Historic Routes (Lanes) Character Areas, the Surrey Heath Residential Design Guide 2017 (RDG) and the National Planning Policy Framework (NPPF).
- 7.2 Refusal 17/1078 is a material consideration. The principle of development of this site was established under this previous application i.e. the site would deliver housing in a sustainable location. Therefore, the main issues to consider with this submission is whether this proposal would overcome the previous reasons for refusal, namely:
- Impacts on the character and appearance of the area;
 - Residential amenity impacts; and,
 - Ecology impacts

Regard must also be had to the following issues:

- Highways, parking and access; and,
- Impact on Infrastructure and the Thames Basin Heaths SPA

7.3 Impacts on the character and appearance of the area

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

- 7.3.2 Guiding Principles L1 and L3 of the Historic Routes (Lanes) Character Area state that buildings should be small scale, up to 2 storeys with pitched roofs, historic plot dimensions, architectural detail, scale and massing should be reflected, buildings should be softened with vegetation; and, that proposals that seek to introduce development that is out of keeping with the strong historic character of the Lanes will be resisted, with particular attention paid to massing, scale, roofscapes, architectural detailing and materials. Principle 7.1 of the RDG states that setbacks should complement the street scene, and Principle 7.4 states that new residential development should reflect the spacing, heights and building footprints of existing buildings, especially when these are local historic patterns.
- 7.3.3 The proposal would replace a single storey bungalow with a two-storey building comprising a pair of semi-detached properties. Whilst there would be a significant change in the scale of the building on site, given that two-storey and semi-detached properties (including nos. 20 & 21 adjacent) form part of the character of this road, and given the mixed scale and style of buildings on the road, the proposed pair of two-storey semi-detached properties would not appear out of character in this context. The height of the building and hipped/gabled roof form would reflect that of neighbouring properties.
- 7.3.4 The new building would be set in 1.1m from the side boundary adjacent to no.21. It would also be set in 1m (tapering to 2.5m) from the side boundary abutting the communal amenity land on The Grove. There is also an existing break in the built environment on this side of the site given the corner plot location on the junction and the presence of this grassy area. This would ensure the width of the new building across the plot would not appear cramped and that sufficient space and gaps between buildings would be retained, maintaining the character of the area. In addition, the retention of a gap either side of the properties would accord with the Council's Residential Design Guidance SPD, which advises a minimum gap of 1m between the building and side boundary should be retained to provide for access and servicing.
- 7.3.5 The building would extend deeper back into the plot than the existing bungalow, and this coupled with the increased height, and the lack of vegetative screening to the side boundary, would lead to the flank elevation of the building being highly visible in the street scene when viewed from the north along The Grove. Under the previous refusal it was concluded that this flank elevation, with its sizeable two storey depth and gable, would have appeared visually prominent and dominated the appearance of the streetscene of The Grove. The current scheme addresses this by stepping down from two-storey to single storey at the rear and there would be a reduction in depth at two storey level of almost 5m in comparison to the previous scheme. This would reduce the visual impact of this side elevation and the overall mass and bulk of the building when viewed from The Grove. This reduction in depth at two storey level, in combination with its simple domestic design, means that the building would appear acceptable in scale within its plot and would maintain the character and appearance of the street scene when viewed from The Grove.
- 7.3.6 Under the previous refusal it was considered that the loss of the front boundary wall would have appeared out of character and would not accord with the guidance in the WUAC SPD which states front boundary enclosure is an important feature of the Historic Lanes Character Areas. The current scheme has addressed this issue, with the inclusion of a low brick wall providing enclosure to the new properties, and in keeping with the character of the street. Whilst the front garden area would mainly be lost to a driveway for parking, given that a front boundary wall and some soft planting would be retained, and given that many other properties in the road use their front areas for parking, the proposal would not appear out of character and would have an acceptable visual impact on the street scene in this regard.

- 7.3.7 The property opposite (no.11 The Grove, 'Middle Gingers') is Grade II listed but the Council's Heritage Officer raises no objection, stating that the existing boundary to the listed building appears to be well screened and the proposal would not cause harm to the setting of this listed building.
- 7.3.8 The proposed development would be of an acceptable scale, form, design and materials. It would respect the appearance of the surrounding street scenes, would integrate sufficiently within the Historic Lanes Character Area and would not significantly affect the setting of the nearby listed building. As such, the proposals would comply with the NPPF, CSDMP policies CP2 and DM9, Principles 7.1 and 7.4 of the RDG and Guiding Principles L1 and L3 of the Western Urban Area Character SPD.

7.4 Impact on residential amenity

- 7.4.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 of the CSDMP states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form. Principle 8.1 of the RDG states that developments which have a significant adverse effect on the privacy of neighbouring properties will be resisted and Principle 8.3 states that developments should not result in occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.
- 7.4.2 The proposed building would be closest to 21 Grovefields Avenue, which shares a boundary with the site on the southern side. The distance from the proposed building to the boundary with no.21 would be 1.1m and no.21 itself is set in around 6m away from this shared boundary. Having reviewed planning history records, it is not clear what the nearest side facing windows at ground floor level to no.21 serve and whether these rooms are habitable or not. Nevertheless, the guidance in the RDG has been applied. This shows that a 25 angle taken from the ground floor side facing windows at no.21 would only minimally be breached by the proposed change in height to two-storey. This indicates that the proposed development would not result in significant overshadowing effects to the nearest side facing windows to no.21. Similarly, given the separation distance between the properties it is considered that there would be no adverse overbearing impacts.
- 7.4.3 At the rear, the new building would extend approximately 8m beyond the rear elevation of no.21. However, given the development drops down to a single storey at the rear and taking into account the separation distance (over 7m) between the proposed development and the neighbouring building, it would not result in any significant overbearing or overshadowing impacts to no.21 in this respect.
- 7.4.4 There are a number of windows proposed on the upper floor side elevations. Concern was raised by an objector that the proposed first floor bay window on the southern elevation would result in significant overlooking toward no.21. As a result, during the course of the determination period of the current application, the drawings have been amended. The layout has been altered and now all upper floor side facing windows would be obscure glazed, as they serve bathrooms. As such, the proposal would not result in any overlooking and loss of privacy to the neighbouring occupants.
- 7.4.5 Under refusal 17/1078 the flats had a lack of private amenity space and a poor standard of amenity for future occupiers by failing to meet the national internal space standards. This formed part of the reasons for refusal by being contrary to principles 7.6 and 8.6 of the RDG. By contrast the size of the dwellings proposed under this submission would exceed the space standards (i.e. GIA 84-102 m² for a two storey 3 bed dwelling) with a total GIA of 119 m² and 113 m², respectively. In addition, each private garden proposed would

significantly exceed the RDG minimum outdoor amenity space (i.e. 55-64 m² for a 2/3 bed house) by having garden sizes of 203 m² and 127 m² respectively. Furthermore, the previous refusal's bin storage arrangement was ill-conceived. Each dwelling with this proposal would have appropriate bin storage at the rear with side access to allow for refuse bins to be wheeled to the front for collection, and this would comply with the advice in the RDG.

- 7.4.6 The parking and side driveway access which was deemed to be unneighbourly under the previous refusal is not proposed with this application. As such, and given the reasons outlined above, the proposed would comply with CSDMP Policy DM9 (iii).

7.5 Ecology impacts

- 7.5.1 The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy CP14A of the CSDMP states that the Council will seek to conserve and enhance biodiversity and development that results in harm to or loss of features of interest for biodiversity will not be permitted.
- 7.5.2 A precautionary reason for refusal was added to the previous refusal given concerns raised by a neighbour about badger activity and given the absence of any survey information to demonstrate no harm to protected species. As a consequence, under this submission, an Ecology Report was initially submitted. This concluded that there was no evidence of badgers to be found on the site, however, badger evidence was found in the surrounding area. The Report recommended that the site be securely fenced such that badgers cannot access the site. Surrey Wildlife Trust were consulted and they advised that should the LPA be minded to grant permission, then the applicant would be required to undertake the recommendation within the Ecology Report of installing secure fencing around the site to protect badgers from harm.
- 7.5.3 The proposal would involve the demolition of the existing bungalow on site, and the local area appears to have significant tree presence and there is a waterbody close to the site. As such, SWT advised that prior to determination of the application, a bat survey be undertaken to help identify if there are any bats on site and any proposed mitigation measures. During the course of the determination period of this application, a Preliminary Roost Assessment and nesting bird check has been submitted by the applicants. The ecologists concluded that the building and outbuildings have negligible potential to support roosting bats. SWT have been consulted and have advised that bats do not appear to present a constraint to the proposed development.
- 7.5.4 Subject, therefore, to advisory informatives and conditions being imposed as recommended by SWT, including protective fencing, no net increase in external artificial lighting and bat/bird boxes, no objection are raised on ecology grounds, with the proposal complying with CSDMP policy CP14A.

7.6 Highways, parking and access

- 7.6.1 The NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 of the CSDMP states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

- 7.6.2 The proposal would provide 2 car parking spaces at each of the 3 bedroom properties. This is in accordance with the SCC Vehicular and Cycle Parking Guidance 2018, which advises that for a 3 bed home in a 'suburban' location such as this a minimum of 2 parking spaces on site should be provided. Concern has been raised by objectors that the garage doors and garages would not be a sufficient width and size to accommodate modern day vehicles or for users, however, County Highways have confirmed that the garage doors and parking space within the garages would accord with their guidance for a parking bay of 2.4m in width and 4.8m in length. As such, the garage does represent a functional and available parking space on site, and each property provides 2 on-site parking spaces. Cycle parking would also be provided within the rear garden of each of the two properties. This would be easily accessible to occupants and users, as advised in the RDG.
- 7.6.3 Similar to concerns raised by objectors under the previous refusal, concerns have again been raised by residents that the development would result in increased on-street parking pressure, illegal and dangerous parking, traffic congestion and restrictions to emergency vehicle access. It is noted there are double and single yellow lines along The Grove, Grovefields Avenue and Partridge Close. However the parking provision proposed accords with the SCC Parking Guidance and there is no reasonable mechanism available to the LPA to require an increase level of on site parking.
- 7.6.4 Concern has been raised in objections that vehicles would need to reverse out of the site, and that this would be dangerous given the proximity of the site to this corner junction between Grovefields Avenue and The Grove. The existing access arrangements from the site onto Grovefields Avenue likely involve vehicles leaving the site in reverse gear. This could occur in the case of the proposed scheme too. However, County Highways have confirmed that due to the nature of the street and the provision of on-street parking, speeds are likely to be reduced in this location and no objection is raised on highway safety grounds. In addition concerns about cars or vehicles overhanging the public highway are not supported by County Highways and similarly the concern raised regarding the location of the lamppost have led County Highways to advise that the location of this (at the back of the footway) would not hinder movements.
- 7.6.5 Under the previous application significant concerns were raised by objectors about the existing parking situation in the vicinity of the application site, and concern that the proposal would worsen localised highway problems. Similar concerns have been raised with this proposal. Whilst it was not disputed that there are existing parking problems around the site, due to the proximity of Frimley Park Hospital amongst other factors, the previous refusal for four flats was not refused on highway grounds. Given that this proposal reduces the number of proposed units compared to this refusal and only represents a net increase of one dwelling over and above the existing site situation, there are clearly no justifiable grounds to object this time. The proposal complies with Policy DM11.

7.7 Impact on Infrastructure and the Thames Basin SPA

- 7.7.1 This development would be CIL liable and the final figure would need to be agreed following the submission of the necessary forms, however is likely to be in the region of £21,960. An informative will be added to the decision advising the applicant of the CIL requirements.

- 7.7.2 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA and this site is approximately 3km from the SPA. Consistent with the Council's adopted SPD all new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the development, a financial contribution towards SANG provided, which is now collected as part of CIL. There is currently sufficient SANG available and so a contribution would be payable on commencement of development, which is likely to be in the region of £25,050.
- 7.7.3 The development would also be liable for a contribution towards SANG (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and would depend on the sizes of the units proposed. This proposal is liable for a SANG payment of £1,422 which takes into account the existing floorspace.
- 7.7.4 It is therefore considered that, subject to the payment of SANG, the proposal complies with Policy CP14B and Policy NRM6, and the Thames Basin Heaths SPD. Informatives relating to CIL would also be imposed. No record of the SANG payment has been received at this time and updates will be provided to Committee in this regard.
- 7.7.5 In addition to CIL the development proposed will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. It has been concluded that the proposal accords with the Development Plan and whilst the implementation and completion of the development will result in a local financial benefit this is not a matter that needs to be given significant weight in the determination of this application.

8.0 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included 1 or more of the following:

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

9.0 CONCLUSION

- 9.1 The principle of the redevelopment of the site for two dwellings is considered to be acceptable and it is considered that this proposal overcomes the previous reasons for refusing 17/1078, subject to receipt of a SANG payment. The application is therefore 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 proposed development shall be built in accordance with the following approved plans: Existing & Proposed Site Plans (101 Rev C) received 01/05/2019, Proposed Floor Plans (103 Rev B), Proposed Elevations (104 Rev B) and Proposed Elevations (105 Rev B) received 03/04/2019, unless the prior written approval has been obtained from the Local Planning Authority.

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

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

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

4. No development shall take place until details of the surface materials for the driveways shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the agreed surfacing materials shall be used in the construction of the development.

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

5. No development shall take place until detailed drawings (at a scale of 1:50) of the front boundary treatment, windows, doors and chimney shall be submitted to, and approved in writing by the Local Planning Authority. Once approved, the development shall be constructed in accordance with these approved drawings.

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

6. No part of the development shall be first occupied unless and until the proposed access between the site and Grovfields Avenue has been constructed and in accordance with the approved plans, and thereafter shall be permanently maintained.

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.

7. No part of the development shall be first occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority, and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019 and to meet the requirements of the Surrey Heath Core Strategy and Development Management Policies.

8. The garages hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

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

9. No development, including any site clearance or demolition works, shall take place until secure fencing/hoarding has been erected around the site shown on the red line plan (Site Location Plan drawing number 17-253-100), and thereafter be retained until completion of the development.

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.

10. The development hereby approved shall not result in any net increase in external artificial lighting, and shall thereafter be so maintained.

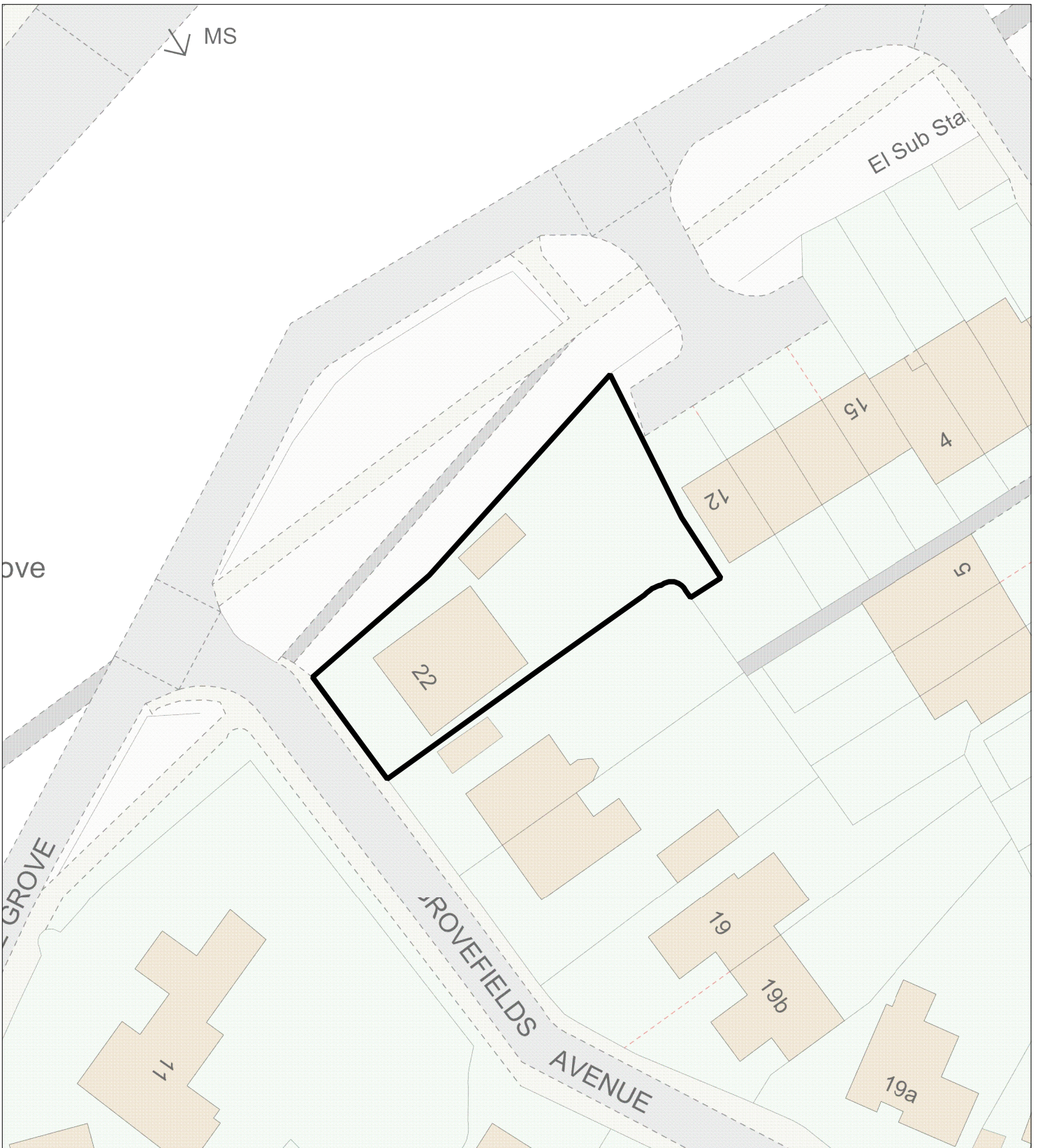
Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

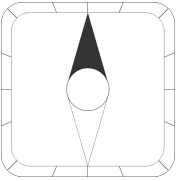
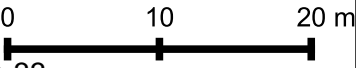
11. No development shall take place until a site plan outlining biodiversity enhancements to include the provision of bird and bat boxes on or integral to the new building has been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be undertaken in accordance with this approved plan.

Reason: To contribute to the enhancement of biodiversity 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 decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the officer's report.
3. 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 or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
4. The applicant is reminded that if during development, including site clearance or demolition works, a bat is seen then work should cease immediately and advice sought from Natural England or a qualified specialist. There is a requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of Section 9(1) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
5. The applicant is informed that if the proposed development would involve the removal of dense shrubbery/vegetation, then this should be done outside of the main bird nesting season (March-August) to avoid adverse effect on nesting wild birds. Alternatively, if this is not possible and only a small area of dense vegetation would be affected, an ecologist could inspect the site for active nests immediately prior to clearance, and if any are found they should be left undisturbed with a buffer zone around it until it can be confirmed that the nest is not in use. This is in order to avoid contravention of Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Right of Way Act 2000.
6. CIL Liable CIL1



Title	Planning Applications		
Application number	19/0004	Scale @ A4	1:500
Address	22 GROVEFIELDS AVENUE, FRIMLEY, CAMBERLEY, GU16 8PA	Date	07 May 2019
Proposal	Proposal to demolish existing dwelling and create two semi detached dwellings		
		 	
Version 4		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019 Author: DE	



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Location Plan



Proposed site plan



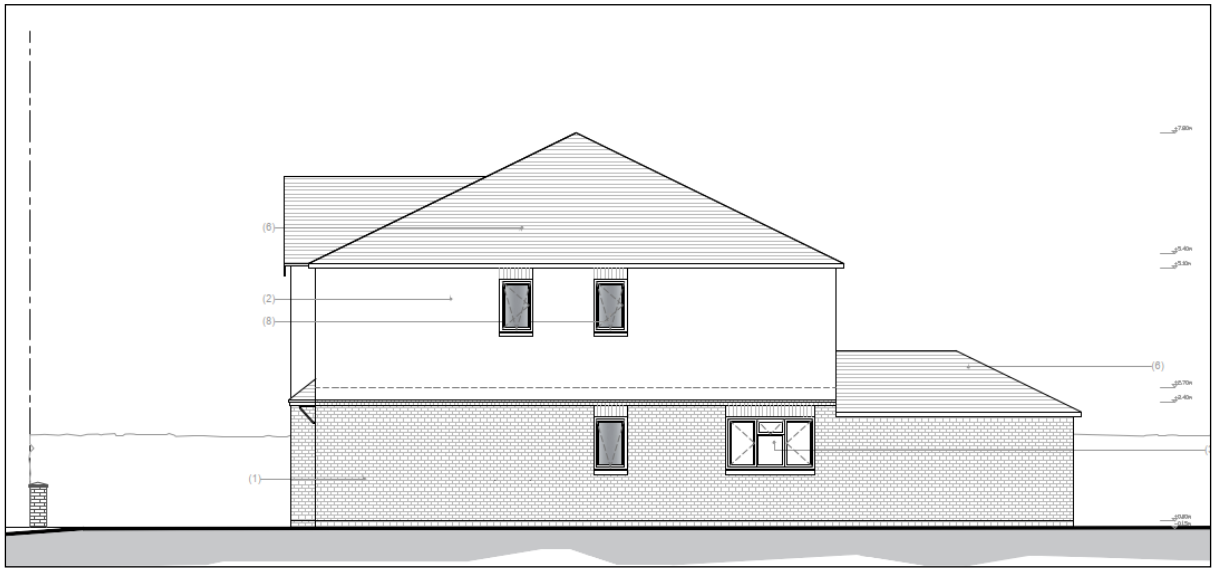
Proposed front elevation



Proposed rear elevation



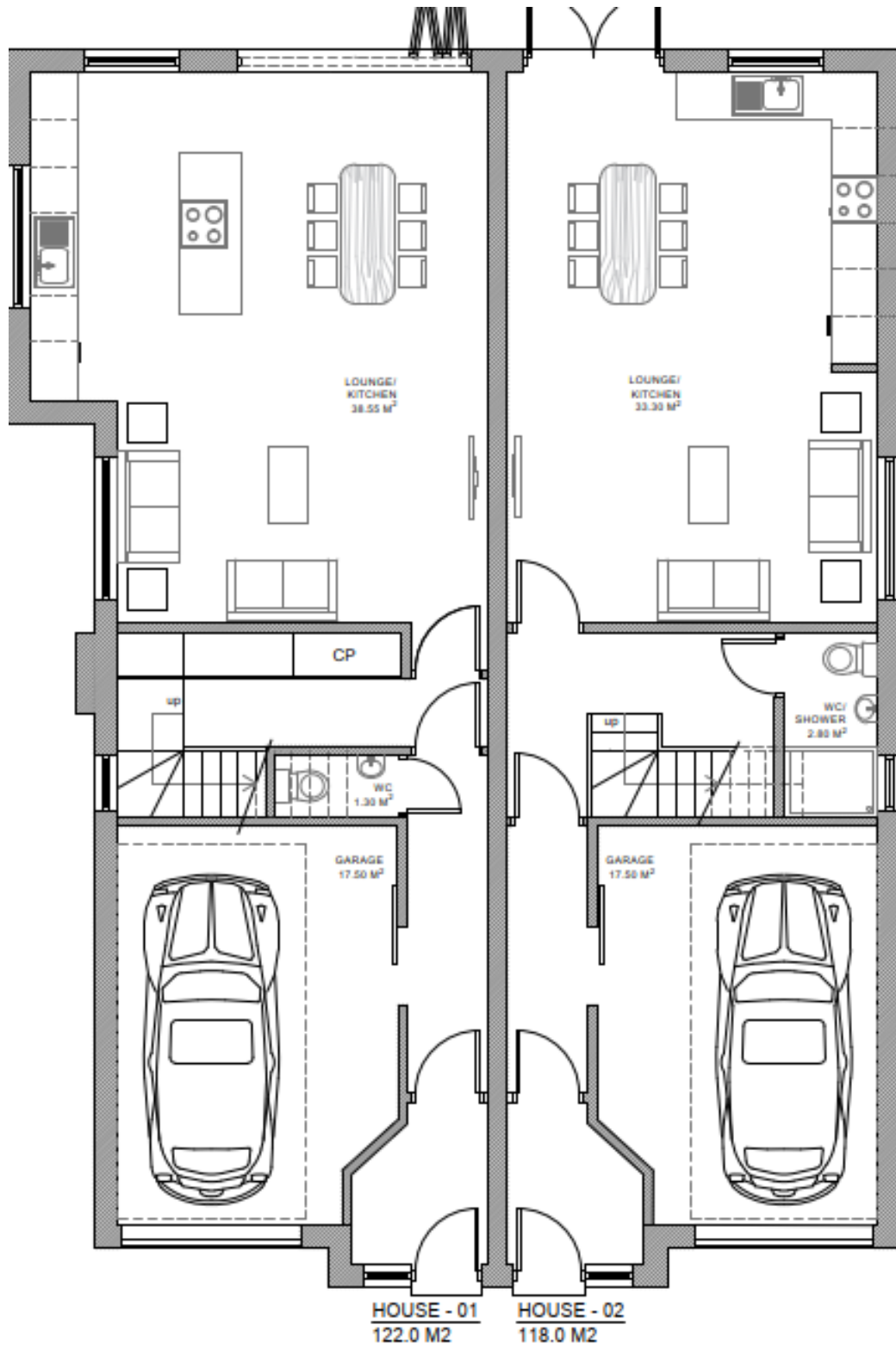
Proposed side (south) elevation



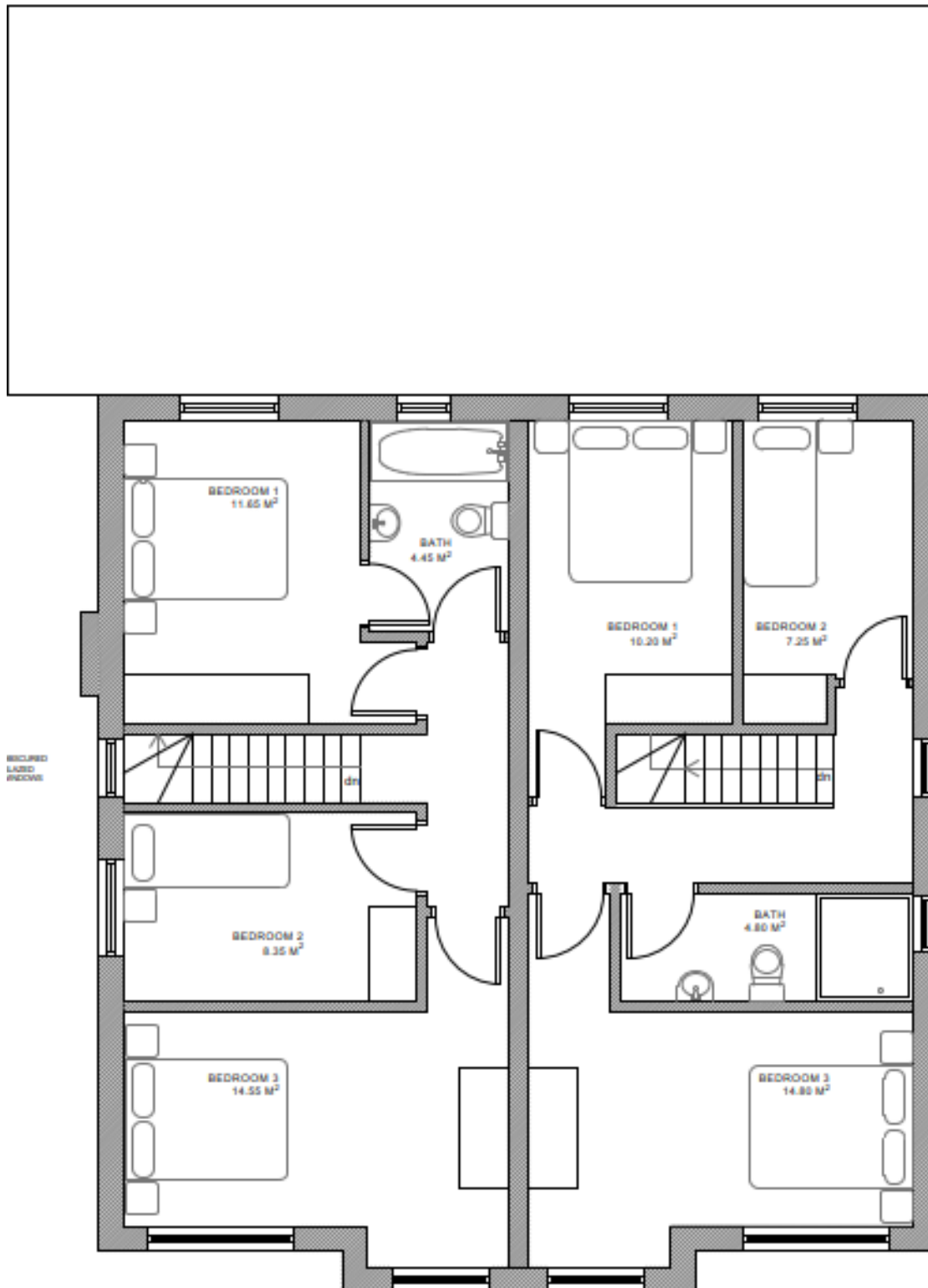
Proposed side (north) elevation



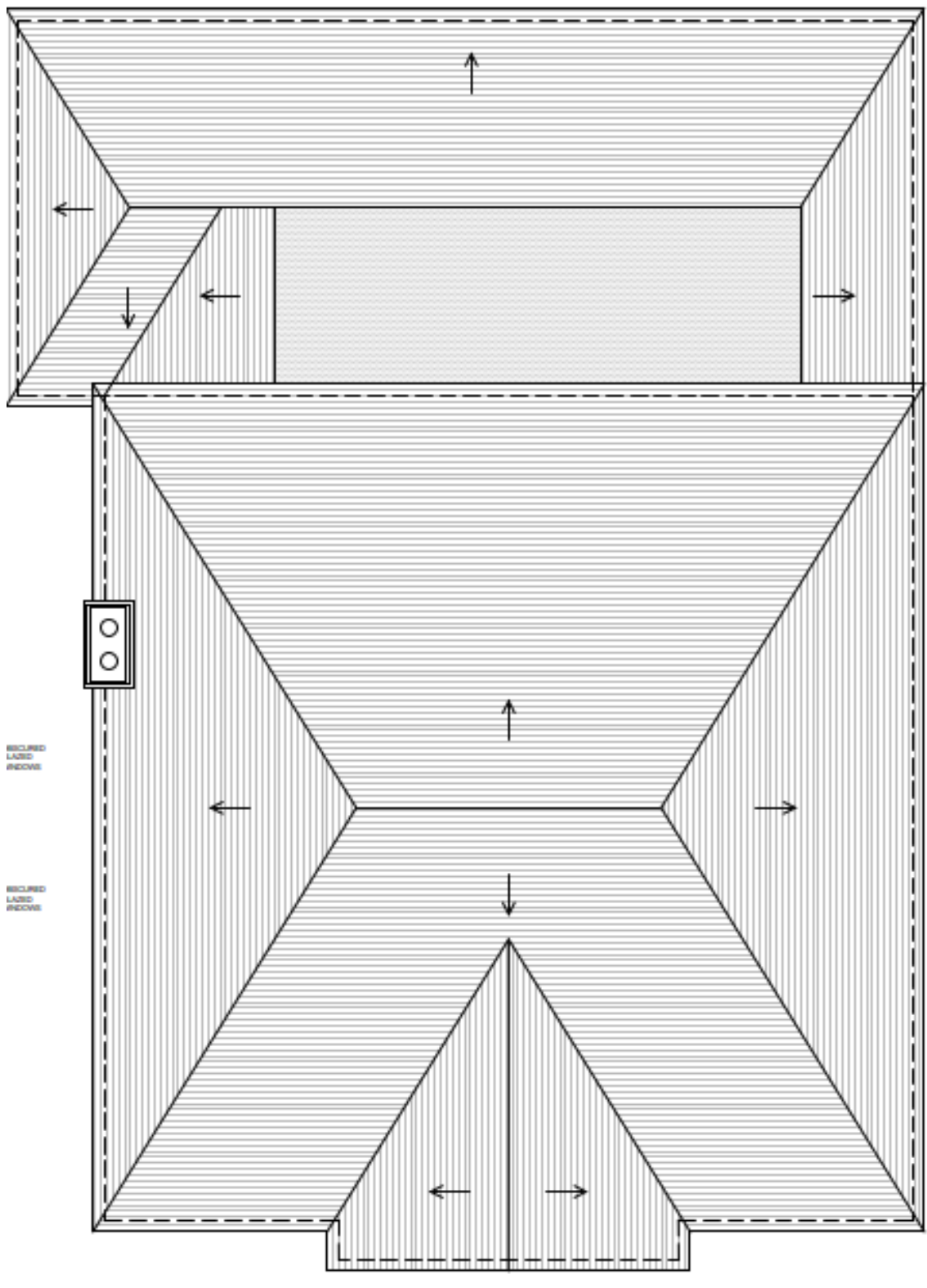
Proposed ground floor plans



Proposed first floor plan



Proposed roof plan



Site photos

Existing site with bungalow



Existing rear elevation



Relationship to The Grove



Relationship to no.21 Grovefields Avenue



Existing street scene



2019/0306

Reg Date 05/04/2019

Town

LOCATION: ASHWOOD HOUSE, 16-22 PEMBROKE BROADWAY,
CAMBERLEY, GU15 3XD
PROPOSAL: Removal of existing canopies. (Additional plan rec'd
25/04/2019.) (Amended plan rec'd 26/04/2019.)
TYPE: Full Planning Application
APPLICANT: Mr Cummings
OFFICER: Patricia Terceiro

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

RECOMMENDATION: GRANT subject to conditions.

1.0 SUMMARY

- 1.1 The proposal comprises removing the existing canopies located on the north facing elevation of Ashwood House, on the southern side of Princess Way.
- 1.2 The current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Ashwood House lies within Camberley Town Centre opposite the rail station, on the northern side of Pembroke Broadway and on the southern side of Princess Way. The existing building includes ground floor retail units facing towards Princess Way, although not all of these are occupied.

3.0 RELEVANT PLANNING HISTORY

- 3.1 17/0669 Conversion of the existing second and third floor levels and erection of a two storey roof extension to provide 116 residential apartments (comprising 12 no. studios, 48 no. 1 bed and 56 no. 2 bed) together with the retention of first floor car parking deck (100 spaces including 3 disabled bays), creation of communal amenity space (730 sq. m.) at first floor deck level, provision of associated cycle parking and refuse storage, landscaping, removal of redundant car park ramp and other associated works. Approved, 2018.
- 3.2 18/0373 Minor material amendment application to approved 17/0669 (redevelopment for 116 residential apartments) to amend condition 2 (remove a drawing no.), remove condition 9 (requirement for public realm works), update condition 10 (revised Construction Management Plan) and amend condition 15 (to amend the drawing no. and enable the communal amenity area to be complete once 50% of the development has been occupied). Approved 2018.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the removal of the existing canopy on Ashwood House northern elevation, which faces Princess Way. The existing canopy extends approximately 70m in length, 6.8m in height and 3.5m in depth.
- 4.2 The proposal would form part of the wider Camberley High Street transformation project, which aims to improve the quality for the town's public realm as well as providing a substantial upgrade to the town centre connectivity. As a result of the transformation project, Princess Way will be a vibrant shopping street where users will be able to enjoy a high quality uncluttered environment with more light and space to host events, whilst providing wide footways able to accommodate heavy pedestrian traffic.
- 4.3 Although at the time of preparation of this report the exact timeframe for the public realm works is unknown, works are planned to commence in the summer, following removal of the existing canopies (which would not be replaced).

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objections, subject to planning conditions.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no written representations have been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located in a residential area within Camberley Town Centre, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. Policies TC1, TC11 and TC17 of the Camberley Town Centre Area Action Plan (AAP) 2014, as well as the Camberley Town Centre Masterplan and Public Realm Strategy SPD also constitute material planning considerations.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area
 - Residential amenity
 - Highways considerations.
- 7.3 Impact on character of area
- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.
- 7.3.2 Policy TC1 of the AAP states that new development within the Town Centre should be appropriate in terms of scale to the function and character of the Town Centre and furthermore, should support the strategy for regeneration of this area. Policy TC11 goes on to say that development proposals will be required to make a positive contribution towards improving the quality of the built environment. Policy TC17 advises the Council will expect the retail frontage along Princess Way to be improved.

- 7.3.3 The Camberley Town Centre Masterplan SPD points out opening up Princess Way as an attractive, animated and open street as one of the objectives for the Pembroke Broadway Area. The existing canopies are well visible within the streetscene, however it is not considered they add value to the public realm and their removal would open up the street and make it more attractive for pedestrians. It is furthermore noted that this application is in line with the re-development of Ashwood House, previously approved by applications 17/0669 and 18/0373.
- 7.3.4 In the interests of protecting the character of the area, a planning condition has been added to this recommendation so that any repair works associated with the removal of these structures are undertaken in materials to be previously agreed with the Local Planning Authority.
- 7.3.5 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP and Policies TC1, TC11 and TC17 of the AAP.
- 7.4 Impact on residential amenity
- 7.4.1 Policy DM9 of the CSDMP states that development should respect the amenities of the adjoining properties and uses. Policy TC1 of the AAP goes on to say that new development within this area should be acceptable in terms of the impact on the amenity of both residential and commercial areas.
- 7.4.2 The proposal would comprise removing existing structures and, given the relationship with and distance to the nearest residential units, it is not considered the absence of these canopies would harm the amenities currently enjoyed by the closest neighbours, either residential or commercial.
- 7.4.3 While it is acknowledged that the canopies have a function of providing shelter from the elements, it is noted that their removal would improve the quality of the road, by removing clutter and allowing more sunlight into the street and resulting in an open, high quality environment with aesthetic value.
- 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 Policy CPA of the AAP.
- 7.5 Highways considerations
- 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 proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds, considers the proposal to be acceptable, subject to the submission of a Construction Method Statement including details of how the canopies will be removed.
- 7.5.3 The proposal is therefore in line with Policy DM11 of the CSDMP.

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

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included 1 or more of 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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

9.0 CONCLUSION

- 9.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities or highways. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP, Policies TC1, TC11 and TC17 of the AAP and the Camberley Town Centre Masterplan and Public Realm Strategy SPD.

The application is therefore recommended for conditional 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 proposed development shall be built in accordance with the following approved plans, unless the prior written approval has been obtained from the Local Planning Authority.
 - Drawing no A-01-020 rev G – proposed north and south elevations, received 5 April 2019
 - Drawing no 4161-00-001 rev A – Location plan, received 5 April 2019
 - Drawing no 4161-A-00-020 rev I – ground floor proposed, received 26 April 2019

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 external facing materials shall be used on or in the development hereby approved until samples and details of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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

4. No development shall commence until a Construction Transport Management Plan, to include details of:

a) programme of works (including measures for traffic management) to include details of how the canopies will be removed.

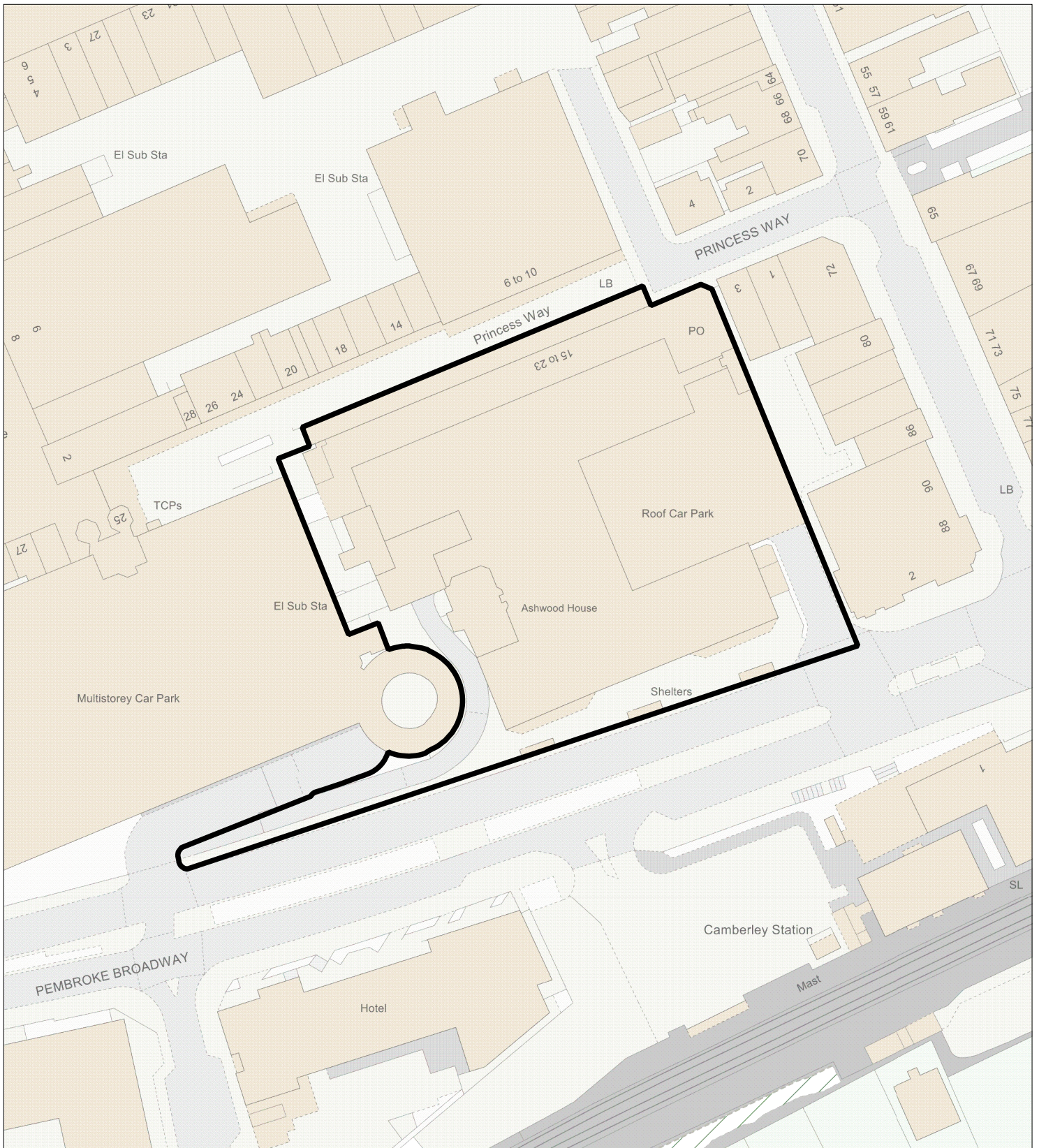
has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

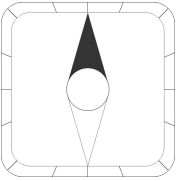
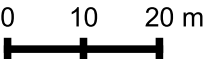

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. and to accord with Policies DM11 and CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Advice regarding encroachment DE1
3. Party Walls (etc) Act 1996 DE3
4. Building Regs consent req'd DF5
5. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner.
6. 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.
7. The applicant is advised that a Temporary Closure Order to carry out the proposed canopy removal works will be required.

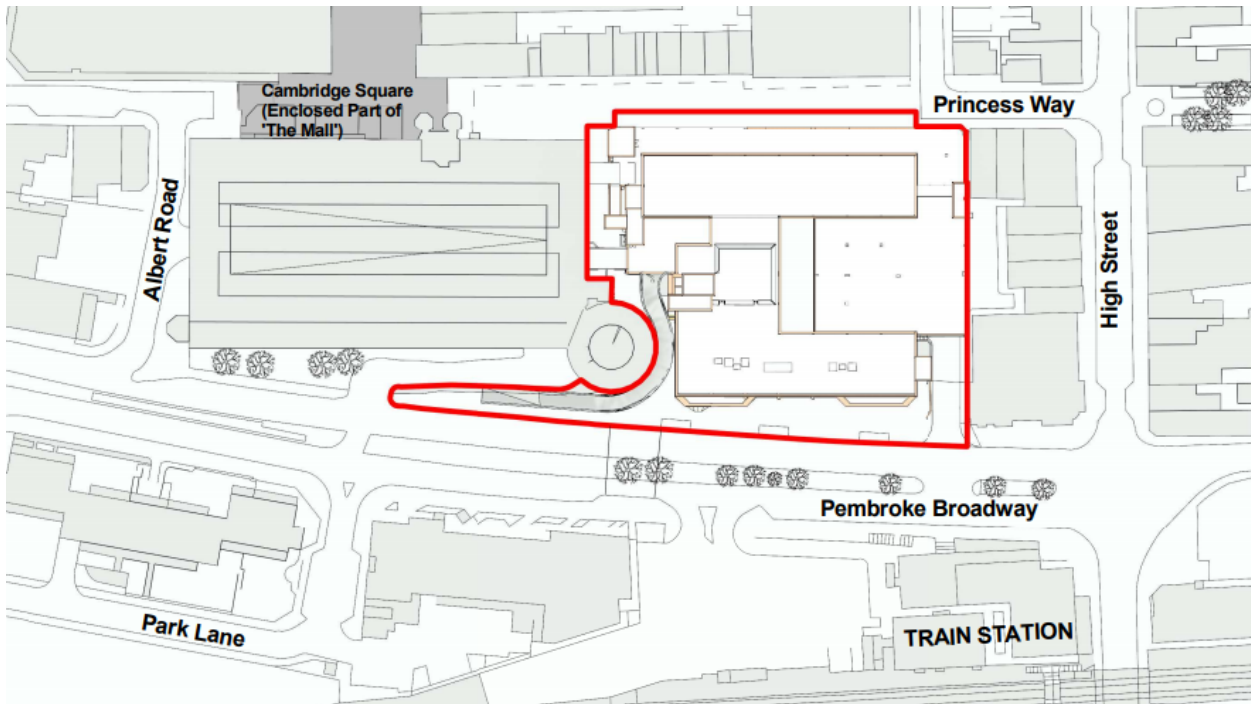
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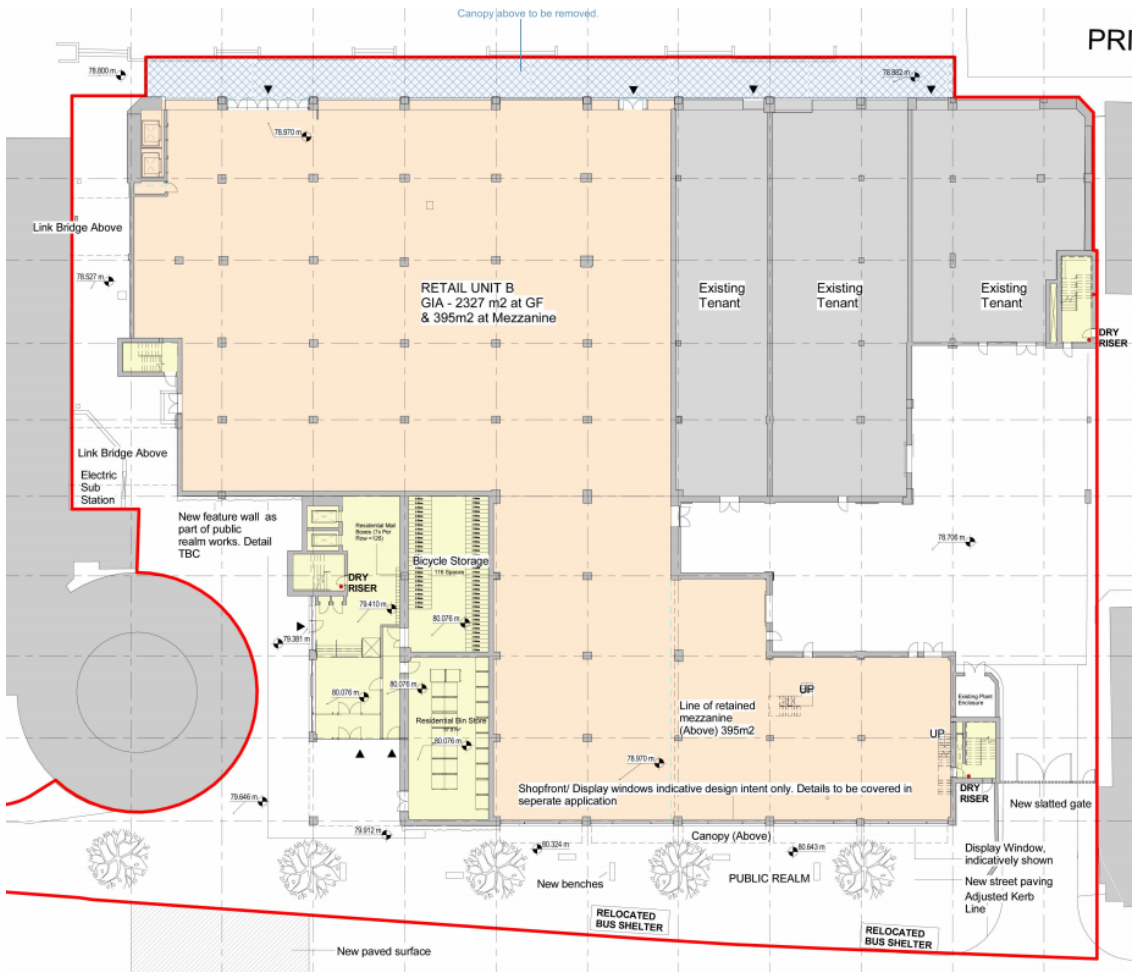
Title	Planning Applications		
Application number	19/0306		Scale @ A4 1:1000
Address	ASHWOOD HOUSE, 16-22 PEMBROKE BROADWAY, CAMBERLEY, GU15 3XD		Date 07 May 2019
Proposal	Removal of existing canopies.		
<p>Version 4 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019 Author: DE</p>			

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Location Plan



Proposed block plan



Existing north facing elevation



Proposed north facing elevation



Site photos





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2019/0309

Reg Date 09/04/2019

Town

LOCATION: 6-28 PRINCESS WAY, CAMBERLEY, GU15 3SP
PROPOSAL: Removal of canopies from retail properties on Princess Way to facilitate major Public Realm works. (Amended plans rec'd 17.04.2019)
TYPE: Full Planning Application
APPLICANT: Mr Keenan
 Camberley Trustee No.1 and Camberley Trustee No.2 Limited
OFFICER: Patricia Terceiro

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal comprises removing the existing canopies that extend above nos 6 to 28 Princess Way.
- 1.2 The current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Princess Way is a primary shopping area located within Camberley Town Centre. The application site comprises units 6 to 28, located within the northern side of Princess Way. Similar to its surroundings, the application units are occupied by different shops, restaurants and sui generis uses.

3.0 RELEVANT PLANNING HISTORY

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

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the removal of canopies from the retail properties located on the northern side of Princess Way. The existing canopies extend to an approximate 100m length, measure 4.6m in maximum height and 2.5m in maximum depth.

- 4.2 The proposal would form part of the wider Camberley High Street transformation project, which aims to improve the quality for the town's public realm as well as providing a substantial upgrade to the town centre connectivity. As a result of the transformation project, Princess Way will be a vibrant shopping street where users will be able to enjoy a high quality uncluttered environment with more light and space to host events, whilst providing wide footways able to accommodate heavy pedestrian traffic.
- 4.3 Although at the time of preparation of this report the exact timeframe for the public realm works is unknown, works are planned to commence in the summer, following removal of the existing canopies (which would not be replaced).

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objections, subject to planning conditions

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no written representations have been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located in a residential area within Camberley Town Centre, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. Policies TC1, TC11 and TC17 of the Camberley Town Centre Area Action Plan (AAP) 2014, as well as the Camberley Town Centre Masterplan and Public Realm Strategy SPD also constitute material planning considerations.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area
 - Residential amenity
 - Highways considerations
- 7.3 Impact on character of area
- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.

- 7.3.2 Policy TC1 of the AAP states that new development within the Town Centre should be appropriate in terms of scale to the function and character of the Town Centre and furthermore, should support the strategy for regeneration of this area. Policy TC11 goes on to say that development proposals will be required to make a positive contribution towards improving the quality of the built environment. Policy TC17 advises the Council will expect the retail frontage along Princess Way to be improved.
- 7.3.3 The Camberley Town Centre Masterplan SPD points out opening up Princess Way as an attractive, animated and open street as one of the objectives for the Pembroke Broadway Area. The existing canopies are well visible within the streetscene, however it is not considered they add value to the public realm and their removal would open up the street and make it more attractive for pedestrians.
- 7.3.4 In the interests of protecting the character of the area, a planning condition has been added to this recommendation so that any repair works associated with the removal of these structures are undertaken in materials to be previously agreed with the Local Planning Authority.
- 7.3.5 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP and Policies TC1, TC11 and TC17 of the AAP.
- 7.4 Impact on residential amenity
- 7.4.1 Policy DM9 CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Policy TC1 of the AAP goes on to say that new development within this area should be acceptable in terms of the impact on the amenity of both residential and commercial areas.
- 7.4.2 The proposal would comprise removing existing structures and, given the relationship with and distance to the nearest residential units, it is not considered the absence of these canopies would harm the amenities currently enjoyed by the closest neighbours, either residential or commercial.
- 7.4.3 While it is acknowledged that the canopies have a function of providing shelter from the elements, it is noted that their removal would improve the quality of the road, by removing clutter and allowing more sunlight into the street and resulting in an open, high quality environment with aesthetic value.
- 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 Policy CP1 of the AAP.
- 7.5 Highways considerations
- 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 proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds, considers the proposal to be acceptable, subject to the submission of a Construction Method Statement including details of how the canopies will be removed.

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

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

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included 1 or more of 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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

9.0 CONCLUSION

9.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities or highways. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP, Policies TC1, TC11 and TC17 of the AAP and the Camberley Town Centre Masterplan and Public Realm Strategy SPD.

The application is therefore recommended for conditional 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 proposed development shall be built in accordance with the following approved plans, unless the prior written approval has been obtained from the Local Planning Authority.
 - Drawing 'Proposed elevations', sheet 1 of 1, received 17 April 2019
 - Block plan, received 9 April 2019

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 external facing materials shall be used on or in the development hereby approved until samples and details of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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

4. No development shall commence until a Construction Transport Management Plan, to include details of:

a) programme of works (including measures for traffic management) to include details of how the canopies will be removed.

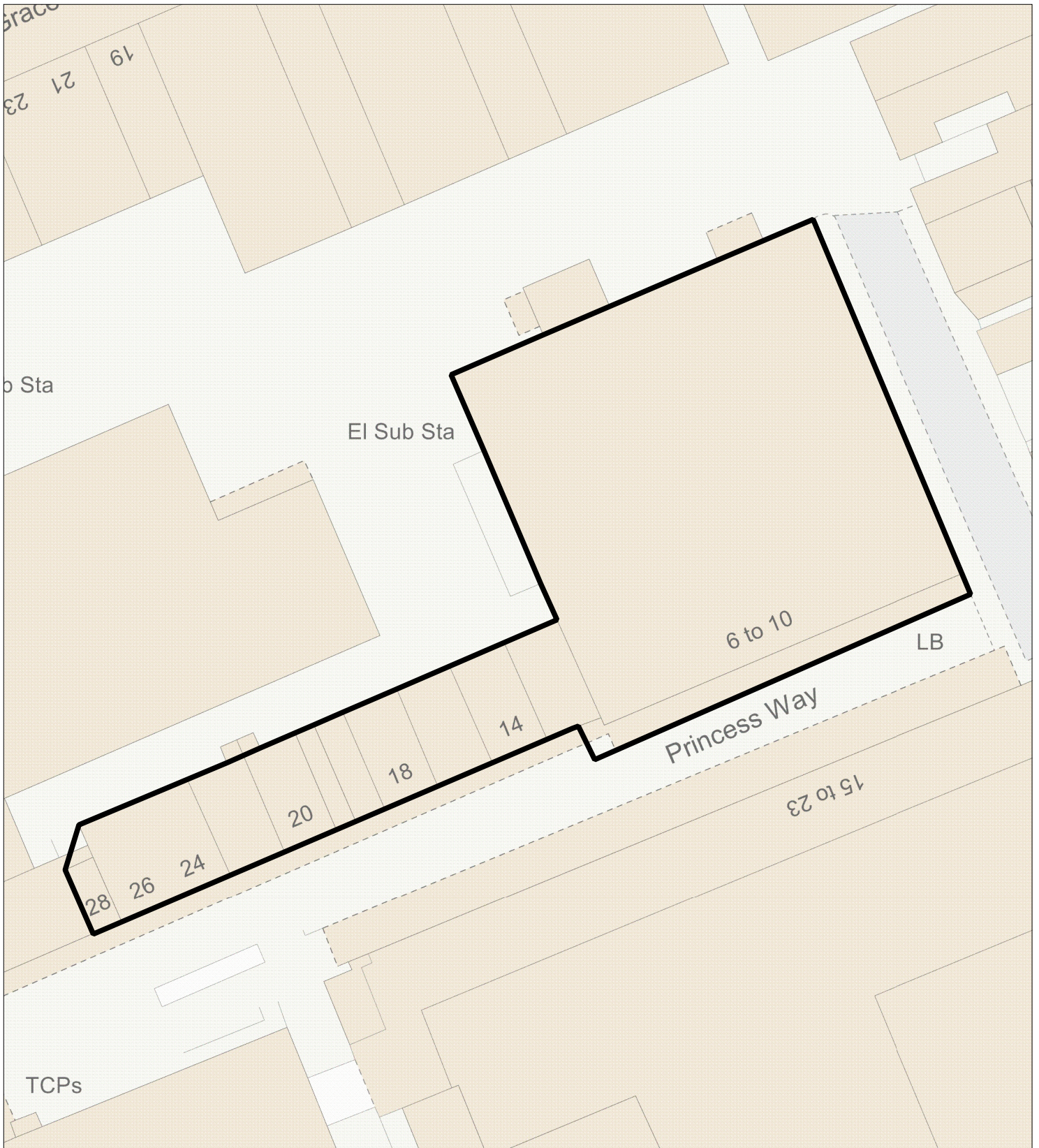
has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

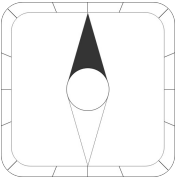
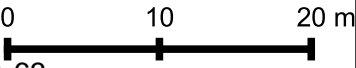

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. and to accord with Policies DM11 and CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Advice regarding encroachment DE1
3. Party Walls (etc) Act 1996 DE3
4. Building Regs consent req'd DF5
5. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner.
6. 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.
7. The applicant is advised that a Temporary Closure Order to carry out the proposed canopy removal works will be required.

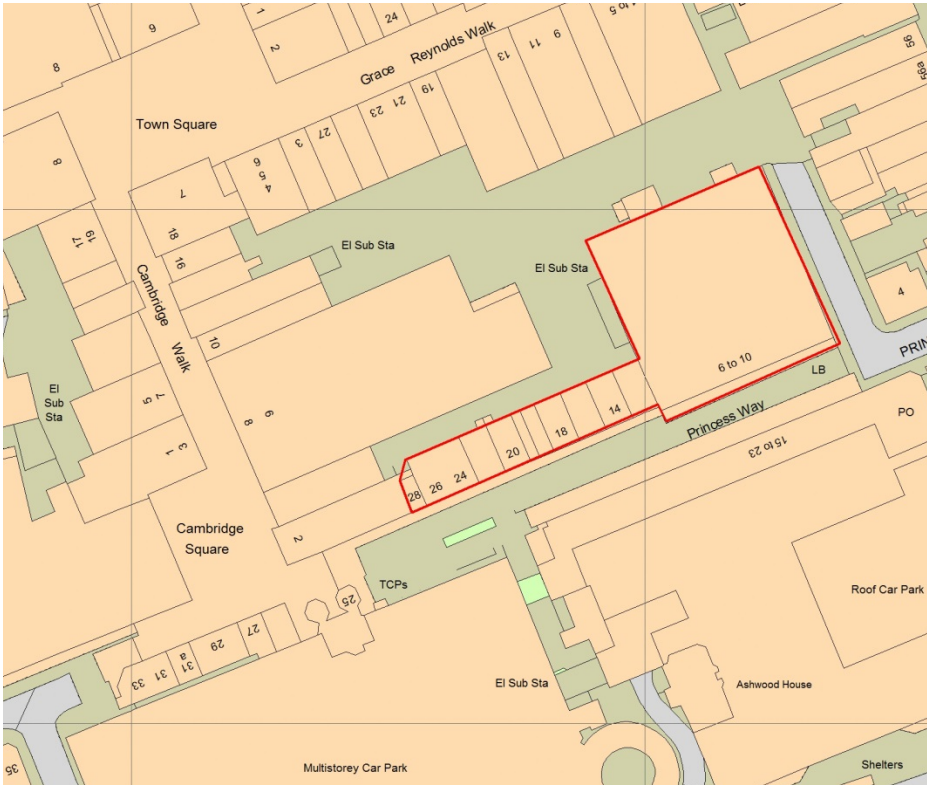
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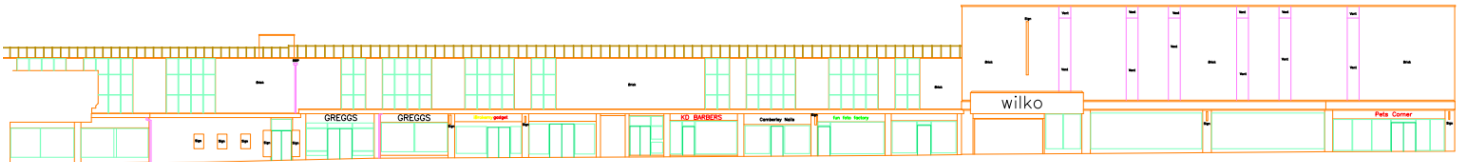
Title	Planning Applications			
Application number	19/0309		Scale @ A4	1:500
Address	6-28 PRINCESS WAY, CAMBERLEY, GU15 3SP		Date	07 May 2019
Proposal	Removal of canopies from retail properties on Princess Way to facilitate major Public Realm works.			
				
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Location Plan



Existing front elevation



Proposed front elevation



Site photos



**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.