



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

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

Tuesday, 3 September 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 Jane 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-Jane 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 **Thursday, 12 September  
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

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#### AGENDA

|                                      | <b>Pages</b>  |
|--------------------------------------|---------------|
| <b>1 Apologies for Absence</b>       |               |
| <b>2 Minutes of Previous Meeting</b> | <b>3 - 10</b> |

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 15 August 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**

- |          |   |                |
|----------|---|----------------|
| <b>4</b> | <b>Application Number: 19/0489 - MATTHEWS CORNER GARAGE, MATTHEWS CORNER, CHURCH ROAD, WINDLESHAM, GU20 6BH *</b> | <b>11 - 34</b> |
| <b>5</b> | <b>Application Number: 19/0452 - QUEEN ANNE HOUSE, BRIDGE ROAD, BAGSHOT, GU19 5AT</b>                             | <b>35 - 52</b> |

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

### **Glossary**

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 15 August 2019**

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

|                         |                         |
|-------------------------|-------------------------|
| + Cllr Graham Alleway   | + Cllr Sam Kay          |
| - Cllr Peter Barnett    | + Cllr David Lewis      |
| + Cllr Cliff Betton     | + Cllr Charlotte Morley |
| + Cllr Vivienne Chapman | + Cllr Morgan Rise      |
| + Cllr Sarah Jane Croke | + Cllr Graham Tapper    |
| - Cllr Colin Dougan     | + Cllr Victoria Wheeler |
| + Cllr Shaun Garrett    |                         |

+ Present

- Apologies for absence presented

Substitutes: Cllr Sharon Galliford (in place of Cllr Peter Barnett) and Cllr Darryl Ratiram (in place of Cllr Colin Dougan)

Members in Attendance: Councillors Rodney Bates, Richard Brooks, Tim Fitzgerald, Josephine Hawkins, Robin Perry and Pat Tedder.

Officers Present: Ross Cahalane, Michelle Fielder, Daniel Harrison, Karen Limmer, Sue McCubbin, Jonathan Partington, Neil Praine, Jenny Rickard, Eddie Scott and Patricia Tercerio.

**4/P Minutes of Previous Meeting**

The minutes of the meeting held on 1 August 2019 were confirmed and signed by the Chairman.

**5/P Application Number: 19/0428 - ARENA LEISURE CENTRE, GRAND AVENUE, CAMBERLEY, GU15 3QH**

The application was for the erection of a replacement Leisure Centre with associated external works and multi storey car park following demolition of the existing leisure centre. (Amended & additional plans & docs rec'd 05.07.2019 & change of description) (Additional info rec'd 15/07/2019) (Amended info rec'd 26/07/2019.)

Members were advised of the following updates on the application:

“Sport England confirm they have no objections to the proposal.

The Surrey Wildlife Trust also raised no objections subject to conditions and it is proposed to alter condition 4 as follows (amendments in bold):

*The development shall not be occupied until full details of all 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. The landscaping works shall include all species, planting height, frequency and number as well as all hard / soft surface and boundary treatments. **It must also have regard to the consultation response from the Surrey Wildlife Trust dated 6<sup>th</sup> August 2019.** A **Landscape and Ecology Management Plan**, including management responsibilities and maintenance schedules for all landscape areas shall also be included. All details shall be carried out as approved. 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 and to ensure the protection and enhancement of ecological species in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF*

Since writing the report 2 further letters of objection have been received. While the majority of objections have previously already been raised, light pollution is also raised as a concern. Members' attention is drawn to paragraph 7.4.6 of the report and condition number 16. Additionally, the impact upon the Grade 2 listed church is also raised as a concern and this is addressed at paragraph 7.3.26 of the report.

A member of the public has also written to the Secretary of State for Housing, Communities and Local Government (currently Robert Jenrick MP) asking him to call in the application. The Secretary of State has the power to take over ('call-in') planning applications rather than letting the local authority decide. However, the Secretary of State will normally only do this if the application conflicts with national policy in important ways, or is nationally significant. The complainant states the 2 conflicts with national policy are:

- Reducing reliance on the use of the private motor car, and
- Effects of air pollution on health.

Officer comments

In response to the first issue this is covered in paragraph 7.5 of the committee report. In addition, government policy is clear that leisure and recreation is key in tackling obesity, heart disease, mental health and demand on the NHS. An improved facility will attract more users and this concept is addressed in the report.

Turning to the second issue, the complainant contends users of the centre would be significantly more exposed to road traffic emissions than in the existing facility (as it is sited closer to the London Road). This section of the A30 is not a designated Air Quality Management Area and as such meets national air quality objectives. Air quality is a wider Government agenda and the Government is committed to reducing vehicular pollution through other policy. Given the A30 meets air quality objectives, there is no reason to object to road emissions affecting future users of the proposed facility.

Written Ministerial Statement 71WS states that the Secretary of State will be very selective about calling in planning applications as Parliament has entrusted Local Planning Authorities with the responsibility for day-to-day planning control in their areas, they should be free to carry out their duties responsibly, with the minimum of interference. This indicates that a very high threshold must be passed of national importance and significance to result in a call-in. As set out above it is not considered that there are any grounds to meet this high threshold test. As of the 15<sup>th</sup> August 2019 no call-in has been received from the Secretary of State. On this basis, the Local Planning Authority still has the authority to determine the application and does not need to wait for a response from the Secretary of State.”

A further verbal update was provided to the call-in request. A response was received from the Planning Casework Unit late on the 15th August requesting that the Planning Authority does not issue the decision, if minded to approve, until the Secretary of State has had time to consider the case as outlined in the written ministerial statement.

As the application had triggered the Council’s Public Speaking Scheme, Mr David Powell spoke in objection to the application.

Members felt, on evaluation of the proposed plans, that there was a need to soften the built form along the A30 side of the development and natural materials should be used as part of the design’s external finish. A resulting informative was added to the officer’s recommendation which would encourage the applicant to use natural and sustainable materials.

Members also held concerns in respect of potential light pollution as a result of the proposal. As a result an informative was added to the recommendation to specify that the details of the finalised external lighting would be reported back to the Planning Applications Committee for information; together with the developers’ views on the softening of the built form. Furthermore another informative was also added to reflect that Academy Gate residents should be consulted in respect of Condition 5 and the proposed Construction Management Plan.

The Committee made an amendment to the Condition 5 in the Officer's report to also include residents as well as highway users in the reason for the condition. In addition Condition 7 was amended to specify the Level 5 standard of obscure glazing; following Members' concerns of overbearing onto Academy Gate.

It was questioned whether the proposal's design had included enough sustainable development initiatives, and noted there had been an opportunity to include renewable energy provision. Thereby an informative was added to seek that the applicant to report back to the Committee in respect of the proposal's capacity to include renewable energy and sustainable design features.

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

**RESOLVED that**

- I. Application 19/0428 be granted, subject to the conditions in the officer report, as amended, and subject to confirmation from the Planning Casework Unit (on behalf of the Secretary of State) not to call-in the application;**
- II. the final wording on the amended conditions; and the new conditions and informatives be delegated to the Executive Head of Regulatory in consultation with the Chairman and Vice Chairman of the Planning Applications Committee.**

**Note 1**

It was noted for the record that:

- I. The Committee had attended a Member Site Visit on the Application.
- II. Councillor Rodney Bates (in attendance) declared that
  - i. He had chaired an Academy Gate Residents' Association meeting in respect of the application. However he did not make any comments on the merit of the application.
  - ii. Some locally affected residents approached him in respect of the application, as the two local Ward Members had Disclosable Pecuniary Interests.
- III. Councillor Victoria Wheeler declared that she had relatives whom lived on Grand Avenue.

**Note 2**

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

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Cliff Betton, Vivienne Chapman Sarah Jane Croke, Sharon Galliford, Shaun Garrett, Edward Hawkins, Sam Kay, David Lewis, Charlotte Morley, Darryl Ratiram, Morgan Rise and Valerie White.

Voting against the recommendation to grant the application:

Councillors Graham Tapper and Victoria Wheeler.

**6/P Application Number: 18/0734 - LAND SOUTH OF BEACH HOUSE, WOODLANDS LANE, WINDLESHAM, GU20 6AP**

The outline application was for the erection of 15 affordable dwellings (six for affordable rent and nine for affordable shared ownership) with access off Broadley Green. Access only with all other matters reserved.

Members were advised of the following updates on the application:

“One additional objection has been received, raising concerns in respect of: the land not being scheduled for development in the Windlesham Neighbourhood Plan; wildlife; traffic and parking problems, and; air and pollution from the M3.

Officer comments

The Windlesham Neighbourhood Plan does not allocate land for development. The committee report has had regard to all relevant policies of the Neighbourhood Plan. In particular, Policies WNP1.2 (Mixed and Small Dwellings); WNP2.1 (New Housing Development Features and Compatibility Proposals); Policy WNP4.1 (New Residential Developments Parking Space Design), and; Policy WNP4.2 (Residential Developments Parking Space Standards).

It is considered that all other issues have been sufficiently addressed already in the agenda report.

Condition 3 is proposed to be amended to clarify the proposed plan reference (amendments in bold):

*The development hereby approved shall not be occupied unless and until the proposed vehicular access to Broadley Green has been constructed and provided with visibility zones in accordance with the approved plans (**Indicative site layout – Drawing No. 01C received on 13 August 2018**) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 m highway.”*

As the application had triggered the Council’s Public Speaking Scheme, Mr Douglas Bond, the agent, spoke in support of the application and Cllr Mike Goodman on behalf of Ms Deborah Bardini spoke in objection of the application.

The recommendation to grant the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Sarah Jane Croke, and put to the vote and carried.

**RESOLVED application 18/0734 be granted subject to a legal agreement and the conditions in the officer’s report**

**Note 1**

It was noted for the record that:

- I. Councillor Victoria Wheeler declared that she had been in correspondence and received information from a local Parish Councillor in respect of the application.
- II. Councillor Emma McGrath (in attendance) knew and was an acquaintance of 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 grant the application:

Councillors Graham Alleway, Vivienne Chapman, Sarah Jane Croke, Shaun Garrett, Edward Hawkins, Sam Kay, Charlotte Morley, Darryl Ratiram, Morgan Rise and Graham Tapper.

Voting against the recommendation to grant the application:

Councillors Cliff Betton, David Lewis, Victoria Wheeler and Valerie White.

Voting in abstention on the recommendation to grant the application:

Councillor Sharon Galliford

**7/P Application Number: 19/0321 - 31 CHERTSEY ROAD, WINDLESHAM, GU20 6EW**

The application was for the erection of two storey building comprising 1 x four bedroom and 1 x three bedroom dwellings in a semi-detached arrangement following demolition of existing bungalow and outbuildings.

This application would have normally been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Councillor Pat Tedder, on the grounds of overdevelopment and parking.

Members were advised of the following updates on the application:

“The applicant submitted revised plans on 15 August 2019. These comprised a revised landscape plan, parking plan and floor plans (removing one bedroom). However, these alterations would trigger a new consultation and, given the late receipt of these, the plans have not been considered as part of the application.”

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

**RESOLVED that application 19/0321 be refused for the reasons set out in the Officer Report**

**Note 1**



Voting in favour of the recommendation to refuse the application:

Councillors Graham Alleway, Cliff Betton, Vivienne Chapman, Sarah Jane Croke, Sharon Galliford, Edward Hawkins, Shaun Garrett, Sam Kay, David Lewis, Charlotte Morley, Darryl Ratiram, Morgan Rise, Victoria Wheeler and Valerie White.

Voting in abstention of the recommendation to refuse the application:

Councillor Graham Tapper

Chairman

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2019/0489

Reg Date 17/06/2019

Windlesham &  
Chobham

**LOCATION:** MATTHEWS CORNER GARAGE, MATTHEWS CORNER, CHURCH ROAD, WINDLESHAM, GU20 6BH

**PROPOSAL:** Erection of a terrace of 3 two storey dwellings and one detached building to accommodate 5 flats with associated bin store, parking and landscaping following demolition of existing buildings on site.

**TYPE:** Full Planning Application

**APPLICANT:** Cavalier City LTD

**OFFICER:** Patricia Terceiro

**This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Cllr Wheeler, on the grounds that it may be inappropriate for the conservation area and is not reflective of the guidelines in the Windlesham Neighbourhood Plan.**

## **RECOMMENDATION: REFUSE**

### **1.0 SUMMARY**

- 1.1 The application site is located on the eastern side of Church Road, outside the settlement areas of Windlesham, and within the Green Belt and the Church Road Conservation Area. The application site currently comprises a commercial car sales business. The site faces open land on the other side of Church Road. The proposal is to replace the existing business with a terrace of 3 no two storey dwellings and one detached building to accommodate 5 no flats.
- 1.2 The proposal is considered to be inappropriate and harmful development in the Green Belt, meeting none of the exceptions for new buildings within the Green Belt, and would be harmful to openness due to the quantum of built form proposed. Concerns are also raised about the impact of the proposal on the Conservation Area and rural character with this proposal introducing a denser, suburban form of development. In addition, the proposal would provide insufficient parking spaces within the plot. It is not considered that the factors advanced by the applicant amount to very special circumstances to outweigh the identified Green Belt harm, and other harm caused. The proposal is therefore recommended for refusal.

### **2.0 SITE DESCRIPTION**

- 2.1 Matthews Corner Garage is located on the east side of Church Lane, close to its junction with Kennel Lane. The irregularly shaped application site currently comprises the car sales business historically known as 'Matthew's Corner Garage'

and the adjoining residential property within the same ownership known as 'Shanklin'. The application site has frontages to Kennel Lane to the north and to Church Road to the west, which gives vehicle access to the site.

- 2.2 Surrounding development in this road and Kennel Lane mostly comprises single storey detached dwellings, of varied architectural style, though there are also some semi-detached cottages. The plot sizes and building lines also vary though most have generous gardens. To the opposite side of the road there is open land.
- 2.3 The application site lies within Green Belt land and forms part of the Church Road, Windlesham Conservation Area. Walnut Tree Farm, a Grade II listed building sits to the north of the application site.

### 3.0 RELEVANT PLANNING HISTORY

Application site:

- 3.1 10/0556 Erection of 5 detached dwellings comprising of 4 detached two storey dwellings with roofspace accommodation and 1 chalet bungalow, and two detached double garages with associated parking and access. Refused, 2010.

*[Reasons for refusal:*

*1 - The development proposed comprises an inappropriate form of development in the Green Belt which would conflict with the purposes of including land with the Green Belt and would be detrimental to its openness. Whilst the development would represent some benefit to the character and appearance of the Conservation Area it is not considered that this represents very special circumstance sufficient to outweigh the presumption against development and the harm to the Green Belt which would be caused by allowing the development.*

*2 - The development proposed, by virtue of the scale, siting and massing of the proposed houses would result in a visually cramped form of development which would have a urban, regimented and formal appearance and would be incongruous in this rural location which is characterised by spacious low density residential development. According the development would fail to respect the form and the pattern of the existing development in the area and would be detrimental to the rural character of the area.*

*3 - The development proposed would give rise to direct overlook from bedroom windows in Plot 1 to the primary habitable windows contained in the first floor of Matthews Corner. This would result in a significant reduction in the privacy the occupants of these properties currently enjoy and would be to the detriment of the residential amenities of these properties.*

*Reasons 4 and 5 refer to the Thames Basin SPA].*

- 3.2 10/0590 Certificate of Lawful Development for the existing use of land and garage for parking, storage and valeting of motorcars (Sui Generis) in conjunction with adjacent motorcar sales site. Agreed, 2010.

Calgary, Church Road (immediately to the south):

- 3.3 17/0788 Erection of 4 x 4-bed dwellings, with associated garages, parking and garden areas and revised access following demolition of the existing dwelling and outbuildings. Refused and subsequently dismissed at Appeal (2017).

#### **4.0 THE PROPOSAL**

- 4.1 Full planning application is sought for the erection of a terrace of 3 no two storey dwellings and one detached building to accommodate 5 no flats with associated bin store, parking and landscaping, following demolition of existing buildings on site.
- 4.2 The flatted building would face towards Kennel Lane and have a shallow frontage. It would accommodate plots 1-5, which would be 1-bedroom flats. It would have a hipped roof with gabled elements of 8.2m in ridge height with an eaves height of 5.4, and measure 13.6m in depth and 18.3m in width, including the single storey feature.
- 4.3 Plots 6-8 would form the row of terraces, which would comprise 3-bedroom properties facing towards Church Road. The building would have a hipped roof design and measure 16.6m in width, 10.7m in depth, 5.3m in height to the eaves and 8.1m in ridge height.
- 4.4 The development would benefit from a communal parking area located in the central area of the site, with capacity to accommodate 11 no parking spaces. This would be accessed off Church Road, through a long driveway adjacent to the site's southern boundary. All plots would have garden areas to the rear and the block of flats would benefit from a second amenity area, sited to the south of the car park.
- 4.5 The proposal would be externally finished in painted bricks to the walls and natural slate roof tiles, as stated on the application form.
- 4.6 The dwellings proposed under refused application 10/0556 would have also been sited to front Church Road and Kennel Lane and there would have been a central parking and garaging area. Although the type of dwellings would be different, the overall site layout would be similar with this proposal.

#### **5.0 CONSULTATION RESPONSES**

- |     |                                 |  |
|-----|---------------------------------|--|
| 5.1 | Surrey County Highway Authority | No objections, subject to planning conditions. |
| 5.2 | Conservation Officer            | No objections, subject to planning conditions. |
| 5.3 | Windlesham Parish Council       | No objections.                                 |

- 5.4 Scientific Officer No objections, subject to planning conditions.
- 5.5 Surrey Wildlife Trust No objections, subject to planning conditions.

## 6.0 REPRESENTATION

6.1 At the time of preparation of this report, 9 no written representations have been received objecting to the proposal on the following grounds:

- The proposal would not meet current planning policy;
- The proposal would fail to provide very special circumstances to outweigh the harm to Green Belt [see Section 7.3];
- The resulting plots would appear out of keeping with its surroundings and the proposal would result in a loss of space within both streetscenes, compromising the openness of the area [see Section 7.4];
- The proposal would impact on the irregularity of building lines on Kennel Lane and result in the loss of the existing boundary hedging on Kennel Lane [see Section 7.4];
- The proposal would fail to provide private garden space for the block of flats [see Sections 7.4 and 7.5];
- The application site is not able to accommodate the density, size and scale of the proposed development; it would fail to respect the existing buildings [see Section 7.4];
- The proposal would not preserve or enhance the Conservation area [see Section 7.4];
- The proposal would fail to provide sufficient on-site vehicle parking spaces [see Section 7.6];
- The main entrance to the block of flats would be off Kennel, which would be dangerous for both residents and drivers [see Section 7.6];
- The proposal would provide 1-bedroom flats, which is against Windlesham Neighbourhood Plan.

6.2 At the time of preparation of this report, 6 no written representations have been received supporting the proposal on the following grounds:

- The development would be sympathetic to the area, as it would replace a car garage which detracts from the character of the Conservation Area;
- The proposal would provide additional housing;
- The proposal would result in a reduction in traffic.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The application site is located in Green Belt land, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies CP1, CP2, CP3, CP6, CP12, CP14, DM9, DM11 and DM17 of the CSDMP. The Residential Design Guide (RDG) SPD 2017, as well as the Windlesham Neighbourhood Plan (2019) also constitute material planning considerations. Finally, the proposal will also be considered against the principles of protecting the Green Belt land, in accordance with Section 13 of the National Planning Policy Framework (NPPF).
- 7.2 The main issues to be considered within this application are:
- Principle of development and impact upon the Green Belt;
  - Impact on character of the area, including Conservation Area;
  - Residential amenity;
  - Transport and highways considerations;
  - Biodiversity;
  - Impact on infrastructure;
  - Impact on the Thames Basin Heaths SPA;
  - Other matters: housing mix, contaminated land
  - Very Special Circumstances.

### **7.3 Principle of the development and impact on the Green Belt**

- 7.3.1 Policy CP1 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 seeks sustainable development within the Borough. This policy states that new development will come forward largely through redevelopment of previously developed land. Policy CP3 sets out the overall housing provision targets for the Borough for the period 2011-2028.
- 7.3.2 Paragraph 143 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances. Therefore, and as per paragraph 144, the Local Planning Authority should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 7.3.3 Paragraph 145 of the NPPF states new buildings are inappropriate in the Green Belt but lists exceptions to this. In particular, bullet point g) notes that limited infilling or the re-development of previously developed land (excluding temporary buildings) is not inappropriate development within the Green Belt, provided that it would not have a greater impact on the openness of the Green Belt than the existing development.

- 7.3.4 The site is located outside of any village boundary, at approximately 500m from the two principal settlement areas of Windlesham, which are located to the north and to the south of the application site. These areas are approximately 1km apart and consist of development of a higher density, which strongly contrasts with the low density and sporadic development that is located between them. As a result, these two principal built up areas are not continuous and this low density area (where the application site is located) contributes to prevent urban sprawl and merging of these built up areas. For these reasons, the Green Belt role in this area is considered of particular significance.
- 7.3.5 The above approach is supported by a recent Appeal Decision for a refused scheme at Calgary (See section 3), where the Inspector concluded that this property, adjacent to the site's southern boundary, would not be within the built confines of the village. This Appeal Decision dates December 2017 and given that there are no known material changes since this date, significant weight is afforded to this. As such, the proposal is not limited infilling in a village and therefore bullet point e) of para 145 of the NPPF does not apply.
- 7.3.6 The application site is occupied by a car sales and is virtually laid to hardstanding. It contains one single storey building used as office and 4 no smaller outbuildings, also single storey. The application is therefore considered to form previously development land and, consequently, its re-development would benefit from support of para 145 of the NPPF, provided that it would not have a greater impact on the openness of the Green Belt than the existing development. The following table indicates these differences in floor area, footprint, volume, height and hardsurfacing, in comparison with the existing situation:

|                | Existing           | Proposed development | Difference                          |
|----------------|--------------------|----------------------|-------------------------------------|
| Floor space    | 152m <sup>2</sup>  | 698m <sup>2</sup>    | +546m <sup>2</sup> (359%) increase  |
| Footprint      | 152m <sup>2</sup>  | 379m <sup>2</sup>    | +227m <sup>2</sup> (149%) increase  |
| Volume         | 488m <sup>3</sup>  | 2137m <sup>3</sup>   | +1649m <sup>3</sup> (338%) increase |
| Maximum height | 4.9m               | 8.2m                 | +3.3m                               |
| Hardstanding   | 2023m <sup>2</sup> | 550m <sup>2</sup>    | -1473m <sup>2</sup> (73%) decrease  |

- 7.3.7 The table above clearly indicates that the proposed footprint and floorspace of the buildings would be considerably larger than the existing development. In addition, the existing buildings are single storey and, as such, replacing these with two storey buildings would also result in a considerable increase in volume and height. Although the existing development on site, including the presence of parked cars



for sale has some impact on openness, it is considered that, by virtue of the number and the scale of the proposed dwellings, along with the proposed ancillary structures and means of enclosure, the proposal would result in a significant quantum of development that would have a greater impact on the openness of the Green Belt. Although the amount of hardstanding would be reduced, only limited weight can be attached to this, as hardstanding is less conspicuous than buildings and thus has less of an impact upon the openness of the Green Belt.

- 7.3.8 The proposal would therefore be inappropriate and harmful development in the Green Belt. The applicant suggests that there are Very Special Circumstances (VSC) that exist to clearly outweigh the harm to the Green Belt, and any other harm. Whether there is any other harm arising will be considered in Sections 7.4 below, with VSC considered at the end of the report.

#### **7.4 Impact on the character of area, including Conservation Area**

- 7.4.1 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. Policy CP2 states that new development should use the land efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM17 states that development which affects any Heritage Asset should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting.
- 7.4.2 The RDG provides further guidance relating to the design of residential developments. In particular, Principle 6.6 sets out that new residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts. Proposals with plot layouts that are out of context with the surrounding character will be resisted. Principle 7.4 refers that new residential development should reflect the spacing, heights and building footprints of existing buildings. Principle 7.3 advises that buildings heights should enable a building to integrate well with its surrounding context.
- 7.4.3 Policy WNP2.1 of the Windlesham Neighbourhood Plan state that proposals for new housing developments should respond positively and protect the built and natural character features of their setting.
- 7.4.4 The Windlesham Conservation Area Character Appraisal (CAA) states that the purpose of this designation is to help retain the existing character and prevent unsympathetic alterations to the area which would harm its setting. It describes the overall characteristic of the Conservation Area as rural, being largely surrounded by fields and that housing and other buildings follow the line of established roads. The CAA points out the application site as a building of lesser quality that is insensitive to the area and it is agreed that this site would benefit from enhancement. However, the CAA empathises that this should be subject to policy control, especially Green Belt.

- 7.4.5 The proposed development would include an access between Plot 8 and Shanklin to an internal courtyard comprising a car park, bin store, bike store and a communal amenity space. Whilst rear parking is not typical of the surrounding area as such (albeit the Post House contains rear parking) it is not considered that this on itself would harm the character of the area.
- 7.4.6 The application site is located within an area which is rural in character and generally comprises low density residential development set within spacious and irregularly sized plots. Although there are some commercial uses with Matthews Corner and the Post House these uses are unobtrusive and fit well with the character of the area. The application site currently represents a significant departure from pattern of the development of the area and the unattractive buildings and the large volumes of parked cars significantly detract from the character and appearance of the area.
- 7.4.7 There is a sense of space on the stretch of Church Road where the application site is located, resulting from the wide plots which contain detached dwellings placed fairly set back from the highway verge. The proposed row of terraces would face towards Church Road and would appear out of keeping with its surroundings as this arrangement is not a feature of this area. In addition, the building would retain a modest separation distance to its side boundaries and consequently little space would be left around it, to the detriment of the spacious character of the area. The proposed plots would have small frontages and be noticeably narrower and shallower than the immediate properties, disrupting the rhythm of existing plots and appearing out of context with the surrounding character.
- 7.4.8 The terrace would be seen against Matthew's Corner (two storey) and Shanklin, a fairly modest bungalow. The proposal would be of considerable bulk and massing and also higher than both adjacent buildings. As such, the development would appear out of context with the surrounding built form in terms of height and scale, ultimately creating an overly dominating, unsatisfactory relationship with both neighbours, particularly with Shanklin.
- 7.4.9 The proposed block of flats would face towards Kennel Lane and, by virtue of its design, the building would in fact be read in the streetscene as a detached dwelling. While this building would be higher than Matthews Corner, its single storey projection would aid in integrating the building with its surrounding context. The block would, however, be fairly large in size and virtually occupy the full width of the plot, with little space being retained towards its side boundaries. Furthermore, the plot would be shallow and stepped in to the rear, a layout that would fail to respond to the spacious character of Kennel Lane. The proposal would result in the loss of a high hedge that currently positively contributes to the soft, green character of this road, although replacement planting could be secured by way of planning condition.
- 7.4.10 The Conservation Officer has been consulted on the proposal and notes that design features, such as chimney stacks, lean to hood porches and materials would enhance and preserve the character and appearance of the conservation area and setting of the Listing Building. Whereas there may not be a basis to refuse the application on conservation grounds, it is not considered that this overrides the harm to character identified above.

7.4.11 In light of the above, the proposal is therefore contrary to Policies CP2, DM9 and DM17 of the CSDMP, Principles 6.6, 7.3 and 7.4 of the RDG, Policy WNP2.1 of the Windlesham Neighbourhood Plan and the Church Road Conservation Area Appraisal March 2000.

## **7.5 Impact on residential amenity**

7.5.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Section 8 of the RDG advises, through Principles 8.1 and 8.3, that new residential development should not have a significant adverse effect on the privacy, loss of daylight and sun access to neighbouring properties. Principle 7.6 recommends that new housing complies with the national internal space standards. Principles 8.4, 8.5 and 8.6 set out the criteria regarding amenity space for both dwellings and flats.

7.5.2 To the north the application site adjoins Matthews Corner, a detached two-storey building which includes a commercial use on the ground floor and 2 flats on the first floor. While the development would be at a sufficient distance (approx. 7.2m) from these properties for it not to be unduly overbearing or overshadow, it is noted that the Plot 6 contains one first floor flank window facing towards these flats. However, this would serve an en-suite and, as such, could be secured by way of planning permission to remain obscure glazed and fix shut below an 1.7m internal height, in order to protect these neighbours privacy.

7.5.3 To the south, the row of terraces would project towards the common boundary with Shanklin. At its closest point, a separation distance of approximately 8.6m would be retained between Plot 8 and this bungalow and it is therefore not considered the proposal would be unduly overbearing or detrimentally overshadow these neighbours. The first floor flank window on Plot 8 serving an en-suite could be subject to the same planning condition as noted above. Turning into the parking layout, this would comprise parking spaces adjacent to Shanklin's side boundary and, in addition, the bungalow would be adjacent to the development's access drive. However, given that the site is currently use by a car sales business, it is not considered that the proposal would be materially worse than the existing situation in terms of noise and disturbance.

7.5.4 The proposed block of flats would not contain any flank windows and, given the relationship and separation distance towards both adjoining properties, it is not considered this would give rise to any concerns regarding overlooking, overbearing or overshadowing.

7.5.5 Turning into the residential amenities of the future occupiers, it is noted that all habitable rooms would maintain at least one main window with an adequate outlook and all residential units would comply with the national internal space standards. The row of terraces would also be provided with an appropriate amenity space in terms of size, privacy and sunlight. Concerns are however raised regarding the rear boundary of Plots 7 and 8, which is directly adjacent to the parking area. The side boundary of Plot 8 is adjacent to the driveway that provides access to the car park and this would give rise to concerns regarding noise and disturbance.

- 7.5.6 The proposed flatted development would provide a communal open space to the rear. This would be shallow and irregular shaped and in addition, would be adjacent to the parking area. However, the proposed design does not make provision to any form of private outdoor amenity space for the flats, by way of balconies to the upper floor flats or well-defined private area within the garden for the ground floor flats. In fact, only one ground floor flat would contain an access door leading to this area. A further amenity area has been provided directly adjacent to the car park; however, this does not appear to contain any form of screening from the parking spaces and although this could be secured by way of planning condition, this area is disconnected from any residential unit and therefore would likely have low usability.
- 7.5.7 Although the proposed layout would give rise to concerns regarding noise and disturbance due to the car park, the boundary screens would provide some mitigation to this and, in addition, the number of vehicular trips would likely be limited. The amenity area to the south is not linked to any residential unit (and therefore unlikely to be used) and it is acknowledged that the first floor flats would not contain private amenity space. However, boundary treatments to provide private amenity space for the ground floor flats could be secured by way of planning condition. Consideration is further afforded to the site's surroundings, and Windlesham Club is within walking distance. Footpath FP29 runs to the east of the site, whereas FP28 and FP7 are sited towards the west and these are also within walking distance. As such and on balance, the proposal would ultimately be considered acceptable with regards to amenity space.
- 7.5.8 Given the angled relationship between the buildings and separation distances it is not considered the residential units would overlook, overshadow or overbear each other.
- 7.5.9 As such, the proposal would not be considered to affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and the RDG.

## **7.6 Parking and access**

- 7.6.1 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.
- 7.6.2 The proposed development is not located in a sustainable location and is therefore likely that residents would be reliant on their private car. However the proposed residential use is likely to generate less car trips compared to the existing use of the site as a car sales showroom and this would be considered of benefit.
- 7.6.3 Policy WNP4.2 of the Windlesham Neighbourhood Plan states that new residential development should provide, where space permits, on plot parking for 2 no vehicles for a 1-bedroomed dwelling and 3 no vehicles for a 3+ bedroomed dwelling.

The proposal would provide five 1-bed and three 3-bed dwellings and the proposed site plan shows provision for 11 no vehicle parking spaces, which would fall short of the 19 no required by this Policy. It is noted that there are double yellow lines alongside Church Road, restricting on-street parking.

- 7.6.4 The proposal would therefore be considered contrary to Policy WNP4.2 of the Windlesham Neighbourhood Plan and to Policy DM11 of the CSDMP.

## **7.7 Biodiversity**

- 7.7.1 Policy CP14A of the CSDMP states that the Council will seek to conserve and enhance biodiversity within Surrey Heath. Where appropriate, new development will be required to contribute to the protection, management and enhancement of biodiversity.

- 7.7.2 The Surrey Wildlife Trust has been consulted on the proposal and raised no objection, subject to a number of planning conditions regarding lighting, precautionary working methods and biodiversity enhancements. The Trust further recommends that any works on site should be undertaken in accordance with the 'Protected Species Walkover Survey' submitted by the applicant in support of this application.

- 7.7.3 In light of the above, it is considered that the proposed development would be in line with policy CP14A of the CSDMP.

## **7.8 Impact on infrastructure**

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

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

- 7.8.3 As the proposed development would involve the provision of an additional residential unit, the development would be CIL liable. The site falls within the Eastern Charging Zone, for which the charge is £220 per m<sup>2</sup> (estimated £135,960), for residential development that does not provide its own SANG. As such, an informative has been added to this recommendation, should planning permission be granted for the proposal.

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

## **7.9 Impact on Thames Basin Heaths SPA**

- 7.9.1 Policy CP14B of the CSDMP states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Special Protection Area (SPA) and Special Areas of Conservation (SAC) sited within the Borough. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2012) identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA more than 400m away from the SPA can be mitigated by providing a financial contribution towards SANGS.
- 7.9.2 There is currently sufficient SANG available and this is collected via CIL. This development would be CIL liable, so a contribution would be payable on commencement of development. The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and would depend on the sizes of the units proposed. This proposal is liable for a SAMM payment, which has not been received from the applicant.
- 7.9.3 It is therefore considered that the proposal would not comply with Policy CP14B of the CSDMP and with the SPD.

## **7.10 Other matters: housing mix, contaminated land**

- 7.10.1 Policy CP6 requires a mix of housing and suggests that 2-bed and 3-bed properties are the most in need. Policy WNP1.2 of the Windlesham Neighbourhood Plan states that planning applications should prioritise development of 2- and 3-bed dwellings. This development proposes a mix of 1- and 3-bed properties with a limited number of 1-bed units and therefore ultimately would be considered acceptable.
- 7.10.2 The Scientific Officer has been consulted on the proposal and notes that the Site Investigation Report submitted in support of this application identifies that investigations have discovered contamination of the site that will require remediation to ensure the proposed development is made suitable for use. This will mean that a Remediation Action Plan and material/waste management plan (MMP) will need to be submitted and agreed prior to development by way of planning condition, in the event of permission being granted for this development.

## **7.11 Very Special Circumstances (VSC)**

- 7.11.1 The above paragraphs have concluded that the proposal would cause harm to the Green Belt, harm to the character of the area (including Conservation Area), harm to highway safety and harm to the Thames Basin Heaths SPA. The applicant considers the proposal to not be inappropriate development but in the event that this is not agreed has put forward the following arguments in support which are argued to amount to represent VSC:
- the lack of a 5 year housing land supply;
  - enhancement of the conservation area;

- reduction in vehicle movements;
- removal of the display of cars;
- reduction in hardstanding;
- sustainable location;
- provision of construction jobs;
- sustain local services and facilities;
- high quality residential accommodation, increasing home ownership.

7.11.2 With regards to the scheme providing high quality accommodation and enhancing the conservation area, this would be a requirement that would be expected with any residential development. The reduction in hardstanding would be of limited benefit, as given its nature, it forms a less conspicuous feature. As such, these arguments are given very limited weight.

7.11.3 Surrey Heath does not have a 5 year housing land supply at present, and it is acknowledged that the NPPF seeks to boost significantly the supply of housing. However Policy CP1 directs housing to sustainable locations in the western side of the borough, and this rural location is considered to be less sustainable. In addition, the proposal would provide only eight additional dwellings, and as such its impact on the 5 year housing land supply position, job creation and contribution of additional residents to sustain services is very limited. Again these reasons are given very limited weight.

7.11.4 The applicant contends that the proposal would result in a reduction in vehicular movements and this is acknowledged to weigh in favour of the proposal. However, the site is not considered to be in a sustainable location and therefore this benefit would be limited.

7.11.5 The applicant contends that the entire site area is permanently used for the display of 80-100 cars, these themselves contain a volume present on site at all times which should be used to justify the proposal's increase in built form on site. However, cars by their nature are mobile units that only have temporary stationing on land at a given time and, in addition, do not fall under the definition of 'development' under Section 55 (1) of the Town and Country Planning Act 1990. As such, this would not be considered as a valid argument to justify permanent development. Moreover, whereas removing the vehicles from the site would undoubtedly improve the character and appearance of the Conservation Area, this current proposal would fail to integrate well with its surroundings and would harm the Green Belt, so there would be very little benefit in removing these cars in favour of this proposal. Therefore very little weight is afforded to this.

7.11.6 In summary, it is considered that the benefits identified by the applicant would largely be secured simply by the removal of the car sales business other than deriving from the buildings proposed. As such, it is not considered that either alone or in combination there are any very special circumstances that would clearly outweigh the identified harm.

## 8.0 POSITIVE/PROACTIVE WORKING

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

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

## 9.0 CONCLUSION

- 9.1 The proposal is considered to be acceptable in terms of its impact on amenity, highways, and infrastructure. However, the proposal represents inappropriate development in the Green Belt not meeting any of the exceptions under paragraph 145 of the NPPF. By virtue of the quantum of built form and the spread of development it would also be harmful to the openness of the Green Belt and conflict with its purposes. Moreover, it is considered that the development would cause harm to the character of the area, including the Church Road Conservation Area; and no SAMM payment has been received. There are no very special circumstances to outweigh the identified harm and therefore the application is recommended for refusal.

## RECOMMENDATION

REFUSE for the following reason(s):-

1. The proposal constitutes inappropriate and harmful development in the Green Belt not meeting any of the exceptions under paragraph 145 of the National Planning Policy Framework. By reason of the quantum of built form and the spread of development the proposal would cause further harm to the openness of the Green Belt and conflict with its purposes and cause other harm as identified in reasons 2 -4. There are no very special circumstances that would amount to outweigh the identified harm. The proposal is therefore contrary to the National Planning Policy Framework.
2. The proposed development, by virtue of its layout, plot size, scale, massing and building height would result in an excessive quantum of development that would appear over dominant and visually cramped in this rural location, which is characterised by spacious low density residential development. The proposal would be harmful to the character of Church



Road Conservation Area and fail to respect and enhance the streetscene and sufficiently integrate with its rural context. The proposal is therefore contrary to Policies CP2, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Church Road Conservation Area Appraisal March 2000, Principles 6.6, 7.3, and 7.4 of the Surrey Heath Residential Design Guide Supplementary Planning Document 2017, Policy WNP2.1 of the Windlesham Neighbourhood Plan and the National Planning Policy Framework.

3. The level of parking proposed is insufficient to meet the needs of the 1 and 3 bed dwellings and could result in overspill parking onto local roads and, by association, may rise to conditions prejudicial to highway safety and the free flow of traffic contrary to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy WNP4.2 of the Windlesham Neighbourhood Plan 2018-2028.
4. In the absence of a payment or a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2019).

#### 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. Please see the Officer's Report for further details.

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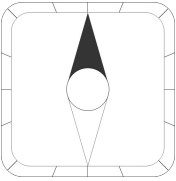
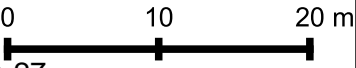

Farm

KENNEL LANE

The Post House

Shanklin

Calgary

|   |   |  |  |             |
|---|---|--|--|-------------|
| <b>Title</b>  | Planning Applications   |  |  |             |
| <b>Application number</b>   | 19/0489   |  | <b>Scale @ A4</b>  | 1:500       |
| <b>Address</b>  | MATTHEWS CORNER GARAGE, MATTHEWS CORNER, CHURCH ROAD, WINDLESHAM, GU20 6BH  |  | <b>Date</b>  | 27 Aug 2019 |
| <b>Proposal</b>   | Erection of a terrace of 3 dwellings and the erection of 5 flats and associated parking and landscaping following the removal of the car dealership demolition of existing buildings. |  |  |             |
|                                      |   |  |  |             |
| <p>Version 4      © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019      Author: DE</p> |   |  |  |             |

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19/0489 – MATTHEWS CORNER GARAGE, MATTHEWS CORNER, CHURCH ROAD, WINDLESHAM, GU20 6BH

Location Plan



Block plan



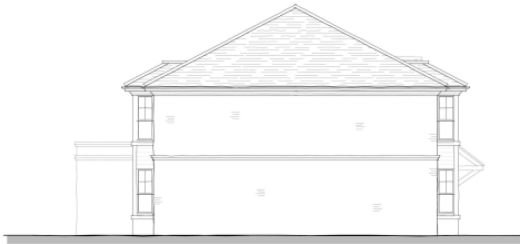
Plots 1-5 (block of flats): Proposed elevations



FRONT ELEVATION



REAR ELEVATION

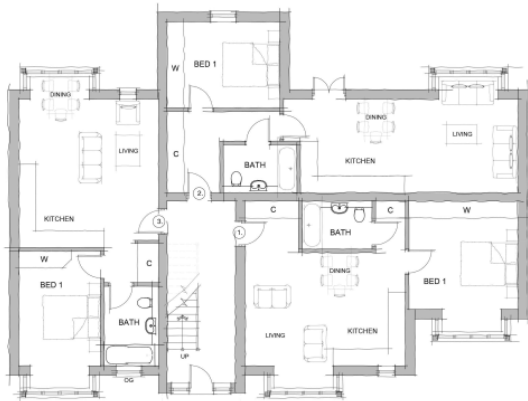


FLANK ELEVATION

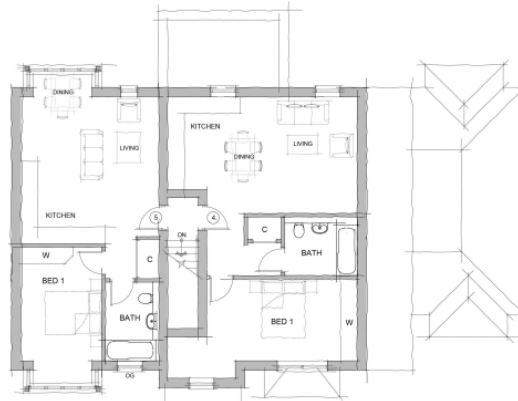


SIDE ELEVATION

Plots 1-5 (block of flats): Proposed floor plans



GROUND FLOOR



FIRST FLOOR

Proposed Streetscene: Kennel Lane



THE POST HOUSE

PROPOSED

MATTHEW'S CORNER

Plots 6-8 (row of terraces): Proposed elevations



Plots 6-8 (row of terraces): Proposed plans



GROUND FLOOR



FIRST FLOOR

Proposed Streetscene: Church Road



STREET SCENE A - CHURCH ROAD

MATTHEW'S CORNER

PROPOSED

SHANKLIN

CALGARY

Site Photos: Streetscene of Kennel Lane



Site Photos: Application site as seen from Church Road







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2019/0452

Reg Date 19/06/2019

Bagshot

**LOCATION:** QUEEN ANNE HOUSE, BRIDGE ROAD, BAGSHOT, GU19 5AT

**PROPOSAL:** Erection of detached two storey building with roof accommodation to provide 6 no. flats with associated parking, landscaping, cycle storage and refuse storage compound. (amended plan rec'd 07/08/2019)

**TYPE:** Full Planning Application

**APPLICANT:** Ms N Currie & Mr R Aird

**OFFICER:** Patricia Terceiro

**This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Cllr White, due to concerns over impact on trees and boundary issues.**

## **RECOMMENDATION: REFUSE**

### **1.0 SUMMARY**

- 1.1 Queen Anne House is a Grade II Listed Building located within the settlement of Bagshot, adjacent to Station Road to the north and Bridge Road to the west. This building is currently used as offices and lies within a generous corner plot with significant level changes. The proposal is for the erection of a detached two storey building with accommodation in the roof to provide 6 no flats.
- 1.2 By reason of its scale, massing, crown roof design and angled position, the proposal would appear incongruous with the streetscene and fail to address the road. In addition, it would fail to be subservient to Queen Anne House and would be detrimental to its setting. In the Officer's opinion, the proposal would dilute the special interest of the Listed Building and is therefore recommended for refusal.

### **2.0 SITE DESCRIPTION**

- 2.1 Queen Anne House is a Grade II Listed Building located within the settlement of Bagshot, adjacent to Station Road to the north and Bridge Road to the west. The three storey brick building dates the 18<sup>th</sup> century and would have been built as a house, but by 1982 it was converted from a restaurant to offices, which remains its current use. The building has been extended over time with these developments being undertaken in matching materials.
- 2.2 The application plot, which is irregular and large, contains two areas of lawn on each side of the building and is laid to hardstanding on its central and eastern areas. The hardstanding is used for parking purposes. There are level changes on site and the land slopes up towards the east.

2.3 The surrounding development is mixed in character and comprises offices, residential, service station and retail/restaurant units further to the south, on approach to the village centre.

### **3.0 RELEVANT PLANNING HISTORY**

3.1 There is no planning history relevant for the proposed development.

### **4.0 THE PROPOSAL**

4.1 Full planning permission is sought for the erection of a detached two storey building with accommodation in the roof to provide 6 no flats with associated parking, landscaping, cycle storage and refuse storage compound.

4.2 The proposed building would sit on the eastern area of the site, in an angled position, with its rear elevation facing towards Queen Anne House. The building would have a crown roof (with dormer windows and rooflights), with a hipped projection to the front and a pitched and hipped projection to the rear. The proposal would measure 17.6m in width, 13.6m in depth, 6.3m in height to the eaves and 8.7m in ridge height. The proposal would accommodate two 2-bedroomed flats on the ground floor and first floor, whereas the roof accommodation would contain two 1-bedroom flats.

4.3 The vehicular access to the flats would remain as currently existing from Bridge Road and a pedestrian access would be created towards Station Road. Parking for the development would be provided in the central area of the site. The bike and bin storage would be placed on the site's eastern corner.

### **5.0 CONSULTATION RESPONSES**

- |     |                                 |  |
|-----|---------------------------------|--|
| 5.1 | Surrey County Highway Authority | No objections, subject to planning conditions.   |
| 5.2 | Conservation Officer            | Objects to the proposal.   |
| 5.3 | Windlesham Parish Council       | Objects to the proposal, as this would encroach onto land owned by SCC. Concerns were also raised regarding the trees on site. |
| 5.4 | Scientific Officer              | No objections, subject to planning conditions.   |
| 5.5 | Tree Officer                    | Objects to the proposal.   |

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report, 3 no written representations have been received objecting to the proposal on the following grounds:
- The boundary outlined in the application is not correct *[Officer note: the applicant has submitted amended plans to address this. In any event, Surrey County Council has not raised any concerns regarding land ownership. Furthermore, any boundary issues would constitute legal matters between the applicant and the landowner];*
  - The proposal would constitute overdevelopment of the application site due to its height and bulk;
  - The proposal would detrimentally impact on the health and condition of the trees on site and there should be an appropriate landscape plan.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The application site is located in a residential area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies CP1, CP2, CP3, CP6, CP12, CP14B, DM9, DM11 and DM17 of the CSDMP. The Residential Design Guide (RDG) SPD 2017 also constitutes a material planning consideration.
- 7.2 The main issues to be considered within this application are:
- Principle of development;
  - Impact on character of the area, including Listed Building and trees;
  - Residential amenity;
  - Transport and highways considerations;
  - Impact on infrastructure;
  - Impact on the Thames Basin Heaths SPA;
  - Other matters: contaminated land.

### **7.3 Principle of the development**

- 7.3.1 Policy CP1 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 seeks sustainable development within the Borough. This Policy states that new development in Bagshot will be achieved primarily through redevelopment of existing sites. Policy CP3 sets out the overall housing provision targets for the Borough for the period 2011-2028 and Policy CP6 promotes a range of housing types and tenures.
- 7.3.2 The site is located in a residential area that is within a defined settlement. The proposal would provide 6 no additional flats (both 1-bed and 2-bed) to contribute to

the housing supply within the Borough. Furthermore, the Council cannot demonstrate a five year housing supply. As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the listed building and its setting, character and appearance of the surrounding area, amenity of neighbouring occupiers, highway safety etc. These matters are assessed below.

- 7.3.3 It is therefore considered that the proposal would be acceptable in principle and would be in line with Policies CP1, CP3 and CP6 of the CSDMP.

#### **7.4 Impact on the character of area, including Listed Building and trees**

- 7.4.1 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. In addition, development should be designed to protect trees and other vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate. Policy CP2 states that new development should use the land efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments.
- 7.4.2 The RDG provides further guidance relating to the design of residential developments. In particular, Principle 6.6 states that new residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts. Proposals with plot layouts that are out of context with the surrounding character will be resisted. Principle 7.4 says that new residential development should reflect the spacing, heights and building footprints of existing buildings. Principle 7.3 advises that buildings heights should enable a building to integrate well with its surrounding context. Principle 7.5 goes on to say that flat roofs should not be used to span overly deep buildings. Principle 6.2 states that residential development should be designed with strongly active frontages on the network of streets.
- 7.4.3 Queen Anne House is a large, spacious corner plot and the proposal, which would sit within its curtilage, would be highly visible from public vantage points. The proposal would not result in the sub-division of this plot and only one vehicular access would be provided, to serve both the flats and Queen Anne House. As such, the proposal would be acceptable to this regard.
- 7.4.4 The proposed building would be placed on the eastern area of the application site. Although at a slight angle, the existing dwellings alongside Station Road face the highway. However, the proposal would be in such a position that its side elevation would be that most facing the road, therefore disrupting the continuity of the existing frontage. This elevation would contain a large area of blank wall with limited glazing and would therefore fail to add interest to the road and to create an element of activity within the streetscene. The building's front elevation would face towards the corner of the application site and therefore would fail to address Station Road and relate to the context of the area. It is therefore considered that the proposal would result in a weak relationship with the road detrimental to the character of the area.

- 7.4.5 The proposed block of flats would be two-storey with third storey accommodation within the roof space. In an attempt to keep the roof height down, while incorporating accommodation within the roof space, a crown roof has been introduced. This crown style roof is unattractive and contrived and reads as a departure from the local vernacular of pitched/hipped roofs, including Queen Anne House which has a double hipped roof form. Consequently, the proposal would fail to make a positive contribution to the streetscape. In addition, the proposal would be externally finished in white render that, although present in the vicinity, would not respond positively to the materials used in Queen Anne House, which is red brick.
- 7.4.6 The level changes in the area would aid in integrating with the adjacent built form in terms of its height. Nevertheless, the proposal would comprise a building of a significant scale, bulk and massing that would fail to respect the surrounding pattern of residential development and appear incongruous and discordant when seen against the surrounding residential properties, more modest in size and footprint. Although a landscape plan could be secured by planning condition, it is not considered that this would sufficiently mitigate against the proposal considerable size.
- 7.4.7 In light of the above, the proposal is therefore contrary to Policies CP2 and, DM9 of the CSDMP and Principles 6.2, 7.4 and 7.5 of the RDG.

#### *Impact on the Listed Building*

- 7.4.8 Policy DM17 of the CSDMP goes on to say that development which affects any Heritage Asset should take into account its individual significance and seek to promote the conservation and enhancement of that asset and its setting. Para. 192 of the NPPF states that the local planning authority should take into account the desirability of sustaining and enhancing the significance of heritage assets and recognise the wider benefits that the conservation of the historic environment can bring. Para. 189 of the NPPF requires the applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 7.4.9 The heritage significance of Queen Anne House derives mainly from its special architectural or historic interest. It is a good example of a substantial early-Georgian house with simple, restrained architectural detailing. Buildings of the Georgian period typically derive a lot of their significance from their internal detailing, however the proposal's impact on the setting of the Listed Building is also of consideration. Annex 2 of the NPPF defines setting of a heritage asset as the surroundings in which a heritage asset is experienced. Elements of the setting may take a positive, negative or neutral contribution to the significance of the asset.
- 7.4.10 The application site is bound by Bridge Road to the west and Station Road to the north. It is mostly surrounded by modern housing development and to the west there is a service station and an office building. Given their nature, it is acknowledged that these buildings would not make a positive contribution to the setting of the Listed Building. However, when travelling from the east on Station Road there are ample views towards Queen Anne House and these extensive views are considered to positively contribute to how the heritage asset is experienced.

- 7.4.11 The Conservation Officer has been consulted on the proposal and notes that by virtue of its size, scale, height and massing, the proposal would be of a comparable size to Queen Anne House, therefore failing to be subservient to the Listed Building. Given its siting within the plot, the proposal would block views towards the listed building from Station Road and, as such, would be considered to make a negative contribution to the significance of this heritage asset. The applicant has failed to design a scheme that would not further erode the building's historic curtilage and the applicant has failed to provide any justification for this harm. The proposal would therefore dilute the special interest of the historic building as an 18<sup>th</sup> century residence of status and fail to reinforce the special interest of this Listed Building.
- 7.4.12 The Conservation Officer further advises that the harm of the proposal on the heritage asset would be less than substantial. Para. 195 of the NPPF states that where a proposal would lead to a substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it could be demonstrated that the substantial harm is necessary to achieve substantial public benefits that would outweigh the harm. Para. 196 goes on to say that where a proposal would lead to harm that is considered less than substantial, this harm should be weighed against the public benefits of the proposal.
- 7.4.13 For the reasons stated throughout this report, it is considered that the proposal would fail to meet the social objective to foster a well-designed built environment and would not protect or enhance the built and historic environment, including making an effective use of the land. The proposal would provide 6 no residential units and although this would be of benefit, its impact on the 5 year housing land supply would be limited and this would not outweigh the proposal's harm to the historic asset. It is therefore considered that the proposal would amount to less than substantial harm to the heritage asset.
- 7.4.14 In light of the above, the proposal is therefore contrary to Policy DM17 of the CSDMP.

*Impact on trees*

- 7.4.15 Policy DM9 of the CSDMP states development should be designed to protect trees and other vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate. Although there are trees located within the application site, these are currently not subject to statutory control by way of Tree Preservation Order or Conservation Area.
- 7.4.16 The Tree Officer has been consulted on the proposal and notes that the report does not provide any details regarding intrusions within the RPA of retained trees, the site plan [8814 01 B] suggests a significant intrusion into the RPA of Oak Tree T1 and likely in excess of the 20% allowable by BS5837:2012. The Tree Officer therefore considers that the submitted Arboricultural Report has not adequately demonstrated that the tree(s) can remain viable nor did they propose a series of mitigation measures to maintain or improve the soil environment that is used by the tree for growth.



It is considered that the loss of this soft landscape would add to the concerns raised above regarding the proposal's impact on the character of the area and heritage asset. The proposal is therefore considered contrary to Policy DM9 of the CSDMP.

## **7.5 Impact on residential amenity**

- 7.5.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Section 8 of the RDG advises, through Principles 8.1 and 8.3, that new residential development should not have a significant adverse effect on the privacy, loss of daylight and sun access to neighbouring properties. Principle 7.6 recommends that new housing complies with the national internal space standards. Principles 8.4, 8.5 and 8.6 set out the criteria regarding amenity space for both dwellings and flats.
- 7.5.2 The proposed development would be positioned in such way that its front elevation would face towards the frontage of Solstrand to the east. As such, it is not considered that the proposal would cause an unacceptable loss of privacy to these neighbours. Furthermore, it is considered that the proposal would not be unduly overbearing or detrimentally overshadow these neighbours, given the angled relationship and separation distance between both buildings, in combination with the fact that Solstrand's front elevation faces towards the north.
- 7.5.3 The proposal would be placed in close proximity with the common boundary with Plot One to the south. Given the relationship and distance between both buildings, it is not considered that the proposal would be unduly overbearing or detrimentally overshadow these neighbours. Concerns are however raised regarding overlooking from the first floor Juliet balcony on the south elevation towards the rear garden of these neighbours, as this would retain a separation distance of 11.3m to the common boundary with these neighbours. The Juliet balcony would constitute a secondary source of light to a living area and therefore could be secured by way of planning condition to remain obscure glazed and fix shut at an internal height below 1.7m.
- 7.5.4 Queen Anne House, sited to the west of the proposed dwelling, is currently under office use and therefore the relationship would be acceptable in regards to amenity.
- 7.5.5 Turning into the residential amenities of the future occupiers, it is noted that all habitable rooms would maintain at least one main window with an adequate outlook and all residential units would comply with the national internal space standards. Flats 1 and 2 would benefit from their own private terrace area, which would be considered appropriate. Although the remaining flats would not be served by a private amenity area, the proposal would provide a reasonable amount of communal amenity space and, in addition, would be located within walking distance of the village centre. The proposal would ultimately be considered acceptable with this regard.
- 7.5.6 As such, the proposal would not be considered to affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and the RDG.

## **7.6 Parking and access**

- 7.6.1 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.
- 7.6.2 The applicant has submitted a Transport Statement in support of the application and it is noted that the application site is well located, particularly in relation to a variety of transport modes. There are also a wide range of local facilities that can be walked to within Bagshot.
- 7.6.3 The proposal would be located within the overflow car park of Queen Anne and this space would be lost for vehicle parking purposes. The proposal would provide 23 no parking spaces and the Transport Statement submitted by the applicant has demonstrated that these would be sufficient to address the needs of both uses.
- 7.6.4 The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds raised no objection to the proposal, subject to a number of planning conditions that could be attached to any granted consent.

## **7.8 Impact on infrastructure**

- 7.8.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development. In the longer term, contributions will be via the Community Infrastructure Levy (CIL) charging schedule, in order to offset the impacts of the development and make it acceptable in planning terms. The Council's Infrastructure Delivery Supplementary Planning Document (2014) sets out the Council's approach to delivering the infrastructure required to support growth.
- 7.8.2 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted on 16 July 2014 and the CIL Charging Schedule came into effect on 1 December 2014. Regulation 123 CIL sets out the list of infrastructure projects that may be funded (either entirely or in part) through CIL. These include, for example, open spaces, community facilities or play areas. It is noted that these projects do not have to be directly related to the proposed development.
- 7.8.3 As the proposed development would involve the provision of 6 no additional residential units, the development would be CIL liable. The site falls within the Eastern Charging Zone, for which the charge is £220 per m<sup>2</sup> (estimated £105,380), for residential development that does not provide its own SANG. As such, an informative has been added to this recommendation, should planning permission be granted for the proposal.
- 7.8.4 It is therefore considered that the proposal would be in accordance with Policy CP12 of the CSDMP.

## **7.9 Impact on Thames Basin Heaths SPA**

- 7.9.1 Policy CP14B of the CSDMP states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect

upon the integrity of the Special Protection Area (SPA) and Special Areas of Conservation (SAC) sited within the Borough. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2012) identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA more than 400m away from the SPA can be mitigated by providing a financial contribution towards SANGS.

- 7.9.2 There is currently sufficient SANG available and this is collected via CIL. This development would be CIL liable, so a contribution would be payable on commencement of development. The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and would depend on the sizes of the units proposed. This proposal is liable for a SAMM payment, however this has not been received from the applicant.
- 7.9.3 It is therefore considered that the proposal would not comply with Policy CP14B of the CSDMP and with the SPD.

#### **7.10 Other matters: contaminated land**

- 7.10.1 The Scientific Officer has been consulted on the proposal and notes that the above development is close to Bagshot Road Petrol Service Station on the main A30 in Bagshot. This petrol station has been operating a number of years, with weekly deliveries, changes in site layout with potential redundant/replaced tanks and therefore potential spillages and leakages which may have impacted groundwater and soil in the local area. Such contamination issues may have a significant negative impact on any development in the area so a site assessment will need to be carried out to determine any potential risks posed to development and actions required. This could be secured by way of planning condition.

### **8.0 POSITIVE/PROACTIVE WORKING**

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

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

## 9.0 CONCLUSION

- 9.1 The proposal is considered to be acceptable in terms of its impact on amenity, highways and infrastructure. However, it is considered that by virtue of its size, scale, massing and position within the plot the proposal would be out of keeping with its surroundings, to the detriment of the visual amenities and character and of the area, including the setting of the heritage asset where it would be located. The proposal has further failed to demonstrate that the Oak Tree located on the site's northern boundary would remain viable as a result of the proposal. A SAMM payment has not been received and the proposal would give rise to an adverse effect upon the integrity of the SPA. Therefore the application is recommended for refusal.

## RECOMMENDATION

REFUSE for the following reason(s):-

1. The proposal by reason of its siting, scale and massing and crown roof design would:
  - a) Result in an overly dominant, incongruous and contrived form of development harmful to the visual amenities of the area, and by virtue of its angled position fail to create an active frontage to Station Road and provide interest to the public realm; and,
  - b) Result in a quantum of built form that would be comparable to and compete with the Grade II Listed Building (Queen Anne House) failing to be subservient or positively respond to the building's historic context and curtilage, consequently eroding and harming the setting of the listed building when viewed from within the site and from the east, and amounting to less than substantial harm diluting this building's special historical interest.

Furthermore, the applicant has not demonstrated that the Oak Tree located on the site's northern boundary would remain viable as a result of the development so compounding the harm identified above. The proposed development would therefore fail to respect or enhance the character and quality of the area and be contrary to Policies CP2, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2012, Principles 6.2, 7.4 and 7.5 of the Residential Design Guide Supplementary Planning Document 2017, the National Planning Policy Framework and Section I, 16(2) & 66(1)&(2) Planning (Listed Buildings and Conservation Areas) Act 1990.

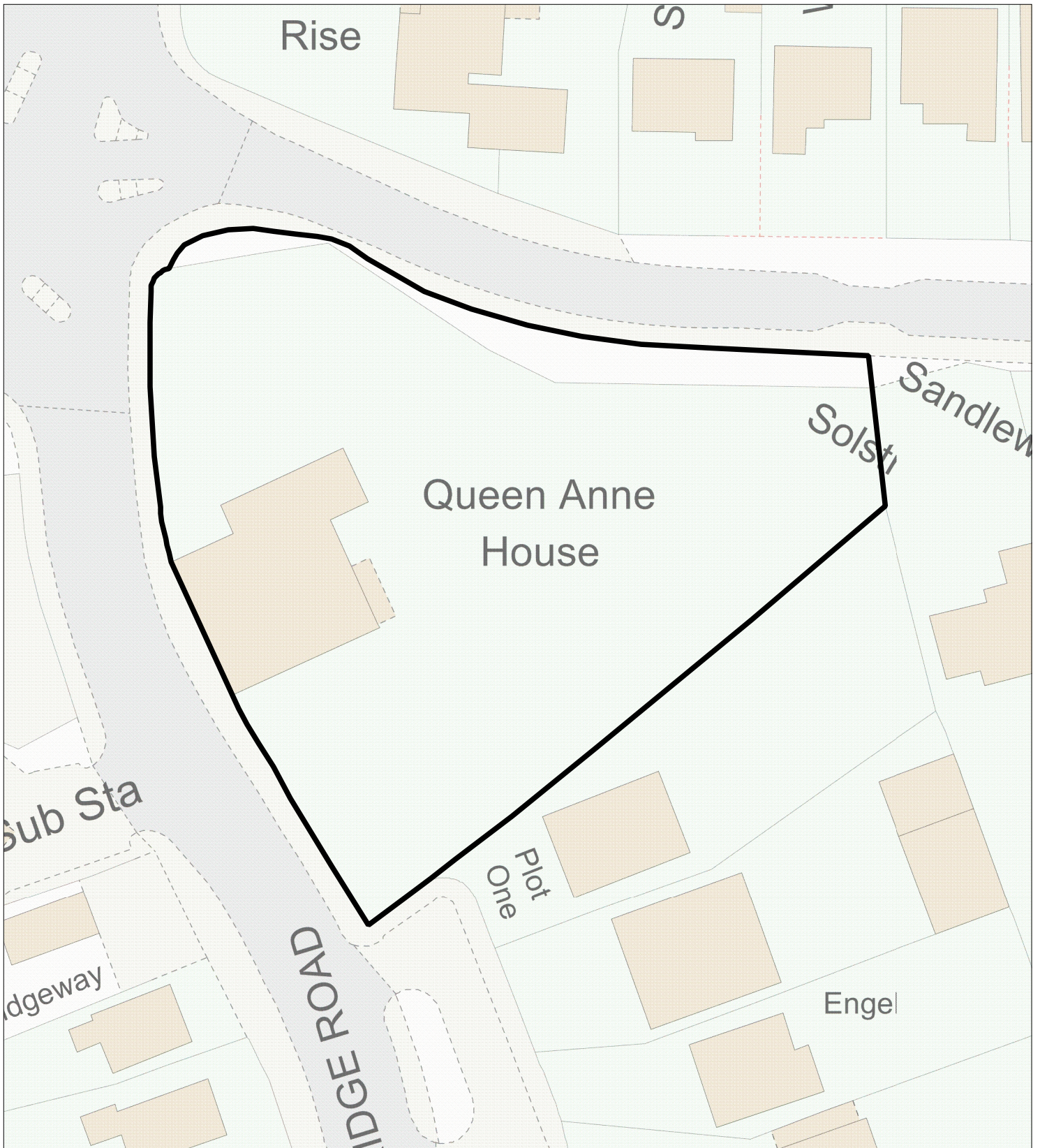
2. In the absence of a payment or a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic

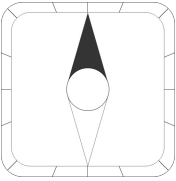
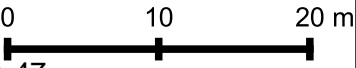

access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2019).

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. Please see the Officer's Report for further details.

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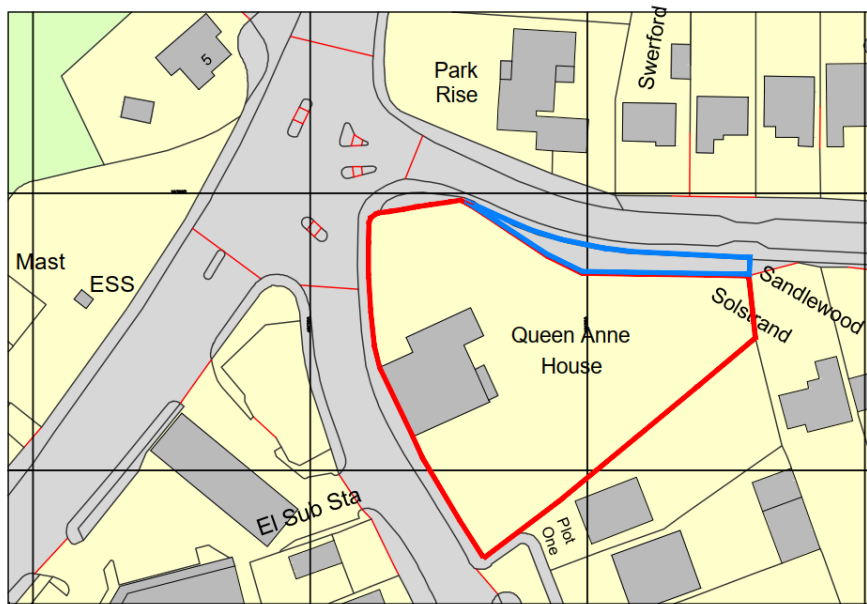
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|--|--|-------------------|---|
| <b>Title</b>   | Planning Applications  |                   |   |
| <b>Application number</b>  | 19/0452  | <b>Scale @ A4</b> | 1:500   |
| <b>Address</b>   | QUEEN ANNE HOUSE, BRIDGE ROAD, BAGSHOT, GU19 5AT   | <b>Date</b>       | 27 Aug 2019   |
| <b>Proposal</b>  | Erection of a detached two storey building, with accommodation in the roof to provide 6 no. apartments with associated parking and landscaping, and with secure cycle and refuse storage compound. |                   | <br><br>Page 47 |
|                               |  |                   |   |
| Version 4      © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2019      Author: DE |  |                   |   |

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19/0452 – QUEEN ANNE HOUSE, BRIDGE ROAD, BAGSHOT, GU19 5AT

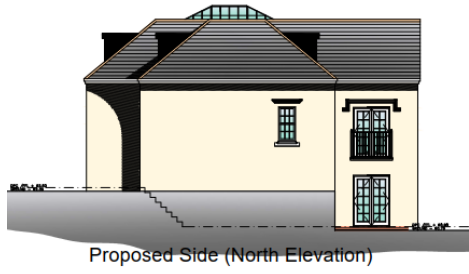
Location Plan



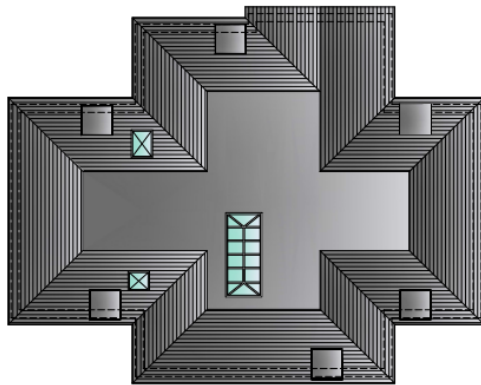
Block plan



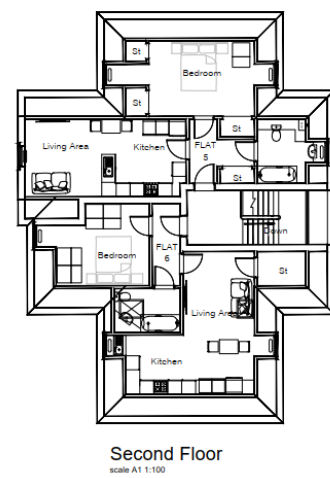
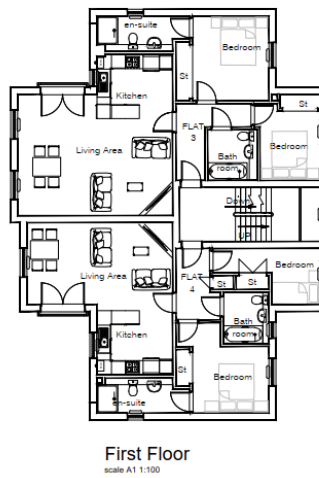
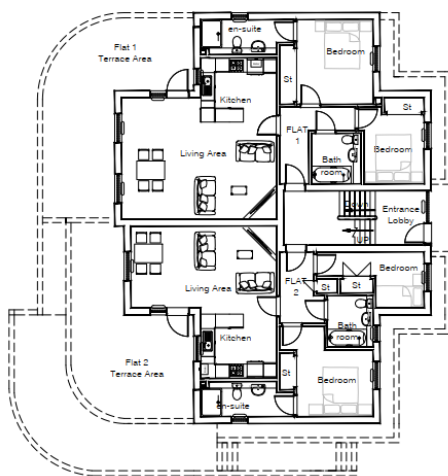
## Proposed elevations



## Proposed Roof Plans



## Proposed Floor Plans



## Proposed Streetscene



## Indicative Perspectives



## Site Photos: Site seen from Bridge Road



Site Photos: Queen Anne House and area where the proposal would be located



Site Photos: Queen Anne House



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

**NOTES**

**Officers Report**

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

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

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

**How the Committee makes a decision:**

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

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

**The Committee cannot base decisions on:**

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

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

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