

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 5 December 2019**

+ 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 Helen Whitcroft (in place of Cllr Cliff Betton)

Members in Attendance: Cllr Emma McGrath

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

18/P Minutes of Previous Meeting

The minutes of the meeting held on 7 November 2019 were confirmed and signed by the Chairman.

19/P Application Number: 19/0235 - Woodside Cottage, Chapel Lane, Bagshot, GU19 5DE

RESOLVED that application 19/0235 be deferred.

20/P Application Number: 19/0570 - Stamford Manor, Station Road, Chobham GU24 8AX

The application was for the erection of an indoor riding school.

This application would have normally been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Victoria Wheeler on the basis that the proposal was inappropriate development within the Green Belt.

Members were advised of the following updates on the application:

“The applicant has responded to the Committee Report, raising concerns about the content and misrepresentations set out in the report (and recommendation) and making the following comments (with the Council’s response in italics):

- The site should be described as under development as a private equestrian centre rather than a currently vacant equestrian centre [*The site includes some demolition of stabling at the site with some stables remaining on site. There is no stabling on the site currently being used for this purpose and the approved stable accommodation, apart for the demolition works already undertaken, has not started. The Council considers that the description in the officer report is more accurate*];
- The development is not inappropriate development on the basis that the NPPF indicates that such development as the current proposal is appropriate (i.e. not inappropriate), thereby not requiring “very special circumstances” to justify the proposal, as it falls within an exception in Paragraph 145 and that case law backs up this approach [*Paragraph 145(b) of the NPPF indicates that buildings which provide appropriate outdoor recreation/sport facilities are not inappropriate in the Green Belt so long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In this case, noting the size of the building, it is considered that the proposal would not preserve the openness of the Green Belt and is therefore inappropriate development. More recent case law, than indicated by the applicant, would reflect this approach*];
- The Council’s Equine Adviser (for the refused scheme) indicated that the proposal was appropriate development in terms of Policy DM3 and the NPPF [*The Council’s Equine Adviser is a consultee to the application and their comments were addressed by the Inspector in the appeal decision (Annex 2). The Inspector considered that the consultee comments did not provide a substantiated assessment of the effect on the Green Belt*];
- The officer report does not explain the Inspector’s comments with relation to the appeal development and the amendments to that scheme to overcome their comments [*It was confirmed in the officer report that the current proposal, different to the appeal proposal, did not lead to countryside encroachment because it would be positioned adjacent to the stables (not currently built but approved under SU/17/0524). The proposal being of a very similar size to the appeal proposal would also impact on Green Belt openness*];
- The height of the proposal would be 4.5 metres and not 4.8 metres as indicated in the officer report [*This is noted*]; and
- No reference has been made to the applicant’s comments in response to the received neighbour objections [*These comments from the applicant are attached as an Annex to this Update*].

As the application had triggered the Council’s Public Speaking Scheme, Mr Martin Collins, spoke in objection to the application. Mr Ian Ellis, the agent, spoke in support of the application.

The officer recommendation to refuse the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Vivienne Chapman and put to the vote and carried.

RESOLVED that application 19/0570 be refused for the reasons set out in the officer report.

Note 1

It was noted for the record that all members of the Committee had received various pieces of correspondence in respect of the application.

Note 2

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

Voting in favour of the recommendation to refuse the application:

Councillors Graham Alleway, Peter Barnett, Vivienne Chapman, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, Sam Kay, David Lewis, Charlotte Morley, Morgan Rise, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting against the recommendation to refuse the application:

Councillor Graham Tapper.

21/P Application Number: 19 0179 18 & 18a Tekels Park, Camberley GU15 2LF

The application was for the erection of a detached two storey building with accommodation in the roofspace to comprise 7 two bedroom apartments, associated parking, access stores and landscaping. All following demolition of existing semi-detached dwellings. (Amended plan 22 10 2019)

The application would normally have been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Edward Hawkins and Councillor Richard Brooks due to the applicant's approach with an amended application.

Members were advised of the following updates on the application:

*"A typo at Paragraph 7.5.2 on the first line which states "No. 16A Tekels Park to the west is sited approximately **10.5m** from the side wall of the proposed building"*

*This should read "No. 16A Tekels Park to the west is sited approximately **12m** from the side wall of the proposed building"*

[change in bold]"

As the application had triggered the Council's Public Speaking Scheme, Mr Neil Davis, the agent, spoke in support of the application.

Members were concerned in respect of visitor to residents' parking ratios and its impact in relation to highway safety and inconvenience to highway users. As a result a condition was added to the officer recommendation to stipulate the provision of allocated residents and visitors parking spaces in suitable ratios. In addition it was agreed a requirement for electric vehicle charging points would also be included in the list of conditions.

Furthermore, in order to promote reduction in pollution levels in the vicinity of the development, an informative was added to the officer's recommendation to request Silver Birches, Oak and Horse Chestnut trees be included in the proposal's landscaping scheme.

The officer recommendation to grant the application was proposed by Councillor Morgan Rise, seconded by Councillor Graham Tapper and put to the vote and carried.

RESOLVED that

- I. Application 19/0179 be granted, subject to the conditions in the officer report, as amended, and completion of a legal agreement;**
- II. the final wording on the new conditions, and informative be delegated to the Executive Head of Regulatory in consultation with the Chairman and Vice Chairman of the Planning Applications Committee.**

Note 1

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

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Vivienne Chapman, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, Sam Kay, David Lewis, Charlotte Morley, Morgan Rise, Graham Tapper, Victoria Wheeler, Helen Whitcroft and Valerie White.

22/P Application Number: 19/0251 - Victoria Court, 407-409 London Road and 9-13a Victoria Avenue, Camberley GU15 3HL

The application was for the erection of two buildings with one up to five stories (with further roof space and basement accommodation) and one up to four stories (with further roof space accommodation), to comprise 45 x one bed units, 37 x two bed units and 2 x three bed units with part ground floor commercial users and associated parking, landscaping and access. All following demolition of the 5 storey, 2 storey and single storey existing buildings across the site (Additional information rec'd 03/06/2019). (Amended document rec'd 20.06.2019). (Amended plans and additional information rec'd 10/10/2019.)

The recommendation to approve the application was proposed by Councillor Edward Hawkins, seconded by Councillor David Lewis and put to the vote and carried.

RESOLVED that application 19/0251 be granted subject to the conditions in the officer report and completion of a legal agreement.

Note 1

It was noted for the record that all members of the Committee had received correspondence from the applicant in respect of the application.

Note 2

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

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Vivienne Chapman, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis and Charlotte Morley.

Voting against the recommendation to grant the application:

Councillors Sam Kay, Morgan Rise, Graham Tapper, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting in abstention on the recommendation to grant the application:

Councillor Peter Barnett.

23/P Application Number: 19/0607 - The Brook Nursery, 163 Guildford Road, West End GU24 9LS

The application was for the approval of reserved matters (layout, scale, appearance and landscaping) pursuant to outline planning permission 18/0763 (13 dwellings with modified access off Guildford Road, landscaping and parking areas). (Amended & additional plans rec'd 04/11/2019 and 06/11/2019.)

Members were advised of the following updates on the application:

“The Environment Agency has now raised no objection following provision of a technical site plan showing the proposal overlain on to a topographical survey, which demonstrates that all buildings are located outside of the 1% (Flood Zone 3) +35% climate change flood extent.

Condition 7 is now proposed to be amended as follows:

The development hereby approved shall be carried out in accordance with the Flood Risk Assessment submitted under the 18/0763 outline application (reference A/BDWESTEND.10, 2nd Issue dated August 2018), along with the subsequent

Drainage Strategy Addendum (amended 11 November 2019 to include updated drainage strategy) and ensuring that no residential dwellings shall be located within the 1% annual exceedance probability (AEP) flood extent.

The measures detailed above shall be fully implemented prior to occupation, and retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants. This is in accordance with the adopted Policy DM10 of Surrey Heath Core Strategy 2011-2028.

Correction:

Paragraph 7.6.8 should refer to 30% of dwellings to be provided as affordable housing under Policy CP5, not 40%. 30% provision is required for developments of 10-14 such as this proposal, and the proposed four affordable units would meet this requirement.”

The application was proposed by Graham Tapper, seconded by Councillor Charlotte Morley and put to the vote and carried.

RESOLVED that application 19/0607 be granted subject to the conditions in the officer report.

Note 1

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

Voting in favour of the recommendation to grant the application:

Councillors Peter Barnett, Vivienne Chapman, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, Sam Kay, David Lewis, Charlotte Morley, Morgan Rise, Graham Tapper, Helen Whitcroft, Valerie White.

Voting against the recommendation to grant the application:

Councillors Graham Alleway and Victoria Wheeler

24/P Application Number: 19/0615 - Sunningdale Golf Club, Ridge Mount Road, Sunningdale SL5 9RS

The application was for the erection of greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal access road, service yard including wash/fuel area and associated landscaping works following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.

The application was proposed by Councillor Edward Hawkins, seconded by Councillor Shaun Garrett and put to the vote and carried.

RESOLVED that

- I. **application 19/0615 be granted subject to the conditions in the officer report; and**
- II. **the application be referred to the Secretary of State due to a departure from the Development Plan.**

Note 1

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

Voting in favour of the recommendation to grant the application:

Councillors Peter Barnett, Vivienne Chapman, Sarah Jane Croke, Shaun Garrett, Edward Hawkins, Sam Kay, David Lewis, Charlotte Morley, Graham Tapper, Helen Whitcroft and Valerie White.

Voting against the recommendation to grant the application:

Councillors Graham Alleway, Colin Dougan and Victoria Wheeler.

Voting in abstention on the recommendation to grant the application:

Councillor Morgan Rise.

25/P Application Number: 19/0675 - Bagshot Manor, 1 Green Lane, Bagshot GU19 5NL

RESOLVED that application 19/0675 be deferred.

Chairman