

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 28 May 2020**

+ Cllr Edward Hawkins (Chairman)
+ Cllr Victoria Wheeler (Vice Chairman)

+ Cllr Valerie White	+ Cllr Charlotte Morley
+ Cllr Graham Alleway	+ Cllr Robin Perry
+ Cllr Peter Barnett	+ Cllr Darryl Ratiram
+ Cllr Cliff Betton	+ Cllr Morgan Rise
+ Cllr Colin Dougan	+ Cllr Graham Tapper
+ Cllr Shaun Garrett	+ Cllr Helen Whitcroft
Cllr David Lewis	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Members in Attendance: Cllr Paul Deach

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

1/P Minutes of Previous Meeting

The Minutes of the meeting held on 30 April 2020 were confirmed and signed by the Chairman.

2/P Application Number: 18/1027 - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, GU16 6RN

The application was for the approval of Reserved Matters (layout, scale, appearance and landscaping) pertaining to phase 2a for the erection of 127 dwellings (of which 35% are to be affordable units) pursuant to permission reference 12/0546 (as amended) (hybrid permission for a major residential led development totalling 1,200 new dwellings) and consideration of details to comply with planning conditions 9 (Affordable Housing), 16 (Ecological Mitigation and Management), 23 (Vehicle and Cycle Access), 25 (Car Parking), 26 (Electric Vehicle Charging Points), 29 (Trees), and 37 (Refuse) in so far as they pertain to phase 2a. (Additional plan recv'd 13/2/19). (Amended & additional plans & information rec'd 03/06/2019). (Amended & additional plans & information rec'd 31/07/2019). (Amended & additional plans & information recv'd 5/9/2019). (Amended plans recv'd 01/11/2019.) (Additional & amended plans recv'd 11.11.2019.)

Members were advised of the following updates on the application:

“UPDATE

Corrections / amendments to the report

Correction to table at 4.2. - Total number of 2 bed units is 28 and not 29.

Correction to para. 7.5.9 - the submitted section plans have been rechecked and the maximum increase at the site boundary with the Central SANGS is shown to be around 4m not 4.8m.

7.7.3 - Plots 33 – 29 would be sited in excess of 20m off the rear elevations of properties in Dettingen Park while plots 28 to 25 would be sited in excess of 15 (around 19m) off the side elevations of the nearest neighbours opposite.

7.7.17 delete '3.5mm' from 3rd sentence which should read, '*Those proposed on the front elevation of the blocks facing Cyprus Road will be set back from the footpath edge by approx3.5m with this depth forming the landscape green link*'.

7.10.8 - the proposed ecological condition is drafted as condition 12 and not 13 as stated.

7.12.4 - the proposed conditions for the LEAP are conditions 6 to 9 and not 6 to 10 as stated.

Proposed amendments to conditions

Condition 10

The location of the 44 affordable homes to be delivered as part of the development hereby approved will be as detailed in plans / documents ref: Accommodation Schedule 16.1174.P1.440.AE and Affordable Housing Distribution Plan 16.1174.P1.409 N, save for any reference to affordable rented which will be replaced with social rented in line with the written confirmation that the rented accommodation to be provided as affordable housing will be social rented (email from the planning agent dated 13 November 2019 at 1505hrs refers) . Accordingly the affordable housing hereby approved as part of this reserved matters application shall comprise the following social rented and shared ownership properties:

22 Social Rented:

6 x 1 Bed
10 x 2 Bed
4 X 3 Bed
2 X 4 Bed

22 Shared Ownership:

12 x 1 Bed
8 x 2 Bed
2 X 3 Bed
0 X 4 Bed

Reason: To ensure a satisfactory form of development in accordance with the hybrid permission reference 12/0546 (as amended), Policy CP4, DM5 and DM6 of the Core Strategy and Development Management Policies, the Deepcut SPD, Design Codes and NPPF.

Condition 24

The development hereby approved shall not be occupied unless and until each of the proposed dwellings (flats and dwellings) together with at least 8 visitor parking bays are provided with a fast-charge Electric Vehicle charging socket (current minimum requirement for all sockets - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) to be evenly distributed amongst the entirety of the proposed visitor parking bays within the development in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason The ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and provides for sustainable modes of transport in accordance with Policies, CP4, CP11 and DM11 of the Surrey Heath Core Strategy 2012, the Deepcut SPD and the National Planning Policy Framework 2019.

Matters

A further verbal update was given in respect of condition 10. The agreed (further updated condition) is given below:

The location of the 44 affordable homes to be delivered as part of the development hereby approved will be as detailed in plans / documents ref: Accommodation Schedule 16.1174.P1.440.AE and Affordable Housing Distribution Plan 16.1174.P1.409 N, save for any reference to affordable rented which will be replaced with social rented in line with the written confirmation that the rented accommodation to be provided as affordable housing will be social rented (email from the planning agent dated 13 November 2019 at 1503hrs refers) . Accordingly the affordable housing hereby approved as part of this reserved matters application shall comprise the following social rented and shared ownership properties:

22 Social Rented:

6 x 1 Bed
10 x 2 Bed
4 X 3 Bed
2 X 4 Bed

22 Shared Ownership:

12 x 1 Bed
8 x 2 Bed
2 X 3 Bed
0 X 4 Bed

Reason: To ensure a satisfactory form of development in accordance with the hybrid permission reference 12/0546 (as amended), Policy CP4, DM5 and DM6 of the Core Strategy and Development Management Policies, the Deepcut SPD, Design Codes and NPPF. "

In order to provide potential for future installation of electric charging points in all of the scheme's garages, the Committee added an additional informative to the Officer's recommendation to ask that all garages are fitted with a mains power supply.

The Committee also acknowledged condition 15 in the Officer Report which required retention of all garages and parking spaces for the purposes of the parking of vehicles. In addition conditions 7 and 8 of the Officer Report were acknowledged, which required the completion of the LEAP to suitable standards.

The Officer recommendation to grant the application was proposed by Councillor Cliff Betton, seconded by Councillor Robin Perry and put to the vote and carried.

RESOLVED that

- I. Application 18/1027 be granted subject to the conditions as set out in the officer report and the additional informative; and**
- II. The final wording of the additional informative be delegated to the Executive Head of Regulatory in consultation with the Chairman, Vice Chairman of the Planning Applications Committee and the relevant Ward Councillors.**

Note 1

It was noted for the record that:

- i. Councillor Edward Hawkins had attended design review meetings in respect of the application
- ii. Councillors Morgan Rise and Helen Whitcroft had met with the developers and Skanska in respect of the proposal, but had not made up their mind on the application.
- iii. Councillor Victoria Wheeler had received email correspondence in respect of the application.

Note 2

A roll-call vote was conducted and voting on the application was as follows:

Voting in favour of the Officer recommendation to grant the application with the additional informative:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Robin Perry, Darryl Ratiram, Morgan Rise, Graham Tapper, Victoria Wheeler, Helen Whitcroft, Valerie White.

3/P Application Number:19/2311 - Land At Former Cheswycks School, Guildford Road, Frimley Green, Camberley, Surrey, GU16 6PB

The application was for a hybrid planning application (part outline, part full) for the erection of 13 self-build dwellings within serviced plots with associated car parking, landscaping and other associated works (outline including the details of access, layout and landscaping to be determined), and a full details application for the erection of a pavilion for a retained tennis court, following the removal of remaining structures. Details of access, layout and landscaping to be determined.

Members were advised of the following updates on the application:

“UPDATE

One further objection has been received from a local resident raising similar concerns to the other objectors, as set out in the officer report, with the following additional concern:

- The potential drawn-out time frame for construction of the dwellings in this development [*Officer comment: Time limit controls which can be imposed relate to commencement only. However, the revised condition 1 below will ensure that work on all plots would be constructed in a more timely manner – see comment below*]

The applicant has suggested amendments to Conditions 1, 14, 15 and 18 as follows:

- Condition 1, the time limit condition, would not allow the provision of matters under the detailed permission to be implemented independently of the reserved matters [*Officer comment: This is agreed. Condition 1 is to be amended to reflect the time scale for the outline matters for the construction of each dwelling. Additional Condition 26 has been added to provide a time limit for the full matters*].
- Conditions 14 and 15 require the onsite remediation and drainage (outside of the plots) to be completed prior to the submission of the reserved matters. However, this could cause delays in the process when these works could be undertaken and completed at a slightly later position, i.e. prior to the construction of the dwellings [*Officer comment: This is agreed. Amended conditions in this regard are proposed below and are consistent with the consultee’s recommendation*]
- Condition 23 requires the provision of physical samples and at this time, specification sheets and images, could be provided instead. [*Officer comment: The condition requires the provision of samples and details of external materials. However, these do not need to be physical samples but electronic submissions would be acceptable and would not conflict with the requirements of this condition. As such, no change to this condition is required*]

Proposed amendments to conditions (amendments highlighted in bold)

Condition 1

1. Approval of the details of the scale and appearance of the development **i.e. the dwellings** (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(a) Application for approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission.

(b) The construction of each individual dwelling hereby permitted shall be begun not later than the expiration of two years from the approval of the reserved matters for that dwelling

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and the Compulsory Purchase Act 2004.

Condition 14

14. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

The above scheme shall include:-

(a) a contaminated land desk study and proposed site assessment methodology;

(b) a site investigation report based upon (a);

(c) a remediation action plan based upon (a) and (b);

(d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and,

(e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d).

Prior to the construction of the dwellings within this development:

(a) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out for the land outside of the residential plots (as defined by Drawing No. 3542.P.102); and

(b) a method statement to ensure that at any stage of the development the re-contamination of an individual plot, which has been remediated, does not occur where an adjacent or nearby plot remains undeveloped (and therefore not remediated) and the development shall be undertaken in accordance with the approved details.

Each dwelling cannot be occupied until:

(a) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out for the land within the individual residential plot concerned (as defined by Drawing No. 3542.P.102).

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed.

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

Condition 15

15. Prior to the construction of the dwellings within this development, details of the design of a surface water drainage scheme should be submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

The required drainage details shall include:

(a) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc) outside of the residential plots (as defined by Drawing No. 3542.P.102) and a strategy for providing drainage within the residential plots (as defined by Drawing No. 3542.P.102).

(b) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational and partly operational.

(c) Details of drainage management responsibilities and maintenance regimes for the drainage system outside of the residential plots (as defined by Drawing No. 3542.P.102).

(d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Prior to the construction of the dwellings within this development, detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc.) within the residential plot concerned (as defined by Drawing No. 3542.P.102).

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to accord with Policy DM10 of the **Surrey Heath** Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Proposed additional condition

26. The development under the full permission consisting of the pavilion, access road and path, hereby known as the “full matters”, as shown on Drawing No 3542.P.105 Rev. D permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.”

Members had significant concerns in respect of the proposed access arrangements onto the site from Guildford Road, particularly in respect of sightlines as well as pedestrian and cycle access and egress arrangements. However it was acknowledged that it wasn't within the Committee's remit to stipulate an alternative points of access onto the site.

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

RESOLVED that application 19/2311 be granted subject to the conditions as set out in the officer report, and a legal agreement.

Note 1

It was noted for the record that:

- i. All Members of the Committee had received a letter from the applicant in respect of the application.
- ii. Councillor Helen Whitcroft had received 2 telephone calls in regards to the application, but came into the meeting with an open-mind

Note 2

A Roll Call Vote was taken and voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Robin

Perry, Darryl Ratiram, Morgan Rise, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting against the recommendation to grant the application:

Councillor Graham Tapper

Chairman