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Tuesday, 4 August 2020

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Victoria Wheeler (Vice Chairman),
Graham Alleway, Peter Barnett, Cliff Betton, Colin Dougan, Shaun Garrett,
David Lewis, Charlotte Morley, Robin Perry, Darryl Ratiram, Morgan Rise,
Graham Tapper, Helen Whitcroft and Valerie White)

**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 Dan Adams, Richard Brooks, Sarah Jane Croke, Paul Deach,
Sharon Galliford, Ben Leach, Emma-Jane McGrath, John Skipper and Pat Tedder

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 virtually on **Thursday, 13
August 2020 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded and live streamed on
<https://www.youtube.com/user/SurreyHeathBC>

Yours sincerely

Tim Pashen

(Acting) Chief Executive

AGENDA

	Pages
1 Apologies for Absence	
2 Minutes of Previous Meetings	3 - 16

To approve as a correct record the minutes of the meetings of the Planning Applications Committee held on 18 June 2020 and 16 July 2020.

3 Declarations of Interest

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

Human Rights Statement

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

Planning Applications

4	Application Number: 19/2074 - LAND ADJ. GUILDFORD ROAD (SOUTH OF THE M3), LIGHTWATER, GU19 5NT *	17 - 38
5	Application Number: 20/0480 - LAND TO THE EAST OF PENNY COTTAGE, BAGSHOT ROAD, CHOBHAM *	39 - 54
6	Application Number: 20/0279 - DEEPCUT BUSINESS CENTRE, 123-127 DEEPCUT BRIDGE ROAD, DEEPCUT, CAMBERLEY, SURREY, GU16 6SD *	55 - 76
7	Application Number: 20/0222 - 30 BOLDING HOUSE LANE, WEST END GU18 5RH	77 - 90
8	Application Number: 19/2277- 21 RIVERMEAD ROAD CAMBERLEY GU15 2SD	91 - 104

*** 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 18 June 2020

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

+ 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
- Cllr Charlotte Morley	

+ Present

- Apologies for absence presented

Substitutes: Cllr Paul Deach (in place of Cllr Shaun Garrett)

Members in Attendance: Cllr Rebecca Jennings-Evans, Cllr David Mansfield, Cllr Alan McClafferty, Cllr Emma McGrath and Cllr Pat Tedder

Officers Present: Sarita Bishop, Duncan Carty, Jessica Harris-Hooton, Jonathan Partington and Eddie Scott

4/P Minutes of Previous Meeting

The minutes of the meeting held on 28 May 2020 were confirmed and signed by the Chairman.

5/P Application Number: 19/2182 - 24 Park Avenue, Camberley, Surrey, GU15 2NG

The application was for the demolition of existing dwelling and garage and erection of 4 detached dwellings with associated access, parking and landscaping.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been referred for Committee determination by the Executive Head of Regulatory.

Members were advised of the following updates on the application:

Correction

Delete “be” from the first sentence of paragraph 7.4.2

Amended proposal (paragraphs 4.4, 7.4.7)

The applicant has submitted amended plans to provide an extended link between the garage and Unit 2 to facilitate the provision of a front door and entrance hall. An additional stairwell window is proposed at first floor in the west elevation overlooking Unit 1. These plans have been accepted as they are not considered to have a material impact on the submitted scheme. Reason for refusal 1 has been amended accordingly (see below)

Consultation responses

Paragraphs 5.6 and 8.3 -

The Council's Drainage Officer has confirmed that, in the event that planning permission were to be granted, the imposition of a pre-commencement condition relating to the methods of foul and surface water disposal and future management would address his concerns.

Additional representations (page 6)

Six further representations, including one duplicate, have been received objecting to the proposal relating to the impact on trees which include photos of three existing trees within the site which appear to be dying, increased road traffic including photos of cars turning around in Park Avenue, noise from the M3 arising from the tree removal in 2019, development inappropriate for the area, lack on notification to residents at 22 Park Avenue and misleading landscaping plans. They raise no new issues which have not been addressed in the report
(Officer comment: Council records show that a letter was sent out to 22 Park Avenue on 13 January 2020)

Reasons for refusal (page 18)

Amend reason 1

Delete the reference to “**the orientation of Unit 2**”

Additional reasons for refusal

Correspondence has been taking place between the Council's Arboricultural Consultant and the applicant's Arboricultural Consultant concerning the requisite information to be submitted. The information required by the Council has not been submitted in a satisfactory form therefore the following reason for refusal is proposed:

3. It has not been satisfactorily demonstrated that the proposal would not have an adverse impact on trees to be retained within and adjoining the site. As such the proposal would conflict with the objectives of policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012, principles HE1 and HE3 of the Western Urban Area Character Supplementary Planning Document and principle 6.4 of the Residential Design Guide Supplementary Planning Document 2017.

The applicant advised that the survey information requested by the County Highway Authority would be submitted prior to the Committee. This information has not been submitted therefore it is proposed to reiterate the original reason for refusal recommended by the County Highway Authority, as follows:

4. The proposed development if permitted would lead to an intensification in vehicular movements to/from the site where it has not been satisfactorily demonstrated that visibility can be achieved when vehicles egress the site and join Park Avenue. This could lead to conditions prejudicial to highway safety contrary to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework 2019.”

As the application triggered the Council’s Public Speaking Scheme, Ms Lizzie Beresford and Mrs Rio Brenzini sent in video-recorded public speaking speeches in objection of the application which were played to the Committee.

The recommendation to refuse the application was proposed by Councillor David Lewis, seconded by Colin Dougan and put to the vote and carried.

RESOLVED that application 19/2182 be refused for the reasons in the Officer Report and updates.

Note 1

It was noted for the record that:

- i. All Members of the Committee had received various pieces of correspondence in relation to the application.
- ii. Councillor David Lewis had been consulted in respect of the application by several local residents and also attended a presentation by the developer, but confirmed that he came into the meeting with an open-mind.
- iii. Cllr Charlotte Morley had a Disclosable Pecuniary Interest in the application and did not attend the meeting as a result.

Note 2

A roll call vote was taken and 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, Paul Deach, Colin Dougan, Edward Hawkins, David Lewis, Robin Perry, Darryl Ratiram, Morgan Rise, Victoria Wheeler, Helen Whitcroft and Valerie White.

In accordance with Part 4 Section D, paragraph 18.3.8 of the Council’s Constitution as Councillor Graham Tapper was not present for the whole consideration of the item, he was unable to vote on the application.

6/P Application Number: 19/0757 - 8 Tekels Park, Camberley, Surrey, GU15 2LF

The application was for the erection of two detached houses, two pairs of semi-detached houses and a two storey building providing three flats with associated garaging, parking, landscaping following the demolition of Tekels Park Guest

House, the Dormy flat, 8 Tekels Park, Tekels Court and Green Hedges with partial demolition and associated alterations to Dunmar.

The application would have normally been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Richard Brooks due to concerns raised by on behalf of the Tekels Park Residents Association.

Members were advised of the following updates on the application:

“Correction and clarification (paragraph 7.6.3 on page 51)”

The following table clarifies the proposed parking allocation:

	SCC Recommended Parking Guidance (Suburban location)	Proposal
1 & 2 bed flats	1 space per unit	2 spaces each. (Plots G, H and J). (Note Plot J is a 3 bed flat)
1 & 2 bed houses	1 space per unit	N/A
3 bed houses	2+ spaces per unit	2 spaces each. (Plots B, C, D and E)
4 + bed houses	2+ spaces per unit	3 spaces each (Plots A and F)
Total	16+ (Note: visitor parking is encouraged where appropriate eg flats, though is not always necessary)	20 (no visitor parking)

The agenda report incorrectly states that there is a shortfall of one space on the basis of Plot J but this table shows that this is not the case. The proposal fully complies with SCC guidelines and so in the officer’s opinion stipulating a requirement for visitor parking (on or off site) would be an excessive measure. This proposal is also comparable with the Walled Garden development (approved January 2018 and subject to the same SCC guidelines) which provided 13 spaces for 6 no. 2 bed and 2 no. 3 bed.

In the event that planning permission were to be granted the applicant would wish to commence the scheme at the earliest opportunity. To this end and to avoid pre-commencement conditions, construction and arboricultural method statements have been submitted in support of the application.

The construction method statement includes a number of measures including that:

- existing vehicular and pedestrian access arrangements will be maintained to all houses and premises within Tekels Park during the development process;
- demolition will only take place between 8am-5pm Monday to Friday;

- deliveries/construction taking place between 8am-6pm Monday to Friday and 8am to 1pm on Saturdays;
- A circular route for deliveries to ensure no reversing along Tekels Park;
- The erection of hoardings to screen the site
- The provision of parking for vehicles of site personnel to the west of the site;
- The provision of a storage area for plant and materials at the northern end of the site; and
- demolition taking place in accordance with Construction (Design and Management) Regulations 2015

The arboricultural method statement provides more detailed information on how the trees to be retained will be safeguarded, including details of tree protection and methods of construction

These reports have been considered by the County Highway Authority and the Council's Arboricultural Officer who are both satisfied with the submitted information in highway and landscape terms. Given this it is proposed to amend conditions 6 and 14 as follows:

Updated condition 6

The demolition and construction of the development hereby approved shall only be undertaken in accordance with the measures contained in the construction method statement rev C dated 17 June 2020 and associated site set up plan 1092-P09 rev D.

Updated condition 14

The demolition and construction of the development hereby approved shall only be undertaken in accordance with the measures as set out in the Arboricultural Method statement dated 16 June 2020 prepared by GHA Trees Arboricultural Consultancy

Updated condition 15

This submission has resulted in an amendment to condition 15 in that the drawing number stated in this condition has been amended to 1092-P09 rev **D**

Updated condition 23

This submission has resulted in an amendment to condition 23 in that the drawing number stated in this condition has been amended to 1092-P09 rev **D**.

To safeguard appropriate levels of privacy for future residents within the development a further condition is proposed as below:

Additional condition 24

Prior to the first occupation of plots B-E inclusive the glazing to the Juliet balconies as shown on drawing number 1092-P03 rev A shall be completed in

obscure glazing to privacy level 5, installed and thereafter retained and maintained to the reasonable satisfaction of the Local Planning Authority

Reason; To safeguard the amenities of adjoining residents

With regard to energy efficiency the agent has confirmed that:

“There will be a fabric first approach to energy efficiency, creating a highly sealed and thermally insulated building envelope to ensure minimum heat loss and therefore reduce heating and energy requirements for the lifetime of the property. The development will exceed the energy performance prescribed by the Part L of the Building Regulations 2010 by at least 25% (equivalent to the old Code 4). This will be achieved through a range of measures including the following examples:

- *high levels of insulation in floors, walls and roof*
- *triple glazing*
- *energy use monitors*
- *weather compensators*
- *energy efficient white goods where fitted*
- *grey water harvesting using water butts”.*

As the application triggered the Council’s Public Speaking Scheme, Mr David Aggleton sent in a video-recorded public speaking speech in objection to the application which was played to the Committee. Mr Paul Dickinson, the Agent, sent in a video-recorded speech in support of the application which was also played to the Committee.

Members had concerns in respect of the proposal and how it fitted into the Wooded Hills Housing Character Area, and the existing street scene. The Committee also had concerns in respect of scale, massing and the proposal’s building and roof lines.

The officer recommendation to grant the application was proposed by Councillor Morgan Rise and seconded Councillor Colin Dougan and put to the vote and lost.

A proposal to refuse the application for the reasons below was proposed by Councillor Victoria Wheeler, seconded by Councillor Helen Whitcroft and put to the vote and carried.

RESOLVED that

- I. application 19/0757 be refused for the following reasons:
The scale, massing, roof and building lines would erode the positive features and character of the Wooded Hills Character Area contrary to the guiding principles within the Western Urban Area Character Supplementary Planning Document 2012.**
- II. The reasons for refusal be finalised by the Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee and the relevant Ward Councillors.**

Note 1

It was noted for the record that:

- i. All Members of the Committee had received a letter of representation from the Tekels Park Residents Association in respect of the application.
- ii. Councillor Robin Perry had attended a presentation by the owner in respect of the site, but confirmed that he came into the meeting with an open-mind.

Note 2

A roll call vote was taken and the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Paul Deach, Colin Dougan, Edward Hawkins, David Lewis, Darryl Ratiram and Morgan Rise.

Voting against the recommendation to approve the application:

Councillors Graham Alleway, Peter Barnett, Robin Perry, Graham Tapper, Victoria Wheeler, Helen Whitcroft, Valerie White.

Voting in favour of the alternative proposal to refuse the application for the reasons, as outlined above:

Councillors Graham Alleway, Peter Barnett, Paul Deach, Robin Perry, Graham Tapper, Victoria Wheeler, Helen Whitcroft, Valerie White.

Voting against the alternative proposal to refuse the application for the reasons, as outlined above:

Councillors Colin Dougan, Edward Hawkins, David Lewis, Darryl Ratiram and Morgan Rise.

7/P Exclusion of Press And Public

In accordance with Regulation 4 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the press and public were excluded from the meeting for the following items of business on the ground that they involved the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 as set out below:

Minute	Paragraph(s)
8/P	1
9/P	1

8/P Application Number: 18/0875 - Land To The Side And Rear Of 154 Guildford Road, West End, Woking, GU24 9LT

The application was for change of use to provide two pitch gypsy site (retrospective).

This application would have normally been determined under the Council's Scheme of Delegation, however, it had been called-in by Cllr Mansfield on the basis of concerns raised by local residents.

Members were advised of the following updates on the application:

Corrections

The conditions shown on Page 85 are as shown on Pages 74 and 75 (as a part of the update report) and for the avoidance of doubt do not form part of the original officer report.

Amendments to condition 4

The occupation of the gypsy pitches shall be limited to persons related to the applicant, Mr Maurice Black, **and shall include Master Maurice Black and Mr John Lee. Notwithstanding condition 2, in the event that Master Maurice Black and Mr John Lee vacate the pitches then 1 month after vacating the pitches the Local Planning Authority shall be notified and 3 months after vacating the pitches the use shall be discontinued and the site reinstated to the reasonable satisfaction of the Planning Authority.**

Reason: To ensure that the proposed gypsy pitches are occupied due to the personal circumstances and only in compliance with the policy for the protection of the Green Belt and to accord with Policies CP1, **CP7** and DM1 of the Surrey Heath Core Strategy and Development Management Policies 2012, the National Planning Policy Framework **and Planning Policy for Traveller Sites.**”

There was uncertainty from Members in respect of whether the applicant's personal circumstances, along with the other very special circumstances as indicated in the Officer Report, carried sufficient weight to amount to very special circumstances sufficient to outweigh the proposal's identified harm to the Green Belt.

Members thereby felt they needed more specific medical evidence in respect of the potential impact of the application on the applicant's grandchild's needs.

An alternative proposal to defer the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Morgan Rise and put to the vote and carried.

RESOLVED that application 18/0875 be deferred to seek further evidence and clarification in respect of the personal circumstances in relation to the applicant's grandson.

Note 1

A roll call vote was taken and the voting in relation to the application was as follows:

Voting in favour of the proposal to defer the application:

Councillors Peter Barnett, Paul Deach, Colin Dougan, Edward Hawkins, David Lewis, Robin Perry, Darryl Ratiram, Morgan Rise, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting against the recommendation to defer the application:

Councillors Graham Alleway and Graham Tapper.

9/P Review of Exempt Items

The Planning Committee reviewed the reports which had been considered at the meeting following the exclusion of members of the press and public, as it involved the likely disclosure of exempt information. It was agreed that the relevant reports would remain exempt.

Chairman

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**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 16 July 2020**

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

+ 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
+ Cllr Charlotte Morley	

+ Present

- Apologies for absence presented

Members in Attendance: Cllr Rodney Bates, Cllr Richard Brooks, Cllr David Mansfield, Cllr Alan McClafferty, Cllr Emma McGrath, Cllr Pat Tedder.

Officers Present: Ross Cahalane, Jessica Harris-Hooton, Jonathan Partington and Eddie Scott

10/P Minutes of Previous Meeting

It was agreed that the minutes of the meeting held on 18 June 2020 would be considered at the Committee's next meeting as the wrong set of minutes were included in the supplements pack.

11/P Application Number:20/0090 - 134 & 136 London Road, Bagshot, Surrey, GU19 5BZ

The application was an Outline planning application for the erection of 26 residential units (Class C3) following demolition of both existing dwellings with new vehicular access off London Road. Access, appearance, layout and scale to be considered with landscaping reserved.

Members were advised of the following updates on the application:

"UPDATE

Refuse and cycle storage (paragraph 7.6.3)

To clarify, although there is no communal bin store within Block B, the walking distance from its entrance to the communal bin store of Block A would be approx. 25m, which is considered acceptable having regard to the RDG and the Manual for Streets. This proposed communal refuse storage, along with that proposed in

Block, is also considered to provide sufficient capacity for all residents, as advised by the RDG.

The proposed communal cycle stores would be located within Blocks B and C, to provide one space per unit, with the Block B storage also to be used by Block A. The walking distance would be approx. 30m, which is also considered acceptable.

Affordable housing (paragraph 7.9.2)

The provider of the shared ownership housing, Paragon Asra, has an established track record of delivering housing in Surrey as a Registered Provider, and the Council's Housing Services Manager has raised no objection."

There were concerns in respect of the encroachment of the TPO canopies on the proposal's communal amenity areas. As a result an informative was added to the officer recommendation to request that a future management regime, and scheduled tree works programme be submitted as part of the reserved matters application.

It was also agreed that an informative would be added in order to request that the greenspace proposed as part of the indicative landscaping plan be retained and not be used for the purposes of parking. A similar informative was also added to the officer's recommendation to instruct the use of bollards to provide protection to the greenspace.

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

RESOLVED that

- I. application 20/0090 be granted subject to the conditions in the officer report, a Section 106 agreement and the additional informatives; and**
- II. The final wording of the additional informatives 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 Councillor Valerie White had been contacted by various members of the public 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:

Councillors Cliff Betton, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Robin Perry, Darryl Ratiram, Morgan Rise, Graham Tapper.

Voting against the officer recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Victoria Wheeler, Helen Whitcroft and Valerie White.

Chairman

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19/2074/FFU

Reg. Date

3 December 2019

Lightwater

LOCATION:	Land Adj. , Guildford Road, (South Of The M3), Lightwater, GU19 5NT
PROPOSAL:	Proposed Gypsy/Traveller site (two pitches) comprising the siting of two mobile homes, two touring caravans, the erection of two day rooms, hard standing and landscaping (part-retrospective)
TYPE:	Full Planning Application
APPLICANT:	Mr Robb
OFFICER:	Mr Ross Cahalane

This application would normally be determined under the Council's Scheme of Delegation, however, it has been called-in by Cllr Jennings-Evans on the basis of concerns raised by local residents and potential environmental impact on an SPA.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This application relates to a proposed Gypsy/Traveller site comprising two pitches, including the siting of two mobile homes, two touring caravans, the erection of two day rooms, hard standing and landscaping. The application is part-retrospective, with existing hard standing laid down within the site. Land to the west of the application site (but owned by the applicant) contains three existing caravans, currently unoccupied and subject to a separate lawful development certificate application (ref 19/2324/CEU).
- 1.2 Given the Borough-wide unmet need for traveller sites and the sustainability merits of the site within an urban fringe location and not within the Green Belt, the principle of the proposed development is considered acceptable having regard to Policy DM6 of the CSDMP, the PPTS and the NPPF. The impact on the countryside is not considered adverse, as the development would not be visible from surrounding public vantage points. Planning conditions are proposed to secure landscaping including appropriate replacement of trees. The proposal is also considered to be acceptable in terms of residential amenity, highway safety, ecology and the Thames Basin Heaths SPA. A pre-commencement planning condition is proposed to address the likelihood of existing contamination.
- 1.3 The officer recommendation is therefore to grant planning permission, subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The 0.22 hectare application site falls to the northwest of the settlement of Lightwater, within the Countryside Beyond the Green Belt. The site lies near to but detached from the defined settlement of Lightwater village, on the west side of A322 Guildford Road, near to its junction with the M3 motorway. The site benefits from an existing gated vehicular access from Guildford Road, and includes an area of existing hard standing where the pitches are proposed. Mature trees have been retained around the site perimeter and there are also mature third party trees within and along the A322 highway verge, with closeboard perimeter fencing demarcating the site boundary. This means that the existing development within is not visible from roadside views.

- 2.2 The wider site, extending westwards and owned by the applicant, is 0.78 hectares , narrowing towards the front motorway junction and including a disused telephone mast, with Lightwater Country Park beyond to the west. The Thames Basin Heaths Special Protection Area (SPA) 400m buffer zone bisects the wider site, and forms the western boundary of the application site. This means that the development proposed under this application would be fully contained outside of this buffer zone - to the east towards the A322. The wider site parcel also contains the three existing caravans sited, currently unoccupied and subject to a separate lawful development certificate application ref 19/2324/CEU and separate Injunction action.
- 2.3 Although there is limited planning history, the site appears to have been historically used for the dumping and burying of waste, including several old cars as observed on site visit. There are detached residential properties along South Farm Lane on the opposite side of the A322, with another residence No. 269 Guildford Road to the southwest.

3.0 RELEVANT PLANNING HISTORY

The relevant planning history for the wider site is listed below.

- 3.1 04/0343 Erection of a 22.5m high telecommunications lattice tower with associated antennae systems of two operators and associated equipment cabinets and compound
Decision: Granted (implemented)
- 3.2 19/2324/CEU Application for a Lawful Development Certificate for the existing use of the site as a caravan site.
Currently under consideration.

4.0 THE PROPOSAL

- 4.1 The proposal relates to a proposed Gypsy/Traveller site comprising two pitches, including the siting of two mobile homes, two touring caravans, the erection of two day rooms, hard standing and landscaping. The application is part-retrospective, with existing hard standing laid down and three existing caravans sited (currently unoccupied and subject to a separate lawful development certificate application ref 19/2324/CEU).
- 4.2 The proposal would utilise the existing gated site access onto Guildford Road. The proposed site plan outlines the location of the mobile homes, touring caravans, day rooms, parking areas and hard standing areas. The application site for this proposal has been defined as excluding all parts of the wider site within the 400m buffer zone to the west.
- 4.3 The existing site containing three caravans is currently unoccupied. The supporting letter initially provided advises that one of the proposed pitches is intended to be occupied by the applicant, his wife and their newborn baby. The applicant undertakes landscaping work, travelling around London, Birmingham, the Midlands and Manchester. When travelling, he leads a roadside existence or stops at relative's sites where possible. The other proposed pitch would be occupied by a first cousin of the applicant and her three children. This family continues to travel when they can. The LPA is satisfied that the applicant and the intended occupiers fall under the definition of "gypsies and travellers", as set out in Annex 1 of the PPTS.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objection, subject to conditions [See Section 7.6]

5.2	Natural England	No objection, subject to mitigation measures being secured [See Para 7.3.11 and Section 7.8]
5.3	Council Environmental Health Officer:	No objection, subject to condition [See Section 7.5]
5.4	Surrey Wildlife Trust	No objection, subject to condition [See Section 7.7]
5.5	Council Arboricultural Officer:	Comments awaited [See Section 7.7]
5.6	Council Scientific Officer	No objection, subject to condition [See Section 7.9]
5.7	Windlesham Parish Council	Objection, as the area is in the Green Belt and no very special circumstances have been demonstrated.

6.0 REPRESENTATIONS

- 6.1 At the time of preparation of this report, no representations have been received in support and 23 representations have been received raising an objection for which the following issues are raised:
- 6.2
- Principle of proposal and impact on countryside and character [See paragraphs 7.3 and 7.4]
 - Another gypsy site not needed
 - Inappropriate change of use
 - Impact on infrastructure, community and other services
 - Conflict with local plan
 - Impact on rural character
 - Scale, appearance and design, including the amount of tarmac
 - Overdevelopment of the site
- 6.3
- Residential amenity [See paragraph 7.5]
 - Loss of privacy
 - Close to other properties
 - Noise, dust and fumes
- 6.4
- *Highway safety* [See paragraph 7.6]
 - Additional traffic from access - near congested M3 junction. Also a driving hazard
 - Inadequate access
 - Inadequate public transport provision
 - Will lead to two large sites off main roundabout
- 6.5
- *Impact on ecology and trees* [See paragraph 7.7]
 - Impact on the environment and nature conservation
 - Removal of trees – concerned about future clearance

- 6.6
 - *Impact on Thames Basin Heaths Special Protection Area [See paragraph 7.8]*
 - At boundary with Lighwater Country Park and protected area
- 6.7
 - *Other issues*
 - Potentially contaminated land [*See paragraph 7.9*]
 - Planning law has not been followed and retrospective nature of the proposal
 - Retrospective application is not trustworthy
 - Will set precedent [*Officer comment: Each application must be considered on its own planning merits, based on the relevant policies and site-specific circumstances.*]
 - Increase in crime and anti-social behaviour
 - Devaluation of property
 - Will the applicant pay Council Tax?
 - [*Officer comment: These are not material planning considerations*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The proposal is to be assessed against the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG); as well as Policies CP1, CP2, CP11, CP14, DM6, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); Planning Policy for Traveller Sites 2015 (PPTS); the Surrey Heath Gypsy and Traveller Accommodation Assessment 2018 (GTAA), and; the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (TBHSPD).
- 7.2 The main issues in the consideration of this application are:
- The principle of the proposed development;
 - Impact on the countryside;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on trees and ecology;
 - Impact on the Thames Basin Heaths Special Protection Area; and
 - Other matters.

7.3 The principle of the proposed development

- 7.3.1 Policy H of the PPTS (Determining planning applications for traveller sites) states, at paragraph 22, that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 23 of the PPTS goes on to say that applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the NPPF and this PPTS.
- 7.3.2 Policy DM6 of the Surrey Heath CSDMP states that:
- In assessing applications and site allocations for Gypsies and Travellers and Travelling Showpeople accommodation the Borough Council will have regard to the following criteria:-*
- (i) *Sites should promote the effective use of land within settlement areas in particular previously developed land; and*

(ii) Sites should be accessible to public transport, cycling or pedestrian networks and facilities capable of meeting day to day needs such as education, healthcare and shopping; The Borough Council will also consider applications or allocations in rural locations outside of the Green Belt giving priority to rural fringe locations that comprise previously developed land and meets criterion (ii) above.

- 7.3.3 The NPPF does not contain a specific policy for gypsy/traveller sites, with paragraph 4 of the NPPF stating that it should be read in conjunction with the Government's planning policy for traveller sites (PPTS). The NPPF does give relevant consideration to the intrinsic character and beauty of the countryside. This matter is assessed under paragraph 7.4 below (Impact on the countryside). But firstly, it is necessary to refer to Policy DM6 of the CSDMP above, along with the other relevant paragraphs of the PPTS below, to consider the principle of the proposal and whether it comprises sustainable development.
- 7.3.4 Although the application site lies within the countryside, as a potential development site it is considered to be in a more sustainable location than most countryside sites. This is because as required by Policy DM6 of the CSDMP, the site is close to local services (being approx. 140m-180m as the crow flies from Lightwater village settlement boundary) and is therefore accessible to public transport, cycling/pedestrian networks, and facilities capable of meeting day to day needs such as education, healthcare and shopping. The site can therefore be considered as a rural fringe location having regard to Policy DM6 above. The site also forms part-previously developed land, due to the existing vehicular access track leading to the disused telephone mast.
- 7.3.5 Therefore, whilst the site falls outside of the settlement area of Lightwater, it is considered to form a rural fringe location that meets the sustainability criteria under Policy DM6 (ii) of the CSDMP and the NPPF. In light of this, Officers attach significant weight to the sustainability of the application site.
- 7.3.6 Paragraph 24 of the PPTS states that local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:
- (a) the existing level of provision and need for sites;
 - (b) the availability (or lack) of alternative accommodation for the applicants;
 - (c) other personal circumstances of the applicant;
 - (d) that the locally specified criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites; and
 - (e) that they should determine application for sites from any travellers and not just those with a local connection.
- 7.3.7 Paragraph 25 of the PPTS states that Local Planning Authorities should avoid placing an undue pressure on the local infrastructure. Paragraph 26 states that when considering applications, LPAs should attach weight to the effective use of previously developed land (or untidy or derelict land). It is not considered that the proposed provision of two pitches would place undue pressure on local infrastructure. As already discussed, the site only partly comprises previously developed land. However, it is nonetheless considered to form a sustainable location. Paragraph 26 of the PPTS also states that LPAs should attach weight to promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children. There are existing nearby play facilities for children and the site is near the settlement area to assist in promoting healthy lifestyles. Landscaping is considered under paragraph 4 of the report below.
- 7.3.8 Paragraph 27 of the PPTS goes on to say that if an LPA cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission. Exceptions to this are where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives. However, the

application site is not within the Green Belt, and the red line site covering the proposed area for the gypsy site is outside of the TBH SPA 400m buffer zone, where no new residential units are permitted. Natural England, the consulting body for such applications affecting the TBH SPA, have raised no objection to the proposal, subject to securing mitigation measures in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). Although the application does not propose a temporary planning permission, it is still considered that the LPA's lack of site provision (discussed further below) is a significant material consideration weighing in favour of a grant of planning permission.

7.3.9 Having regard to the PPTS as quoted above, the following are key considerations:

- the existing level of provision and need for sites;
- the availability (or lack) of alternative accommodation for the applicants;
- other personal circumstances of the applicant, and;
- the sustainability of the site

The existing level of provision and need for sites

7.3.10 The GTAA sets out the unmet need for gypsy and traveller provision within the Borough. It confirms the need for 12 additional pitches within the borough over the GTAA period (up to 2032); with a need for the provision of 9 pitches required by 2022. There have been no gypsy pitches approved or due to be provided to meet this need. The fact that this need is not being met means that the current proposal would provide a benefit in reducing the evidenced unmet need within the Borough. Officers attach significant weight to this identified unmet need.

The availability (or lack) of alternative accommodation for the applicants

7.3.11 Given the historic unmet need as set out above, coupled with the identified need of 12 pitches to 2032, and that there are no known sites which can better meet the accommodation needs of the applicant, it is also accepted that there is a lack of suitable alternative sites available.

Other personal circumstances of the applicant

7.3.12 The supporting letter initially provided advises that one of the proposed pitches is intended to be occupied by the applicant, his wife and their newborn baby. The applicant undertakes landscaping work, travelling around London, Birmingham, the Midlands and Manchester. When travelling, he leads a roadside existence or stops at relative's sites where possible. The other proposed pitch would be occupied by a first cousin of the applicant and her three children. This family continues to travel when they can. One of the children is statemented and attends a nearby primary school. The above personal circumstances of the applicant are noted, and it is noted that Paragraph 24 of the PPTS states that LPAs should determine applications for sites from any travellers, and not just those with a local connection.

The sustainability of the site

7.3.13 As already outlined above, whilst the site falls outside of the settlement area of Lightwater, it is considered to form a rural fringe location that meets the sustainability criteria under Policy DM6 (ii) of the CSDMP and the NPPF, with significant weight attached to this.

Other in-principle considerations

7.3.14 Given the existing physical barrier of the M3 motorway to the north, along with the restriction of views from the A322 along the east achieved by the existing mature trees (discussed further in Section 7.4 below), it is not considered that the proposed gypsy site would result in coalescence between the settlements of Lightwater to the south and Bagshot to the north. The TBH SPA 400m buffer zone forms the western boundary of the application site red line. Subject to a condition to agree an appropriate delineation of this buzzer zone, it is considered that this would also restrict encroachment in to the countryside.

Conclusion

- 7.3.15 The application site is not within a settlement area and does not fully comprise previously developed land as set out in Policy DM6 of the CSDMP. However the site is considered to form a rural fringe location, being not in the Green Belt and close to the settlement area of Lightwater, affording it with accessibility to sustainable facilities as required by criterion (ii) of Policy DM6. Although the site is therefore not fully compliant with Policy DM6 of the CSDMP, having regard to the PPTS and the NPPF significant weight is given to the sustainability of the site and the historic unmet need for gypsy/traveller sites across the Borough, the principle of the proposal is considered acceptable, subject to the other material planning considerations as outlined below.

7.4 Impact on the countryside

- 7.4.1 Policy DM9 of the CSDMP requires development to respect and enhance the local and natural character be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density. Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by, inter alia, recognising the intrinsic character and beauty of the countryside. Policy C (Paragraph 14) of the PPTS states that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community. Paragraph 25 of the PPTS further states that LPAs should very strictly limit new traveller site development in open countryside that is away from existing settlements. LPAs should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community.
- 7.4.2 Paragraph 26 of the PPTS states that when considering planning applications, LPAs should attach weight to sites being well planned or soft landscaped in such a way to positively enhance the environment and increase its openness; promoting healthy lifestyles, such as ensuring adequate landscaping and play areas for children; and not enclosing a site that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.
- 7.4.3 The application site is located in the designated countryside, near to but detached from the defined settlement boundary of Lightwater village. The site contains a number of mature trees and prior to the unauthorised development subject of an Injunction, was only part-previously developed with a gated vehicular access with track leading to a disused telephone mast, which is to the west of the application site boundary. There are also mature third party trees within and along the A322 highway verge, with closeboard perimeter fencing demarcating the site boundary. This means that the existing development within is not visible from roadside views.
- 7.4.4 The limited height of the proposed two pitches, including two mobile homes, tourers and day rooms would mean that the existing boundary treatments within and outside of the site would restrict views from roadside. As such, although the existing hardstanding and the proposed provision of mobile homes, tourers and day rooms would have an urbanising impact, no visual harm outside of the site would arise.
- 7.4.5 There are a number of mature trees to the west of the proposed development site, which would also restrict views from Lightwater Country Park. Notwithstanding the rural character of the area, it is considered that the development proposed would not have an adverse visual impact when viewed from surrounding public vantage points. Conditions can be imposed to secure appropriate landscaping, including replacement of trees that have been imposed (See Section 7.7 below).
- 7.4.6 As stated in paragraph 7.3.4 above, the site is considered to form a rural fringe location and as set out in this section above, the development within would not be visible from public vantage points, and would therefore not dominate the settled community. The above landscaping considerations would mean that it would not be necessary to further physically

enclose the site, which may isolate it from the rest of the community. There are also existing nearby play facilities for children and the site is near the settlement area to assist in promoting healthy lifestyles.

- 7.4.7 In light of all the above, it is considered that the proposed development is acceptable in terms of impact on the countryside and the character of the area, thus complying in this regard with Policy DM9 of the CSDMP, the PPTS and the NPPF.

7.5 Impact on residential amenity

- 7.5.1 Policy DM9 of the CSDMP requires development to pay regard to residential amenity of neighbouring property and uses. Principle 6.4 of the RDG indicates that housing development should seek to achieve the highest density possible without adversely impacting on the amenity of neighbours and residents.

- 7.5.2 The existing site entrance to be utilised by the proposed pitches is located approx. 80m across from the front boundaries of the South Farm Lane dwellings on the other side of the A322. The side boundary of the proposed site is located approx. 110m from the boundary of the next neighbour of No. 269 Guildford Road to the southeast. Given these separation distances, the low height of the development proposed and the boundary screening, no adverse impact on the amenity of the occupiers of these dwellings is envisaged.

- 7.5.3 The Council's Environmental Health Officer (EHO) has raised no objection, based on recent data from a noise survey very similar to this site adjacent to the motorway and a busy A road, to reasonably determine that noise levels on the current application site. To attain acceptable noise levels within the proposed site, attenuation of doors, windows and walls of habitable rooms would be needed, but is achievable by a modern mobile home construction. Planning conditions are therefore proposed to ensure that the external walls have an appropriate average sound reduction index, and requiring an acoustic noise report to be submitted to confirm the above prior to occupation, or by submission of mobile home construction data that demonstrates the above attenuation will be achieved. The EHO has also commented that as part of the site that could be used as external amenity to achieve the required noise standards, further conditions are not required.

- 7.5.4 In light of all the above, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of CSDMP.

7.6 Impact on highway safety

- 7.6.1 The existing gated vehicular access onto Guildford Road will be utilised. The County Highway Authority (CHA) raises no objections to the proposal, commenting that there are adequate visibility splays available, and sufficient space within the site for vehicles to enter and leave in forward gear. The CHA has also commented that it is not thought that the proposed improvement works to the M3/A322 junction adjacent to this site will affect this application. The CHA concludes that the proposal is unlikely to have a material impact on highway safety issues.

- 7.6.2 As such, the proposed development is considered to be acceptable on highway safety grounds, complying with Policies CP11 and DM11 of CSDMP and the NPPF.

7.7 Impact on ecology and trees

- 7.7.1 A Preliminary Ecological Appraisal has been provided, and its recommendations include: clearance of earth bunds; installation of wildlife boxes, and; a sensitive lighting scheme. It is advised that the proposed removal of hardstanding to the west would naturally colonise with vegetation. Surrey Wildlife Trust has raised no objection, subject to a planning condition recommending a reasonable avoidance measures document, written by a suitably qualified ecologist, to be provided prior to commencement of development. This document should identify how the proposed ecology mitigation and enhancement measures are to be maintained and secured, including likely presence of reptiles.

7.7.2 A number of trees have been removed prior to submission of the application. Although no specific details of this have been provided under this application, comments are awaited from the Council's Arboricultural Officer, who has previously visited the site prior to this application submission. An addendum update will therefore be provided. However, the Preliminary Ecological Appraisal recommends replanting of trees that have been lost, and suggests specific native specimens of local provenance only. The report also recommends: protection of the woodland edge with Heras fencing during construction; retention and protection of the woodland edge and scattered broad-leaved trees, and; ensuring that the area of hard standing proposed for reduction should be allowed to vegetate naturally. The replacement trees as outlined can be secured by condition.

7.8 Impact on the Thames Basin Heaths Special Protection Area

7.8.1 As already outlined, the application site is bisected by the Thames Basin Heaths Special Protection Area (TBH SPA) 400m buffer zone. This TBH SPA 400m buffer zone forms the western boundary of the application site red line. Subject to agreement of an appropriate delineation of this buffer zone, as part of a landscaping scheme, it is considered that future encroachment in to the SPA buffer zone will be restricted.

7.8.2 Natural England have raised no objection, subject to mitigation measures being fully secured in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). This will need to be secured as financial contributions prior to determination of the application, based on the likely level of primary residential occupation. An addendum update will be provided.

7.9 Other matters

7.9.1 The Council's Scientific Officer has commented that the site appears to have been historically used for the dumping and burying of waste. Road plainings have been placed across the site. The adjacent site to the southeast also appears to have been used historically as a nursery. Given the likelihood of contaminants to be present due to all of the above, a planning condition is proposed to fully consider the human, ecological and surface/groundwater risks from the contamination and required remediation. This will include:

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

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

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

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

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

(f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

7.9.2 The proposal would fall within an area of low flood risk (Zone 1 as defined by the Environment Agency). As such, the proposal is considered to be acceptable on flood risk grounds.

7.9.3 As such, no objections are raised on land contamination or flood risk, with the proposal complying with Policy DM10 of the CSDMP and the NPPF.

8.0 POSITIVE/PROACTIVE WORKING

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

a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

9.0 CONCLUSION

9.1 Given the Borough-wide unmet need for traveller sites and the sustainability merits of the site which is within an urban fringe location and not within the Green Belt, the principle of the proposed development is considered acceptable having regard to Policy DM6 of the CSDMP, the PPTS and the NPPF. The impact on the countryside is not considered adverse, as the development would not be visible from surrounding public vantage points. Planning conditions are proposed to secure landscaping including appropriate replacement of trees. The proposal is also considered to be acceptable in terms of residential amenity, highway safety, ecology and the Thames Basin Heaths SPA. A pre-commencement planning condition is proposed to address the likelihood of existing contamination. As such the application is recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

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

2. The Use hereby approved relates to the following plans:

Proposed site plan (Drawing No. J003396 - CD03 Rev A);
Proposed day room floor plans, elevations and roof plan (Dwg No: J003365-DD04) - both received on 21 November 2019;
Location plan (Dwg No: J003365-CD01 Rev B) - received on 28 November 2019.

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

3. The site shall only be occupied by no more than two gypsy pitches, each comprising no more than one mobile home, one tourer caravan and one day room.

Reason: In order not to prejudice the openness of the countryside or visual amenities and to accord with Policies CP1, CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. Notwithstanding the submitted proposed site plan (Drawing No. J003396 - CD03 Rev A), no development or soft or hard landscaping works shall take place until a further proposed site plan is submitted to and approved in writing by the Local Planning Authority. This plan shall include the following:

- a) Proposed location and specification of a physical barrier between the application site and the Thames Basin Heaths Special Protection Area 400m buffer zone;
- b) Proposed location of any other walls, fences or access features;
- c) Precise areas of hard standing to be removed and retained - ensuring that no hard standing is within the above buffer zone;

- d) Location and species of all retained and proposed planting. Replacement planting species shall be of native provenance, and;
- e) Details of the measures to be taken to protect existing features during the construction of the development.

The above details shall be carried out as approved and implemented prior to first occupation. Any landscaping which, within 5 years of the completion of the landscaping scheme, dies, becomes diseased, is removed, damaged or becomes defective in anyway shall be replaced in kind.

Reason: To preserve and enhance the visual amenities of the locality and to avoid adverse impacts on the Thames Basin Heaths Special Protection Area, in accordance with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

- 5. No development shall commence until a Reasonable Avoidance Measures Document, written by a suitably qualified ecologist, is submitted to and approved in writing by the Local Planning Authority. This Document shall identify how the proposed ecology mitigation and enhancement measures are to be maintained and secured, including likely presence of reptiles.

Reason: To conserve and enhance biodiversity and legally protected species and landscapes, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

- 6. (i) 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.
(ii) The above scheme shall include :-

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

(iii) 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.

- 7. The external walls (including doors and windows) of all mobile homes, tourers and day rooms authorised under this permission shall have an average sound reduction index (Rw) of 35dB.

Reason: In order to minimize the transmission of airborne noise in the interests of the residential amenities of the occupiers and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2018.

8. The development hereby approved shall not be occupied until an acoustic noise report is submitted to and approved in writing by the Local Planning Authority, confirming that the attenuation measures as stated in Condition 7 above have been achieved.

Alternatively, the development hereby approved shall not be occupied until verified construction data has been submitted to and approved in writing by the Local Planning Authority, that demonstrates the above attenuation will be achieved.

Reason: In order to minimize the transmission of airborne noise in the interests of the residential amenities of the occupiers and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2018.

9. Visibility zones shall be provided in accordance with the approved plans, Drawing No. J003396-CD-05 A, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1m high.

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

10. Space shall be laid out within the site in accordance with the submitted Drawing No. J003396 - CD03 Rev A (received on 21 November 2019) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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

11. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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

Informative(s)

1. Contaminated land survey informative
For the avoidance of doubt, the following definitions apply to the Condition No. 6 relating to contaminated land:

Desk study- This will include: -

- (i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.

(ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include: -

- (i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.
- (ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

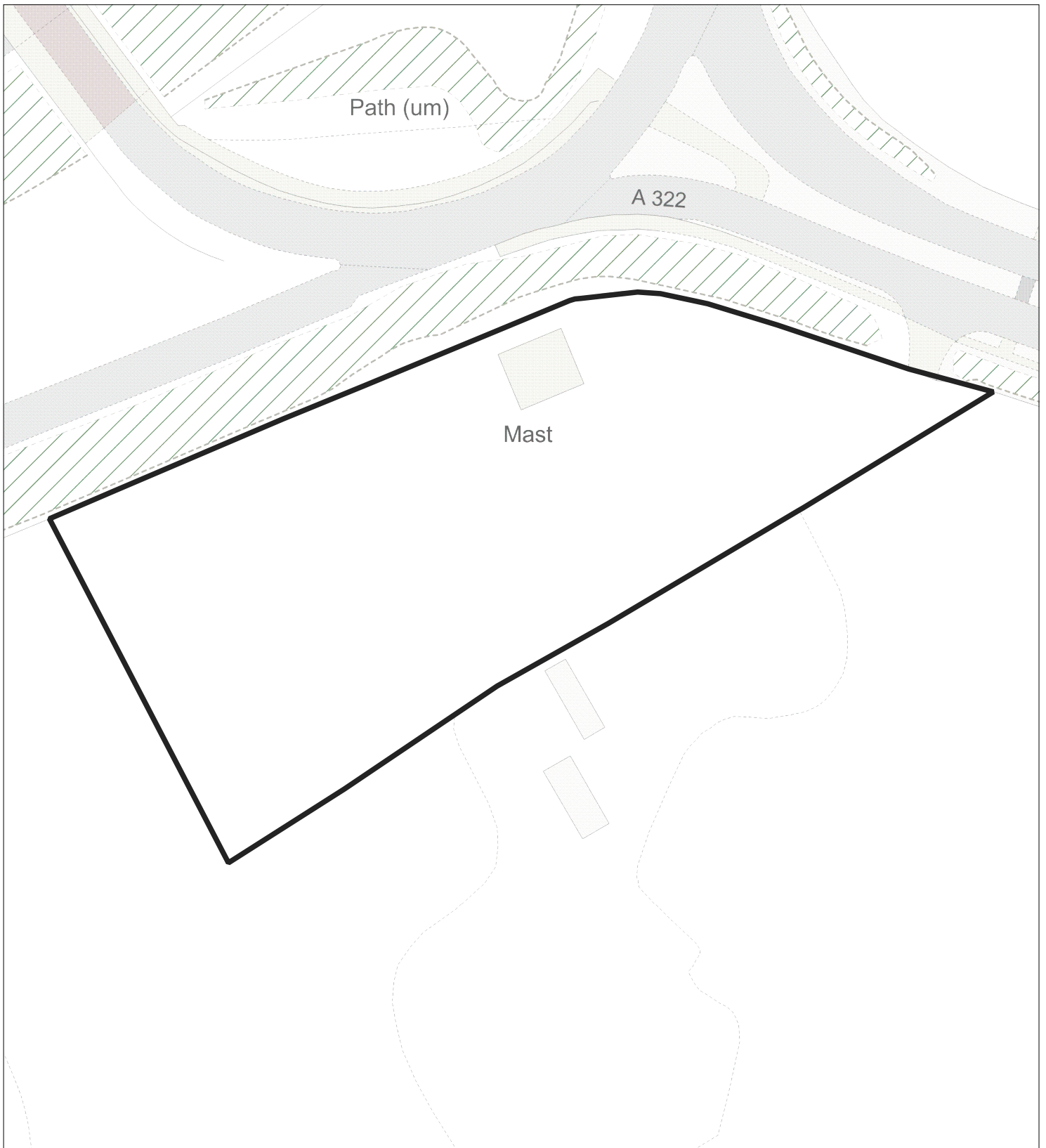
- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination

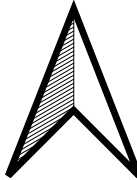
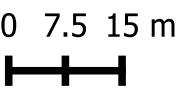

Verification of Remediation Report: This shall include:-

- (i) Design, implementation and verification of remediation
- (ii) Validation testing
- (iii) Substantiating evidence
- (iv) Agreement with the Local Planning Authority on verification requirements

2. It is the responsibility of the applicant to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrast ructure.html> for guidance and further information on charging modes and connector types.

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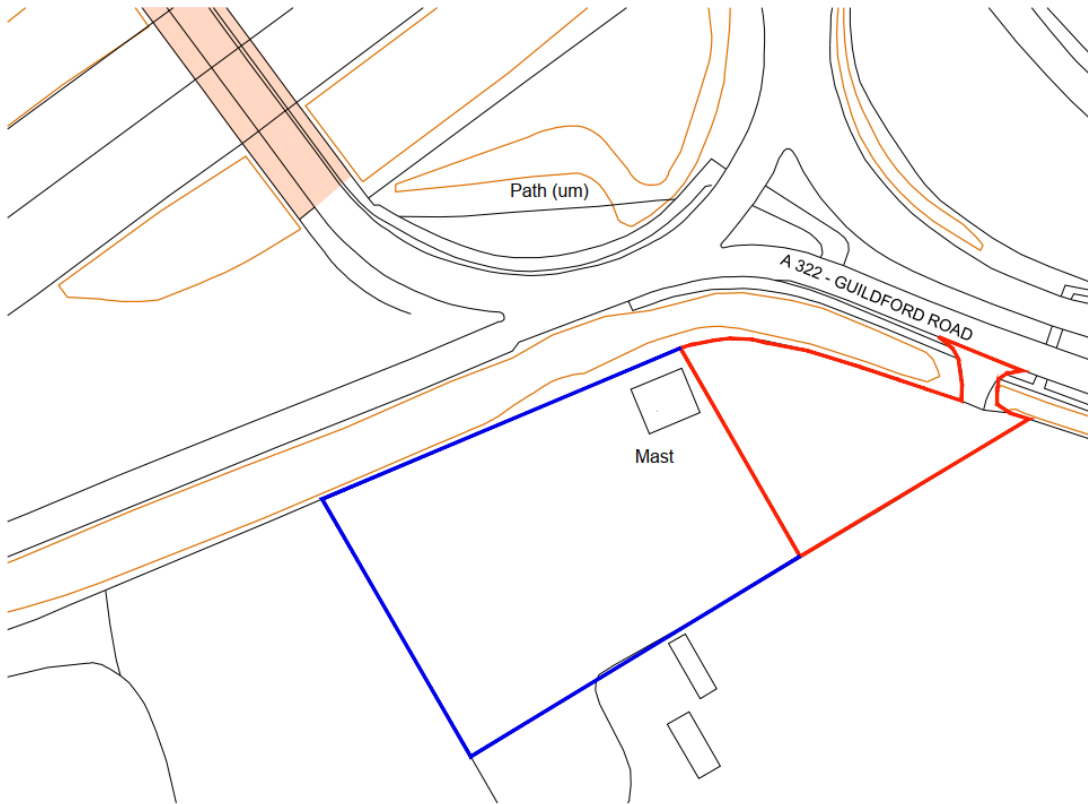


Title	Planning Applications		
Application number	19/2074/FFU	 	Scale @ A4 1:1000
Address	Land Adj. Guildford Road (South Of The M3) Lightwater GU19 5NT		Date 23 Jul 2020
Proposal	Proposed Gypsy/Traveller site (two pitches) comprising the siting of two mobile homes, two touring caravans, the erection of two day rooms, hard standing and landscaping (part-retrospective)		
			
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19/2074/FFU – LAND ADJ. GUILDFORD ROAD (SOUTH OF THE M3), LIGHTWATER, GU19 5NT

Location plan



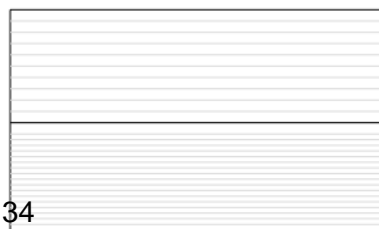
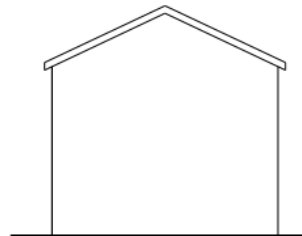
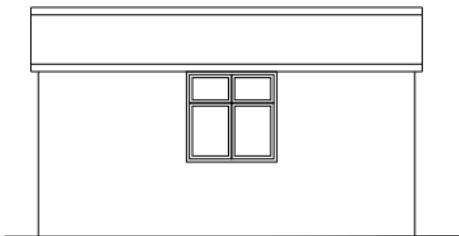
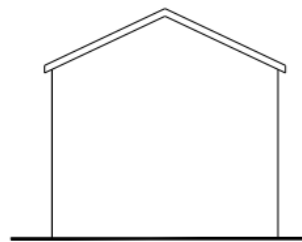
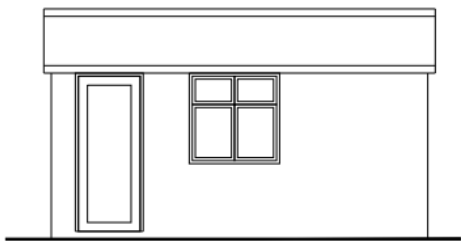
Existing/Proposed Site Plan



Proposed Site Plan



Proposed day rooms



Site photos

Entrance to site



Existing hard standing area



Existing caravans



Woodland to rear of site



Site frontage facing A322 Guildford Road



20/0480/FFU

Reg. Date 5 June 2020

Bisley & West End

LOCATION:	Land East Of Penny Cottage, Bagshot Road, Chobham, Woking, Surrey, GU24 8SJ,
PROPOSAL:	Creation of a 2 pitch Gypsy/Traveller site comprising the siting of 1 mobile home and 1 touring caravan per pitch and associated works and access.
TYPE:	Full Planning Application
APPLICANT:	Mr. J Robb
OFFICER:	Mr Duncan Carty

The application would normally be determined under delegated authority. However, the application has been called-in by Councillor Graham Alleway.

RECOMMENDATION: REFUSE

1.0 SUMMARY

- 1.1 This planning application relates to the retrospective provision of a two pitch gypsy/traveller site comprising the siting of 1 no mobile home and 1 no touring caravan on each pitch. Two accesses onto Bagshot Road and the provision of associated hardstanding for these accesses and use of land are also proposed. The application site is a former field, located in the Green Belt, and lies between Penny Cottage and Maltmans, fronting onto Bagshot Road.
- 1.2 The proposal is considered to be inappropriate development in the Green Belt, by definition, with an adverse impact on openness. The proposal would also have an adverse visual impact on rural character and streetscene; and would harm the setting of nearby listed buildings. It is not considered the matters presented amount to very special circumstances which clearly outweigh the identified harm. In addition, the provision of a contribution towards SAMM measures has not been secured and the proposal would therefore have an adverse impact on the SPA. The application is recommended for refusal.

2.0 SITE DESCRIPTION

- 2.1 The application site is a former field fronting onto Bagshot Road and located in the Green Belt. The site lies between Penny Cottage and Maltmans and opposite Brook Place. The land is open to the rear. The site is screened by trees to the flank boundaries and previously screened to the road by a series of Cypress trees to the front boundary (now removed). Penny Cottage and Maltmans are Grade II listed properties; and Brook Place is a Grade II* listed property.

3.0 RELEVANT HISTORY

The relevant planning site history includes the following:

- 3.1 SU/18/0504 – Erection of a four bedroom, two storey dwelling with associated landscaping and vehicle parking.

Refused permission in September 2018.

- 3.2 SU/18/1094 – Erection of a five bedroom, two storey dwelling, detached garage, provision of access and landscaping.

Refused permission in March 2019 and the subsequent appeal was dismissed in February 2020.

- 3.3 ENF/20/0069 – Unauthorised provision of a two pitch gypsy/traveller site.

This relates to the current proposal and has been the subject of Court proceedings (currently adjourned).

Other relevant planning history includes the following:

- 3.4 19/2074/FFU – Proposed gypsy/traveller site (two pitches) comprising the siting of two mobile homes, two touring caravans, the erection of two dayrooms, hardstanding and landscaping (part retrospective) on land south of M3, Guildford Road, Lightwater.

This application is also for the benefit of some of those who would benefit from this application proposal and is being reported elsewhere on this agenda.

4.0 THE PROPOSAL

- 4.1 The application proposal is to seek retrospective permission for the provision of a two pitch gypsy/traveller site comprising the siting of 1 no mobile home and 1 no touring caravan on each pitch. Two accesses onto Bagshot Road and the provision of associated hardstanding for these accesses and use of land are also proposed to be retained. As indicated above, a row of Cypress trees to the front boundary have been removed with five-bar gates and three-bar fencing provided to the front boundary of the site. Security lighting has also been provided.

- 4.2 The current proposal is to be provided for Mr J. Robb and four children (including one grown-up daughter) in one pitch and Mr T. Robb (son of Mr J Robb) and Mrs K. Robb with Ms S. Rooney (cousin of Mr T. Robb) with four children in the second pitch who are currently located at this site. This provision is for an extended family beyond the gypsy pitch proposal under application 19/2074/FFU which is proposed to provide two pitches for Mr T. Robb (son of Mr J Robb) and Mrs K. Robb with Ms S. Rooney (cousin of Mr T. Robb) and four children.

- 4.3 It has been confirmed that Mr J. Robb and Mr T. Robb undertake landscaping work around the South East and the Midlands obtaining work by word of mouth or by door knocking. They occasionally work together. When travelling, they lead a roadside existence or, when they can, stopping at relatives' sites. In a typical year they are away travelling for four to six months.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority Details of access visibility and confirmation that the public footpath will not be affected are required. Each of the proposed dwellings should be provided with a fast-charge electric vehicle charging point.
- 5.2 Environmental Health No details of how water is to be supplied or waste/effluent is to be disposed of. There is a risk of land contamination from the laying of hardstanding. There is concern about commercial, industrial and trade use on the site, for which conditions would be necessary. No objections are raised, subject to conditions.

5.3	Waste & Recycling Service	If the site is permanent and residents paying council tax, then they are entitled to the use of household waste and recycling collection service. As such, each property will need to be provided with its own set of waste and recycling bins.
5.4	SCC Countryside Officer	No comments received to date.
5.5	Chobham Parish Council	An objection is raised. Development is inappropriate development for which no very special circumstances have been demonstrated. It conflicts with the purposes of the Green Belt, provides ineffective use of land outside settlements, has poor accessibility to public transport, pedestrian networks and facilities for day to day needs, unneighbourly development to local residents, it has not demonstrated that the it would not compromise traffic management and highway safety, impact on public footpath and harmful to setting of listed buildings.

6.0 REPRESENTATION

6.1 At the time of preparation of this report no letters of representation in support have been received and 24 representations, including a representation from Chobham Society, raising an objection have been received raising the following issues:

6.2 *Local Character, Green Belt and setting of listed buildings [See paragraphs 7.3, 7.4 and 7.5]*

- Out of keeping with the character of the area
- Impact on setting of listed buildings
- Such uses are not appropriate in the Green Belt or countryside
- Reduce the character of surrounding properties
- Development too high
- Over development
- Does not constitute limited infilling as the site is located outside of a defined village and would result in urban sprawl and merging of neighbouring towns and villages (which the NPPF seeks to prevent) - Inspector [for appeal for refusal SU/18/1094] indicated that there was a broken linear pattern of development between Chobham and West End
- Inappropriate development and harmful to the Green Belt
- Site is in clear view of Bagshot Road (contrary to indications in the application submission)
- Site obstructs views for the south (contrary to indications in the application submission)
- Trees shown on drawings have been cut down
- Impact from the raising of land by importation of hardcore/gravel [*Officer comment: It is not considered that there has been any significant land raising resulting from the laying of the hardstanding*]
- Impact from security lighting/posts
- Proposal does not enhance the historic environment
- Conflict with local plan
- Merging of settlements (West End and Chobham)
- Encroachment on the Green Belt
- An attempt to establish residential use on the site
- Degradation of the site from green to brown field

6.3 *Residential amenity [See paragraph 7.6]*

- Increase in pollution

6.4 Highway safety [See paragraph 7.7]

- Site accesses are on a bend in the road and very dangerous
- Inadequate access
- Traffic or highways impact
- Increase in traffic
- Increase in traffic since local housing developments have been built
- Limited visibility on highway in this area has caused several serious road accidents
- Impact on public footpath which runs across the site (not shown on drawings)
- Access to the site by motorcycles, vans, trucks, trailers and heavy goods vehicles
- Accesses to the site are not correctly shown on the [proposed] site plan [*Officer comment: The application is to be determined on the basis of the application submission*]
- Road traffic offences under the Road Traffic Act resulting in safety risk

6.5 Other issues

- Additional traveller site is not justified with other sites nearby [See paragraph 7.4]
- Retrospective nature of proposal [*Officer comment: This would not be a reason, in itself, to refuse this application*]
- General dislike of proposal [*Officer comment: There is no explanation as to this impact*]
- No enough information provided with the application [*Officer comment: There is explanation why they consider that insufficient information has been provided*]
- Anti-social behaviour (regarding disposal of rubbish/mess) [*Officer comment: This would not be a reason, in itself, to refuse this application*]
- Affecting local geology [*Officer comment: There is no explanation as to how the proposal results in this impact*]
- Application is illegal [*Officer comment: The retrospective nature of this proposal would make it, in itself, an illegal proposal*]
- Attempt to circumvent Green Belt legislation [*Officer comment: This would not be a reason, in itself, to warrant the refusal of this application*]
- Reduce the value of surrounding properties [*Officer comment: This is not a material consideration*]
- No previous permanent structures on the site [*Officer comment: This point is noted*]
- Speculative development made for profit [*Officer comment: This is not a material consideration*]
- Unlawful connections of water, electricity and sewage [*Officer comment: This is a matter for the utilities companies concerned*]
- Site cleared soon after appeal decision was issued [*Officer comment: This point is noted*]
- Land should be restored to paddock and the hardstanding removed [*Officer comment: This point relates to enforcement matters*]
- Dangerous precedent for other Green Belt land with road access onto Bagshot Road [*Officer comments: Each application is determined on its own merits*]
- Deed restrictions on the stationing of caravans [*Officer comment: This is not a material planning consideration*]

7.0 PLANNING CONSIDERATION

7.1 The application site lies in the Green Belt. The proposal is to be assessed against the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG); as well as Policies CP1, CP2, CP11, CP14, DM6, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and Policy NRM6 of the South East Plan 2009 (as saved) (SEP); Circular 01/2006 Planning for

Gypsy and Traveller Sites; PPS on Green Belt Protection and Intentional Unauthorised Development 2015 (GBPUID); Planning Policy for Traveller Sites 2015 (PPTS); and the Surrey Heath Gypsy and Traveller Accommodation Assessment 2018 (GTAA). In addition, advice in the residential Design Guide SPD 2017 (RDG); and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (TBHSPD) are relevant.

7.2 The main issues in the consideration of this application are:

- Impact on the Green Belt;
- Very special circumstances to support the proposal;
- Impact on rural character and setting of listed buildings;
- The suitability of the site for Gypsy and Traveller accommodation;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on the Thames Basin Heaths Special Protection Area; and
- Other matters.

7.3 Impact on the Green Belt

7.3.1 Paragraph 133 of the NPPF indicates that fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.3.2 Paragraph 146(g) of the NPPF indicates that certain other forms of development including material changes of use of land are not inappropriate where they preserve the openness of the Green Belt and do not conflict with the purposes of the green Belt. In this case, the proposal relates to a material change of use. Paragraph 16 of the PPTS also indicates that traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

7.3.3 Paragraph 146(e) of the NPPF indicates that limited infilling in villages is also not inappropriate development in the Green Belt. Recent case law has also confirmed that village boundaries, in this context, are not necessarily as defined in local plans and can extend beyond such boundaries where there is continuous development. Whilst the site lies within a gap within a line of residential properties, it is considered that this line of development is not physically connected to the nearby defined village of West End and therefore the proposal does not represent infilling within a village. The Inspector in his appeal decision for SU/18/1094 for this site also came to this conclusion (a copy of this appeal decision is provided at Annex 1 to this report) that the development of this site does not represent infilling within a village and is therefore inappropriate development.

7.3.4 Case law has established that the concept of openness is open textured and has a spatial and visual aspect. Openness can, by definition, mean the absence of development, irrespective of the visibility of the appeal site from vantage points. When compared to the previous use and undeveloped appearance of this of land, the change that has occurred is very much appreciable. In spatial terms, the proposal has provided an increase in development, particularly in terms of volume and floorspace of the mobile homes, which are key indicators of an increase in impact on the openness of the Green Belt. In visual terms, the stationing of the mobile homes (and tourer caravans) and the provision of hardstanding has an adverse visual impact on the openness of the site.

7.3.5 It is therefore considered that the proposal would be inappropriate development, by definition, with an adverse spatial and visual impact on the openness of the Green Belt.

7.4 Very special circumstances to support the proposal

7.4.1 Paragraphs 143 and 144 of the NPPF indicate that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities 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 resulting from the proposal, is clearly outweighed by other considerations.

7.4.2 Paragraph 24 of the PPTS indicates that local planning authorities should consider the following issues amongst relevant matters when considering planning applications for traveller sites:

- (a) The existing level of provision and need for sites;
- (b) The availability (or lack) of alternative accommodation for the applicants;
- (c) Other personal circumstances of the applicant;
- (d) That the locally specified criteria used to guide allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites; and
- (e) That they should determine applications from sites from any travellers and not just those with a local connection.

7.4.3 Paragraph 26 of the PPTS indicates that when considering applications, local planning authorities should attach weight to the effective use of previously developed land (or untidy or derelict land), sites being well planned or soft landscaped in such a way to positively enhance the environment and increase its openness; promoting healthy lifestyles, such as adequate landscaping and play areas for children; and not enclosing a site that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

7.4.4 The applicant has put forward very special circumstances to support this proposal which relate to:

- The modest and low scale nature of the proposal, whose impact can be mitigated by landscaping;
- The need to provide a permanent site for the family group who had been forced into a roadside existence following the Injunction which prevented such occupation of an alternative site in Lightwater, which is now the subject of a planning application being reported elsewhere on this Agenda (see Paragraph 3.4 above); and
- The contribution that the site can make to assist the Council in meeting the unmet need for gypsy/traveller accommodation in the Borough.

The modest and low scale nature of the proposal

7.4.5 The proposal provides mobile homes and hardstanding and associated works/tourer caravans which has an urbanising impact, when compared to the previous use. The utilitarian appearance of the mobile homes and the extent of hardstanding, visible from Bagshot Road, has an adverse visual impact on the local, rural character and streetscene. This detracts from the setting of the listed buildings, particularly currently to Brook Place

which lies opposite the site from which there are clear views of the development. The more limited height and scale of the mobile homes/tourer caravans, when compared with nearby residential properties, would not outweigh the identified harm to the Green Belt (and other harm) outlined above.

- 7.4.6 The applicant has offered to provide soft landscaping to mitigate the impact of the proposal. However, conditions that could be imposed to mitigate any harm would only protect for a limited period (5 years) so that such landscaping would become established, but this would not protect this landscaping in the long term. Whilst significant landscaping is provided to the flank boundaries, this landscaping, in a similar manner, would also not provide visual mitigation in the long term. In addition, the proposed development results in by definition harm to the Green Belt and further harm to the openness, as identified above, which, in itself, could not be mitigated by landscaping. It is therefore considered that this benefit can only be afforded very limited weight.

The need to provide a permanent site for the family group

- 7.4.7 The applicant has indicated that there is a need for his family members to reside in mobile home accommodation and for the family to remain together. The provision on this pitch is interrelated to the provision at the Lightwater site (under application 19/2074/FFU being reported elsewhere on this Agenda). Following an injunction imposed at that site, the current occupiers of the application site had moved from this previous site to avoid roadside existence. The family have links to this area, with children schooled in local schools. There are two children who also have special needs and it would be in the best interests of the child for the family group to remain together in the local area. However, with support for the proposal at Lightwater (elsewhere on this Agenda), the current site would not be required for this family group. As such, it is considered that on this basis the proposal would not be required and can only be afforded more limited weight.

The unmet need for gypsy/traveller accommodation

- 7.4.8 Paragraph 16 of the PPTS indicates that, subject to the best interests of the child, personal circumstances and unmet need are unlikely to outweigh harm to the Green Belt and any other harm to establish very special circumstances. In addition, the GBPDIUD indicates that intentional unauthorised development is a material consideration in the assessment of developments.
- 7.4.9 The GTAA sets out the unmet need for gypsy and traveller provision within the Borough. It confirms the need for 12 additional pitches within the borough over the GTAA period (up to 2032); with a need for the provision of 9 pitches required by 2022. There have been no gypsy pitches approved or due to be provided to meet this need. The fact that this need is not being met would mean that the current proposal would provide a benefit in reducing this unmet need within the Borough. It is also known that there are no vacant pitches in the Borough and the existing sites are overcrowded.
- 7.4.10 Annex 1 of the PPTS indicates that for the purposes of that planning policy, gypsies and travellers are defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' education or health needs or old age have ceased to travel temporarily. As indicated in Paragraph 4.3 above, members of the family group undertake work which requires typically between four and six months of a calendar year travelling. It is therefore considered that the family group have gypsy/traveller status under the PPTS.
- 7.4.11 The interrelationship of this proposal with the proposed traveller site in Lightwater is set out in Paragraph 7.4.7 above. With this site being supported elsewhere on this Agenda, the need to provide this accommodation at this application site is diminished. The unmet need for such sites should be afforded significant weight. However, in this case with alternative

accommodation proposed elsewhere, the weight that can be afforded is more limited. It is clear that for the reasons set out elsewhere in this report, that the application site is not a suitable location for such development.

Conclusion

- 7.4.12 The current proposal is considered to be inappropriate development in principle for which it is considered there are no very special circumstances sufficient to outweigh the resulting harm. As such, the proposal fails to comply with Policies CP1, DM3 and DM9 of the CSDMP; the PPTS; and the NPPF.

7.5 Impact on rural character and the setting of listed buildings

- 7.5.1 Policy DM9 of the CSDMP indicates that development will be acceptable where it respects and enhances the local, natural or historic character of the environment. Policy DM17 of the CSDMP indicates that development which affects any heritage asset should seek to promote the conservation and enhancement of the asset and its setting.

- 7.5.2 The stationing of the mobile homes (and tourer caravans), which are utilitarian in appearance, and the provision of hardstanding has an urbanising impact which is harmful to rural character and, being clearly visible from Bagshot Road, the streetscene.

- 7.5.3 The adjacent properties to each flank, and the property opposite the site, are listed buildings; including the Grade II listed building, Penny Cottage, to the west flank, the Grade II listed building, Maltmans, to the east flank and the Grade II* listed property, Brook Place on the south side of Bagshot Road opposite the site.

- 7.5.4 In considering the appeal at this site under refused application SU/18/1094, the Inspector considered the impact of a house on this site in relation to these listed buildings. The Inspector considered that the heavy screening to Penny Cottage (and a modern garage extension to this property) would reduce the impact on this listed building. It is considered that the current proposal would have no materially greater impact on this listed building. However, the Inspector considered that the appeal development would have an adverse impact on Maltmans due to the resulting urbanisation of the application site. In addition, the Inspector considered that the removal of trees to the (front) site boundary and the appeal development would erode the rural setting of Brook Place. The proposal, although materially different from the current proposal, would have similar effects. The proposal provides a form of development, with the mobile homes/tourer caravans and hardstanding, which is utilitarian in appearance and has an urbanising impact at odds with, and detracting from, the setting of these listed buildings.

- 7.5.5 It is therefore considered that the proposal would have an adverse visual impact on the rural character and the setting of listed buildings, failing to comply with Policies DM9 and DM17 of the CSDMP and the NPPF.

7.6 The suitability of the site for Gypsy and Traveller accommodation

- 7.6.1 Policy DM6 of the CSDMP advises that gypsy and traveller sites should be accessible to public transport, cycling and pedestrian networks and facilities for the day to day needs of the occupants including education, healthcare and shopping. This policy also indicates that very special circumstances, which clearly outweigh the identified harm, would need to be applied to such accommodation in the Green Belt. The site is located between the nearest settlements of West End and Chobham, but is located on the main road with bus services and local services nearby. Whilst this is acknowledged the site falls within the Green Belt (for which very special circumstances do not exist to outweigh the harm), as acknowledged in Paragraphs 7.4 and 7.5 above, and therefore does not comply with Policy DM6 of the CSDMP.

7.7 Impact on residential amenity

- 7.7.1 Policy DM9 of the CSDMP requires development to pay regard to the residential amenity of neighbouring property and uses. Principle 6.4 of the RDG indicates that housing development should seek to achieve the highest possible density possible without adversely impacting on the amenity of neighbours and residents.
- 7.7.2 The proposed pitches are set about 15 and about 37 metres from the dwellings Penny Cottage and Maltmans, respectively. Noting this level of separation and the mature vegetation to these flank boundaries, no material adverse impact on the amenity of the occupiers of these dwellings is envisaged. The proposal is set sufficient distance from any other residential property to have any significant impact.
- 7.7.3 The Environmental Health Officer has confirmed that the importation of hardcore/gravel to provide hardstanding may have introduced contamination to the site. However, these matters can be considered through conditions, if minded to approve this application. Adequate land is provided with the proposal to provide private amenity space for the residents.
- 7.7.4 As such, the proposal is considered to be acceptable in residential amenity terms, complying in this regard with Policy DM9 of the CSDMP and the RDG.

7.8 Impact on highway safety

- 7.8.1 Policy DM11 of the CSDMP indicates that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be imposed and that all developments should ensure safe and well-designed vehicular access and egress are provided. Policy CP11 of the CSDP indicates that all new development should be appropriately located in relation to public transport and the highway network and comply with car parking standards.
- 7.8.2 The current proposal allocates two parking spaces per pitch but provides a greater area of hardstanding which could be utilised for vehicle parking and as such meets the car parking standards.
- 7.8.3 The County Highway Authority has raised concerns about the access arrangements at the site with minimum requirements for visibility at the access points onto the highway. The Authority has raised an objection that it has not been demonstrated that adequate site visibility can be achieved at the site accesses. The site lies on the inside of a bend in the road which has a maximum speed limit of 40mph. There is concern regarding the safety of traffic movements on and off this road, particularly where adequate site visibility has not been demonstrated.
- 7.8.4 It is considered that it has not been satisfactorily demonstrated that the proposal would not have an adverse impact on highway safety and the proposal fails to comply with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.9 Impact on the Thames Basin Heaths Special Protection Area

- 7.9.1 Policy CP14 of the CSDMP indicates 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 Thames Basin Heaths Special Protection Area (SPA). This requirement is also reflected in Policy NRM6 of the SEP and the NPPF. New (net) development between 400 metres and 5 kilometres of the SPA, such as the application site, should provide contributions to mitigate any impact on the SPA.

7.9.2 This will need to be secured prior to determination of the application, based on the likely level of primary residential occupation. An addendum update will be provided. However, with these contributions not secured, the proposal would not comply with the requirements of Policy CP14 of the CSDMP, Policy NRM6 of the SEP, the NPPF and guidance within the TBHSPA.

7.10 Other matters

7.10.1 The proposal falls within an area of low flood risk (Zone 1 as defined by the Environment Agency), As such, the proposal is considered to be acceptable on flood risk grounds. The Environmental Health Officer has advised that although the site was unlikely to have any historic land contamination, the importation of material to provide hardstanding may have introduced contamination into the site. It is considered that such matters could be considered by condition, if minded to approve this proposal.

7.10.2 As such, no objections are raised on flood risk or land contamination grounds with the proposal complying with Policy DM10 of the CSDMP and the NPPF.

8.0 POSITIVE/PROACTIVE WORKING

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

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

9.0 CONCLUSION

9.1 The current proposal is considered to be inappropriate development, by definition, with an adverse impact on openness for which it is considered there are no very special circumstances which exist sufficient to clearly outweigh this harm, and the other identified harm including the harm to the rural character, the streetscene and the setting of listed buildings.

9.2 It has not been demonstrated that the proposal would not have an adverse impact on highway safety. Contributions towards SAMM have not been secured and the proposal has an adverse impact upon the integrity of the SPA. The application is recommended for refusal.

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The proposal, by reason of the proposed development and the size of the mobile homes stationed on the site and the hardstanding and associated visual impact, would be, by definition, inappropriate and harmful development which: a) fails to preserve the openness of the Green Belt; and, b) have a detrimental urbanising impact, harmful to the rural character of the area, the streetscene and the setting of listed buildings. There are no very special circumstances sufficient to outweigh this harm (and the harm identified in reasons 2 and 3 below) and the proposal would be contrary to Policies CP1, DM6, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012; the Planning Policy for Traveller Sites 2015 and the National Planning Policy Framework.

2. The proposed development would lead to an intensification in vehicular movements to and from the proposed access to Bagshot Road where it has not been demonstrated that sufficient visibility can be achieved. This could lead to conditions prejudicial to highway safety contrary to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management policies 2012 and the National Planning Policy Framework.
3. 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 2009 (as saved) 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.

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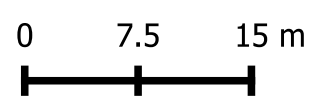
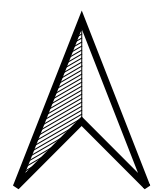


Maltma

Penny
Cottage

5.2m

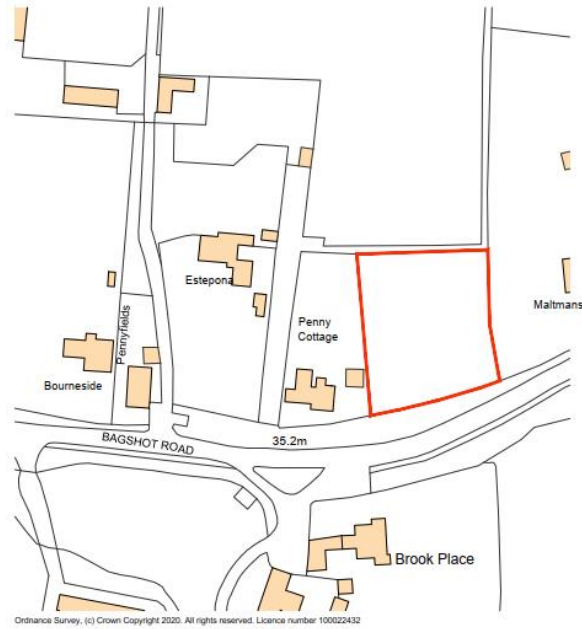
Title	Planning Applications		
Application number	20/0480/FFU	Scale @ A4	1:500
Address	Land East Of Penny Cottage Bagshot Road Chobham Woking Surrey GU24 8SJ	Date	23 Jul 2020
Proposal	Creation of a 2 pitch Gypsy/Traveller site comprising the siting of 1 mobile home and 1 touring caravan per pitch and associated works and access.		



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20/0480 – LAND TO THE EAST OF PENNY COTTAGE, BAGSHOT ROAD, CHOBHAM

Location plan



Proposed Site Plan



Site photos

Application site (as existing/proposed)



Application site (former appearance)



20/0279/FFU

Reg. Date 17 April 2020

Mytchett & Deepcut

LOCATION: Deepcut Business Centre, 123-127 Deepcut Bridge Road, Deepcut, Camberley, Surrey, GU16 6SD,

PROPOSAL: Erection of 3 x 3-bedroom terraced dwellings with associated parking and amenity space.

TYPE: Full Planning Application

APPLICANT: Fraser & Barry Shorey & Woods

OFFICER: Miss 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. Helen Whitcroft due to concerns regarding overdevelopment, mass and scale of the development and being out of keeping with the streetscene.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Full planning application is sought for the erection of 3x 3-bedroom terraced dwellings with associated parking and amenity space.
- 1.2 The principle of the development is considered acceptable and the development is also considered to result in no adverse harm to the character of the area (including trees), on the residential amenities of the adjoining neighbours or on highway safety. The proposal is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Deepcut Business Centre is a detached building comprising office accommodation to the rear and flats on the building to the front. Recently, consent was granted to convert the remaining of the building to residential use. This building, which benefits from a small frontage laid to lawn, faces towards Deepcut Bridge Road.
- 2.2 The property benefits from a parking area to the rear, which is accessed of Blackdown Road via a gated access road. The application site is located in the rearmost area of this parking area. The properties that surround the application site are mixed in character with a range of retail, commercial and residential properties.

3.0 RELEVANT HISTORY

- 3.1 18/0807 Application for Prior Approval for a proposed change of use from offices (Class B1a) residential (Class C3) under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approved, 2018. Implemented.
- 3.2 18/0902 Erection of 3 no. two storey detached office accommodation following demolition of existing buildings and alterations to fenestration. Approved, 2018.

- 3.3 19/0203 Erection of 1 no detached 4-bedroom detached dwelling and 1 pair of semi-detached 3-bedroom dwellings with associated parking. Application withdrawn, 2019.
- 3.4 19/0543 Changes to fenestration and external wall materials on front block, canopy over main entrance and wall to front boundary. Approved, 2019. Implemented.
- 3.5 19/2325/FFU Removal of existing flat roofs, change of material of existing first floor walkways from block and beam to stainless steel with glass panels, part removal of external walls and replace with 1.8m high obscure glazed screens, new entrance door on rear elevation. Approved, 2019.
- 3.6 20/0236/GPD Application for Prior Approval for a proposed change of use from offices (Class B1a) residential (Class C3) (16 no flats) under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approved, 2020. Not implemented.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of 3x 3-bedroom terraced dwellings with associated parking and amenity space.
- 4.2 The terraced row would have a hipped roof and measure 17.8m in width, 11.9m in depth, 5.5m in height to the eaves and 8.5m in maximum height. The three dwellings would have a similar internal layout comprising the following:
- Ground floor: sitting room, kitchen, cupboard, WC.
 - First floor: 3 no bedrooms (one of which with an en-suite), family bathroom.
- 4.3 The building would be externally finished in Weinerberger Kassandra Multi-Red bricks, Marley modern grey smooth roof tiles and Elephant grey PVC to the windows and doors.
- 4.4 Each dwelling would be provided with a rear garden (depth ranging between 6.3m and 15.1m) and contain a shallow frontage. There would be 6 no parking spaces located in a courtyard to the front of the building (2 no spaces per dwelling).
- 4.5 As a result of the proposed development, 17 no parking spaces would remain on site to serve the existing offices.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|---------------------------------|-------------------------------------------------------------|
| 5.1 | Surrey County Highway Authority | No objections, subject to planning conditions (See Annex A) |
| 5.2 | Joint Waste Solutions | Provided advice regarding the number of bins |
| 5.3 | Tree Consultant | No objections, subject to planning conditions |
| 5.4 | Scientific Officer | No objections, subject to planning conditions |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report 23 representations have been received which raise the following issues:
- The proposal would appear cramped back land development, close to adjoining properties, therefore out of keeping with the character of the area [*Officer comment: see section 7.3*];

- A sweet chestnut tree has been removed *[Officer comment: this tree was not subject to a tree preservation order, so there is no mechanism to protect its removal];*
- The proposal would harm the residential amenities of the nearest neighbours, by giving rise to loss of privacy, overshadowing, being overbearing, noise and disturbance, increased air pollution as well as extra light pollution *[Officer comment: see section 7.4];*
- The proposed accommodation would be too small and cramped to support four or five residents implied by the three-bedroom nature of the properties *[Officer comment: see section 7.4];*
- The extra housing, combined with the new flats being constructed in the old Business Centre, would have a significant impact on the availability of parking for residents and visitors, therefore causing overspill to the surrounding roads *[Officer comment: see section 7.5];*
- The proposal would result in an increase in traffic *[Officer comment: see section 7.5];*
- There has been no provision of the height of the buildings in the plans *[Officer comment: the plans contain a scale bar, so it would not be a requirement for the measurements to be annotated];*
- Impact on infrastructure, community & other services *[Officer comment: the proposal would be a minor development of three dwellings and, as such, its impact on this would be very limited].*

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

- There is also nothing stating how they plan to connect to the main sewer *[officer comment: for this minor scheme, this would be dealt with under building regulations];*
- Loss of site security, in respect of both the properties adjacent to the access road and of the office building, as this road would no longer be gated;
- The positioning of the proposed houses will dramatically change the view out of the rear of numerous properties.

7.0 PLANNING CONSIDERATION

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 and DM11 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 and appearance of the surrounding area, including 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 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 will come forward largely through redevelopment of previously developed land in the western part of the Borough. 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 Council can currently demonstrate a 5.52 year housing land supply and the proposal would provide three additional dwellings to contribute to this. As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the 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 character of area, including 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. 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 recommends that new residential development responds to the size, shape and rhythm of surrounding plot layouts. Principle 7.1 states that setbacks in new developments should complement the streetscene and allow for suitable landscaping and open space. Principle 7.4 advises that new residential development should reflect the spacing, heights and building footprints of existing buildings.

7.4.3 With regards to vehicle parking, Principle 6.7 goes on to say that parking layouts should be softened with generous landscaping. Principle 6.8 references that where front of plot parking is proposed, this would be enclosed with soft landscaping.

7.4.4 Due to its siting within the existing parking court serving Deepcut Business Centre, the proposed development would not be readily visible when travelling alongside the nearest highway network. Nevertheless, applications for housing developments should have regard to the character and quality of the streetscene, taking into account the contribution the application site and immediate surroundings currently make, as well as the contribution the proposal will make if implemented. Current planning policy, as outlined in the above paragraphs, seeks to prevent overdevelopment of plots and guides development to respect the existing patterns and layout of development.

7.4.5 The surrounding area is varied in type, size and architectural style of dwellings. The proposal would a row of terraced dwellings of a traditional design and, having regard to the building form of the adjoining dwellings, it is considered that the proposed design, scale and form would be appropriate for its immediate setting.

7.4.6 The surrounding application plots, on the other hand, are very much similar and are generally rectangular, long and narrow. There are however exceptions to this, the most obvious being no 6 Wooden Road, directly to the south of the proposed development, which is irregular shaped, wide and spacious. Recently, planning application 17/0872 approved the re-development for housing of nos 99-103 Deepcut Bridge Road to the south of this property and the approved plots are small and of limited depth, some of which present an irregular shape. This added variety to the historical plots and, owing to this, it is not considered that the proposal to provide 3 no dwellings placed within irregular plots with limited depth would be out of keeping with its surroundings.

7.4.7 The proposal would be adjacent to no 6 Wooden Road and therefore form part of existing second tier of development that is formed by this property and by the dwellings granted under application 17/0872 further to the south of 6 Wooden Road. These properties face towards Wooden Road, whereas the proposed development would face the opposite way. Although this would appear somehow at odds with the character of the area, back land development is already established in the vicinity and, as such, it is not considered that this would warrant a refusal of the application.

- 7.4.8 The proposed row of terraces would retain a separation distance of about 0.8m to the common boundary with no 6 Wooden Road to the south and of about 0.9m with no 19 and 21 Blackdown Road to the north. Albeit these distances would be short, owing to the relationship and separation distance to the dwellings at these properties, it is considered that this would not give rise to a cramped appearance.
- 7.4.9 The frontage of the proposed properties would be shallow and be adjacent to the parking court, laid to hardstanding. The plans submitted with this application indicate that planting would be provided to enclose the parking court and this would soften the built up appearance of the proposed development. A landscape plan could therefore be secured by planning condition.
- 7.4.10 There are a number of trees on site and the tree consultant advises that the submitted Tree Report accurately reflects the necessary tree protection measures. As such, a planning condition requiring construction works to be undertaken in accordance with the tree survey has been added to this recommendation.
- 7.4.11 Therefore the overall layout and design of the proposal would be considered to satisfactorily integrate into the established streetscape, without adverse harm to the character of the area. The proposal is therefore considered to be acceptable in character terms compliant with the RDG, and Policies CP2 and DM9 of the CSDMP in this regard.

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. Principle 8.1 states that new developments which have a significant adverse effect on the privacy of neighbouring properties will be resisted. Principle 8.3 goes on to say that developments should not result in the occupants of neighbouring dwellings suffering from a material loss of daylight. Principle 8.4 sets out the minimum outdoor amenity size standards for houses whereas Principle 7.6 recommends that as a minimum new residential developments should comply with the national internal space standards.
- 7.5.2 The row of terraces would contain flank windows on both elevations. However, these would both serve en-suites and, as such, could be secured by planning condition to remain obscure glazed and fix shut below an internal height of 1.7m at all times, in the interests of protecting the privacy of the adjacent residents. The proposed front windows would face towards the application site. Any views towards the adjoining properties would be in oblique angles and, as such, these windows would be considered to sufficiently respect the privacy of the adjoining residents. The common boundary with the neighbours to the rear (nos 14-20 Wooden Road) would be angled and the separation distances between the row of terraces and this boundary would vary between approximately 5.9m and 17m. These neighbouring plots are long and, as such, the separation distances to the dwellings would be in excess of 20m, which is the guideline recommended by Section 8 of the RDG for rear to rear relationships between buildings so that privacy is protected.
- 7.5.3 Owing to the relationship and separation distances to the neighbours to the north and southwest (rear of the development) it is not considered the proposed building would be unduly overbearing or overshadow these residents. Although the proposal would retain a short 0.8m separation distance to the common boundary with no 6 to the south-east, given the relationship between the proposal and the first floor flank windows at no 6 (it is noted that the single storey feature of this property does not contain any flank fenestration) it is not considered that the proposal would be unduly overbearing towards these neighbours. Given that no 6 is to the south of the proposed row of terraces it is not considered that the development would be detrimental to these neighbours in terms of light loss.
- 7.5.4 Although concerns regarding noise, disturbance and light impacts from the proposal have been raised, it is not considered that the additional dwellings would cause a significant noise increase to the adjoining residents, out of keeping with what is expected in a residential

area. It is acknowledged the proposal would contain parking spaces adjacent to the neighbouring properties rear gardens, however this would be a similar arrangement to the existing situation.

- 7.5.5 Turning into the amenities of the future residents of these properties, the internal space of the dwellings would be compliant with the national internal space standards and all windows serving habitable rooms would be provided with appropriate outlook. The overall size of all gardens would be provided in accordance with Principle 8.4 of the RDG. Plot 1 is the most shallow, however as it would contain garden area to the side, it would be acceptable. The proposed terraced arrangement would give rise to an acceptable relationship in terms of the residential amenities of its future occupiers with regards to overlooking, overbearing and privacy. Notwithstanding this, the constrained nature of the application site is noted, namely the shallow gardens and window proximity in the rear elevation. As such, a planning condition has been imposed removing permitted development rights in respect of classes A (extensions), B (roof extensions) and E (outbuildings). This is in the interests of protecting the residential amenities of the future occupiers and to prevent overlooking towards the neighbours to the rear.
- 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 proposed development would sit on the car park that serves the office buildings at 123-127 Deepcut Bridge Road and therefore would result in the loss of parking spaces that serve these buildings.
- 7.6.3 The site's planning history shows that the front of the building has already been converted into 8 flats, by virtue of prior-approval 18/0807. Parking for these flats is provided towards the front of the business centre, on the opposite side of Deepcut Business Road. As planning permission 18/0902 would overlap with 18/0807, constructing 3 no office blocks as approved by 18/0902 can no longer be implemented on site in accordance with the approved plans. Therefore the middle and central areas of the building remained in office use and, more recently, prior approval to change their use from office to residential (ref 20/0236/GPD) has been granted. As such, this application will have to demonstrate that there would be sufficient parking capacity on site should the middle and rear of the areas remain in office use or be converted to residential in accordance with 20/0236/GPD.
- 7.6.4 Office space was reduced by one third following approval of 18/0807 (to about 1,229m₂) and the current application would nonetheless leave the remaining offices with 17 car parking spaces and all of these would measure the standard 4.8mx2.4m. This would result in a ratio of 1 parking space per 72.3m₂ of office space. The current parking guidance talks about a range of 1 car space per 30m₂ to 1 car space per 100m₂ depending on location and the proposal would fall within the maximum threshold.
- 7.6.5 The parking plan is the same as that submitted under application 20/0236/GPD. As such, this proposal would not impact on the parking spaces to serve the flats approved under 20/0236/GPD.

7.6.6 The table below summarises the above paragraphs. The application site refers to the red line, whereas 123 -127 Deepcut Bridge Road refers to the blue line, as shown on the site plan submitted with this application.

	RESIDENTIAL SPACES	OFFICE SPACES	TOTAL	COMPLIANCE WITH CURRENT STANDARDS
Existing parking situation				
Application site	0	50	50	Yes
123 -127 Deepcut Bridge Road	8	0	8	Yes
If extant prior approval 20/0236/GPD is implemented				
Application site	23 (6+17)	0	23	Yes
123-127 Deepcut Bridge Road	8	0	8	Yes
If extant prior approval 20/0236/GPD is not implemented				
Application site	6	17	23	Yes
123-127 Deepcut Bridge Road (other land)	8	17	23	Yes

7.6.7 The access to the site is from Blackdown Road, which is private, and therefore would fall outside the jurisdiction of County Highways. The access is in place and, in addition, the applicant has submitted a tracking overlay to demonstrate that vehicles turning (including a refuse vehicle) are able to turn within the site so they exit in forward gear.

7.6.8 The proposal would provide 2 no parking spaces per each dwelling, which would be in line with the County Highway Authority’s parking standards. While no visitor parking has been provided, given the small number of units, the impact of any additional parking would not be considered to be significant. In terms of this, the County Highway Authority suggests that a planning condition regarding charging spaces for electric vehicles is added to any granted consent.

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

7.7 Impact on infrastructure

7.7.1 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.

- 7.7.2 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.
- 7.7.3 As the proposed development would involve the provision of three additional residential units totalling 349m² of floorspace, the development would be CIL liable. The site falls within the Western Charging Zone, for which the charge is £180 per m², 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.
- 7.7.4 It is therefore considered that the proposal would be in accordance with Policy CP12 of the CSDMP.

7.8 Impact on Thames Basin Heaths SPA

- 7.8.1 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. Furthermore, it states that no new net residential development will be permitted within 400m of the SPA. Proposals for all new net residential development elsewhere in the Borough should provide or contribute towards the provision of SANGs and shall also contribute toward strategic access management and monitoring (SAMM) measures.
- 7.8.2 The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2019) identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS.
- 7.8.3 The proposed development would lie within the 5km buffer of the Thames Basin Heaths SPA. Provided that sufficient SANG capacity is available in the Borough, it can be allocated to minor development proposals and the financial contribution towards SANG is now collected as a part of CIL. There is currently sufficient SANG available and this development would be CIL liable, so a contribution would be payable on commencement of development.
- 7.8.4 Following an Executive resolution which came into effect on 1 August 2019, due to the currently limited capacity available for public SANGs in parts of the Borough, applications for development which reduce SANG capacity, as in the case of this application will be valid for one year (rather than three years).
- 7.8.5 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 of £2,133 which has been paid by the applicant.
- 7.8.6 It is therefore considered that the proposal complies with Policy CP14B of the CSDMP and with the Thames Basin Heaths SPD.

7.9 Other matters

- 7.9.1 The Scientific Officer notes that the development would sit on land formally used for light engineering and as such it is a site with historic contaminative uses. Given these issues and that the proposal is for residential properties, a planning condition and informative is recommended to address these issues.

- 7.9.2 An informative has also been added regarding the Joint Waste Solutions advice for the number of bins that should be provided on site. The maximum pulling distance (distance from presentation to tipping point) would be 25m for the two wheeled bins proposed. Although the pulling distance would be longer for the mid terraced dwelling it is not considered that this would warrant a refusal of the application.

8.0 POSITIVE/PROACTIVE WORKING

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The proposal would be considered acceptable in principle. It is considered that it would not result in an adverse impact on the character and appearance of the surrounding area (including trees), nor on the residential amenities, highways, and contaminated land. Therefore, the proposal would comply with Policies CP1, CP3, CP6, CP12, CP14B, DM9, and DM11 of the CSDMP, the RDG SPD, and the Thames Basin Heaths SPD. The application is therefore recommended for conditional approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within one year of the date of this permission.

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

2. The proposed development shall be built in accordance with the following approved plans, unless the prior written approval has been obtained from the Local Planning Authority.
 - Drawing no FLU.803.HS.02 rev R - proposed site plan, received 22 April 2020
 - Drawing no FLU.803.HS.04 rev G - Plots 1 & 3 Floor Plans & Elevations, received 22 April 2020

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

3. No external facing materials shall be used on or in the development hereby approved until samples and details of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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

4. Prior to development above slab level details of soft and hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out as approved and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development. Any landscaping which, within 5 years of the completion of the landscaping scheme, dies, becomes diseased, is removed, damaged or becomes defective in anyway shall be replaced in kind.

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

5. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Bucks Plant Care Ltd ref 20460 received 17 June 2020. Within 7 days of commencement of development, digital photographs shall be provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.
Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. Before first occupation of the development hereby approved the first floor en-suite window(s) in both side elevations shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

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

7. The parking spaces serving the proposed development shown on the approved plan FLU.803.HS.04 shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

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

8. The development hereby approved shall not be occupied unless and until each of the new dwellings have been provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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.

10. Notwithstanding the provisions of Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) no extensions, roof extensions or outbuildings shall be erected on any plot without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land.
3. The applicant's attention is drawn to the Party Walls (etc) Act 1996.
4. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
5. The development hereby permitted is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the Council will issue a Liability Notice in respect of chargeable development referred to in this decision as soon as practicable after the day on which this decision first permits development. The

Liability Notice will confirm the chargeable amount calculated by the Council in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted Surrey Heath Charging Schedule. Please note that the chargeable amount is a local land charge.

Failure to pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this decision may result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including the assuming, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Council's website.

6. - It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrast ructure.html> for guidance and further information on charging modes and connector types.
7. For the avoidance of doubt, the following definitions apply to the above condition 10 relating to contaminated land:

Desk study: This will include:

- (i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds;
- (ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include:

- (i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate;
- (ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of:

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i).

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of:

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction;
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination.

Verification of Remediation Report: This shall include:

- (i) Design, implementation and verification of remediation;
- (ii) Validation testing;
- (iii) Substantiating evidence;
- (iv) Agreement with the Local Planning Authority on verification requirements.

8. The total number of bins (and the associated price) required at this site is as follows:
- 3 x 240ltr recycling bins (£45/bin)
 - 3 x 180ltr general waste bins (£45/bin)
 - 3 x food sets, including 3 x 23ltr kerbside caddies and 3 x 7ltr kitchen caddies (£20/set)
- The applicant is advised to contact the waste collection contractor, Amey, by calling 03332 340978.
9. 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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APPLICATION NUMBER	SU/20/0279
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Fraser & Barry Shorey & Woods

Location: Deepcut Business Centre, 123-127 Deepcut Bridge Road, Deepcut, Camberley, Surrey GU16 6SD

Development: Erection of 3x 3-bedroom terraced dwellings with associated parking and amenity space.

Contact Officer	Matthew Strong	Consultation Date	21 April 2020	Response Date	22 April 2020
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Condition

The development hereby approved shall not be occupied unless and until each of the new dwellings have been provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Policy

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2019.

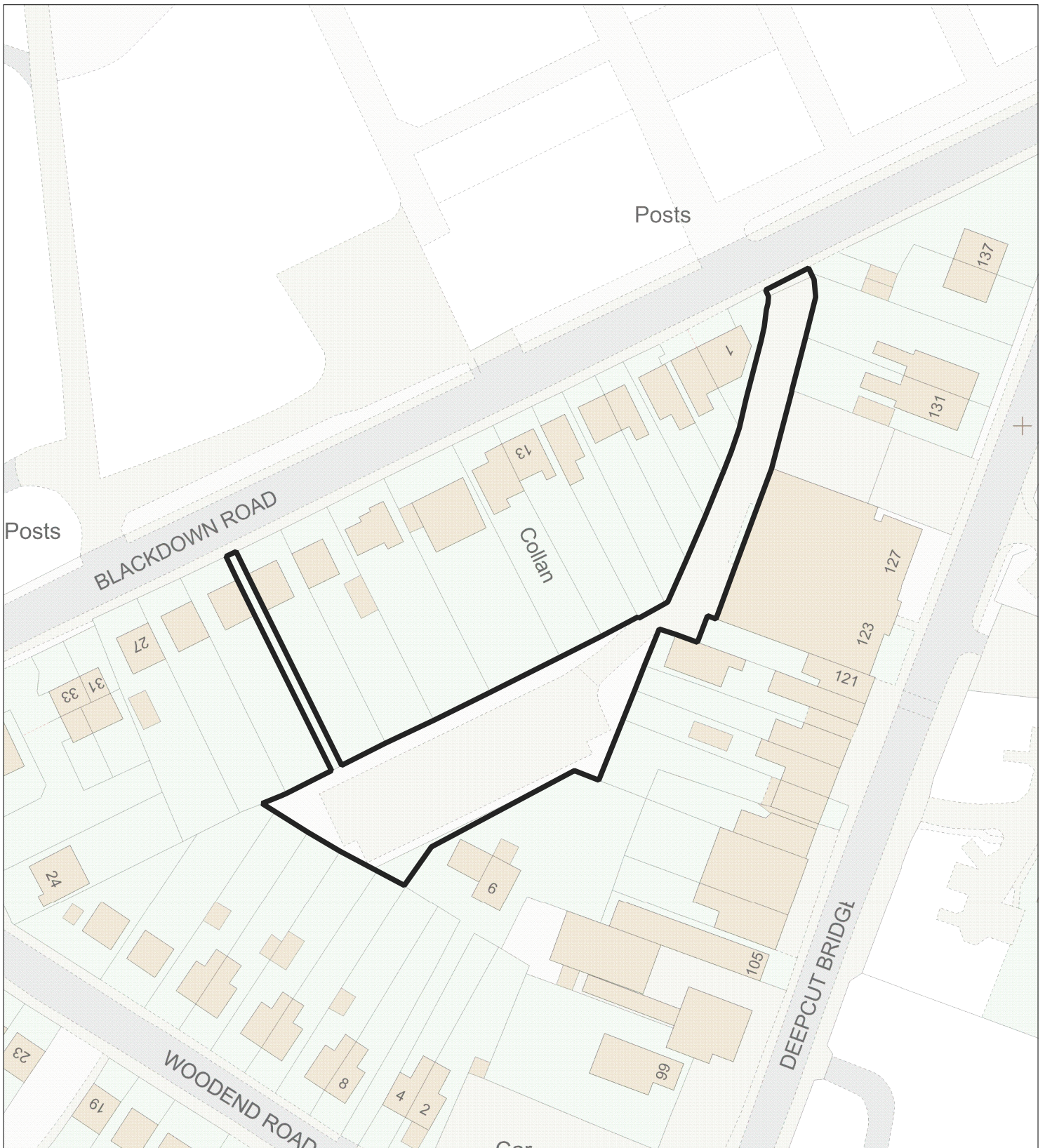
Informatives

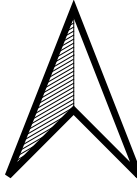
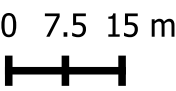

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

Note to Planner

The proposed access to the development is located on Blackdown Road which is private. It is not considered that the proposal will give rise to any significant highway issues.

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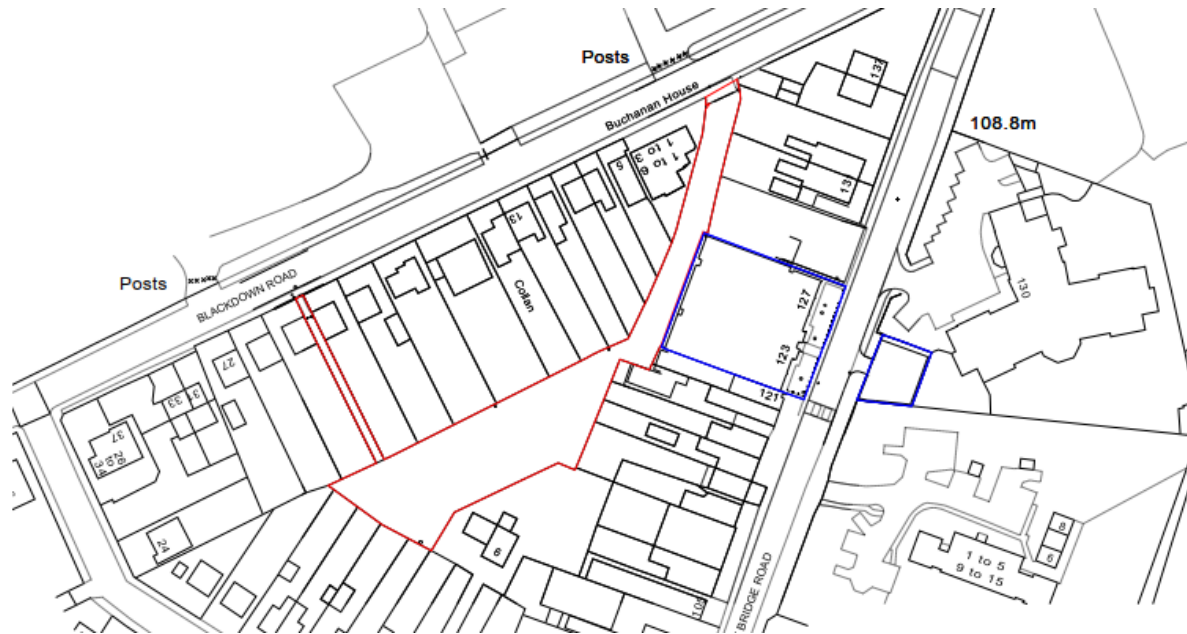


Title	Planning Applications		
Application number	20/0279/FFU	  0 7.5 15 m	Scale @ A4 1:1000
Address	Deepcut Business Centre 123-127 Deepcut Bridge Road Deepcut Camberley Surrey GU16 6SD		Date 23 Jul 2020
Proposal	Erection of 3x 3-bedroom terraced dwellings with associated parking and amenity space.		
			
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20/0279/FFU – DEEPCUT BUSINESS CENTRE, 123-127 DEEPCUT BRIDGE ROAD, DEEPCUT, CAMBERLEY, SURREY, GU16 6SD

Site location plan



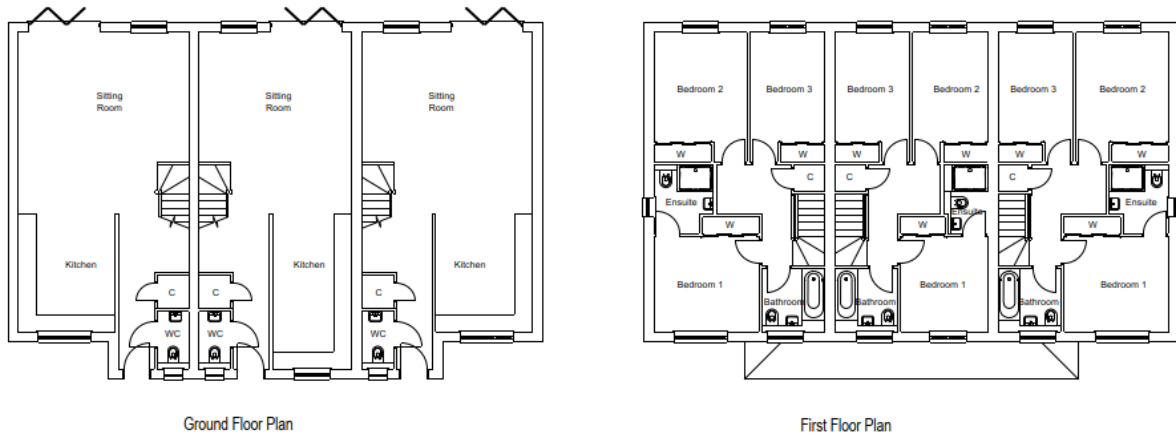
Block plan



Proposed elevations



Proposed floor plans



Site photos

Vehicular access to the site:



Rearmost area of existing car park



View towards the access road



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20/0222/FFU

Reg. Date 4 March 2020

Bisley & West End

LOCATION:	30 Bolding House Lane, West End, Woking, Surrey, GU24 9JJ,
PROPOSAL:	Single storey front extension and part-two storey, part-single storey side and rear extension following demolition of existing garage.
TYPE:	Full Planning Application
APPLICANT:	Mr Marian Baciu
OFFICER:	Mr Ross Cahalane

This application would normally be determined under the Council's Scheme of Delegation, however, it has been called-in by Cllr Alleway due to concerns regarding impact on the character of the area and neighbouring amenity.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This application relates to a proposed single storey front extension and part-two storey, part-single storey side and rear extension following demolition of existing garage.
- 1.2 Following the submission of amended plans, it is considered that the impact of the proposal on the host dwelling and within a corner plot setting is acceptable. The proposal is also considered acceptable in terms of impact on neighbouring amenity, and it is considered that sufficient off-street parking would be provided. The proposal is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application property comprises a two storey end-terraced dwelling forming a corner plot on the eastern side of Bolding House Lane, within the settlement of West End. The surrounding dwellings comprise a mixture of two storey terraced, semi-detached and detached dwellings. These dwellings contain common post-war architectural styles and fairly regimented layouts, and several have been extended to the side at two storey level.

3.0 RELEVANT PLANNING HISTORY

- 3.1 19/2290/FFU Erection of two storey side extension.
Decision: Withdrawn at request of applicant.

4.0 THE PROPOSAL

- 4.1 The application proposed is for a single storey front extension and part-two storey, part-single storey side and rear extension following demolition of existing garage.

- 4.2 The proposed single storey front extension consist of a monopitch roof with side gable end and would have a depth of 1m, width of 8.19m, eaves height of approx. 2.4m and maximum height of approx. 2.9m.
- 4.3 The proposed two storey side extension element would consist of a pitched roof with side gable end and would have a width of 3.3m, depth of approx. 11.3m (set back 0.5m from the adjoining front elevation), eaves height of approx. 5m and maximum height of approx. 7.2m.
- 4.4 The proposed single storey rear extension element would consist of a flat roof with roof lantern above and would have a width of approx. 4.6m, depth of 4m, eaves height of approx. 2.6m and maximum height of approx. 3.2m.
- 4.5 Amended plans have been submitted with the following changes:
- Reduction in width and roof height of side extension
 - Reduction in depth of first floor side element at front elevation
 - Change in the proposed external materials.

5.0 CONSULTATION RESPONSES

- 5.1 West End Parish Council: Objection: scale and mass not be in keeping with the surrounding architecture. Out of character with the street scene and the protruding double storey extension would impact on the neighbour's conservatory and impact on their access to sunlight. A Willow tree, seen as a public amenity, would also be blocked out by this extension. There would also be a loss of off road parking which could contribute to a highways issue.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no letters of representation have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The application is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policies DM9 and DM11 of the CSDMP and the National Planning Policy Framework (NPPF). Other relevant guidance includes the Residential Design Guide SPD 2017 (RDG) and the West End Village Design Statement SPD 2016 (VDS). The main issues to be considered are:
- Impact upon the character of the area;
 - Impact on residential amenity;
 - Impact on access, parking and highway safety; and
 - Impact on infrastructure.

7.2 Impact on character of the surrounding area

- 7.2.1 Policy DM9 (Design Principles) of the CSDMP 2012 promotes high quality design that respects and enhances the local environment, paying particular regard to scale, massing, bulk and broader appearance. Principle 10.2 of the RDG advises that front extensions should not protrude too far forward from the main building line, or be prominent in the street scene. Principle 10.3 advises that side extensions should not erode the character of the street scene and local area. Proposals should remain sympathetic and subservient to the main building and not project beyond the building line on the street.

- 7.2.2 In addition, the application site also falls within Character Area 2 of the WEVDS. Guideline 5 (Extensions) of the WEVDS states that extensions should be complementary to the existing building in proportion, style and use of materials.
- 7.2.3 The gap from the proposed two storey side extension to the highway footpath would be 1.25, assisted by the set-back at first floor level from the front elevation and the footpath curve around the dwelling. Although the proposed two storey side extension would be greater than half the width of the host dwelling, it would have some subservient features in the form of a lower ridge height and the abovementioned set-in from the adjoining two storey front elevation. The roof and fenestration design would also reflect the simple post-war design of the host dwelling. It is considered that the above features, in combination with the separation distance to the side highway boundary, would be sufficient to avoid a cramped or incongruous appearance, or an over-dominant impact on the corner plot setting, and would respect the surrounding plot rhythms which include some generous side gaps beyond the dwellings.
- 7.2.4 Although the proposed front extension would extend across the entire front elevation of the resultant dwelling, it would be single storey with a limited projection. In this instance, it is therefore considered that the proposal would not adversely harm the immediate regimented frontages.
- 7.2.5 Principle 10.4 of the RDG also advises that rear extensions should be sympathetic and subservient to the design of the main building. Eaves heights of single storey extensions should not exceed 3m within 2m of a side or rear boundary. The proposed rear extension including its flat roof form is considered acceptable in this instance, given the lack of view from public vantage points along the highway.

7.3 Impact on amenities of neighbouring properties and future occupiers

- 7.3.1 Policy DM9 (Design Principles) states that the amenities of the occupiers of the neighbouring properties should be respected by proposed development. The thrust of one of the core planning principles within the NPPF is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.3.2 Principle 8.1 of the RDG states that new residential development should be provided with a reasonable degree of privacy to habitable rooms and sensitive outdoor amenity spaces. Developments which have a significant adverse effect on the privacy of neighbouring properties will be resisted. Paragraph 8.4 advises that a minimum distance of 20m is a generally accepted guideline for there to be no material loss of privacy between the rear of two storey buildings directly facing each other (i.e. a back to back relationship).
- 7.3.3 Paragraphs 8.5-8.6 of the RDG advises that although there is no right to a view, residents should be able to enjoy good quality outlook to the external environment from habitable rooms, without adjacent buildings being overbearing or visually intrusive. Para 8.12 of the RDG further advises that potential design solutions to prevent material loss of daylight to neighbouring windows and overshadowing of habitable external spaces include ensuring that the centre of an existing window serving a habitable room does not fall within 45 degrees towards a proposed two storey development, or 60 degrees towards a proposed single storey development.
- 7.3.4 The proposed two storey side extension would project beyond the rear elevation of the adjoining terraced dwelling of No. 32 Bolding House Lane to the northwest. However, this neighbour has a rear conservatory and due to its set-in distance from the side boundary, the extension would not breach a 45 degree line from midpoint of the nearest first floor rear window of No. 32. The proposed single storey rear extension adjacent this side boundary would be roughly the same depth as this neighbour's conservatory. The proposed single storey front extension would not breach the abovementioned 60 degree rule of thumb. It is therefore not considered that the proposal would lead to adverse harm to the amenity of No. 32 in terms of loss of light, privacy, outlook or overbearing impact.

- 7.3.5 The proposed two storey side extension would contain a first floor rear elevation window sited approx. 8m from the rear garden side boundary of the two storey detached dwelling of No. 16a Commonfields to the northeast. However, as this serves an ensuite bathroom a planning condition could be imposed to ensure the window is obscure-glazed with high-level openings. The rear elevation of No. 16a is sited to the east at an angle away from the proposed extension. In this instance, it is considered that the separation distance would be sufficient to avoid adverse harm to the amenity of No. 16a in terms of loss of light, privacy, outlook or overbearing impact.
- 7.3.6 The proposed side extension would also include two first floor side elevation windows that would serve the main bedroom/dressing room area. However, it is considered that the angled distance of approx. 17m to the nearest neighbouring end-terraced front elevation of No. 28 Bolding House Lane to the southeast would be sufficient to avoid adverse harm in terms of loss of privacy. It is also envisaged that the site orientation and overall separation distances would be sufficient to avoid adverse harm to this neighbour in terms of loss of light or overbearing impact.
- 7.3.7 It is considered that the overall proposal would be sited at sufficient distance from other neighbouring boundaries and elevations to avoid material harm to amenity.
- 7.3.8 In light of all the above, it is considered that the proposed development would comply with the amenity requirements of Policy DM9 of the CSDMP and the RDG.

7.4 Impact on access, parking and highway safety

- 7.4.1 Policy DM11 of the CSDMP states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.
- 7.4.2 The proposal would involve a new dropped kerb proposed at front to provide one parking space. The existing side/rear garage would be demolished, but would provide space for two further vehicles. Although the dropped kerb will lead to some loss of off-street parking, this would be on a turn in the road and three spaces within the site would be provided. It is therefore not envisaged that the proposal would lead to an adverse impact on highway safety and capacity.

7.5 Impact on infrastructure

- 7.5.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014, and came into effect on the 1st December 2014. An assessment of CIL liability has therefore been undertaken. Surrey Heath charges CIL on residential extensions only if the net floorspace increase is above 100sq m. The proposal is therefore not CIL liable.

8.0 POSITIVE/PROACTIVE WORKING

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included 1 or more of the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 It is considered that the impact of the proposal on the host dwelling and within a corner plot setting is acceptable. The proposal is also considered acceptable in terms of impact on neighbouring amenity, and it is considered that sufficient off-street parking would be provided. The proposal is therefore recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

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

2. The proposed development shall be built in accordance with the following approved plans:

Proposed elevations (Drg No 3047-2); Proposed floor plans and roof plan (Drg No 3047-3) - both received on 11 June 2020;
Proposed site plan (Drg No 3047-10) - received on 19 June 2020, unless the prior written approval has been obtained from the Local Planning Authority.

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

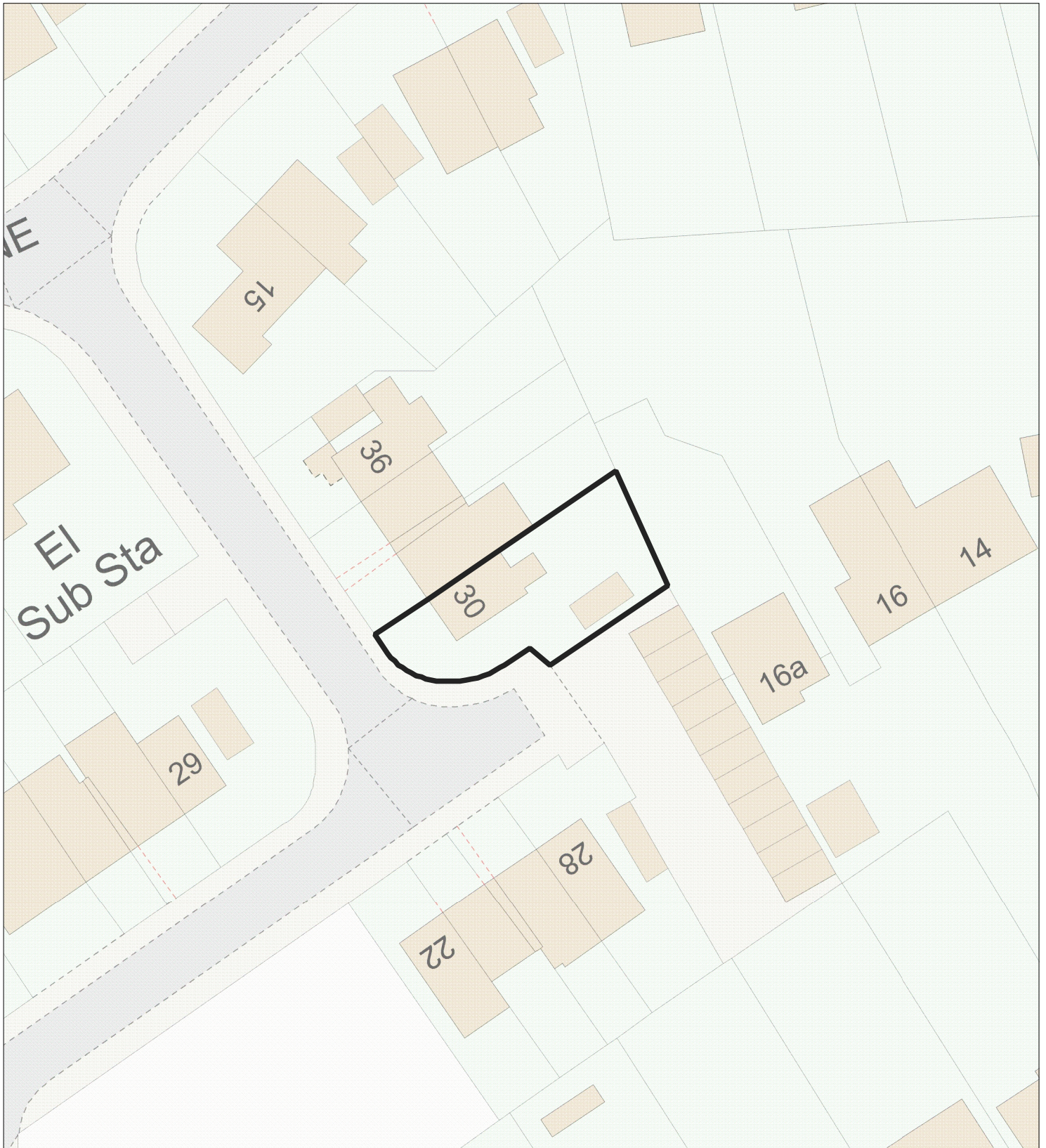
3. The building works, hereby approved, shall be constructed in external fascia materials as annotated on the approved Dwg No. 3047-2 received on 11 June 2020.

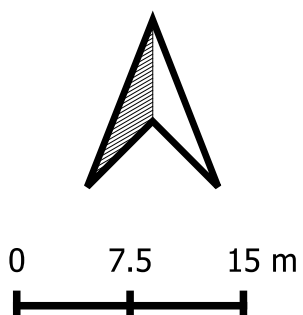

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. Before first occupation of the development hereby approved, the ensuite bathroom window in the first floor rear elevation facing No. 16a Commonfields shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

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

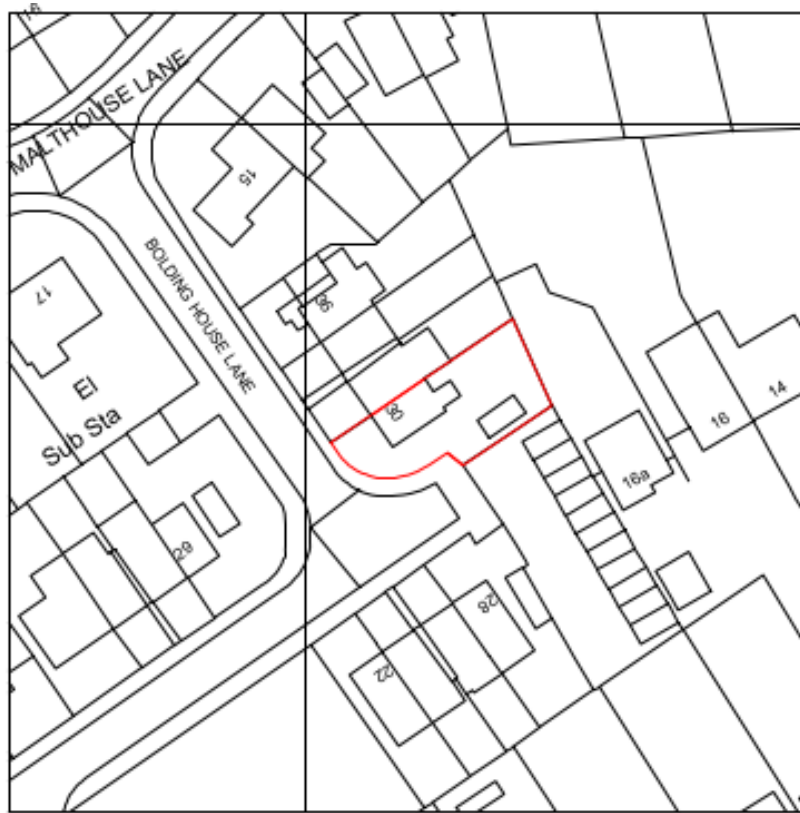
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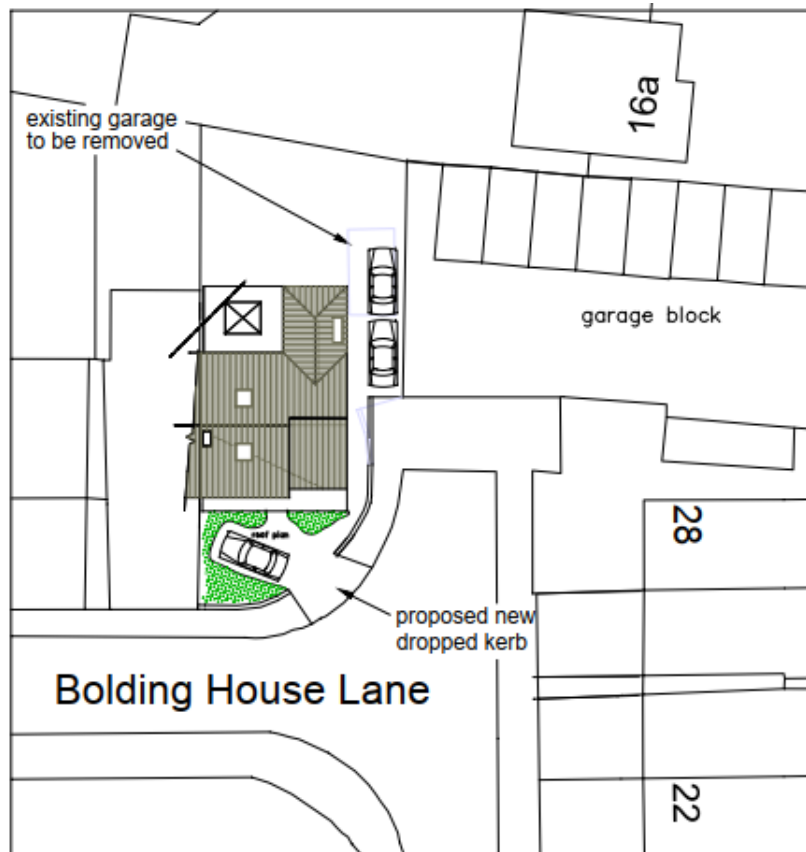
Title	Planning Applications		
Application number	20/0222/FFU		Scale @ A4 1:500
Address	30 Bolding House Lane West End Woking Surrey GU24 9JJ		Date 23 Jul 2020
Proposal	Single storey front extension and part-two storey, part-single storey side and rear extension following demolition of existing garage.		
			
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Location plan



Proposed site plan



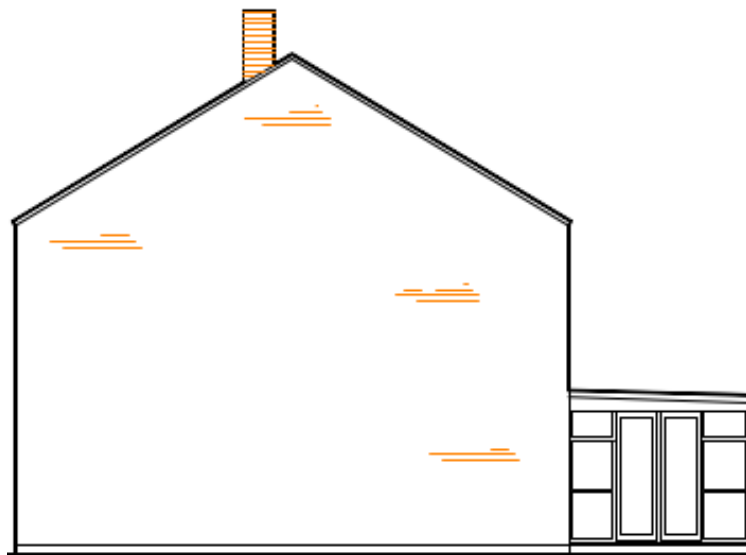
Elevations – existing



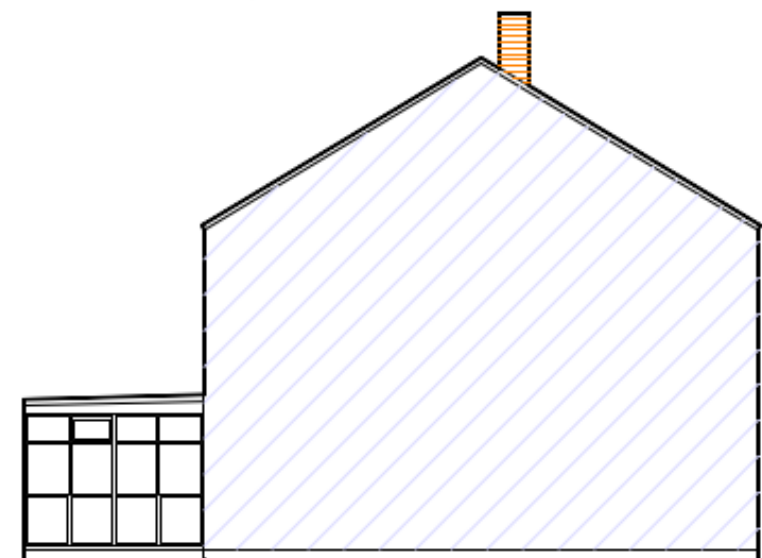
front elevation



rear elevation

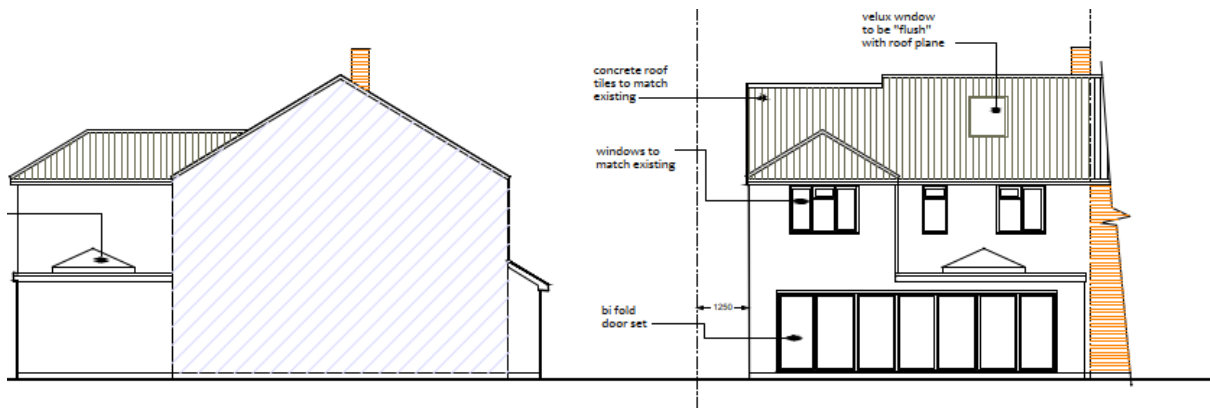


side elevation



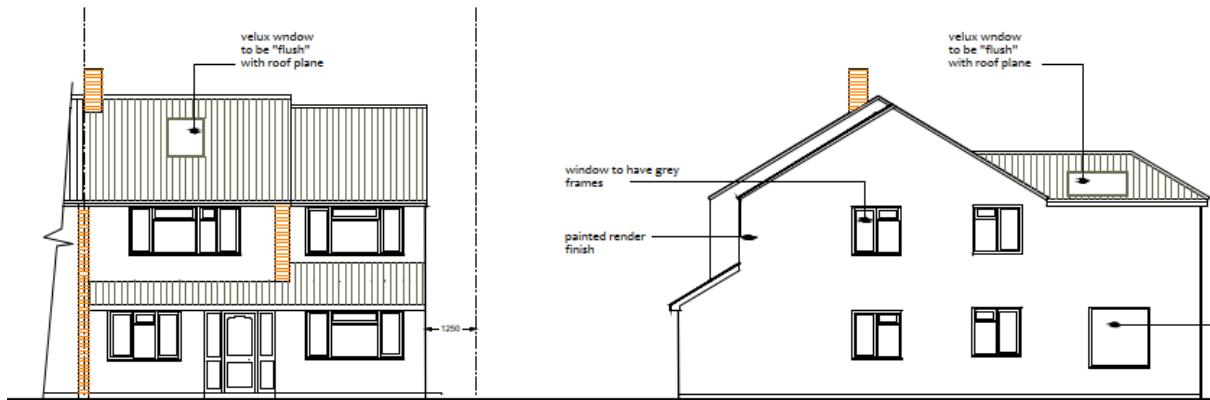
side elevation

Elevations - proposed



side elevation

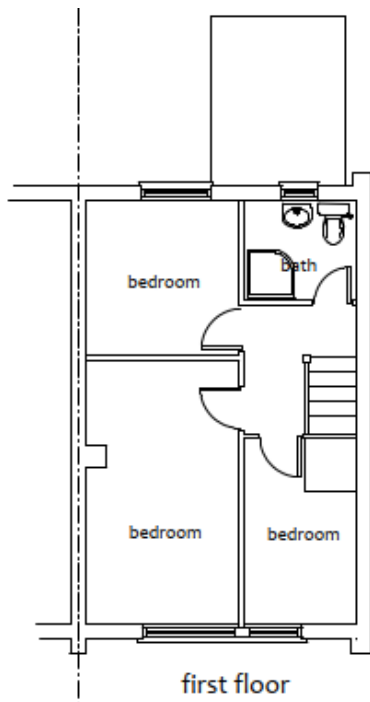
rear elevation



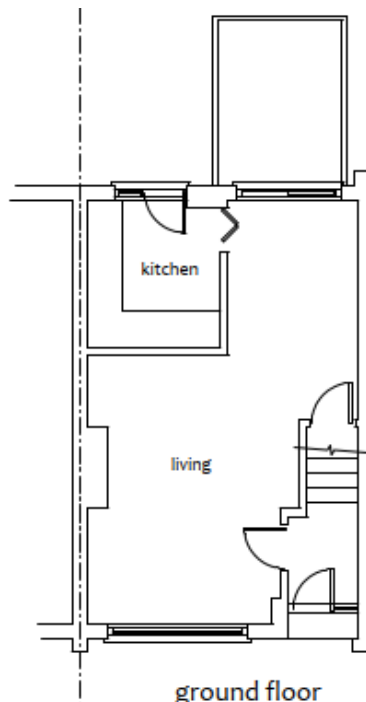
front elevation

side elevation

Floor plans – existing

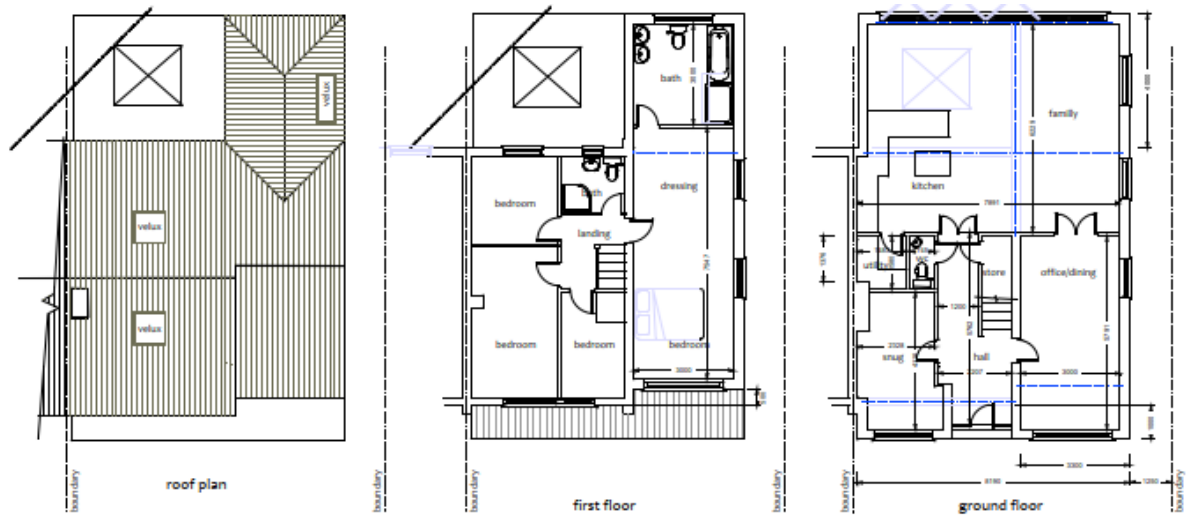


first floor



ground floor

Floor plans – proposed



Existing site photos

Front / side



Towards garage block and No. 16a Commonfields



Corner plot streetscene



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19/2277/FFU

Reg. Date

13 December 2019

Watchetts

LOCATION:	21 Rivermead Road, Camberley, Surrey, GU15 2SD,
PROPOSAL:	Erection of a part two storey side / rear extension with a part single storey side extension and the erection of a detached outbuilding to the rear to serve as an annex, all following demolition of existing detached garage.
TYPE:	Full Planning Application
APPLICANT:	Ms Gwendoline Mullins
OFFICER:	Mr Neil Praine

The application would normally be determined under the Council's Scheme of Delegation, however, the applicant's agent is an employed officer of Surrey Heath Borough Council. As such, at the request of the Executive Head of Regulatory, the application has been referred to the Planning Applications Committee for transparency purposes.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning application for the erection of a part two storey side / rear extension with a part single storey side extension. It is also proposed to erect a detached outbuilding to the rear to serve as annexe accommodation following demolition of the existing detached garage. The proposed development is considered to be in keeping with the established character of the area and will not form any over-dominant impacts, loss of privacy or any significant overshadowing of neighbouring properties. The proposal is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement area of Camberley and is identified as a 'Post War Council Estate' within the Western Urban Area Character SPD 2012. The application site comprises a semi-detached two storey style dwelling set back from the highway by approximately 10m. The application site also benefits from a detached rear garage and a rear garden measuring approximately 37m in depth
- 2.2 The street scene is primarily characterised by 2 storey semi-detached dwelling houses of similar age. There is some interest and variation in the characters of these properties, this is either achieved through changes in materials or alterations and extensions to these other neighbouring properties.
- 2.3 The application site also partly falls within the Environment Agency designated Flood Zone two. The applicant has submitted a Flood Risk Assessment and this is considered later within this report at paragraph 7.5.2.

3.0 RELEVANT PLANNING HISTORY

- 3.1 No relevant or recent planning history.

4.0 CONSULTATION RESPONSES

4.1 County Highway Authority – no requirements or comments to make

5.0 THE PROPOSAL

- 5.1 This application seeks planning permission for the erection of a part two storey side / rear extension with a part single storey side extension. The single storey element starts flush with the front of the porch and runs to the rear wrapping around to meet the existing rear single story rear projection. This element of the proposal would also run no deeper than the existing end wall of the rear projection. In addition this extension would also leave a separation to number 23 Rivermead Road of approximately 2.5m.
- 5.2 The side extensions would have a width of approximately 1.6m, with the single storey side extension running approximately 12.5m in depth with an approximate maximum height of 3.4m. It is also proposed to erect a two storey extension broadly above parts of the single storey extension, this, however, would be set back behind the front wall by approximately 4.4m and would run approximately 7.4m in depth with a maximum approximate height of 6.2m.
- 5.3 It is also proposed to demolish the existing flat roof detached garage, this existing garage measures approximately 3.2m in width, 7.1m in depth and 2.6m in height. In its place, it is proposed to erect a detached single storey outbuilding to the rear to serve as annexe accommodation for a family member (the homeowner's mother). The annex would be sited next to the shared boundary, with number 23 Rivermead Road, and would be separated from the main applicant dwelling by approximately 2.1m. This annexe is proposed to remain ancillary to the main dwelling and would comprise a bedroom, bathroom and a kitchen dining area. This annexe would have a larger footprint than the garage it replaces at approximately 3.9m in width and 10m in depth and it would also be taller at 4.2m in height to the top of the pitched roof.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report six letters of support and no objections have been received. The letters of support state that:
- There are similarities with this proposal and other extensions within the street,
 - There are no reasons why this proposal would cause neighbouring residents problems,
 - The proposal is no larger than existing already constructed extensions in Rivermead Road,
 - There is no reason to object to or refuse this application,
 - The proposal is almost identical to another application in the street and this existing extension is in no way detrimental to the street scene.

7.0 PLANNING CONSIDERATIONS

- 7.1.1 This application is considered against the principles of Policy DM9 (Design Principles) and Policy DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies (CSDMP) 2012. The Western Urban Area Character (WUAC) SPD 2012, the Residential Design Guide Supplementary Planning Document (RDG) SPD 2017 and National Planning Policy Framework are also material planning considerations.

7.1.2 The main planning issues, therefore, in the determination of this application are:

- The impact on the character of the area;
- The impact residential amenity;
- The impact on highway safety and parking;
- Other matters

7.2 The impact on the character of the area

7.2.1 Policy DM9 (Design Principles) of the CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, massing, bulk and broader appearance. Principle 10.1 of the Residential Design Guide Supplementary Planning Document (RDG) states that extensions which erode gaps which contribute to visual amenity and character will be resisted. Principle 10.1 also advises that extensions will be expected to be subordinate and consistent with the form, scale and architectural style of the host dwelling.

7.2.2 The site is also designated as falling within a 'Post War Council Estate' as set out in the Western Urban Area Character Supplementary Planning Document (WUAC). Similar to the RDG, the main requirements of Guiding Principles PC1 and PC2 of the WUAC seek to maintain spacing and gaps between buildings in accordance with the existing character of the area. This includes any new development also respecting building lines and the two storey open character of the area while utilising matching materials.

7.2.3 The application site comprises a semi-detached two storey style dwelling and the local street scene is primarily characterised by 2 storey semi-detached dwelling houses of similar age. There is, however, some interest and variation in the character of the neighbouring properties and this is either achieved through changes in materials between the dwellings or post construction alterations and extensions to neighbouring properties within the local surrounding streetscape of Rivermead Road.

7.2.4 The proposal is to be constructed in materials to match and the single storey element of the proposal is modest in height and retains separation to the flank boundary for access to the rear while also allowing for spacing around the dwelling. No part of the extension will also breach the established building line.

7.2.5 Turning to the two storey side extension, following concerns about the proposal as originally submitted, the applicant has submitted revised drawings and these have been carefully designed following advice from the case officer to reduce the two storey presence and respond to the existing local architecture. In this case, the two storey elements are now set behind the front wall by approximately 4.4m and this extension also enjoys a subserviently designed roof. This design response reduces the visual impact in respect to the two storey elements of the proposal and also responds to the existing streetscape wherein the officer noted a number of similar two storey extensions to properties within Rivermead Road. Given the two storey elements of the proposal take their design cues from the existing street scene and have been designed to be setback and subservient, the officer is satisfied that such a side extension would integrate within the existing street scene without adverse harm.

7.2.6 The remainder of the proposals are to the rear with limited (if any) visual impact when viewed from public vantage points. The annexe is also proposed for a family member and will remain ancillary to the main applicant dwelling. The applicant has also confirmed in writing that the annexe is solely for her mother to live in and should the time come that she no longer has a use for it, the applicant would retain it purely for family use. That said, if this annexe was severed from 21 Rivermead Road to become a self-contained independent unit of

accommodation, this is considered to be harmful to the character of Rivermead Road and on this basis a condition to ensure the annexe stays ancillary to the 21 Rivermead Road is recommended.

- 7.2.7 Therefore having regard to the existing built form in comparison to the proposed, it is considered that the proposal would respect the character of the area. In conclusion the proposal would not conflict with Guiding Principles PC1 and PC2 of the WUAC, Principle 10.1 of the RDG, Policy DM9 of Core Strategy and Development Management Policies or the NPPF in this regard.

7.3 The impact on residential amenity

- 7.3.1 Paragraph 127 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. The Residential Design Guide (RDG) Supplementary Planning Document 2017 sets out at paragraphs 8.1 and 8.2 that residential amenity, in the form of light, privacy, outlook is an important design matter that has a very strong influence on the quality of resident's living environment.
- 7.3.2 Number 23 Rivermead Road is sited to the south west of the application site. The proposed first floor side window serves an en-suite and subject to conditions to control glazing and openings no objections are raised in respect to any loss of privacy. The proposal would extend beyond the front wall of number 23 Rivermead Road by approximately 2m, however, this element of the proposal is single storey and separated from 23 Rivermead Road by approximately 2.5m. It is also noted that number 23 Rivermead Road's access driveway, to their rear garage, separates the two properties and there are also no primary facing windows at number 23 Rivermead Road facing onto the proposal. The two storey element of the proposal extends beyond the rear wall of number 23 Rivermead Road (by approximately 3.5m) and is also separated by the access drive and a detached garage with a separation of approximately 5m from the nearest ground floor primary windows and external amenity areas.
- 7.3.3 The annexe outbuilding is single storey and replaces an existing garage (albeit approximately 3m deeper and 1.25m taller). While some limited views of the annexe may be possible from number 23 Rivermead Road, the officer notes the annexe replaces an existing garage structure and also a number of outbuildings which include an existing garage, 4 sheds and a greenhouse sited on land at number 23 Rivermead Road's side of the boundary these outbuildings will also considerably screen the annexe, when viewed from this neighbour.
- 7.3.4 The extension to the applicant dwelling house is separated by approximately 3.75m from number 19 Rivermead Road at its closest points and would extend approximately 1.5m beyond the rear wall of this neighbour. The officer also notes that no part of the house extension will cross a 45 degree line of sight taken from the midpoint of any rear facing window at number 19 Rivermead Road. For these reasons, the extensions to the dwelling house are not considered to result in any undue or adverse loss of residential amenity as enjoyed at number 19 Rivermead Road. The annexe outbuilding is single storey and replaces an existing garage, this is also sited approximately 4.5m from the shared boundary with number 19 Rivermead Road and this is considered to be a reasonable separation distance in this instance.
- 7.3.5 Given the annexe will be occupied by a family member with a degree of dependence with the main dwelling, the use of the annexe is not considered to engender any adverse impacts upon the residential already enjoyed at neighbouring properties. Any severance of this accommodation to form a self-contained independent dwelling could, however, give rise to levels of activity, noise and disturbance which could be considered harmful to the residential amenity enjoyed at surrounding properties. Therefore, if minded to approve officers can impose a planning condition to ensure the development as proposed remains ancillary to the main dwelling unless otherwise agreed with the Local Planning Authority.

7.3.6 Having regard to the retained separation distances and / or screening to all other adjoining or nearby neighbours in Rivermead Road and Bain Avenue to the rear, no undue loss of residential amenity is considered to result from this proposed development to the occupiers of these or any other adjoining or nearby residential properties. Therefore and in conclusion the proposal is considered to comply with Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies 2012, the RDG and the NPPF.

7.4 The impact on highway safety and parking

7.4.1 There are no proposed changes to vehicular / pedestrian access. Off street parking in line with parking guidance is to be retained. On this basis it is considered that the proposal would not conflict with Policy DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the proposal is acceptable on these grounds.

7.5 Other matters

7.5.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014 and the CIL Charging Schedule came into effect on the 1st December 2014. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area, however, as the proposal relates to a net increase in residential floor area less than 100 square metres the development is not CIL liable.

7.5.2 The far south eastern section of the garden falls partly within Flood Zone 2 and a small section of the annexe is caught within this Flood Zone. The applicant has submitted a FRA and in accordance with Environment Agency (EA) standing advice, this confirms that floor levels will be set no lower than existing and surface water will be managed in accordance with the requirements of the EA's advice. Given the limited amount of development incursion into the Flood Zone and the applicant's commitment to comply with the EA published advice no objections are raised on these grounds.

7.5.3 New residential development that is between 400 metres and five kilometres of the Special Protection Area (SPA) can result in adverse effects on the SPA. In this case and, given annexe accommodation for a family member is proposed and this family member will have a degree of dependence on the main dwelling, it is considered that the annexe accommodation will remain ancillary to the main dwelling. That said, any severance of this accommodation to form a fully self-contained independent dwelling is considered to be new residential development which is harmful to the SPA. Therefore if minded to approve officers can impose a planning condition to ensure the development as proposed remains ancillary to the main dwelling.

8.0 CONCLUSION

8.1 The proposed development is considered to be in keeping with the established character of the area and will not form any over-dominant impacts, loss of privacy or any significant overshadowing of neighbouring properties. The proposal is therefore recommended for approval

9.0 WORKING IN A POSITIVE/PROACTIVE MANNER

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

- 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;
- 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.

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

10.0 **RECOMMENDATION - Grant subject to the following conditions**

1. The development hereby permitted shall be begun within three years of the date of this permission.

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

2. The building works, hereby approved, shall be constructed in external fascia materials to match those of the existing building.

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

3. The proposed development shall be built in accordance with the following approved plans: 96/03 Rev A, 96/04 Rev A, unless the prior written approval has been obtained from the Local Planning Authority.

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

4. Before first occupation of the development hereby approved the south west first floor en-suite window in the elevation facing 23 Rivermead Road shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times, unless otherwise agreed in writing with the Local Planning Authority.

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

5. The existing dwelling and the annexe hereby approved shall at all times be occupied as a single and integral dwelling unit within the existing curtilage. The annex hereby approved shall not be sublet, sold or otherwise occupied / used other than as ancillary accommodation to the existing dwelling.

Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way severed from the main dwelling to provide a self-contained dwelling unit to the detriment of the character of the area, residential amenities or to the integrity of the Thames Basin Heath SPA in accordance with Policies DM9 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. The development hereby approved shall be undertaken in accordance with the submitted Flood Risk Assessment received 2nd June 2020 unless otherwise agreed in writing with the Local Planning Authority.

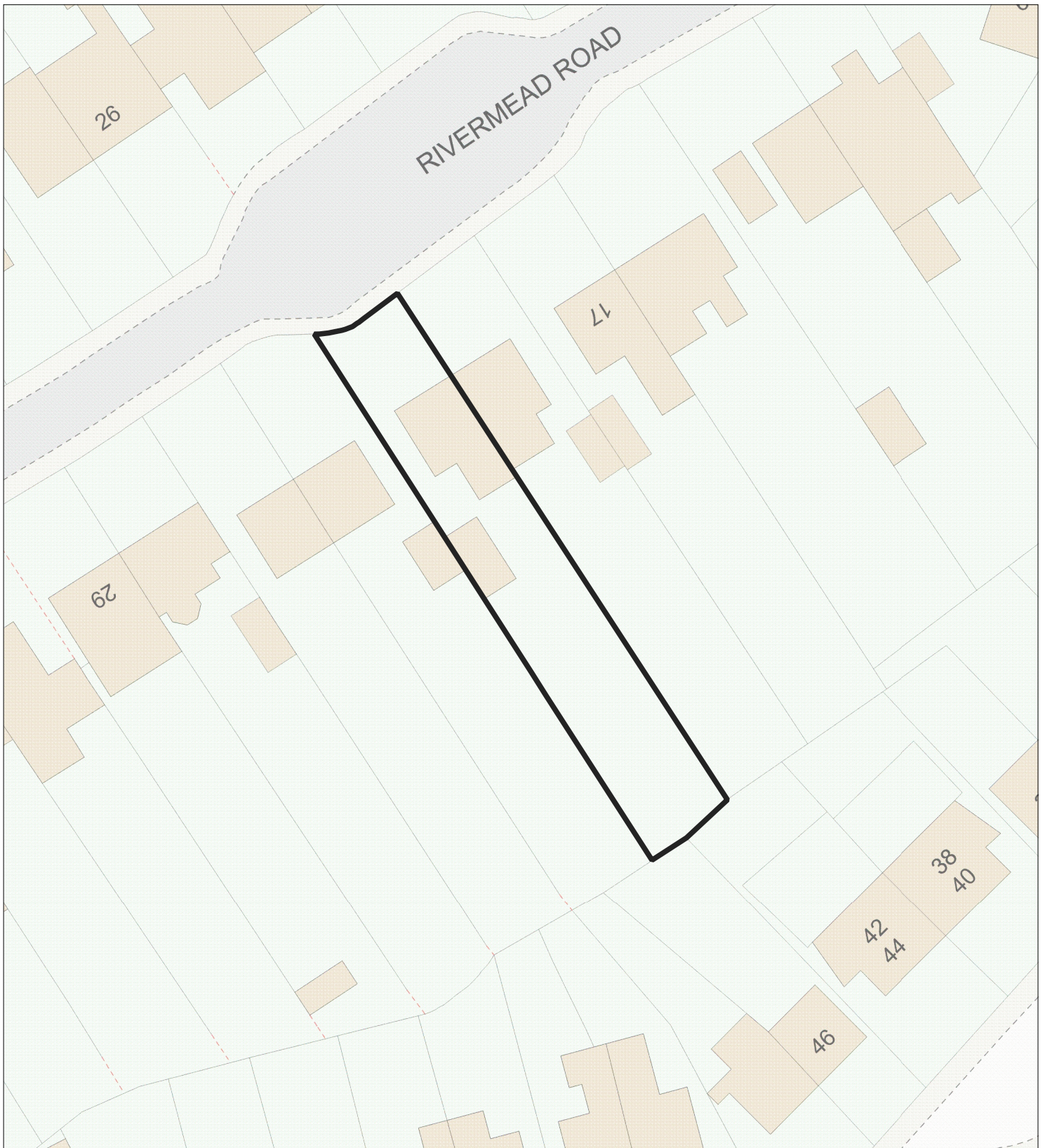
Reason: To ensure flood protection of the development in accordance with the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land.
3. The applicant's attention is drawn to the Party Walls (etc) Act 1996.
4. The applicant is reminded of the Government's standing advice for minor extensions in flood zones 2 or 3. This includes making sure the floor levels are no lower than existing floor levels as you have shown in your flood risk assessment and ensuring the development has taken protective measures to ensure it is not flooded by surface water. More information is available at:

<https://www.gov.uk/guidance/flood-risk-assessment-standingadvice#advice-for-minor-extensions>
5. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Please see the Officer's Report for further details.

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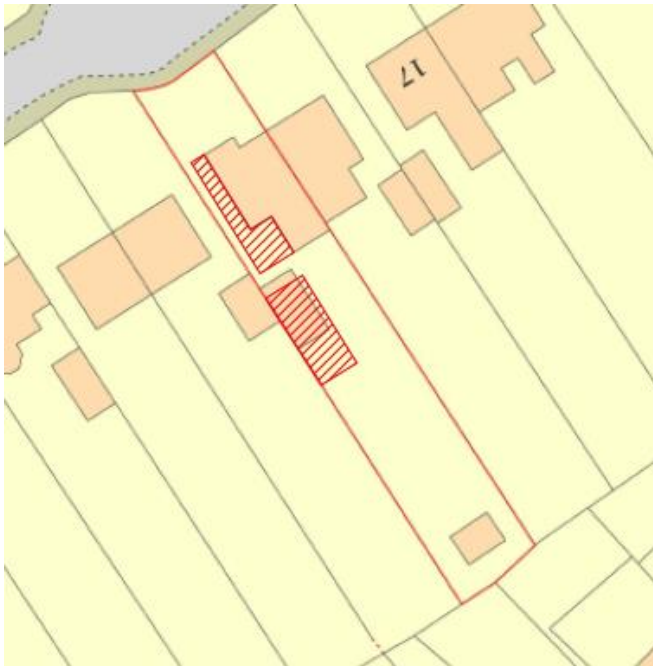


Title	Planning Applications		
Application number	19/2277/FFU		Scale @ A4 1:500
Address	21 Rivermead Road Camberley Surrey GU15 2SD		Date 23 Jul 2020
Proposal	Erection of a part two storey side / rear extension with a part single storey side extension and the erection of a detached outbuilding to the rear to serve as an annex, all following demolition of existing detached garage.		
Version 5		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2020	Author: DE

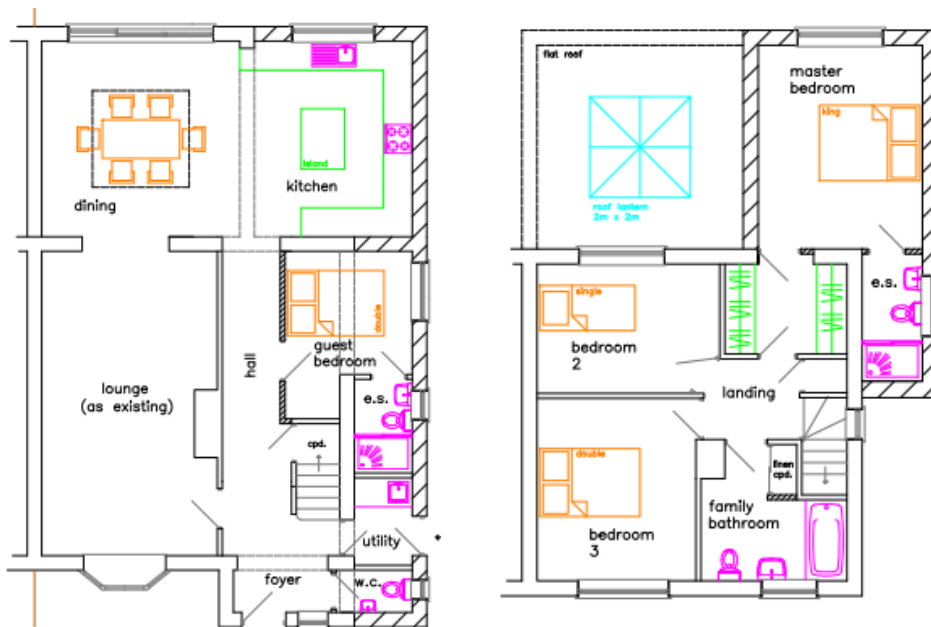


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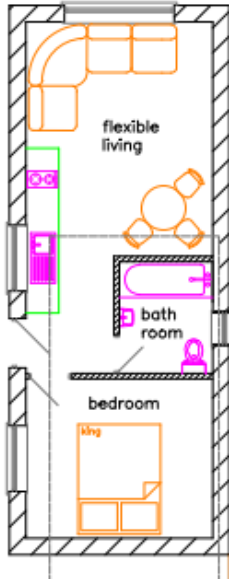
Site plan



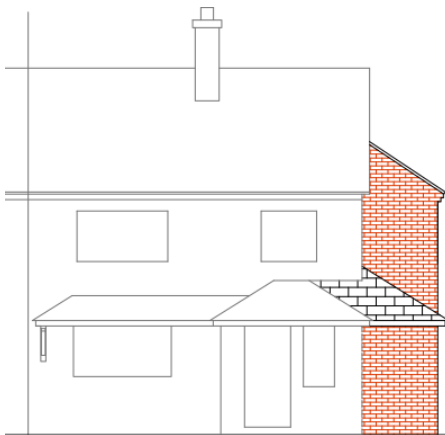
House extension floor plans (extension marked with diagonal line)



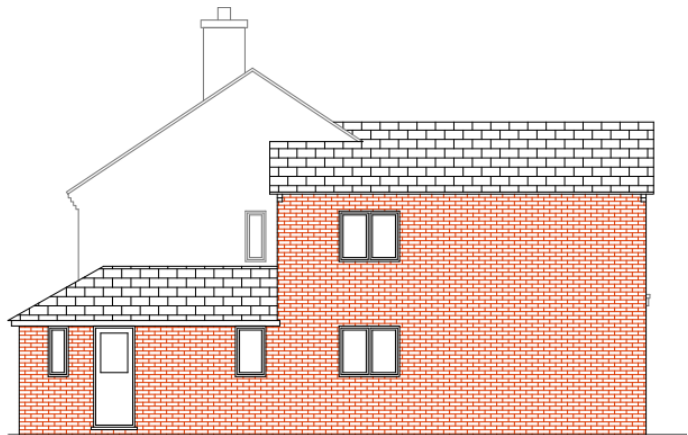
Annexe floor plans



Elevations – extension in red



NORTH-WEST ELEVATION

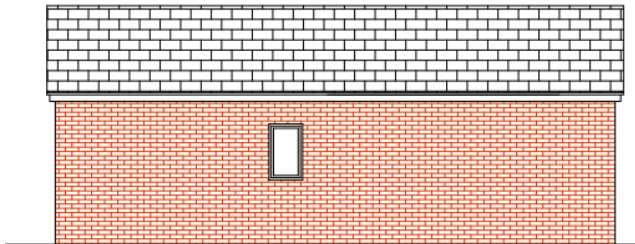
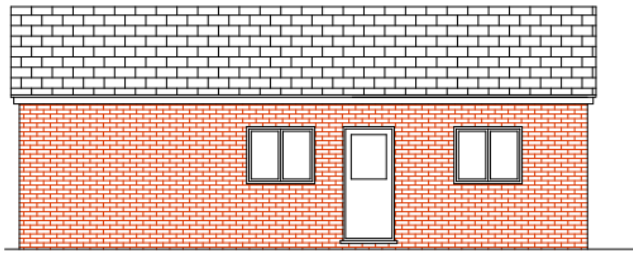


SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

Annexe side elevations



Existing site photos

Front



Rear



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

NOTES

Officers Report

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

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

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

How the Committee makes a decision:

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

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

The Committee cannot base decisions on:

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

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

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