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Tuesday, 2 February 2021

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, Sarah Jane Croke, Paul Deach, Sharon Galliford,
Ben Leach and John Skipper

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber,
Surrey Heath House, Knoll Road, Camberley, GU15 3HD on **Thursday, 11 February 2021
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 Meeting	3 - 14

To approve as a correct record the minutes of the meeting of the Planning
Applications Committee held on 14 January 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: 20/0712 - 104 High Street, Chobham, Woking, Surrey, GU24 8LZ * | 15 - 40 |
|----------|---|----------------|

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

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 14 January 2021

+ 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: Tim FitzGerald, Emma McGrath and Pat Tedder

Officers Present: Sarita Bishop, Duncan Carty, Jonathan Partington, Neil Praine, Gavin Ramtohal, Jenny Rickard and Eddie Scott

43/P Minutes of Previous Meeting

The minutes of the meeting held on 17 December 2020 were confirmed and signed by the Chairman.

43/P Minutes of Previous Meeting

The minutes of the meeting held on 17 December 2020 were confirmed and signed by the Chairman.

44/P Application Number: 20/0747 - Kamkorp Park, Chertsey Road, Windlesham, Surrey, GU20 6HZ

The application was a hybrid planning application comprising: Full application for a new building for Sales, Manufacturing & Heritage (Building 2) together with test road, two new vehicular accesses onto Highams Lane, associated parking, landscaping and ancillary outbuilding. Change of use of existing buildings (comprising former BOC Headquarters) for education, storage, business and ancillary uses. Outline application with all matters reserved for 2 new buildings for Headquarters and Engineering (Building 1) and Vehicle Research and Development (Building 3).

Members were advised of the following updates on the application:

“AMENDED CONDITIONS

New condition - Condition 34:

The test road hereby approved shall not be used before 9am or after 5pm on weekdays nor at any time at weekends or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt public holidays includes New Years Day, Good Friday, Easter Monday, all Bank Holidays, May Day, Christmas Day and Boxing Day.

Reason: In the interest of the residential amenities of the area and to accord with the Policy DM9 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Amended Condition 22 (new text in bold):

Prior to first occupation of the **full buildout** hereby approved, the proposed highway improvements at the junction of Highams Lane with B386 Chertsey Road comprising the removal or cut-back of vegetation to improve visibility west of the junction and widening of the junction bellmouth shall be completed broadly in accordance with Arup's drawing no. GMDW-ARUP-ZZ-XX-DR-C-2160 P01 and subject to detailed design and Surrey County Council's full technical and road safety auditing requirements.

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

Further information in respect to the existing molecule building (para 8.4.3, page 21):

The applicant has confirmed that the Molecule Building will be retained and used for storage and ancillary uses almost immediately as the applicant moves into to the site. The ancillary uses will include a range of business uses which include technicians undertaking servicing of the T50 currently being assembled at Dunsfold and also maintenance / storage of the heritage collection and other business assets.

Turning to the medium and longer term, the applicant is committed to ensuring the molecule building will feature centrally as the site comes into full operation. Works to the building to refurbish it use will start during the first quarter of this year and the long-term intention for the building is for it to be linked integrally to the wider site to educate and assist training in motor vehicle development and automotive technologies.

The molecule building would provide apprentices, students and graduates with access to existing experienced staff and existing technology helping them develop analytical skills by exposure to cutting edge thinking and by making real world knowledge accessible to these future automotive professionals, at the earliest stages of their career development. The molecule building would form a workspace to enable this to happen while providing a tangible link between industry and academia. The training academy will be funded largely from a charitable education trust set up personally by Professor Gordon Murray, in

partnership with local academic institutions to be run like any other educational institute, but with the opportunity of regular work experience throughout courses, at the GMG facility all on the same site.”

The officer recommendation to grant the application was proposed by Councillor Colin Dougan, seconded by Councillor Victoria Wheeler and put to the vote and carried.

RESOLVED that

- I. **application 20/0747 be granted subject to the conditions in the officer report and planning updates; and**
- II. **the application be referred to the Secretary of State as a Departure from the Development Plan**

Note 1

It was noted for the record that:

- I. Councillor Edward Hawkins declared that:
 - a) he had been invited to a number of presentations on the proposal, but had not attended any; and
 - b) he had received correspondence from the applicant on the application.
- II. Councillor Victoria Wheeler declared that:
 - a) she had spoken to the applicant's agent in respect of the application;
 - b) she had attended a joint meeting with the applicant and with the other ward councillors;
 - c) she had received few representations on the application from local residents;
 - d) whilst she had engaged with the applicant on numerous occasions, she came into the meeting with an open mind.
- III. Councillor Colin Dougan declared that, in his role of Business and Transformation portfolio holder, he had met with the applicant at the application site.

Note 2

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

Voting in favour of the recommendation to grant the application:

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

45/P Application Number: 19/2041- Land To The North Of Bagshot Road, Bagshot Road, Chobham, Woking, Surrey

The application was for change of use from equestrian to dog day care facility for up to 130 dogs with associated fencing, hard standing and works to existing buildings.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been referred to the Planning Applications Committee at the request of Councillor Victoria Wheeler due to the concerns of local residents.

"A further objection from Chobham Parish Council has been received raising similar objections and comments to the original proposal.

There was a recent re-notification on receipt of an amended drawing. 26 further objections have been received, some of which have indicated that their previous objections have not been overcome by the amendment and re-iterating earlier objections.

The additional comments include:

- Impact on adjacent equestrian site.
- Recent flood event accentuates flood risk objection
- Would lead to establishment of day boarding kennels.
- Noise impact in combination with local school
- Noise impact on local school (teaching)
- Poor site visibility for access/egress
- Lack of facilities for staff
- Impact on local dog walking/day care businesses
- Inadequate parking would lead to overflow parking in Clappers Lane
- No drop-off facility for dog owners [*Officer comment: The proposal would include a drop off (as well as collection) service*]
- Relationship of some supporters of this application with applicant [*Officer comment: This is not a material planning consideration*]
- Reference to a Norfolk court case on noise disturbance from a dog facility [*Officer comment: Further details not provided*]
- Access provided from Clappers Lane which is inadequate for such purposes [*Officer comment: The access is proposed from the existing access on Bagshot Road*].

AMENDED CONDITIONS AND INFORMATIVE

Condition 2:

The proposed development shall be built in accordance with the following approved plans: 102 Rev E and 111 Rev **D**, except where amended by conditions below, 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.

Condition 5:

Notwithstanding the details provided shown on approved drawing 102 Rev E and the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order), details of **all fencing** shall be submitted to and approved by the Local Planning Authority prior to being erected or installed . Once approved, the details shall be implemented in accordance with the approved scheme before the use hereby permitted is first commenced. **There shall be no variation or amendment to the approved fencing details without the prior written approval of the Local Planning Authority.**

Reason: To preserve and enhance the visual amenities of the locality and the openness of the Green Belt and in the interests of nature conservation and in accordance with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Condition 7:

The development shall be implemented in accordance with the times of dog collection, so that they arrive at the site from 08:30 and leave the site by **18:00** hours on Mondays to Fridays only, and operational hours, of 07:30 and 18:00 hours on Mondays to Fridays only, and maximum staffing levels of 15 staff at the site as set out in Bruce's Doggy Day Care Management Report dated September 2019.

Reason: In the interests of visual and residential amenities and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Condition 10:

The car parking spaces shown on the approved plan 102 Rev E 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. **Details of the cycle parking facilities shall be submitted to and approved by the local planning authority and shall be provided prior to the commencement of the approved use.**

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

Condition 13:

Notwithstanding the details provided on the approved drawing 102 Rev E, **details of the proposed hardstanding shall be submitted to and approved by the local planning authority. The approved details shall be provided in perpetuity prior to the commencement of the use hereby approved.**

Reasons in the interests of visual and residential amenities and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative 3:

It will be expected that the external lighting details, required to be agreed under Condition 9 above, shall only provide for safe access to the building.”

As the application had triggered the Council’s Public Speaking Scheme, Professor David Moss, on behalf of the Chobham Society, and Mr Alex Vero spoke in objection to the application. Mr Bruce Casalis, the applicant, spoke in support of the application.

The Committee held significant concerns with the application’s impact on the openness of the Greenbelt. It was felt that the intensification and the commercial development of the site; and its associated paraphernalia and equipment would result in harm to the openness of the site; and thus the greenbelt. In addition reservations were also raised in respect of the proposed acoustic fencing and its impact on residential amenity and by its inherent nature its impact on the openness of the greenbelt; as well as the existing character of the area.

Whilst it was appreciated that it was not a material planning consideration, Members also held concerns as to the proposal’s ability to allow fulfillment of the requirements under the workplace (Health, Safety and Welfare) Regulations 1992, such as the provision of staff rest facilities.

As there was no proposer and seconder for the officer’s recommendation, the officer’s recommendation fell.

An alternative recommendation 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 19/2041 be refused for the following reasons:**
 - **the nature of the commercial use and associated paraphernalia on the land; and the impact of the fencing would be harmful to the openness of the greenbelt; and as there are no very special circumstances to outweigh the harm it is thereby contrary to the NPPF,**
 - **the proposed commercial use would be detrimental to the rural character of the area and by association be harmful to the residential amenity of the wider area and thereby be contrary to the National Planning Policy Framework (NPPF) and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document;**
- II. an informative be added to the refusal to note concerns in respect of the lack of provision of facilities, included in the plans, in relation to the Workplace (Health, Safety and Welfare) Regulations 1992; and**

- III. **the wording of the reasons for refusal and the informative be finalised by the Executive Head of Regulatory after consultation with the Chairman, Vice Chairman of the Planning Applications Committee and the Ward Councillors.**

Note 1

It was noted for the record that:

- I. Councillor Edward Hawkins declared that he had received correspondence from both the applicant and objectors in respect of the application;
- II. Councillor Charlotte Morley declared that she had a friend who lived close to the application site; whom she spoke to about the process of determining the application, but that she came into the meeting with an open mind; and
- III. Councillor Victoria Wheeler declared that:
 - i. she had received correspondence from objectors, as well as from the applicant via the phone on a number of occasions;
 - ii. she had spoken to local residents on the process of determining the application and how to communicate in respect of the application in her role as their ward councillor; but came into the meeting with an open mind.

Note 2

A roll call vote was conducted and the voting on the alternative recommendation to refuse the application was as follows:

Voting in favour of the recommendation to refuse the application:

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

46/P Application Number: 20/0153 - Land To The Rear Of 42 Station Road, Frimley, Camberley, Surrey GU16 7HF

The application was for the erection of a two storey building comprising 4 two bedroom flats with associated amenity space.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been referred for determination by the Executive Head of Regulatory as the owner of the site had been a Surrey Heath Borough Councillor within the last 4 years.

“UPDATE FROM PLANNING APPLICATIONS COMMITTEE 17 DECEMBER 2020

An email has been received from Mr. D. Allen requesting that the application be deferred until the January meeting. In summary, Mr Allen claims that the agenda report was received less than 48 hours before the meeting and so there has been no time to rebut anything, despite asking to see the report for the past 6 weeks. He

states that in every point in the report there is a mistake or serious irregularity and so the applicant would therefore like the opportunity to remedy this. He is also critical of the case officer's handling of the application.

Officer comment:

The agenda was published on the website on Friday 4/12 and so the applicant would have had sufficient time to consider its content. No report is made available until it is published. No substantive explanation has been given as to why the report is incorrect. In the opinion of the officers there are no valid grounds to defer determination of this application.

Consultation responses

The consultation response received from the Council's Drainage Officer recommends refusal for the following reason(s):

- Insufficient information provided for consideration.
- The applicant has not sufficiently demonstrated that the development won't affect neighbouring property, further details are required. This location does have a flood history and the development is proposed within floodplain. No development will be permitted without prior LPA approval of a fully detailed drainage proposal and flood mitigation scheme.
- The dwelling is removing an area of floodplain that needs to be off-set by a respective reduction of ground levels elsewhere within the application site. Full details are required to indicate where land levels around the dwelling are being reduced to compensate for the loss of floodplain, providing evidence that the overall development will not displace potential standing flood water to neighbouring properties.
- Applicant to retain any existing overland flow routes will across the proposed development site to allow for land to drain after a flood. The applicant needs to demonstrate that the development will not impede flows and will not cause any nuisance flooding to any neighbouring properties.
- Applicant to provide a full site survey of the existing site topography showing the development boundary and an indicative grid of levels throughout the existing site, without any changes, to give an accurate representation of the current site conditions.
- Applicant to provide a fully detailed drainage proposal drawing, clearly annotated with all proposed attenuation measures including any asset levels (cover, soffit and invert, as appropriate). All drainage proposals to be supported by construction details.
- No pumped surface water drainage systems will be permitted.
- There is no public surface water drainage system shown to be connected directly adjacent or within the property boundary. Details of the proposed

off-site surface water connection to be provided, to include the route of the surface water connection, outside of the application boundary to its outfall (known Thames Water owned asset). Details of the discharge route to include pipe sizes, levels, locations of any on-line access chambers and any other known property or asset connections to the pipework.

- Details of the existing, retained property surface water drainage systems to be provided.
- Any new habitable buildings within the proposed development outline to have a minimum FFL of 62.1m AOD.
- As the site is liable to flood, all foul drainage systems are required to have suitable protection to prevent surface water ingress. Full details of the foul drainage system to be provided.
- Applicant is required to agree a suitable development schedule with the LPA to ensure that the drainage scheme is undertaken before any increase of risk including the retention of floodplain capacity, ensuring attenuation for the building footprint during construction, and for maintenance of overland flood routes that allow neighbouring land to drain. If the LPA agreed drainage scheme cannot be implemented prior to the building due to site constraints, a programme of temporary works will need to be agreed with the LPA to demonstrate that the working methods throughout the development period will not increase flood risk to neighbouring properties.
- Maintenance schedule for the joint development drainage responsibilities will need to be provided once the fundamental scheme details are agreed with the LPA. The schedule details provided for consideration should replicate the documentation to be provided to all property purchasers and include copies of the approved drainage layout plan, construction details, and ongoing maintenance responsibilities. The maintenance schedule should clearly state the periodic maintenance required for all identity referenced assets and apportion the financial responsibilities for the properties served, should any expense be incurred by future repair or replacement work.
- All agreed land levels to be maintained in perpetuity. All drainage systems, porous surfaces, attenuation volumes and floodplain mitigation assets to be maintained throughout the lifetime of the development.
- Full site drainage and flood mitigation works to be completed, in accordance with final LPA approved drainage submission drawings, prior to first occupation.

ADDITIONAL REASON FOR REFUSAL

As such a reason for refusal on drainage grounds is proposed as follows:

6. The majority of the site is located within Flood Zone 2. In the absence of a detailed drainage proposal and flood mitigation scheme it has not been

adequately demonstrated that the proposal would be acceptable in flood risk terms in relation to the site and neighbouring properties. As such the proposal would conflict with the objectives of Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2011-2028 and the National Planning Policy Framework/Practice Guidance.

UPDATE 14 JANUARY 2020

The landowner has submitted a detailed Planning Rebuttal in response to the agenda report. This has also been circulated to councillors. The rebuttal criticises the content of the report and alleges that the case officer has thwarted the application process and failed to engage with the applicants. These comments are being dealt with separately. In the officers' opinion none of the matters raised change the planning merits of the proposal nor the updated recommendation as reported to the December meeting."

As the application had triggered the Council's Public Speaking Scheme, Mr Mark Brown spoke in objection to the application and Mr David Allen spoke in support of the application on behalf of the agent.

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

RESOLVED that application 20/0153 be refused for the reasons as set out in the officer's report.

Note 1

It was noted for the record that:

- I. Councillor Edward Hawkins declared that:
 - i. the landowner of the site was known by himself and several members of the Committee; and
 - ii. members of the Committee had received correspondence from the landowner on the application.
- II. Councillor Darryl Ratiram declared that he would be voting in abstention on the application for the reasons that he had declared during the 17 December 2020 Planning Applications Committee Meeting.

Note 2

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

Voting in favour of the officer recommendation to refuse the application:

Councillors Graham Alleway, Cliff Betton, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Robin Perry, Morgan Rise, Graham Tapper, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application:

Councillor Peter Barnett

Voting in abstention on the recommendation to refuse the application:

Councillor Darryl Ratiram.

**47/P Update on the Planning Inspectorate's decision on
APP/D3640/W/20/3248476: Woodside Cottage Chapel Lane, GU19 5DE**

The Committee received a verbal update on the Planning Inspectorate's appeal decision on APP/D3640/W/20/3248476 Woodside Cottage (planning application 19/0235), from the Executive Head of Regulatory.

It was explained to the Committee why the Council had chosen not to actively defend the Committee's reasons for refusal. In addition it was underlined that the decision letter issued by the Planning Inspector stated that the Council had responded reasonably and responsibly given the change in situation in respect of its 5 year housing land supply.

Going forward, the importance of having a 5 year housing land supply was reemphasised. In addition it was noted by the Chairman that the topic of planning appeals would be discussed at the Governance Working Group and that there would be future training for Members on constructing defensible reasons for refusal.

RESOLVED that the update be noted.

Chairman

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20/0712/FFU

Reg. Date

3 September 2020

Windlesham & Chobham

LOCATION:	104 High Street, Chobham, Woking, Surrey, GU24 8LZ,
PROPOSAL:	Erection of a two storey dwelling (partly cantilevered) following the demolition of existing bungalow.
TYPE:	Full Planning Application
APPLICANT:	Mr & Mrs Bruzas
OFFICER:	Mr Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation. However, it has been referred to the Planning Applications Committee for determination by Councillor Victoria Wheeler because the development is out of keeping with the streetscene and Conservation Area, and is inappropriate development in the Green Belt.

The applicant has submitted an appeal for non-determination and therefore the Planning Inspectorate is now the determining authority. However, for the appeal it is still necessary to conclude what the Council's decision would have been if it had been the determining authority.

RECOMMENDATION: WOULD HAVE REFUSED

1.0 SUMMARY

- 1.1 The current proposal relates to the erection of a replacement dwelling following the demolition of the existing bungalow at the site. The application is now the subject of a non-determination appeal under the written representation procedure, which has not been started by the Planning Inspectorate.
- 1.2 The site lies predominantly within the "washed over" Green Belt village settlement of Chobham (with the rear portion of the garden in the Green Belt), and within the Chobham Conservation Area and Zone 3 (high risk) flood zone. The site lies to the south of the River Bourne and on the east side of High Street. The current proposal would provide a very modern designed building within the Conservation Area.
- 1.3 The current proposal is supported by the Council's Conservation Adviser. The proposal is acceptable in terms of its impact on highway safety. However, against this advice, it is considered that the proposal would have a detrimental visual impact on the streetscene and be harmful to the character of the area and Chobham Conservation Area. In addition to these objections, matters relating to flood risk, ecology and trees have not been satisfactorily resolved. As such the recommendation is that the Council would have refused this application if it had been the determining authority.

2.0 SITE DESCRIPTION

- 2.1 The predominant part of the site lies within the "washed over" Green Belt village settlement of Chobham, and within the Chobham Conservation Area and Zone 3 (high risk) flood zone. The site lies to the south of the Mill Bourne and on the east side of High Street. The application property is a 1950's dwelling on a large plot with associated garage to the front

and a boathouse to the rear. A wide gravel drive is provided to the front of the application property. A boathouse (outbuilding) is located to the rear of the existing dwelling.

- 2.2 The site frontage is landscaped with a mix of trees and shrubs. No. 102 High Street, The Elms, lies to the south flank with the rear gardens of Nos. 2-16 Chertsey Road on the opposite side of Mill Bourne to the north. No. 14 Chertsey Road is Grade II listed. Woodland, falling within the Green Belt, lies to the west of the application site (on the opposite side of High Street).

3.0 RELEVANT HISTORY

- 3.1 SU/75/294 – Outline application for the erection of a bungalow.

Approved in August 1975.

- 3.2 SU/75/294/A - Details for the erection of a bungalow and double garage.

Approved in November 1975 and implemented.

- 3.3 20/0703/DMA – Demolition of a building in a Conservation Area. Currently under consideration.

4.0 THE PROPOSAL

- 4.1 The current proposal is to erect a two storey dwellinghouse following the demolition of a bungalow. The dwelling would be provided with large cantilever wings to both flanks with living accommodation provided at first floor (including a rear terrace) with bedrooms at ground floor level. The T-shaped dwelling would be provided in a modernist style. The proposed dwelling would be finished in Portland stone for the ground floor and painted (grey) render to the first floor element. Large full height windows with grey uPVC frames are to be provided to the first floor accommodation, particularly in the front elevation. The first floor accommodation provides a family room (including kitchen), quiet room, study, TV room, utility room and a roof terrace to the rear, and five bedrooms with en-suites to the ground floor.

- 4.2 The dwelling would extend to a maximum width of 23.2 metres (extending to 26.1 metres to include the roof overhang and reducing to 10.9 metres at ground floor) and a maximum depth of 16.7 metres (extending to 18.8 metres, including the roof overhang), with a flat roof over to a height of 5.9 metres. The ground finished floor level is raised about 0.7 metres above general ground level. The front wall of the proposed dwelling would be brought in front of the front wall of the existing bungalow at the site and would be roughly in line with the front wall of the neighbouring property, 102 High Street, but with a greater depth extending further to the rear, in part further than the existing rear wall of the bungalow. The proposed dwelling would extend closer to the north flank boundary (with the Mill Bourne). The existing boathouse is to be retained.

- 4.3 The heritage statement provided with the application indicates that the building takes on a “modernist” architectural style with the upper floor sailing over the ground floor block. The form would include a cantilevered first floor. The design is to be carbon neutral utilising sustainably sourced materials with reusable embodied energy. The overhang of the first floor means that less light falls into the bedroom windows. An overhang at eaves level provides shade and protection for upper floor fenestration. Passive ventilation is to be used requiring a “chimney” which is located centrally. The roof overhang may also help to disguise the proposed photovoltaic panels which are proposed to be located on the roof.

4.4 The current proposal has been supported by:

- a heritage statement;
- a design and access statement;
- a tree report;
- a flood risk assessment; and
- a preliminary ecological appraisal and bat report.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|--------------------------|--|
| 5.1 | County Highway Authority | No objections subject to conditions. [<i>Their comments are provided at Annex A</i>] |
| 5.2 | Conservation Adviser | No objections to the proposal [<i>Her comments are provided at Annex B</i>]. |
| 5.3 | Surrey Wildlife Trust | No objections, subject to conditions. |
| 5.4 | Environment Agency | Raises an objection on flood risk grounds. |
| 5.5 | SCC Archaeologist | No comments received to date. Any formal comments will be reported to the Committee. |
| 5.6 | Chobham Parish Council | Raises and objection on impact on local character, streetscene, SANG (at the rear), Conservation Area and listed building (14 Chertsey Road), forward projection (in relation to the building line), loss of openness to key riverside site (inappropriate in the Green Belt), and residential amenity, and flood risk. Insufficient details have also been provided to assess impact from north west (brow of High Street bridge and River). The proposal would result in the reduction in bungalow stock (a valued housing type) in village. Concern is also raised about the practicalities of delivering materials (e.g. beams) to the site without damage to the landscaped frontage. |

6.0 REPRESENTATION

6.1 At the time of the preparation of this report, 24 representations of support and 43 representations raising an objection, including one from the Chobham Society, has been received raising the following objections:

Impact on Conservation area, local character, streetscene and trees [See paragraph 7.3]:

- Incongruous development in this central village location, out of keeping in the area.
- Overdevelopment of the plot.
- Increase in size of dwelling (177% increase in floorspace).
- Impact on listed buildings and Conservation Area.
- Impact on historic village/rural ambience/beauty.
- Ugly/modern development not sympathetic to surroundings.
- Loss of trees and landscaping to the front would exacerbate the impact.
- Conservation Area designation seeks to retain existing character and appearance and prevent unsympathetic alteration which would harm the Conservation Area. Development does not respond to or improve/enhance the Conservation Area.

- Materials (Portland stone and extensive windows) would not be in keeping with nearby Conservation Area buildings (red brick, pitched slate/tiled roofs or white painted stucco and exposed timber beams).
- Design is inconsistent with local styles or historic/traditional building form in the area.
- Massing of development is at first floor level.
- Design fails to comply with Residential Design Guide SPD.
- Wrong location for this modern style of development (better suited to open countryside) – a “Grand Design” in the wrong place.
- Damage to landscaping.
- Limited scope of existing landscaping now and in the future to mitigate impact of development due to their deciduous nature, and the proposed tree works (canopy reductions, crown lifts and branch reductions).
- Impact exacerbated due to use of rear portion of garden (primary garden area).
- If approved, the level of existing vegetation should be maintained to reduce future potential for overlooking.
- Heritage statement provides insufficient details of proposed materials.
- Too high/close to adjoining properties [*Also, see paragraph 7.4*].

Impact on residential amenity [*See paragraph 7.4*]:

- Loss of privacy to adjoining residential properties and gardens.
- Increased height of the structure and expanse of windows leading to light pollution.
- Loss/potential for loss of privacy from rear terrace.
- Noise from rear terrace.
- Loss of light.
- Overbearing impact.

Impact on highway safety [*See paragraph 7.5*]:

- Impact on disruption/safety from construction deliveries to the site.
- Impact on local traffic hotspot.

Impact on flood risk [*See paragraph 7.6*]:

- Increase in flood risk/high water table.
- Number of historic flood events in this location.
- Impact on water management systems.

- Limited/insufficient information provided on proposed flood water storage and flood risk mitigation.
- Impact on river bank and flow.

Impact on ecology [See paragraph 7.7]:

- Impact/disturbance on wildlife.
- Impact on bat commuting route.
- Impact on ecology of the river.

Other matters:

- Breaches Green Belt limits on increased building size by more than doubling the floorspace. It is an abuse of footprint allowances by building two flying freeholds on the cantilevered wings [*Officer comment: The site lies within the “washed over” Green Belt settlement and normal Green Belt restrictions are not applied*].
- Loss of bungalow stock. Its proximity to village centre is highly suited to such accommodation [*Officer comment: This would not be a reason to refuse this application*].
- Impact on bridge strength from increased heavy (construction) traffic [*Officer comment: The bridge strength would be a matter for the County Highway Authority. However, it is not considered that this development (including its construction) would, in itself, have any measurable material effect*].
- Precedent [*Officer comment: Each application has to be determined on their own merits*].
- Object to river diversion [*Officer comment: None is proposed*].
- The proposal is a three storey development [*Officer comment: The proposal is two storey*].
- Conflict with local plan (Policies DM2 and DM4) [*Officer comment: Policy DM2 relates to commercial development within the village of Chobham and Policy DM4 relates to replacement dwellings (and extensions) in the countryside (beyond the Green Belt). Both policies do not apply to this proposal*].
- General dislike of proposal [*Officer comment: This concern is not clarified further*].
- Conflict with local plan [*Officer comment: This concern is not clarified further*].
- Impact on local geology/soil structure [*Officer comment: These concerns are not clarified further*].
- More open space needed on development [*Officer comment: These concerns are not clarified further*].
- Conflict with neighbourhood plan [*Officer comment: This at an early stage and currently has no weight*]
- Impact of underground parking on groundwater storage [*Officer comment: The*

proposal does not include basement-level parking/garaging – it is undercroft parking only].

6.2 The representations in support indicate:

- It will be a beautiful home.
- A welcome addition to Chobham.
- Provides family accommodation in the village.
- Shows off the evolving nature of the village.
- Brilliant design.
- A contemporary building of architectural merit to grace Chobham.
- Uses modern design to provide a zero carbon, sustainable dwelling.

- Beautiful design adds variety and quality to the Conservation Area.
- Contemporary architecture at its finest (“Grand Design” worthy).
- Important addition to Chobham, demonstrating that the village is receptive to evolving and learning from the architectural practices of the past. Chobham should be proud to support the present day architecture (which is as important as the past).
- Imaginative and inventive; clever and current design.
- Could not be seen/is secluded from High Street (trees at the frontage to be retained).
- Clever way to mitigate flood risk.
- Chobham needs to represent all eras of architecture; proposal brings a dose of modernity and good taste to Chobham.
- Would replace a tired poorly built inefficient, uninteresting, prefabricated dwelling.
- On a smaller footprint (than existing).
- Environmental impact will be minimised.

- It is a large plot which can easily accommodate the design.

7.0 PLANNING CONSIDERATION

7.1 This application site lies within the “washed over” Green Belt settlement of Chobham, the Chobham Conservation Area, and Flood Zone 3 (high risk). As such, Policies CP1, CP2, CP11, CP12, CP14, DM9, DM10, DM11, and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); the National Planning Policy Framework (NPPF) are relevant; along with guidance and advice within the Chobham Conservation Area Character Appraisal 2001 (CCACA); the National Design Guide 2020 (NDG); Planning Practice Guidance (PPG); and the Residential Design Guide SPD 2017.

7.2 The main planning issues relevant to the consideration of this application are considered to be as follows:

- The impact on Chobham Conservation Area, local character, streetscene and trees;
- The impact on residential amenity;
- The impact on highway safety;
- The impact on flood risk;
- The impact on ecology; and
- The impact on local infrastructure.

7.3 Impact on Chobham Conservation Area, local character, streetscene and trees

- 7.3.1 Paragraph 131 of the NPPF states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standards of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. Paragraph 130 of the NPPF indicates that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area. Policy DM9 of the CSDMP indicates that development will be acceptable where it provides high quality design and respects and enhances the local, natural or historic character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density; and should protect trees and other vegetation worthy of retention. Principle 6.4 of the RDG indicates that housing development should seek to achieve the highest density possible without compromising local character, the environment or the appearance of the area. Principle 7.5 of the RDG indicates that proposals to introduce roof forms on residential development that diverge from the prevailing character of residential development will be resisted unless it can be demonstrated that the proposals would make a positive contribution to the streetscape.
- 7.3.2 Paragraphs 193 and 194 of the NPPF states that great weight should be given to a heritage asset's conservation and the more important the asset, the greater weight should be and any harm to the significance of a designated heritage asset (including development within its setting) should require clear and convincing justification. The levels of harm to heritage assets are set out in Paragraph 194 With the nearest listed properties, 96 High Street and 14 Chertsey Road, over 60 metres from the proposed siting, it is clear that the proposal would amount to "less than substantial harm". Paragraph 196 of the NPPF indicates that where a proposal would lead to a less than substantial harm to the significance of a designated heritage asset, this harm should weighed against the public benefits of the proposal.
- 7.3.3 Policy DM17 of the CSDMP indicates that in determining proposals for development affecting Heritage Assets or their setting, regard will be had as to whether the Asset is a Designated Heritage Asset or a Local Heritage Asset in determining whether the impact of any proposed development is acceptable.
- 7.3.4 The CCACA indicates that the Conservation Area is confined to the part of the village which is visually compact, together with open spaces which are important to the setting of the village and afford important views. There is a strong division between the intense urban form (continuous built-up frontages) of the village and its approaches by hedge and tree-lined roads. The north end of the High Street (north of the Bagshot Road junction) is largely residential and more open in character. The special architectural interest of the village can be seen in the concentration of listed buildings on each side of the High Street. The pleasant rural character of the High Street is principally responsible for Chobham's attraction. A variety of building styles and materials are in evidence but the strong influence of eighteenth century is reflected in the mainly brick and stucco fronts. The village also contains numerous locally listed buildings and other buildings or note.

- 7.3.5 The application site lies within the Chobham Conservation Area. There are a number of listed buildings nearby including 14 Chertsey Road and, further away, 2-4 Windsor Road and 94-96 High Street. The length of the Leat [Mill Bourne] contributes towards to very attractive vistas in both directions and provides an attractive open feature in sharp contrast to the tighter urban form south of Bagshot Road.
- 7.3.6 The application site is in a prominent location within the Conservation Area, fronting onto the High Street and on one of the main approaches to the village centre. The existing bungalow, built in the 1970's, is relatively non-descript but due to its limited height and width across the site and setback has a neutral impact on the Conservation Area. The more limited views from the street, due to the landscaped frontage and low key nature and scale of the dwelling, means that the existing dwelling is not so noticeable in the street, or the wider Conservation Area.
- 7.3.7 Views would also be available from public footpath No. 9 which runs through the Chobham SANG at the rear of the site. This view is not defined as being important in the CCACA, and the impact of the proposal would be more limited by the existing vegetation and the longer distance to the proposed siting.
- 7.3.8 The heritage statement indicates that the choice of architectural style is different to adjoining properties, but the applicants are convinced that it does not jar with the adjacent architecture, with key building lines maintained (with The Elms) and the lower height of the development compared with this adjoining property. The design of the property has been influenced by its location in the flood plain and the need to reduce flood risk (including raised floor levels, a greater proportion of floorspace at first floor and reduced openings), which they consider would be more difficult to incorporate in a more traditional built form leading to a pastiche and unconvincing design. It is because of the mix of architectural styles in the Conservation Area that what matters most is the spacings, groupings, building lines, massing and setting of buildings. The new house would provide a different dimension to the variety of building types in the conservation area without being overbearing or obtrusive. The thick band of trees to the front of the site remains the dominant visual element within the streetscene.
- 7.3.9 The Council's Conservation Adviser also supports the proposal. She indicates that the design of the new dwelling retains the existing characteristics of the surrounding building stock, but re-interprets it in a modern style and the size, scale, proportions and design are acceptable (subject to condition on external materials). She considers that the environmental and sustainable benefits add to the public benefits of the scheme and concludes that the proposal is considered to enhance the appearance of the Conservation Area.
- 7.3.10 The proposed building would have a very different appearance to the surrounding properties. A modern approach would depart from the local vernacular. Whilst a contemporary approach should not, in itself, be resisted out of hand in this location, there would be an expectation that a high quality design would be provided and should clearly demonstrate the public benefits of the scheme. However, the proposal would have little articulation, with the use of full height windows at first floor, and a flat roof over which is not reflective of the local character. The proposal would also provide materials stone and cladding (and shown to have a grey finish) which would also depart from the local palette of materials. The proposed dwelling would have a strong horizontal emphasis, particularly in the front elevation, with the overall width, cantilevered first floor and roof overhangs and profiling, which also departs from the local character. It is considered that the proposal would contrast most sharply with The Elms, in particular, with the small gap between these properties accentuating this contrast.

- 7.3.11 The comments of the Conservation Adviser are noted, the potential energy efficiencies (i.e. sustainable design) and associated public benefits which could be achieved, and the provided heritage statement. However, it is considered that the proposed dwelling would be at odds to the character of the surrounding properties, and the Conservation Area. It would also appear as an alien feature within the Conservation Area, radically different to surrounding properties. It is not considered that this very contemporary design can be successfully integrated into the more traditional built form around it.
- 7.3.12 The proposal has been designed to assist with reducing flood risk (particularly by providing a greater floorspace at first floor due to the cantilevers). However, it has not been demonstrated that this contemporary design is the only solution in this flood risk area.
- 7.3.13 The Council's Arboricultural Officer has raised an objection to the proposal, indicating that the provided tree report does not provide sufficient information to be able to conclude that the development could proceed without detriment to trees.
- 7.3.14 The heritage statement acknowledges that, whilst the vegetative screen would reduce the impact of the proposed dwelling for the street, this screen is not permanent and the design still has to be acceptable in its surroundings. Indeed, the tree report recommends some tree reductions/pruning works, for example, which would result in the greater visibility of the development from the highway. The vegetative screen would reduce in winter, due to leaf loss, with, at a minimum, glimpses of the building would be possible through this screen, and particularly at the vehicular access/drive. Concerns are also raised that the retention of the vegetative screen would not be possible in the long term, particularly with the objection received from the Council's Arboricultural Officer. The dwelling, with its two storey form, would be more visible from the street and it is considered would have a significant adverse impact on the Conservation Area.
- 7.3.15 It is appreciated that there would be public benefits, as set out in Paragraph 4.3, but these benefits have not been quantified. Notwithstanding this, it is not considered that such benefits would overcome the adverse visual impact of the proposal on the character of the area, streetscene and the Chobham Conservation Area. In addition, it has not been demonstrated that the proposal could proceed without detriment to trees.
- 7.3.16 As such, the proposal is unacceptable on these grounds, with the proposal failing to comply with Policies CP2, DM9 and DM17 of the CSDMP, the NPPF and guidance within the RDG.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 of the CSDMP indicates that development should respect the amenities of neighbouring properties and uses. Principle 6.4 of the RDG indicates that housing development should seek to achieve the highest density possible without compromising residential amenity. The proposal would provide its main day-to-day living accommodation (family/living rooms, kitchen, etc.) at first floor level and a large rear terrace to the rear. This would provide more opportunities for some overlooking of neighbouring properties, particularly gardens, which would need to be carefully assessed to ensure that the level of overlooking is not sufficiently harmful to the amenities of the occupiers of these properties.
- 7.4.2 The terrace would be provided with an opaque screen to the residential garden of 102 High Street and would be set sufficient distance from this property not to result in any sufficient overlooking or other material effects (loss of light or overshadowing/overbearing effect) to this property. However, the provision of a balustrade to the rear and north flank of the terrace and full height windows in the flank and at an angle to the flank and rear elevation would lead to the potential overlooking of, and loss of privacy to, the rear gardens of 2-16 Chertsey Road. The minimum distance of 8 metres (for the window) and 11 metres (for the terrace) would lead to views over the rear gardens of some of these properties. In particular, there are some sitting out (e.g. decking) areas close to the rear boundary which would be affected.

7.4.3 It is considered that the proposal would result in a significant adverse effect on residential amenity to these properties sufficient that an objection is raised on these grounds with the proposal failing to comply with Policy DM9 of the CSDMP in this regard.

7.5 Impact on highway safety

7.5.1 Policy DM11 of the CSDMP requires 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 implemented. All development to ensure that safe and well-designed vehicular access and egress should be provided. Policy CP11 of the CSDMP indicates that development should comply with parking standards.

7.5.2 The proposal would provide two parking spaces within the site (under one of the cantilevered wings), with additional parking on a front drive, to meet the parking standards. Whilst it is noted that there may be logistical issues with developing the site, with the landscaping to the site frontage, careful management (through a construction management plan, which could be controlled by condition, if minded to approve) could overcome these issues. This would also be a temporary measure during construction. As such, an objection is not raised to the impact of the proposal on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP, and the NPPF.

7.6 Impact on flood risk

7.6.1 Policy DM10 of the CSDMP indicates that development within flood zones 2 & 3 (medium and high flood risk, respectively) would, where practicable and as demonstrated through a flood risk assessment (FRA) reduce risk both to and from the development or at least be risk neutral and where risks are identified through a FRA, flood resilient and resistant design and appropriate mitigation and adaption can be implemented so that the level of risk is reduced to acceptable levels.

7.6.2 The application has been supported by a FRA, which includes measures to raise the finished floor level (above expected flood event) and provide voids underneath to provide capacity for floodwater. The ground floor level of the dwelling would be above the 100 year flood event (+35% for climate change). A flood emergency plan is proposed which includes the Environment Agency Flood Warning Direct Service which allows two hour notice to evacuate. Safe egress is provided to the north of the site (one minute walk away). The first floor accommodation would provide safe refuge in an extreme flood event.

7.6.3 However, the Environment Agency has raised an objection to the proposal. The FRA does not adequately assess the flood risks provided by the development. In particular, the development, which would increase the building footprint, does not appear to provide adequate floor storage compensation.

7.6.4 As such, an objection is raised to the proposal on flood risk grounds, with the proposal failing to comply with Policy DM10 of the CSDMP and the NPPF.

7.7 Impact on ecology

7.7.1 Policy CMP14 of the CSDMP indicates that development which would result in harm to or loss of features of interest for biodiversity will not be permitted. The proposal has been supported by a preliminary ecological assessment and bat report.

7.7.2 The Surrey Wildlife Trust has raised no objections to the proposal on the basis that the recommendations set out in the ecology reports are undertaken. In addition, they advise that the major trees should be retained, due to their biodiversity value and care should be applied to external lighting. There is a presence of the pernicious Himalayan Balsam plant on the site (close to the river bank). Its removal will need to be managed.

7.7.3 Notwithstanding the comments of the Surrey Wildlife Trust, the Environment Agency has raised an objection on these grounds. The proposed development would encroach to within 8 metres of the top of the river bank (the “buffer zone”) and it has not been demonstrated how the development could proceed without damage and/or destabilisation of the river bank. This could result in damage to biodiversity. Shading from the building (proposed to be sited south of the river bank) could lead to the loss of bank and in-channel vegetation, impacting further on river bank stability. The proposal, by encroaching into the buffer zone, would also restrict access to the Environment Agency for any required maintenance works.

7.7.4 As such, an objection is raised on ecology grounds with the proposal failing to comply with Policy CP14 of the CSDMP and the NPPF.

7.8 Impact on local infrastructure

7.8.1 Policy CP12 of the CSDMP indicates that sufficient physical, social and community infrastructure is provided to support development. Since, 2014, infrastructure is provided through the Council’s Community Infrastructure Levy (CIL) scheme which includes residential development resulting in an increase of 100 square metres (g.i.a.) or more. The proposal would provide an increase in over 200 square metres of development on the site. As such, the proposal would be CIL liable, but this would be considered outside of the processing of this application/appeal.

7.8.2 As such, no objections are raised on these grounds, with the proposal complying with Policy CP12 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 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 Notwithstanding the comments of the Council’s Conservation Adviser, it is considered that the proposed development would have an adverse visual impact upon the Chobham Conservation Area; along with local character and the streetscene. The proposal would lead to conditions resulting in an overlooking of nearby gardens resulting in a material loss of privacy to the occupiers of these dwellings. It has also not been demonstrated that the proposal would result in an adverse impact on trees, ecology nor flood risk. The applicant has appealed against the non-determination of this appeal and as such the decision will rest with the Planning Inspectorate. As such, the recommendation is that the Council would have refused this application if it had been the determining authority.

10.0 RECOMMENDATION

The Council WOULD HAVE REFUSED this application for the following reasons:

1. The site lies within Chobham Conservation Area (CCA) and this part of the High Street forms part of an important approach into the historic core of the village. The proposal, by reason of its height, width, scale; and, this contemporary design in this setting (including its horizontal emphasis and materials) would result in a prominent and incongruous form of development, forming poor relationships with the adjoining buildings, and further exacerbated by the potential loss of trees and vegetation. This would be harmful to the visual amenities of the street scene and cause 'less than substantial harm' to heritage assets, making no positive contribution to CCA with no clear and convincing justification for the harm and no significant public benefits to outweigh this harm. The proposal would therefore fail to respect and enhance the high-quality character of the area and would be contrary to Policies CP2, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Chobham Conservation Area Character Appraisal 2001 (CCACA), principles 6.4 and 7.5 of the Surrey Heath Residential Design Guidance Supplementary Planning Document 2017 and the National Planning Policy Framework.
2. The proposed development by reason of the provision of first floor side/rear windows and rear terrace would lead to overlooking of nearby gardens, resulting in a material loss of privacy to the occupiers of these properties failing to comply with principle 6.4 of the Residential Design Guide SPD 2017 and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.
3. It has not been adequately demonstrated to the satisfaction of the Local Planning Authority through the submitted tree report that the development can proceed without harm to the health of trees failing to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.
4. It has not been adequately demonstrated to the satisfaction of the Local Planning Authority through the submitted Flood Risk Assessment that the development would provide sufficient floodwater compensation to offset any adverse impact on flood risk for the development and for nearby properties, failing to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012.
5. The proposal by reason of its proximity to the river bank of The Mill Bourne would not provide a sufficient buffer zone and could lead to conditions which would affect the biodiversity of the river and its environs failing to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. The applicant is advised that if this application had been acceptable in all other respects, the scheme would be Liable to the Community Infrastructure Levy (CIL) Schedule which came into effect on 1st December 2014. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.



APPLICATION NUMBER	SU/20/0712
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Mr & Mrs Bruzas

Location: 104 High Street Chobham Woking Surrey GU24 8LZ

Development: Erection of a two storey dwelling (partly cantilevered) following the demolition of existing bungalow.

Contact Officer	Richard Peplow	Consultation Date	8 September 2020	Response Date	18 September 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:

CONDITIONS

- 1) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 831 - 3) for vehicles to be parked and 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 purpose.
- 2) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans (Drawing No. 831-6) for:
 - (a) The secure parking of bicycles within the development site

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
 - 3) No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

- (d) HGV deliveries and hours of operation
- (e) measures to prevent the deposit of materials on the highway
- (f) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.00 am and 3.15 and 4.00 pm
- (g) on-site turning for construction vehicles

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

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

REASON

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2019.

POLICY

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

HIGHWAY INFORMATIVES

1) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

2) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

3) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

4) 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.

Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment: <https://www.theiet.org/resources/standards/cop-electric.cfm>

NOTE TO PLANNING OFFICER

On visiting the site the County Highway Authority noted that visibility from the existing access is partially obstructed by vegetation and advises that this should be trimmed back and thereafter maintained in order to maximise the visibility splay.

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Kelly Fidgett

From: Duncan Carty
Sent: 17 December 2020 09:22
To: development.control
Subject: RE: 104 High Street, Chobham, GU24 8LZ

Categories: Green category

Hi Duncan,

I hope all is good and you are well. Comments below for the above site;

20/0712/FFU

Two storey dwelling, existing bungalow demolition.

The existing bungalow is a simple single storey detached property, within a large well screened plot in the Chobham Conservation Area. As an area of importance for archaeology, a watching brief condition for the ground works may be required, but I would refer you to the County Archaeologist for their comments. The principle of demolition of the existing building is not objected to, it is a simple building, but it does not have any impact in the conservation area and is of no significance to warrant retention. The proposed building is two storeys, as is the adjacent property and others in the village. The position in the plot is the same as the existing building line and retains an appropriate sized amenity /garden space for a house of this size. The design of the property retains characteristics features of the surrounding building stock, but re-interpreted in a modern style. The size scale, proportions and design are acceptable in principle, subject to the execution of the build to provide the exacting skills and details required to complete such a design; details of which should be conditioned. The environmental and sustainable features add to the public benefit of the proposal. Overall, there is no objection to the demolition or proposed new build in relation to the impact on the conservation area. The site boundary is well vegetated and this mix of standard and tiered planting should be protected through any site works, fenced off for root protection and no storage or driving of heavy vehicles in those areas, in order to retain the existing screening and habitat. The materials and details should be conditioned to ensure appropriate. The proposal subject to conditions, is considered to enhance the appearance of the conservation area. Recommend approval.

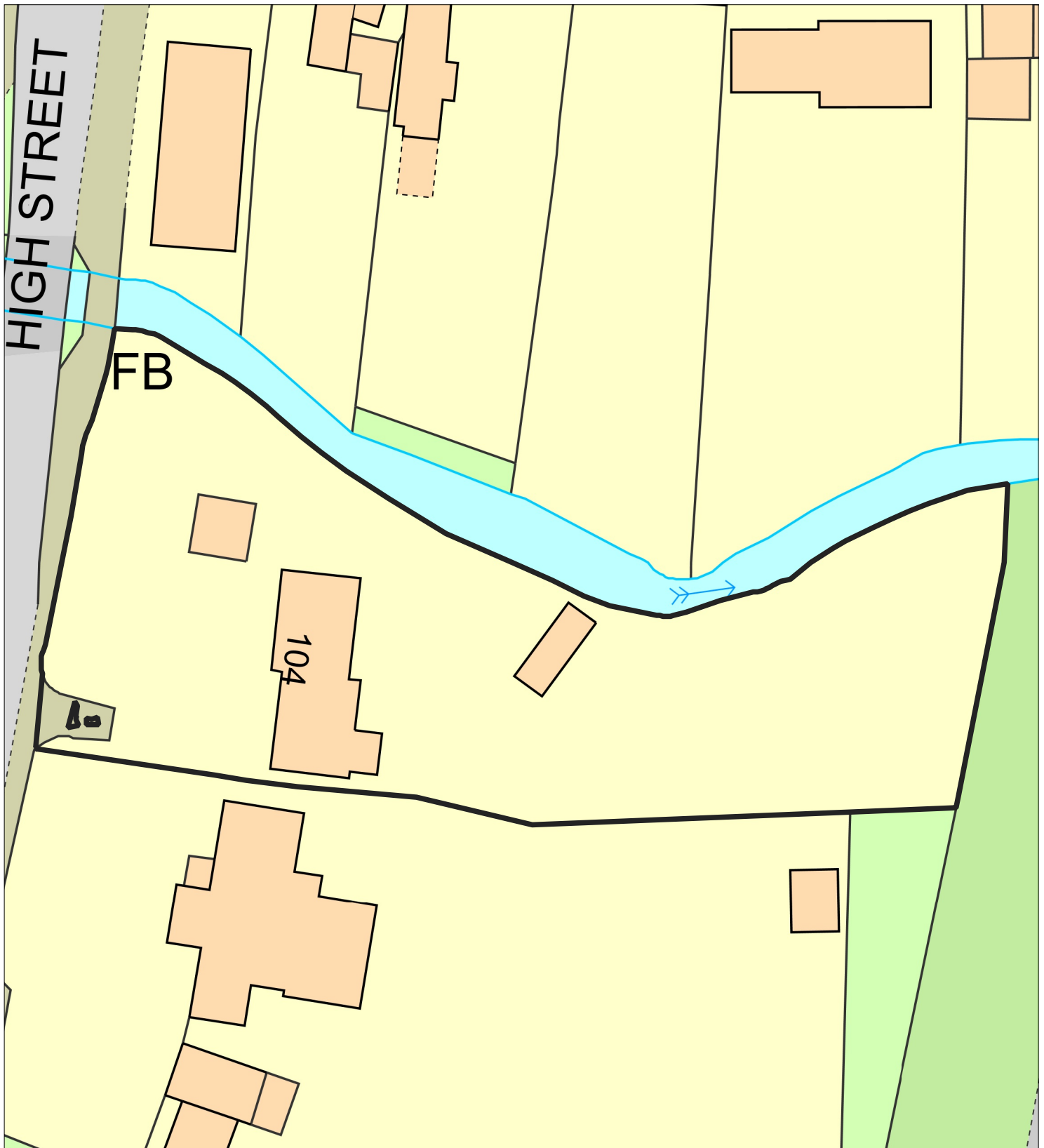
Many thanks,

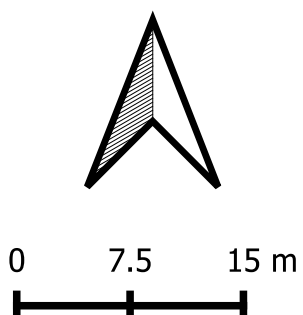

Lucie
Tushingham
Conservation Consultant
(Friday Fortnightly)

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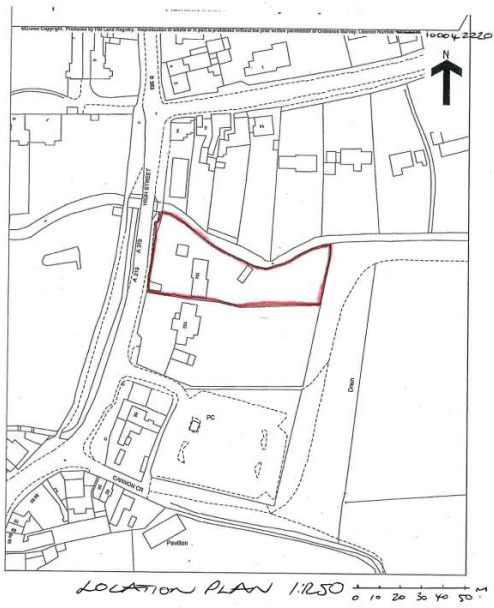


Title	Planning Applications		
Application number	20/0712/FFU	Scale @ A4	1:500
Address	104 High Street Chobham Woking Surrey GU24 8LZ	Date	26 Jan 2021
Proposal	Erection of a two storey dwelling (partly cantilevered) following the demolition of existing bungalow.		
			
<p>Version 5 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2021 Author: DE</p>			

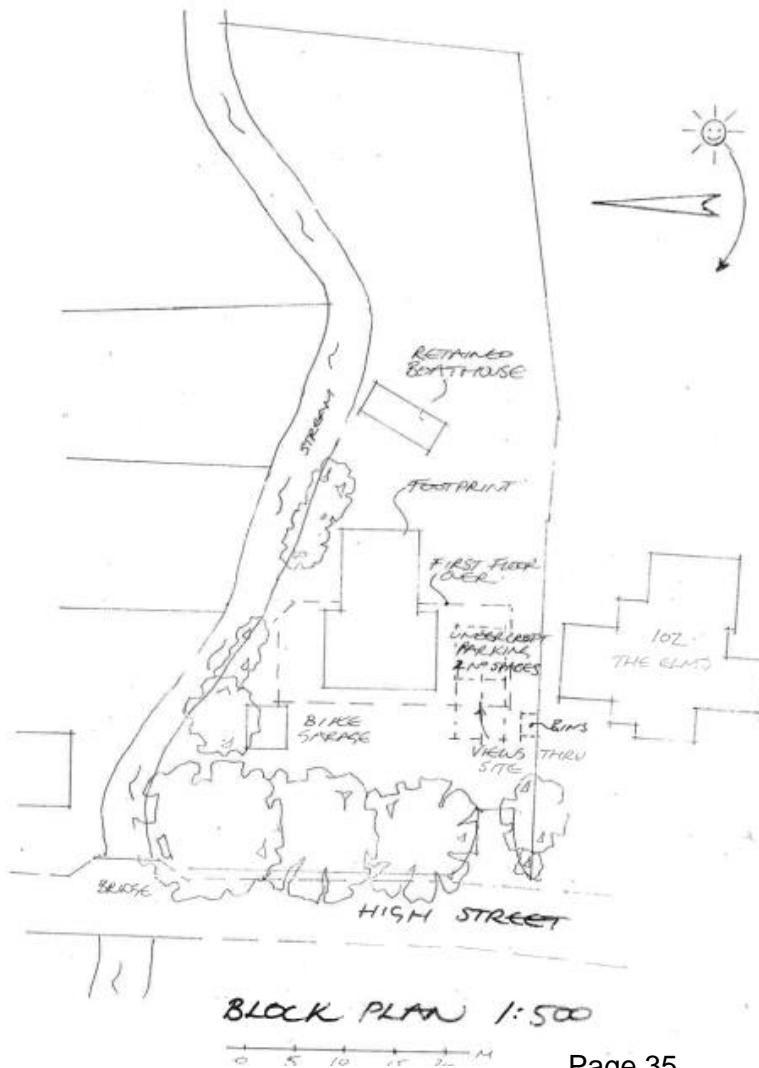
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20/0712 – 104 HIGH STREET, CHOBHAM

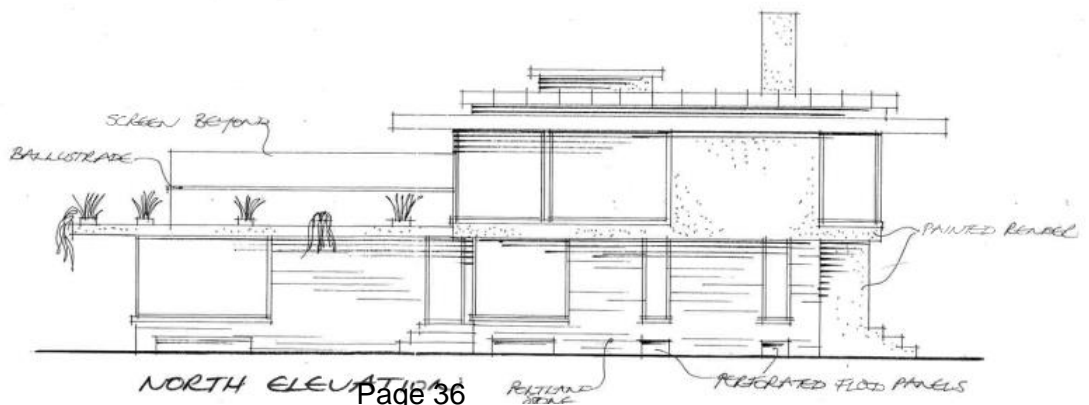
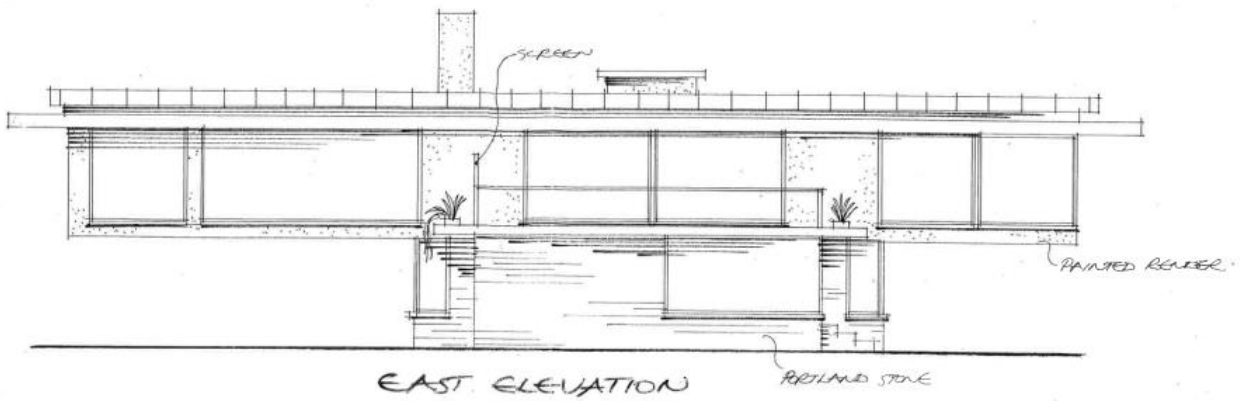
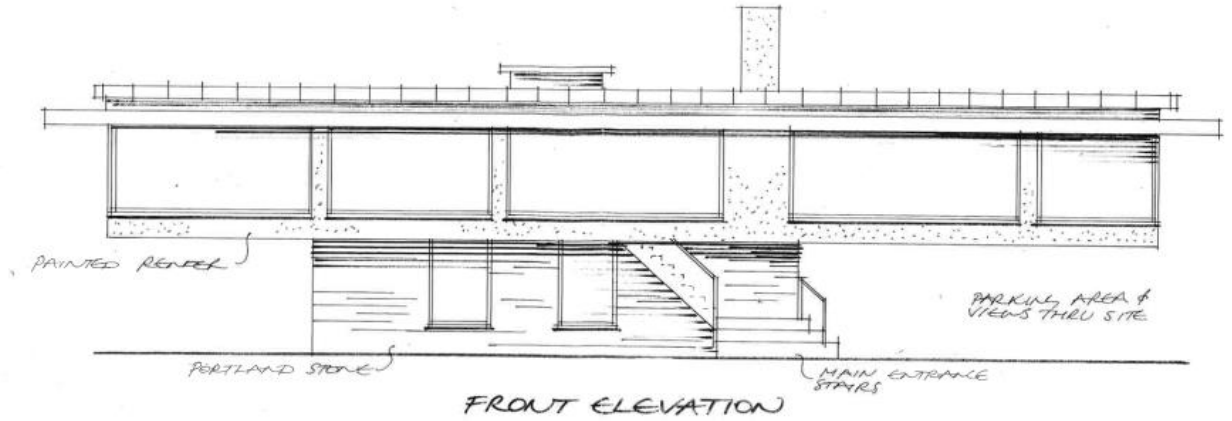
Location plan



Site Plan

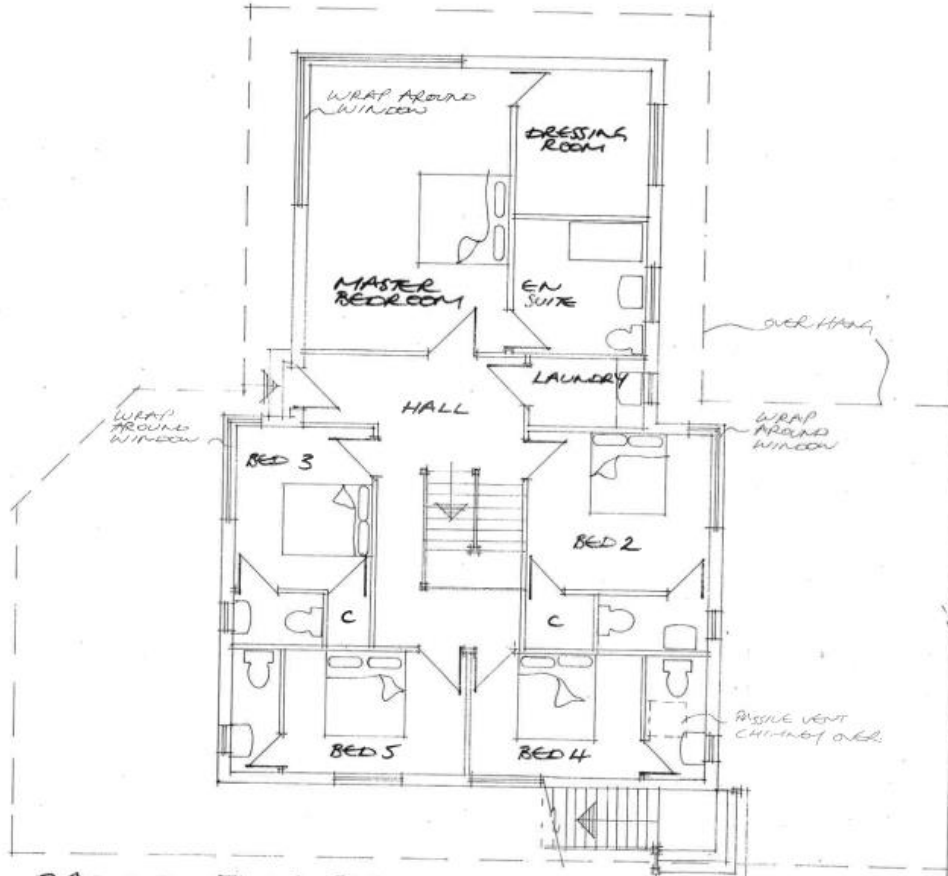


Proposed elevations

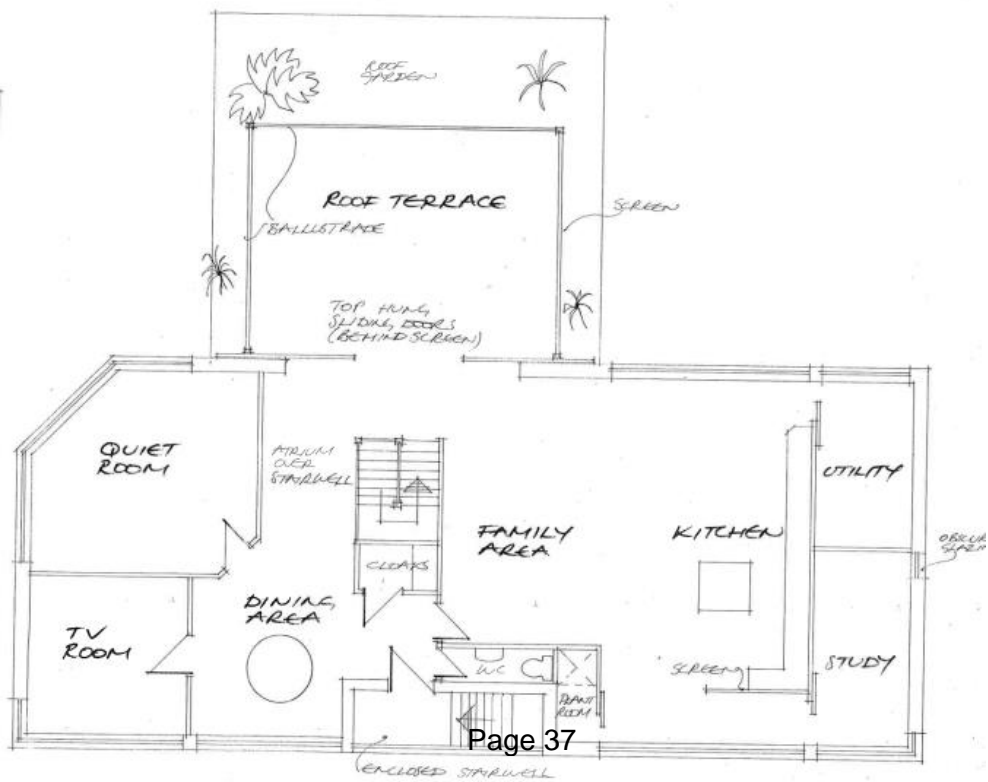


Proposed floor plans

Ground floor



First floor



Site photos

Application property (from High Street)



Relationship with The Elms (102 High Street)



Rear garden of application property



The Mill Bourne



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