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To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Victoria Wheeler (Vice Chairman),
Graham Alleway, Peter Barnett, Cliff Betton, Stuart Black, Mark Gordon, David Lewis,
Charlotte Morley, Robin Perry, Darryl Ratiram, 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, Paul Deach, Sharon Galliford, Shaun Garrett,
Emma-Jane McGrath, Morgan Rise, 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 Head of
Planning and the Democratic Services Officer by 4pm on the Thursday
preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber,
Surrey Heath House, Knoll Road, Camberley, GU15 3HD on **Thursday, 7 April 2022 at
7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Damian Roberts

Chief Executive

AGENDA

	Pages
1 Apologies for Absence	
2 Minutes of Previous Meeting	3 - 10

To approve as a correct record the minutes of the meeting of the Planning

Applications Committee held on 10 February 2022.

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: 21/1327/RRM - Royal Logistic Corps Training Group, Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RW	11 - 22
5	Application Number: 21/1264/FFU - 26 HAINING GARDENS, CAMBERLEY, SURREY GU16 6BJ	23 - 34
6	Planning Enforcement Monitoring Update	35 - 46

*** 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 10 February 2022

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

+ Cllr Graham Alleway	- Cllr Charlotte Morley
+ Cllr Peter Barnett	+ Cllr Robin Perry
+ Cllr Cliff Betton	- Cllr Darryl Ratiram
+ Cllr Stuart Black	+ Cllr Graham Tapper
+ Cllr Mark Gordon	+ Cllr Helen Whitcroft
+ Cllr David Lewis	+ Cllr Valerie White
+ Cllr David Mansfield	

+ Present

- Apologies for absence presented

Members in Attendance: Cllr Emma-Jane McGrath and Cllr Morgan Rise

Officers Present: Sarita Bishop, Gavin Chinniah
William Hinde, Jonathan Partington, Emma Pearman
and Eddie Scott

52/P Minutes of Previous Meeting

The notes of the meeting held on 20 January 2022 were confirmed and signed by the Chairman.

53/P Application Number: 21/1302 - 39 Commonfields West End Woking Surrey GU24 9JA

The application was for the erection of a single storey side extension following the demolition of the garage.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee because the applicant was Councillor Graham Alleway.

Members received the following updates on the application:

"No representations have been received in respect of this proposal."

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

RESOLVED that application 21/1302 be granted subject to the conditions in the officer report.

Note 1

Councillor Graham Alleway declared that he was said applicant in respect of the application and in line with Part 5, Section D, paragraph 14 of the Constitution left the room accordingly.

Note 2

It was noted for the record that:

- i. Councillor Edward Hawkins declared that all Committee members knew the applicant as he was a serving Councillor; and
- ii. Councillor Victoria Wheeler declared that Councillor Alleway was part of the Community Group and thereby she was his Political Group Leader.

Note 3

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

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Stuart Black, Mark Gordon, Edward Hawkins, David Lewis, David Mansfield, Robin Perry, Graham Tapper, Helen Whitcroft, Valerie White and Victoria Wheeler.

54/P Application Number: 20/0777 - Burnside Nursery, Philpot Lane, Chobham, Woking, Surrey, GU24 8HE

The application was for the erection of a replacement dwelling and ancillary buildings comprising a stable and barn and manege area for purposes incidental to the enjoyment of the associated dwelling house following the demolition of existing agricultural workers' dwelling and nursery buildings.

This application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee by Councillor Pat Tedder because of concerns about water displacement and because the proposal was considered to be inappropriate development in the Green Belt, with the site tied to an agriculture tenancy.

Members were advised that Councillor Pat Tedder had subsequently withdrawn her objections prior to the meeting.

Members were advised of the following updates:

“UPDATE

For clarification

Paragraph 1.2 of the report compares the size of the built form between the existing glasshouses and the proposed stables and storage building. This comparison is also set out elsewhere in the report, to illustrate Officers would like to make it clear that glasshouses are not inappropriate development in the Green Belt, and nor are the proposed stables and storage building considered inappropriate, given that paragraph 149 of the NPPF allows the provision of

appropriate facilities for outdoor recreation, and these buildings are considered to be appropriate in size to facilitate the equestrian use of the adjoining fields. As such no very special circumstances are required to justify the equestrian buildings and in this way it is different to applications where residential houses are proposed to replace glasshouses, which generally rely on very special circumstances.

Conditions

Condition 3 - An amendment to the wording is proposed as follows (additional wording in bold):

*3. The stables and storage building hereby permitted shall be used for equestrian purposes only as set out in the application, and the equestrian use shall be incidental to the use of the residential property only and shall not involve any commercial use. The buildings shall not be used for any other purpose **including residential accommodation**, without the prior approval in writing of the Local Planning Authority.*

Condition 6 - An additional clause is proposed as below:

6d) Details of landscaping along the front boundary of the site.

An additional condition is proposed as follows:

There shall be no alteration of site levels within any part of the application site and following the proposed demolition, all materials shall be moved off site to an appropriate facility for disposal as soon as practicable and prior to the occupation of the dwelling hereby proposed. Prior to commencement of development, photos of the entire site which clearly show the external ground shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that demolition materials are properly disposed of and not used to raise the levels of the land which may result in flooding or drainage issues, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework."

Some Members were concerned as to the effect of the proposal on flooding and drainage issues in the local area and wished to strengthen the proposed condition 6 of the officer recommendation accordingly. It was agreed to amend the proposed condition to emphasise and specify that all the demolition materials including that derived from the previous hardstanding should be moved-off site and disposed of properly.

Furthermore, with consideration to the stable rooms, which included a kitchen/rest room and WC and shower and made up part of the proposal, Members wished to strengthen condition 3. It was agreed to add the words, 'or residential occupancy', in order to reinforce that the buildings should not be used for any other purpose, including to provide any overnight accommodation, without prior approval by the local Planning Authority.

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

RESOLVED that application 20/0777 be granted subject to the conditions in the officer report and updates, and the additional amendments to the conditions

Note 1

It was noted for the record that Councillor Victoria Wheeler declared that she had participated in conversations with neighbours to the site, but it did not have any influence on the decisions which she would make in respect of the application.

Note 2

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

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Stuart Black, Mark Gordon, Edward Hawkins, David Lewis, David Mansfield, Robin Perry, Graham Tapper, Helen Whitcroft, Valerie White and Victoria Wheeler.

55/P Application Number: 20/0318 - Heathpark Wood, East Of Heathpark Drive, Windlesham, Surrey

The application was a reserved matters application for 116 dwellings and community facilities with associated landscaping, open space, car parking and access from Woodlands Lane and the provision of SANG with associated works (appearance, landscaping, layout and scale being considered) and submission of details to comply with conditions 5 (drainage strategy), 7 (greenfield runoff rates), 9 (programme of archaeological work), 15 (surface materials), 16 (visibility zones), 18 (travel plan), 19 (finished floor levels), 20 (tree reports), 21 (external lighting), 22 (badger method statement), 23 (landscape and ecological management), 25 (SANG management plan), 26 (bat survey), 27 (dormice survey), 28 (cycle and refuse storage areas), 29 (vehicle and cycle parking provisions) and 32 (sound attenuation) all pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017.

Members were advised of the following updates on the application:

“The applicant has agreed to update the surveys for the LEMP submitted pursuant to condition 23 and have withdrawn the consideration of this condition from the application. As a consequence informative 19 is withdrawn. A further condition submission will be made pursuant to condition 23 once the survey work has been completed. For information this is a pre-commencement condition.

The applicant has agreed to all the requested changes by the Council's Arboricultural Officer.

In the appeal decision the Inspector made the following comments on the loss of the woodland and biodiversity:

“96. Section 40(1) of the Natural Environment and Rural Communities Act 2006 imposes a duty on any English public authority to have regard, in the exercise of its functions, to the purpose of conserving biodiversity. The proposed development would lead to the loss of about 5ha of the existing woodland north of Woodlands Lane. That area consists principally of mature plantation conifers, although some younger, native deciduous trees, including birch, sweet chestnut, oak and beech, have established themselves, particularly in gaps where conifers have fallen. The understorey here is dominated by tall bracken with clumps of holly and of invasive non-native species such as rhododendron and laurel. Ground flora is very limited in its diversity.

97. This is an environment of low biodiversity value, not a site of having the potential to contain a unique and rare insect, fern, moss and fungal species assemblage, as Dr Berardi described it, albeit without the benefit of a prior site visit. Any loss of biodiversity resulting from the loss of this woodland would be more than compensated for by the proposed enhancements to the retained woodland areas surrounding the proposed development area, and by the new planting and landscaping that is proposed for the SANG and the development area itself.”

In the context of these comments and as this application is for reserved matters, Surrey Wildlife Trust acknowledge the approved position on biodiversity. With regard to the issue of lighting in relation to bats, Surrey Wildlife Trust advise that they have no further comment on the lighting plan and note that the woodlands and SANG should be kept dark [*Officer comment: no lighting is proposed within the woodlands or SANG*]

A further letter of representation has been received which raises objection to the proposal on grounds of loss of woodland, impact on wildlife, air pollution associated with additional cars, traffic problems and impact on local infrastructure.

Correction to condition 1

Drawings PERTV1975 12 rev D Sheets 1-8
PERTV1975aia-amsC

Amended recommendation

GRANT subject to a legal agreement to secure the maintenance and management of the public open space, the ecological mitigation and retained woodland areas in perpetuity and the following conditions as amended by this update sheet”.

The Committee were also verbally advised that the proposed condition 4 of the Officer’s recommendation had been amended to state that the LAP, LEAP and Open Space should be available for use by occupation of the 60th dwelling.

As the application triggered the Council’s public speaking scheme, Mr Chris McDonald, on behalf of Windlesham Heathpark Wood Group, and Mrs Sophie Holt spoke in objection to the application. Ms Laura Jackson spoke in support of the application on behalf of the applicant.

Members raised concerns as to the effect of the noise disturbance, from the construction works associated with the proposal, on the identified local badger population. As a result, the Committee agreed to amend condition 17 of the officer recommendation to remove the words, 'to create the bunds', in order to stipulate that the advanced warning signage to advise of the presence of badgers should be displayed within a month of the commencement of the works within the proposed SANG.

The Committee also agreed to further amend the revised condition 4 in order for it to require that the LAP, LEAP and Open Space should be available for use by occupation of the 60th dwelling or within 12 months of the first occupancy whichever is the sooner.

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

RESOLVED that application 20/0318 be granted subject to the conditions in the officer report and update sheet, as amended; and a legal agreement to secure the maintenance and management of the public open space, the ecological mitigation and retained woodland areas in perpetuity.

Note 1

It was noted for the record that:

- i. Councillor Edward Hawkins declared that all members of the Committee had received correspondence from a number of interested parties;
- ii. Councillor Victoria Wheeler declared that she had engaged in conversations with local residents, the Windlesham Society and the applicant in respect of the application; and
- iii. Councillor David Mansfield declared that he had received a large amount of emails in respect of the application, but had not returned correspondence, responded or engaged in conversations on the application.

Note 2

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

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

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Edward Hawkins, Mark Gordon, David Lewis, Robin Perry and Graham Tapper.

Voting against the officer recommendation to grant the application:

Councillor Helen Whitcroft

Voting in abstention in respect of the officer recommendation to grant the application:

Councillors Victoria Wheeler and Valerie White.

**56/P Application Number: 20/1070 - St Margarets Cottage And The Ferns,
Woodlands Lane, Windlesham, Surrey, GU20 6AS**

The application was withdrawn by the applicant prior to the Committee Meeting.

Chairman

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LOCATION: Royal Logistic Corps Training Group, Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RW,

PROPOSAL: Reserved Matters application pursuant to Condition 4 for land adjacent to the former Headquarters Building to provide additional amenity space ancillary to the residential use of the Headquarters Building (Phase 4e) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 9 (affordable housing), 16 (Ecological Mitigation and Management) and 29 (Tree Retention and Protection) attached to 12/0546 as amended by 18/0619 and 18/1002

TYPE: Reserved Matters

APPLICANT: Aquinna Homes Plc

OFFICER: Sarita Bishop

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

1.1 This proposal relates to a piece of land which straddles Phases 2a and 4e within the Mindenhurst development. This is a reserved matters application for the use of the land to provide additional amenity space ancillary to the residential use of the Headquarters Building (Phase 4e). The application also includes details to comply with three of the conditions imposed on the hybrid permission 12/0546, as amended, as detailed below:

- 9 (affordable housing)
- 16 (ecological mitigation and management)
- 29 (tree retention and protection)

1.2 The development is considered to be acceptable in terms of access, appearance, layout and scale as additional amenity space ancillary to the residential use of the Headquarters Building site having regard to Policy CP4 of the Surrey Heath Core Strategy and the Deepcut SPD.

2.0 SITE DESCRIPTION

2.1 The application site is irregular in shape and has an area of some 0.66 hectares. It is a landscaped area comprising trees and grassland. It is bounded by Dettingen Park to the north, the Headquarters Building to the west, Phase 2a to the east, which is currently being developed for residential use by Vistry Homes, and Phase 5i to the south, which is identified for the provision of the supermarket. Historically the site appears to have been part of the curtilages of the Headquarters Building, of some 0.63 hectares in area, and the adjoining Recruiting and Liaison building (now demolished as part of the Phase 2a redevelopment). However, the site was excluded from the approved application boundaries for the Headquarters building and Phase 2a. There is a difference in levels across the site with the northern boundary being some two metres higher than the southern boundary.

3.0 RELEVANT HISTORY

- 3.1 12/0546 Hybrid planning application for a major residential-led development totalling 1,200 new dwellings. Approved. Under the terms of the hybrid permission full planning permission was granted for residential conversion of the Headquarters building to provide 15 flats. This is identified as being provided as Phase 4e.
- 3.2 12/0546/1NMA Application to allow for the approved roundabout access at Deepcut Bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.
- 3.3 18/0619 Application under s.73 to vary condition 51 of 12/0546 to allow pub and site to increase from 220m² to 1000m² and 0.12 and 0.4ha. Approved.
- 3.4 18/1002 Application under s.73 to vary condition 50 of 12/0546 to allow the church hall to increase from 125m² to 250m². Approved.
- 3.5 18/1027 Application for the approval of Reserved Matters (layout, scale, appearance and landscaping) pertaining to phase 2a for the erection of 127 dwellings (of which 35% are to be affordable units) pursuant to permission reference 12/0546 (as amended) (hybrid permission for a major residential led development totalling 1,200 new dwellings) and consideration of details to comply with planning conditions 9 (Affordable Housing), 16 (Ecological Mitigation and Management), 23 (Vehicle and Cycle Access), 25 (Car Parking), 26 (Electric Vehicle Charging Points), 29 (Trees), and 37 (Refuse) in so far as they pertain to phase 2a. Approved
- 3.6 There have also been five deeds of variation to the s.106 agreement. The first of these dealt with changes to the sequencing of the SANGS delivery and the second allowed for the spine road and northern access roundabout to be delivered at the same time and amended the triggers for the delivery of school and nursery. The 3rd linked 18/0619 back to 12/0546, while the 4th linked 18/1002 back to 12/0546 such the s106 requirements were carried forward. The fifth was an update to various provisions in the agreement as amended.

4.0 THE PROPOSAL

- 4.1 The proposal seeks reserved matters approval for the use of the land as additional amenity space ancillary to the residential use of the adjoining Headquarters Building, access, appearance, layout and scale being considered. The primary purposes for the amenity use of the land are to provide a landscape setting for the building and opportunities for wildlife. No trees are to be removed nor are any buildings or hardsurfaces proposed. It is noted that this site is subject to relevant conditions on the hybrid permission and future submissions will be required as appropriate.
- 4.2 The application is supported by an Ecological Mitigation and Management Plan for site and includes the adjoining Headquarters building.

5.0 CONSULTATION RESPONSES

- 5.1 Arboricultural Officer No objection
- 5.2 Surrey Wildlife Trust No objection

6.0 REPRESENTATION

- 6.1 A total of 24 individual letters were sent out to properties in Dalton Court Deepcut Bridge Road, Newfoundland House Newfoundland Road, Strawberry Court, Suffolk Court and Swordsman Road and also to the Deepcut Neighbourhood Forum and the Mytchett, Deepcut and Frimley Green Society. No representations have been received in respect of this application.

7.0 PLANNING CONSIDERATION

- 7.1 The planning policy considerations have not materially changed since the granting of the hybrid approval in 2014 and there has been no change, as is relevant to the determination of this application, in the National Planning Policy Framework (NPPF) or the suite of documents forming the Council's Development Plan. The Council has, however, adopted a Residential Design Guide 2017 (RDG). This along with site and parcel specific design guides for the site are material considerations. In light of this the principal consideration in the determination of this application is conformity with the hybrid permission and the specific requirements of Policy CP4 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD with regards to the following main topic headings:

- The principle of the development;
- Access, appearance, layout and scale
- Tree retention;
- Amenity considerations
- Affordable Housing;
- Ecological considerations

7.2 Principle of development

- 7.2.1 The application site is a piece of surplus land which sits between the approved curtilages for the Headquarters Building and the residential development to the east. This part of the Mindenhurst development is identified for residential purposes therefore the use of the site as ancillary amenity space to the residential use of the Headquarters Building is considered to be acceptable in principle.

7.3 Access, appearance, layout and scale

- 7.3.1 As existing there is no boundary treatment between the Headquarters Building site and the application site. No vehicular access is proposed with pedestrian access proposed from within the Headquarters Building site. The site appearance and layout remain unchanged as a result of this proposal. However, it is noted that boundary treatment will be the subject of a submission under condition 32 of the hybrid permission. As no built development is being proposed, no objection is being raised to the proposal in respect of scale. The proposal is considered to be appropriate as an extension to the approved curtilage of the Headquarters Building site and is acceptable.

7.4 Tree retention

- 7.4.1 No trees are proposed to be removed as a result of this proposal. All existing landscape features are proposed to be retained as part of the setting of the Headquarters Building. On this basis the proposal is considered to be acceptable in tree retention terms in relation to condition 29. In the interests of clarity any future tree removal will require a further submission under condition 29.
- 7.4.2 It is noted that a future submission will be made in respect of the landscaping of the site. This is the outstanding reserved matter.

7.5 Amenity considerations

- 7.5.1 The use of the land as ancillary amenity space is considered to be compatible with the proposed residential use of the Headquarters building, the existing residential development to the north (Dettingen Park) and as proposed to the east (plots 7, 8 and 33 within Phase 2a). As such the proposal is not considered to result in any material loss of amenity to adjoining existing or future occupiers.

7.6 Affordable housing

- 7.6.1 The wording of condition 9 is such that it requires a submission in respect of the provision of affordable housing for the first reserved matters for each phase. As no housing is proposed within the application site, there is no requirement for affordable housing in respect of this proposal for the purposes of condition 9.

7.7 Ecological considerations

- 7.7.1 The application is supported by an Ecological Mitigation and Management Plan which also includes the Headquarters Building site. Bat boxes are proposed to be attached to existing trees within the application site. Surrey Wildlife Trust raises no objection to the submitted document subject to clarification of the delivery of the recommendations made in the document. The applicant has been advised of this and an update will be given.

8.0 POSITIVE/PROACTIVE WORKING

- 8.1 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. This proposal is not considered to conflict with this duty.
- 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.

9.0 CONCLUSION

- 9.1 The development is considered to be acceptable in terms of access, appearance, layout and scale as additional amenity space ancillary to the residential use of the Headquarters Building having regard to Policy CP4 of the Surrey Heath Core Strategy and the Deepcut SPD.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

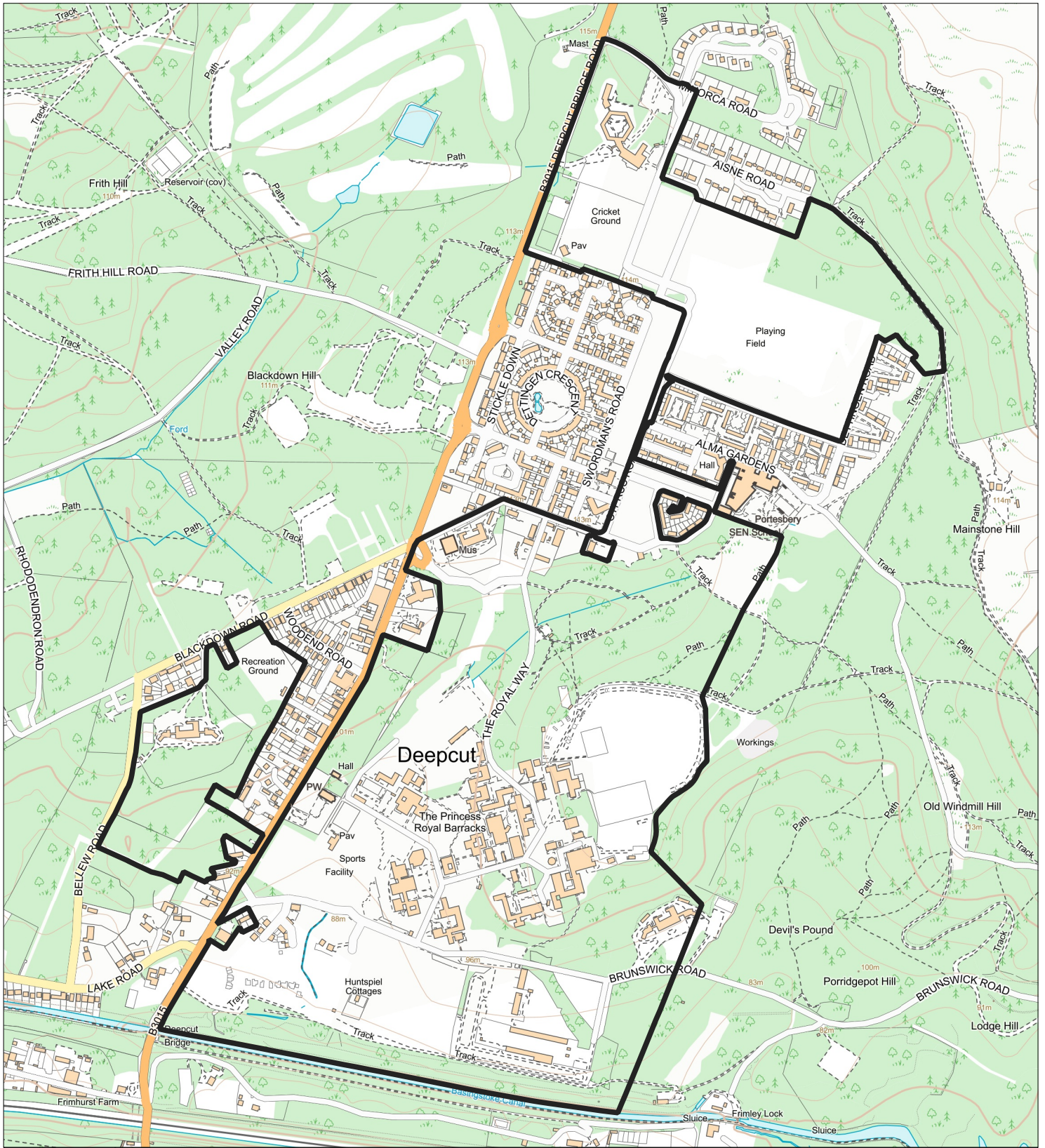
1. The proposed development shall be undertaken in accordance with the following approved plans and documents: 2013_008, AQH/HQB/RMA01 and Ecological Mitigation and Management Plan.

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

Informative(s)

1. The applicant is reminded that other submissions will be required on this land to comply with conditions imposed on the hybrid permission 12/0546 as amended.

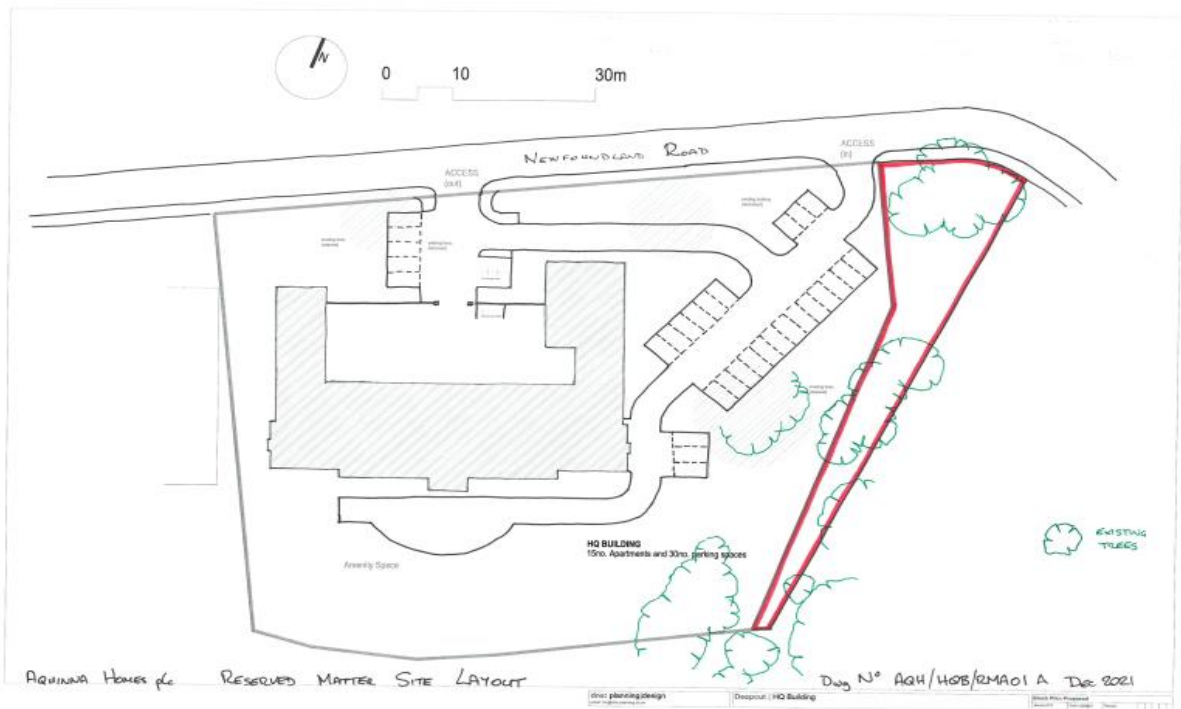
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Title	Planning Applications		
Application number	21/1327/RRM		Scale @ A4 1:10,000
Address	Royal Logistic Corps Training Group Princess Royal Barracks Brunswick Road Deepcut Camberley Surrey GU16 6RW		Date 10 Mar 2022
Proposal	Reserved Matters application pursuant to Condition 4 for land adjacent to the former Headquarters Building to provide additional amenity space ancillary to the residential use of the Headquarters Building (Phase 4e) with access, layout, scale, appearance and landscaping being considered and the partial submission of details		
Version 5		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2022	

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EXISTING AND PROPOSED BLOCK PLAN



VIEW FROM NEWFOUNDLAND ROAD LOOKING SOUTH



VIEWS FROM FROM MINDENHURST ROAD LOOKING NORTH
(HEADQUARTERS BUILDING TO LEFT)



VIEWS TOWARDS VISTRY SITE PHASE 2a LOOKING EAST



VIEWS TOWARDS VISTRY SITE PHASE 2a LOOKING NORTH



VIEWS FROM HEADQUARTERS BUILDING LOOKING EAST



LOCATION: 26 Haining Gardens, Mytchett, Camberley, Surrey, GU16 6BJ,
PROPOSAL: Erection of a first floor side extension, conversion of garage to habitable accommodation and erection of a single storey rear extension
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Reeves
OFFICER: Shannon Kimber

An application of this type would usually be determined under the Council's Scheme of Delegation. However, this application has been reported to the Planning Applications Committee at the request of Councillor Paul Deach on the basis of residential amenity impact.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

1.1 The application is for extensions to an existing residential dwelling. It is considered that the proposal is acceptable in principle. It would result in no adverse impacts on the character of the surrounding area or the host dwelling; the residential amenities of the occupiers of the neighbouring dwellings; or, on the highway. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

2.1 The application site is a two storey, end of terrace dwelling (linked detached row). It is located to the east of the highway, at the end of a cul-de-sac. It is located within the Post War Open Estate Character Area. The surrounding area to the west is predominantly residential, the land beyond the rear boundary is countryside beyond the Green Belt.

3.0 RELEVANT HISTORY

- 3.1 91/0682 Erection of 57 dwellinghouses with associated roads, garaging, car parking and landscaping.
Approved 13.02.1992
- 3.2 92/0770 Details pursuant to outline planning consent SU/91/682 dated 13.2.92 in respect of the erection of 53 residential units with associated works.
Approved 11.12.1992

4.0 THE PROPOSAL

4.1 Full planning permission is sought for the erection of a first floor side extension. This will provide a bedroom. The existing third bedroom will become an en-suite. Further development includes the erection of a single storey rear extension to provide an enlarged kitchen/dining room. It is also proposed to convert the rear half of the attached garage to provide a utility room and W.C. The front section of the garage will be retained for bicycle storage.

4.2 The proposed first floor extension will have a maximum width of 2.9 metres, a depth of 6.1 metres, and a maximum height of 7.3 metres, with an eaves height of 5.2 metres. This proposed extension will be sited 5 metres from the southern side boundary, 6.9 metres from the rear boundary, 10.3 metres from the northern side boundary and 4.9 metres from the front boundary.

4.3 The proposed single storey rear extension will have a width of 4.7 metres, a depth of 1.6 metres, and a maximum height of 3.5 metres, with an eaves height of 2.6 metres. This proposed extension will be sited 0.3 metres from the southern side boundary and 7.9 metres from the rear boundary.

5.0 CONSULTATION RESPONSES

5.1 County Highways Authority No comments received.

6.0 REPRESENTATION

6.1 A total of 3 individual letters of notification were sent out on the 3rd December 2021 to properties in Haining Gardens and Loman Road. At the time of preparation of this report two representations of objections have been received, from one address. No letters of support have been received. The letters of objection raise the following concerns:

- Loss of light/sunlight
[Officer comment: See section 7.4 below]
- Scale and dominance, resulting in overbearing impact (both extensions on their own and in combination with the existing outbuilding)
[Officer comment: See section 7.4 below]
- Erection of an outbuilding without planning permission
[Officer comment: The existing outbuilding is not the subject of this planning application. Details have been passed to corporate enforcement]
- The conservatory to the rear of the neighbouring property is inaccurate on the submitted floor plans
[Officer comment: The rear elevation of the conservatory has been noted during the site visit and the impact assessed accordingly. The plans decided by this application will not affect the buildings in adjacent plots].

7.0 PLANNING CONSIDERATION

7.1 The application site is located within the defined settlement boundary, as set out in the proposals map included in the Core Strategy and Development Management Policies document 2012 (CSDMP). For this proposed development, consideration is given to policies DM9 and DM11 of the CSDMP and the National Planning Policy Framework (NPPF). The Residential Design Guide (RDG) Supplementary Planning Document 2017 as well as the Western Urban Area Character Supplementary Planning Document 2012 (WUAC) also offer relevant advice.

7.2 The main issues to be considered within this application are:

- Impact on the character and appearance of the surrounding area and host dwelling; and,
- Impact on residential amenity of neighbouring properties

Other considerations include:

- Transport and highways considerations; and,
- Community Infrastructure Levy

7.3 Impact on the character and appearance of the surrounding area and host dwelling

- 7.3.1 Para 130 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs b and c clarify that a visually attractive extension which is sympathetic to local character should be acceptable. Policy DM9 of the CSDMP states that development will be acceptable where it achieves a high-quality design which respects and enhances the local character in its urban setting, paying particular regard to scale, materials, massing and bulk.
- 7.3.2 Principle 7.8 of the RDG sets out guidelines for designers detailing that design which positively contributes to the character and quality of the area will be supported. Principle 7.9 focuses on window design and principles 10.1, 10.3 and 10.4 focus on extensions to the side and rear of dwellinghouses, and as such, are relevant.
- 7.3.3 The WUAC sets out the importance of achieving a good design which builds on the existing character of an area. The application site is located within the Post War Open Estate Character Area. Estates of houses with a common age and architectural styling, no enclosure of front gardens by fences or walls, and long winding avenues with numerous cul-de-sacs are the hallmarks of this character area.
- 7.3.4 One of the guiding principles of the WUAC (PO1a) states the importance of maintaining space between and around buildings. This is reiterated by guiding principle PO2 which states that development which results in the loss of gaps between buildings and the creation of a terracing effect will be strongly resisted. Guiding principle PO3 states that development which erodes the integrity of the post war architectural design will not be acceptable.
- 7.3.5 It is acknowledged that the proposed first floor extension will result in additional built form to the side of the host dwelling. However, due to the location of the application site at the end of a cul-de-sac, it has an irregular shaped plot, with a large side garden. There will be a minimum distance of 10.3 metres between the side elevation of the application site and the northern side boundary of the site. As such, it is not considered that the proposal will result in the adverse loss of spaciousness surrounding the dwelling. It is also noted that the proposed development at first floor level will be set 5.1 metres behind the principal/front elevation, thereby reducing the impact of the bulk of the development on the street scene. The proposed single storey rear extension will not be visible from the public realm. Therefore, it is not considered that either proposed extension will result in a detrimental impact on the street scene or the character of the surrounding area.
- 7.3.6 The proposed first floor side extension will not alter the footprint of the host dwelling because it will extend over the existing garage. Whilst it is noted that it will increase the bulk of the dwelling, it will be set behind the principal elevation by 5.1 metres and will be set 0.7 metres lower than the ridgeline over the host dwelling. As such, it is not considered that this element of the proposal will result in an adverse impact on the host dwelling. The proposed rear extension, as a single storey/front structure, is not considered to result in an overly dominant impact on the host dwelling.
- 7.3.7 The proposed materials will also match the existing dwelling. In design and character terms, the proposal would therefore comply with the NPPF, Policy DM9 of the CSDMP, the RDG and the WUAC.

7.4 Impact on residential amenity of neighbouring properties

- 7.4.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 130(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users. The importance of appropriate design for extensions, so as not to result in a material loss of amenity for the occupiers of neighbouring properties, is set out in principles 8.1 and 10.1 of the RDG.
- 7.4.2 The application site is attached to 27 Haining Gardens to the south. The proposed single

storey rear extension will have a depth of approximately 1.6 metres. The proposed structure will not project beyond the rear elevation of the existing conservatory to the rear of number 27. Due to the modest depth of this element of the proposed development and the existing structure to the rear of the neighbouring property, it is not considered that the single storey rear extension will have an adverse impact on the residential amenities of the occupiers of this neighbouring property.

- 7.4.3 It is noted that there is an existing outbuilding in the rear garden of the application site, adjacent to the boundary shared with number 27. As the application site is due north of this neighbouring property, the development will not result in an adverse loss of light impact on this neighbouring dwelling. Both the existing outbuilding and the proposed rear extension are/will be single storey structures, as such, they are not considered to have an unduly dominant impact on 27 Haining Gardens.
- 7.4.4 The proposed first floor extension will be sited 5 metres from the side boundary shared with 27 Haining Gardens. Due to this separation distance, it is not considered that the proposed first floor development will have an adverse overbearing impact on the residential amenities of number 27. A loss of light assessment has been conducted, in accordance with figure 8.7 of the RGD. This concluded that the proposed development will not result in a significant overshadowing impact on the occupiers of this neighbouring property. There are no windows proposed to the south side elevation of this development. Due to potential overlooking impacts, it is recommended that a condition be added, in the event that this application is recommended for approval, prohibiting the installation of any new windows/openings to the southern side elevation of the proposed first floor level development.
- 7.4.5 There will be an additional window to the front elevation at first floor level as a result of the proposed development. This will be sited 16.8 metres from the side elevation of 25 Haining Gardens, the neighbouring property to the west of the application. For a front to side relationship, this separation distance is considered acceptable in terms of avoiding an adverse overlooking impact. This distance between built forms will also mitigate any adverse overbearing or overshadowing impacts on the occupiers of number 25.
- 7.4.6 The northern boundary of the application site is shared with 21 Loman Road. There will be a separation distance of 36.2 metres between the built forms of these two dwellings. This is considered sufficient to overcome any adverse impact on the residential amenities of the occupiers of this neighbouring property.
- 7.4.7 There is no residential dwelling directly to the rear (east) of the application site. As such, there will be no significant impact in this direction.
- 7.4.8 Subject to the proposed conditions, the proposal will comply with the NPPF, Policy DM9 of the CSDMP, and the RDG.

7.5 Other matters

Highways considerations

- 7.5.1 The number of bedrooms at the property will not be changing as a result of the proposed development. The existing garage will be converted. However, it is noted that with an access width of 2.1 metres and an internal depth of 5.4 metres, the usability of this existing garage for the parking of a modern motor vehicle is limited in any event. As the front section of the garage will be retained as a store, secure cycle space is accommodated on site. There is a space to the front of the garage which will be retained for parking. As there is sufficient on-street parking available to accommodate a vehicle, it is not considered that the proposed development will result in any adverse highway impact and complies with CSDMP Policy DM11. County also had no requirements or comments to make.

Community Infrastructure Levy

7.5.2 The proposed development is not for a net increase in dwellings, nor is it for a residential extension of over 100 square metres, as such the proposal will not be CIL liable.

8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITIES DUTY

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.

8.2 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this Duty.

9.0 CONCLUSION

9.1 It is considered that the proposal is acceptable in principle. It would not result in an adverse impact on the character of the surrounding area and the host dwelling; the residential amenities of the occupiers of the neighbouring dwellings; or, the highway. The application 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:

Site Location Plan, Drawing reference: SH-26HG-TP001, Received 22.11.2021

Proposed Block Plan, Drawing reference: SH-26HG-TP005, Received 22.11.2021

Proposed Floor Plans, Drawing reference: SH-26HG-TP006, Received 22.11.2021

Proposed Elevations, Drawing reference: SH-26HG-TP007 REV B, Received 28.01.2022

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 to match those of the existing building.

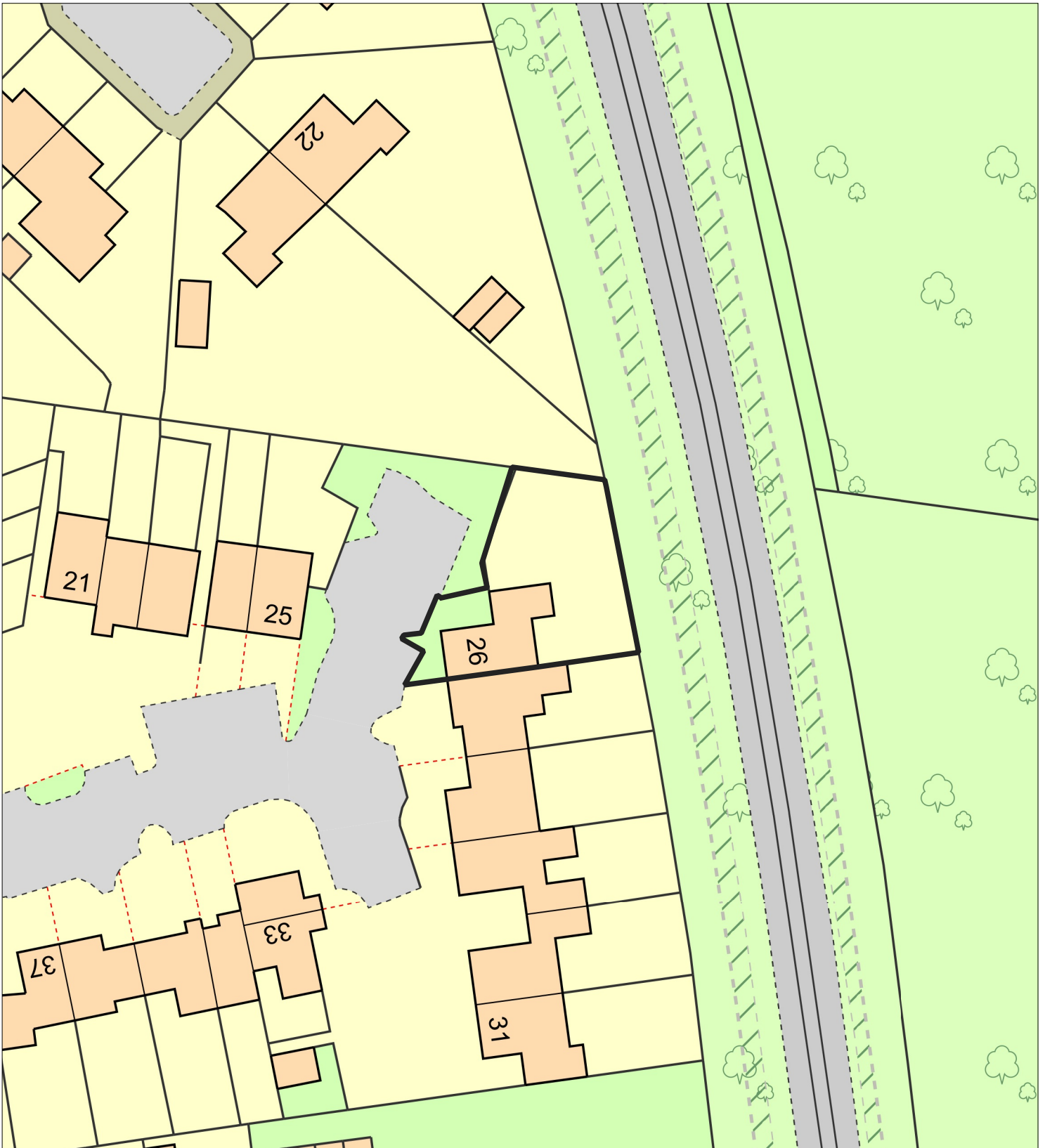
Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No additional windows shall be created in the southern side elevation of the development hereby permitted 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.

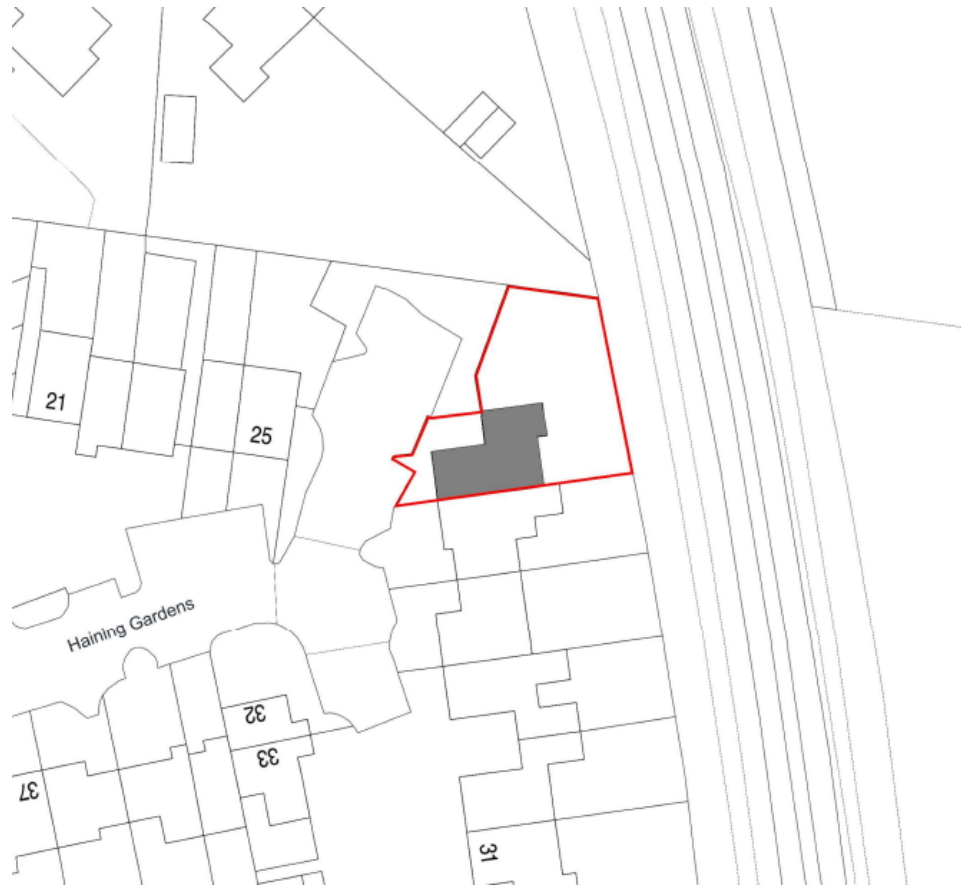
Informative(s)

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. 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.
3. The applicant's attention is drawn to the Party Walls (etc) Act 1996.
4. 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. Further information on how this was done can be obtained from the officer's report.

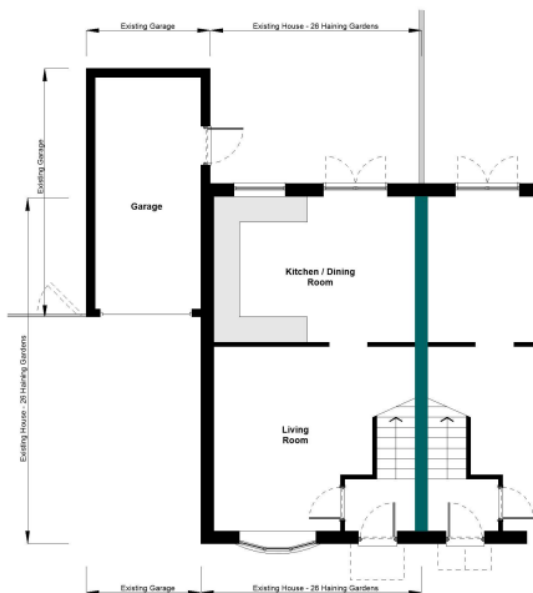


Title	Planning Applications		
Application number	21/1264/FFU		Scale @ A4 1:500
Address	26 Haining Gardens Mytchett Camberley Surrey GU16 6BJ		Date 10 Mar 2022
Proposal	Erection of first floor side extension, conversion of garage to habitable accommodate and erection of single storey rear extension		
<p>Page 29</p> <p>Version 5 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2022 Author: DE</p>			

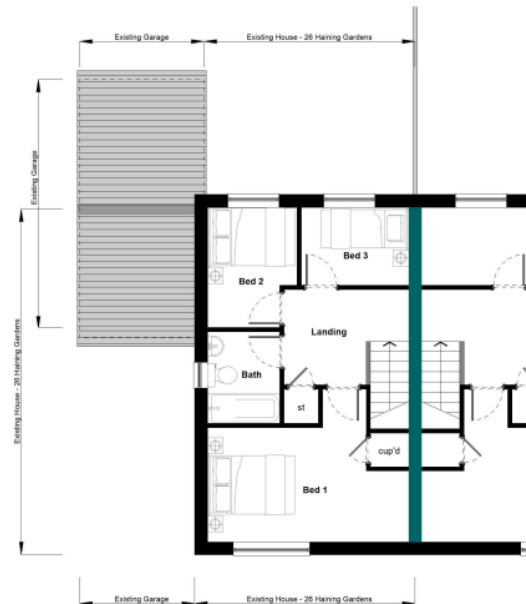
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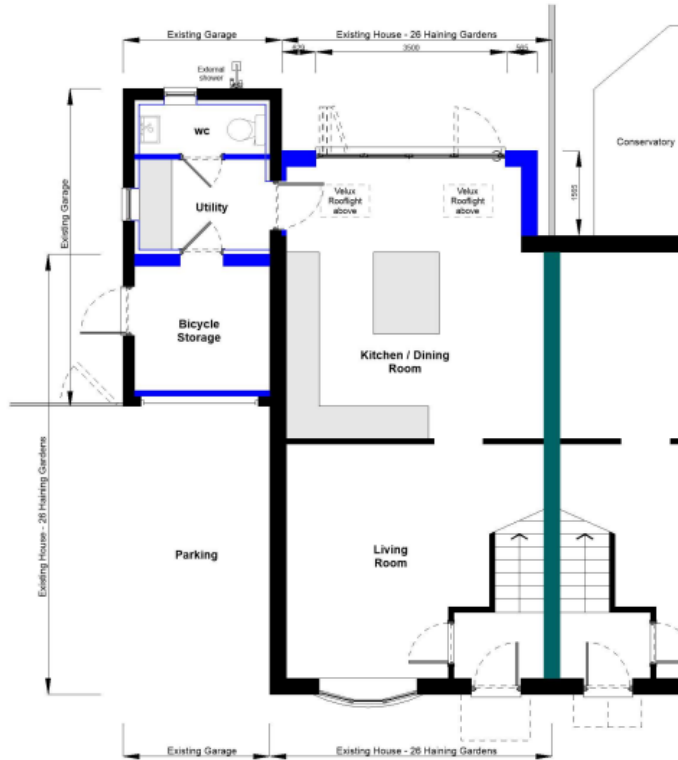
Block Plan



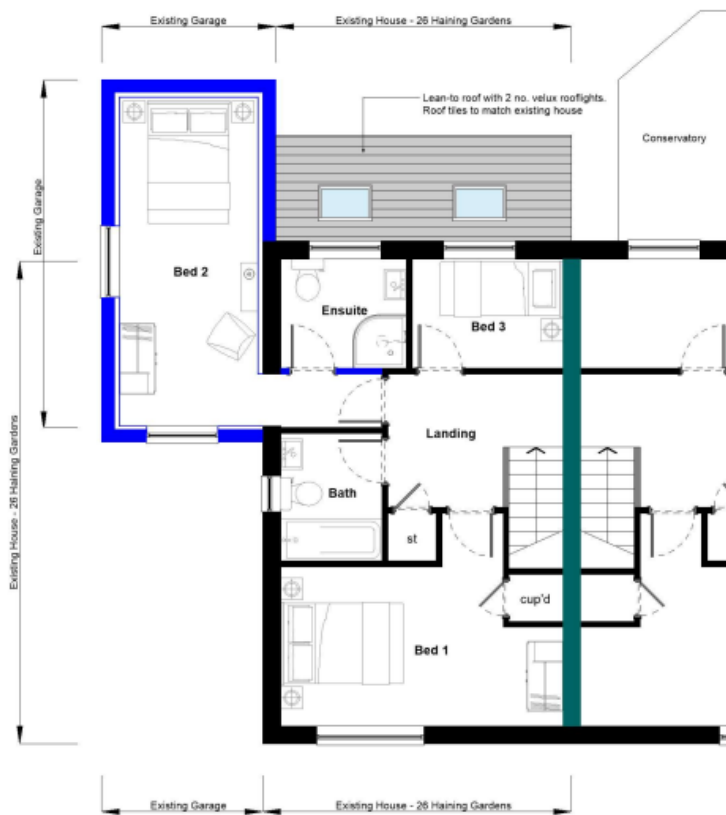
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
NO CHANGE TO NUMBER OF BEDROOMS



EXISTING FRONT ELEVATION
as viewed from Haining Gardens



EXISTING REAR ELEVATION



EXISTING FLANK ELEVATION

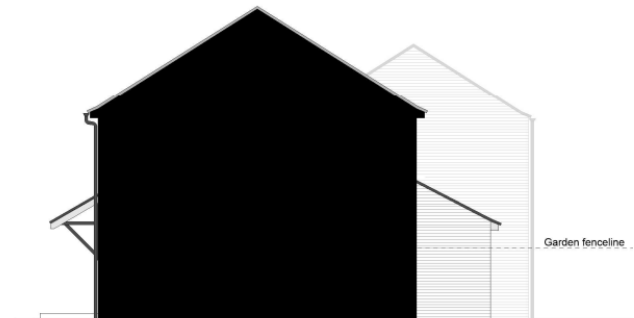
Existing Elevations



PROPOSED FRONT ELEVATION - WEST
as viewed from Haining Gardens



PROPOSED REAR ELEVATION - EAST



Proposed Elevations



FRONT ELEVATION



FRONT ELEVATION



FLANK ELEVATION



FLANK ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION

Monitoring Report

Portfolio:	Planning
Ward(s) Affected:	All Wards

Purpose: As an information item providing an overview of function and performance of the Corporate Enforcement Service for the period 1st January 2022 – 24th March 2022

1. Key Issues

- 1.1 This report provides details on the performance of the Planning Enforcement Team for the fourth quarter (1st January 2022 to 24th March 2022). The previous monitoring update to the Planning Applications Committee was in January 2022 reporting on performance from 1st September 2021 to 31st December 2021.
- 1.2 The following matters will be discussed within the report:
- Enforcement Performance
 - Enforcement Notices Issued
 - Compliance Officer Role
 - Uniform / Enterprise

2. Enforcement Performance

- 2.1 During the period in question, the Planning Enforcement Team, which is part of the wider Corporate Enforcement Team, investigated allegations of planning breaches, as shown below:

Number of referrals received	48
No breach found	8
Breach resolved	8
Not expedient to pursue	3
Enforcement Notices issued	3
Requisition of Information Notices (PCN/S16/S330) issued	0
Planning applications received dealing with matters under investigation	2
Pending consideration (Open investigations)	26

- 2.2 Further graphs are provided as Exhibit 1 at the end of this report, the first showing number of investigations per Ward and the second showing type of investigations per Ward.

3. Enforcement Notices Issued

3.1. Enforcement Notices were issued on the following premises:

23 High View Road, Lightwater, Surrey, GU18 5YF – ref: 21/0248/ENF

Enforcement Notice issued on 5 January 2022.

Breach of Planning Control alleged: Without planning permission, the material change of use of the lawful swimming pool incidental to the dwellinghouse to a swimming pool for mixed commercial and household use.

Reasons for issuing the Enforcement Notice:

1. The development by reason of the change of use of the swimming pool to a mixed commercial and household use, has resulted in significant intensification of the site due to the number of the visitors and vehicle movements associated with the use. This level of intensification is not considered appropriate within the countryside location. The level of activity has significantly changed the character of the dwellinghouse and thereby the character of the surrounding area. The development is therefore considered to be contrary to the Policy CP1, CP9 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Chapter 6 of the National Planning Policy Framework 2021.

2. The development by reason of its use as a swimming pool for mixed commercial and household use for the number of lessons and users per day, has resulted in a significant increase in general disturbance to nearby residential properties, and as such constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity. The development is therefore considered to be contrary to the Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The development fails to demonstrate that parking and turning could be provided in a safe manner and therefore would result in significant additional vehicle movements on a private road which would be prejudicial to highway and pedestrian safety. Further the location of the development would be reliant of private cars and located within an unsustainable location without access to public transport. The development is therefore considered to be contrary to the Policy CP1, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and paragraph 8(c) and 85 of the National Planning Policy Framework 2021.

The effective date for the Enforcement Notice is on 4 February 2022 subject to an appeal being made. A 9-month compliance period has been given from the date of effectiveness.

A valid appeal was lodged before the Enforcement Notice could take effect on grounds A and F respectively. The Written Representation procedure is to be followed.

Ground A – That planning permission should be granted for what is alleged in the notice.

Ground F – The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

3.2 **Yurt, Miles Green Farm, 35 Queens Road, Bisley, Woking, Surrey, GU24 9AR – ref: 22/0004/ENF**

Enforcement Notice issued on 9 February 2022.

Breach of Planning Control alleged: Without planning permission, the material change of use of the lawful equestrian use to a mixed education and Leisure facility with associated buildings and car parking area.

Reasons for issuing the Enforcement Notice:

1. The development is located within the Green Belt, as identified on the Policies Map of the Core Strategy and Development Management Policies Development Plan Document 2012. National and local planning policies for the Green Belt set out a presumption against inappropriate development in the Green Belt. The development is considered to constitute inappropriate development which, by definition is harmful to the Green Belt. It is also considered that the development harms the openness of the Green Belt and represents an encroachment of urban development and activity into the countryside. It is considered that the harms to the Green Belt and other identified harm are not clearly outweighed by other considerations so as to amount to the very special circumstances required to justify inappropriate development. The development is therefore contrary to Policy CP1 of the Core Strategy and Development Management Policies Development Plan Document 2012 and the National Planning Policy Framework.

2. The development, by virtue of the encroachment of buildings and parking areas into the open countryside and their scale and appearance, is detrimental to the open, rural character of the area, and thereby conflicts with policy DM9 of the Core Strategy and Development Management Policies Development Plan Document 2012.

The effective date for the Enforcement Notice is on 18 March 2022 subject to an appeal being made. A 3-month compliance period has been given from the date of effectiveness.

An appeal has been lodged before the Enforcement Notice could take effect which is currently being validated. Grounds A, C, D and F are being challenged.

Ground A – That planning permission should be granted for what is alleged in the notice.

Ground C – That there has not been a breach of planning control.

Ground D – That at the time the enforcement notice was issued it was too late to take enforcement action against the matters stated in the notice

Ground F – The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

3.3 **Land on the South-East of, 79 Guildford Road, Bagshot, GU19 5NS – ref: 19/0116**

Enforcement Notice issued on 1 March 2022.

Breach of Planning Control alleged: Without planning permission; Operational development consisting of the partial erection of a new dwelling on the land in connection with no longer extant planning permission 16/0281. Additionally, the unauthorised alteration of land levels, including the installation of a hard surface. The unauthorised installation of temporary structures including stationing of mobile homes, containers, skips and other moveable structure on the land as well as the storage of building materials, vehicles, plant and machinery in connection with these unauthorised operations and the material change of use of the land to a separate residential planning unit by subdivision.

Reasons for issuing the Enforcement Notice:

1. The development, both carried out and proposed for completion does not benefit from planning permission and is inappropriate within the Surrey Heath Green Belt. As the construction of the new dwelling does not fall under the exceptions listed under paragraphs 149 or 150 of the National Planning Policy Framework, it is therefore harmful by reason of its inappropriateness and its impact upon the openness of the Greenbelt. Further harm is caused both visually and spatially, by virtue of the dwelling's siting and the associated unauthorised structures and materials that have been brought onto the land, the spread of residential development outside the settlement boundary combined with the quantum of built form resulting from the unauthorised construction activities is contrary to the aims of the National Planning Policy Framework (NPPF) and Surrey Heath Local plan Policies CP1 and DM9, There are no factors that would amount to very special circumstances, which could outweigh this harm and no conditions that could make this development acceptable.

The effective date for the Enforcement Notice is on 1 April 2022 subject to an appeal being made. A 6-month compliance period has been given from the date of effectiveness. No valid appeal had been made at the time of writing this report. A further update will be given during the meeting.

4. Compliance Officer Role

4.1 As previously reported, the new role Planning Enforcement Officer (Compliance) was filled in September 2021. Due to a large number of significant high priority urgent investigations in existence, this resource had been utilised in dealing with these investigations as a first priority.

4.2 The Team have made significant progress in reviewing the outstanding investigations and have moved into the new year in a much better position, noting in particular the added temporary resource in the form of an additional Planning Enforcement Officer.

Therefore, officers have been working on formally instating the Compliance role from the new financial year which is now set to take place on 1 April 2022.

5. Uniform / Enterprise

5.1 As previously reported the Uniform project remains ongoing. Furthermore, extensive additional work has been undertaken on this project since the installation of Enterprise, an additional programme that runs alongside Uniform, the IT system the Planning Enforcement team use. The latest work is concentrating on the reporting mechanisms which involves significant input from both Corporate Enforcement and IT staff. A further update will be given during the meeting on the background works currently being undertaken.

6. Summary

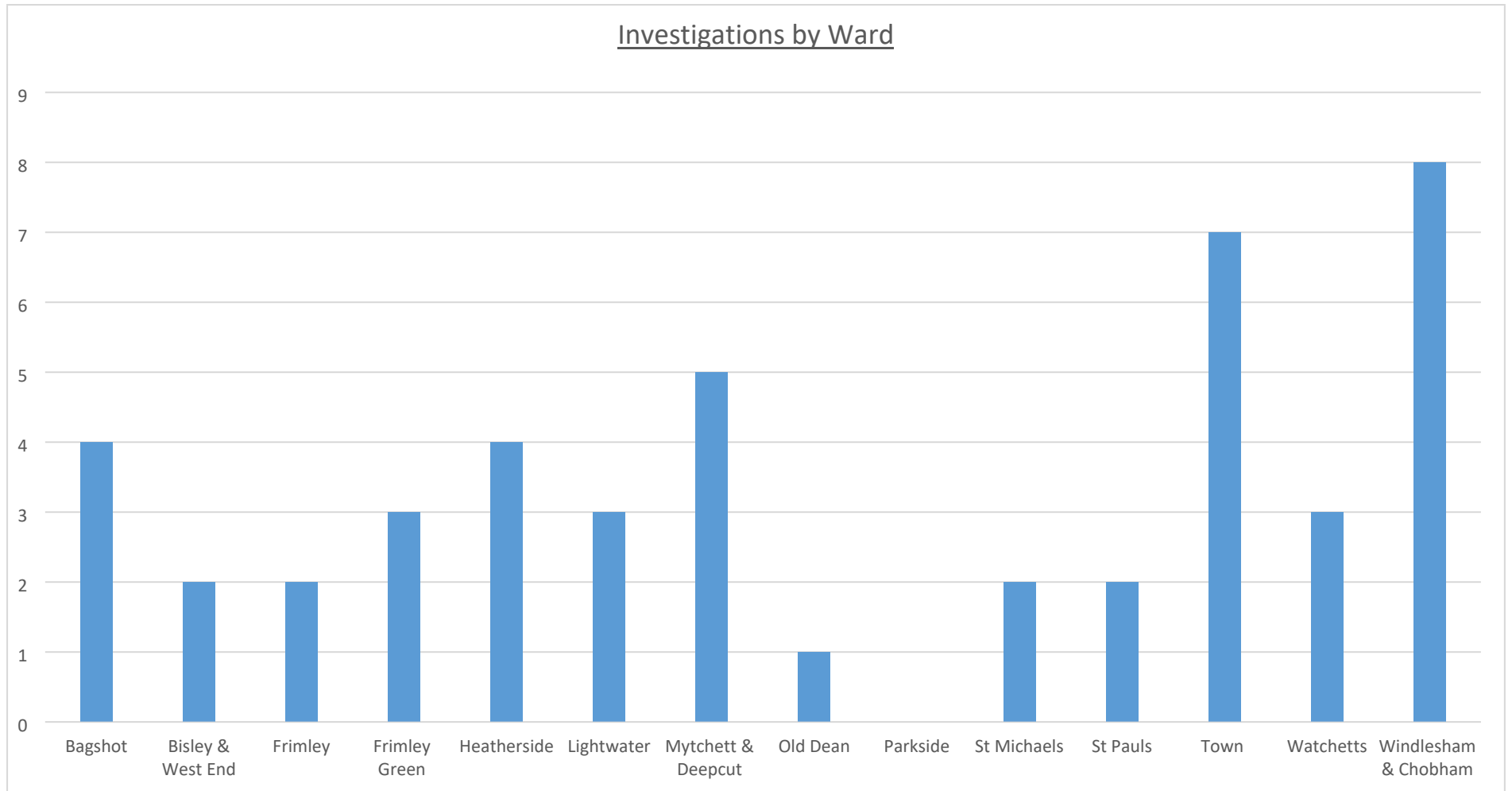
6.1 With the additional resources now in place, the team have been concentrating on resolving the highest priority, often historic investigations as well as reviewing internal procedures to ensure that the planning / enforcement process is streamlined and efficient. Corporate Enforcement has worked closely with the IT Department to resolve those outstanding issues surrounding the reporting mechanism Enterprise.

Author / Contact Details	Ryno van der Hoven Senior Planning Officer (Corporate Enforcement)
Head of Service	Head of Planning – Gavin Chinniah

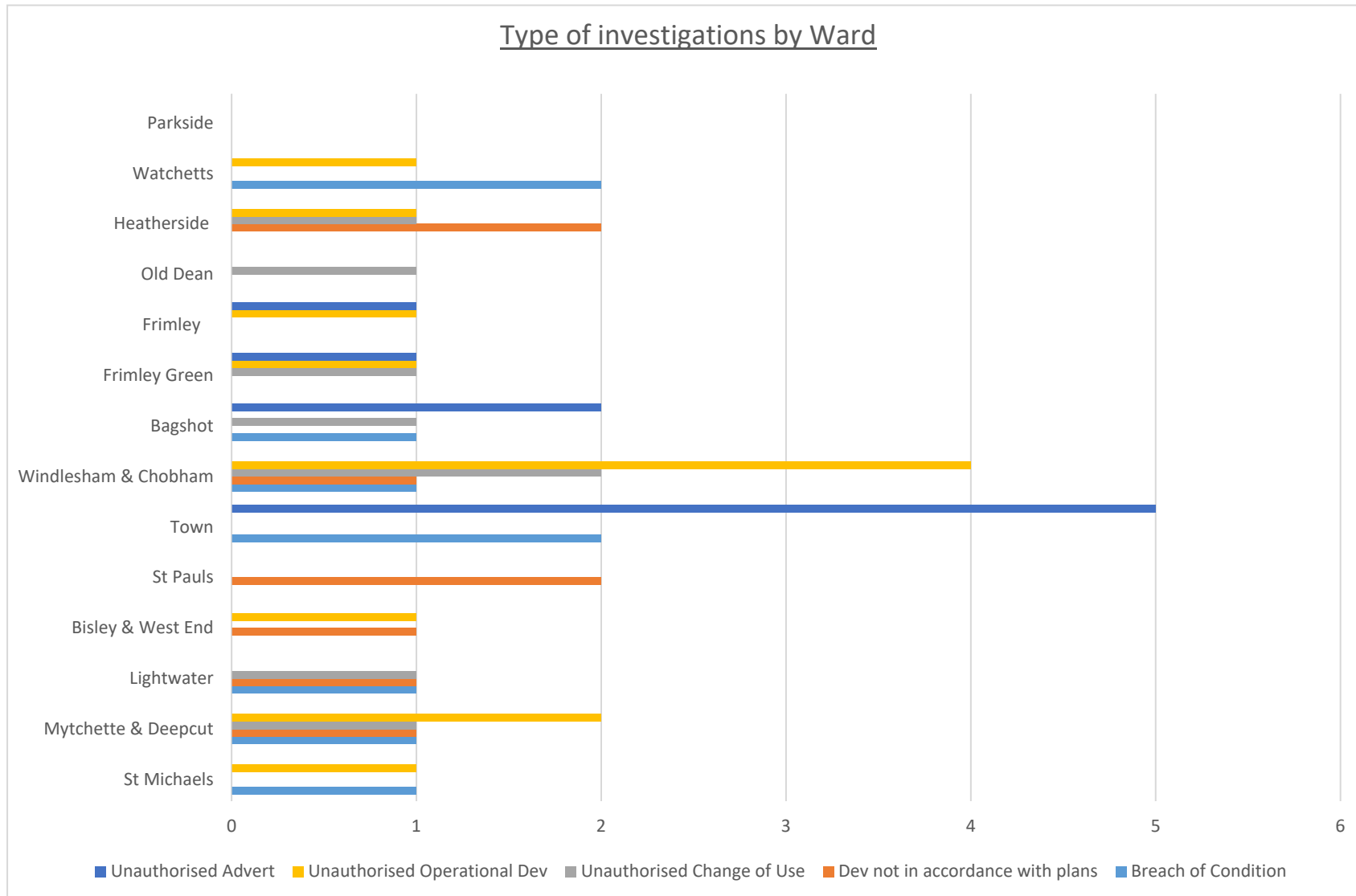
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Exhibit 1:

1) The following graph represents investigations by Ward for last quarter:



2) The following graph represents type of investigations by Ward for last quarter:



By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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