

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 8 December 2022

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

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

+ Present
- Apologies for absence presented

Substitutes: Cllr John Skipper for Cllr Helen Whitcroft

Officers Present: Gavin Chinniah, Head of Planning
William Hinde, Principal Solicitor
Melissa Turney, Senior Planning Officer
Navil Rahman, Principal Planning Officer
Gavin Ramtohal, Head of Legal and Democratic Services
Bob Watson, Executive Head: Finance and Customer Services

*Councillors Mark Gordon and Victoria Wheeler arrived part way through consideration of Application Number 22/0873. Under the terms of the adopted Constitution they were unable to take part in the deliberations and voting on that item.

38/P Minutes of Previous Meeting

RESOLVED that the minutes of the meeting of the Planning Applications Committee held on 3rd November 2022 be approved as being a correct record and signed by the Chairman.

39/P Application Number: 22/0873/FFU Land South of Heath Cottage, Priest Lane, West End, Woking*

The application was for a change of use from agricultural to equestrian with the construction of a stable block, comprising two stables, tack room and shelter together with the installation of a static caravan and area of hard standing.

As the application had triggered the Council's public speaking scheme Mr Anthony Vaughan and Mrs Jane Valner spoke in objection to the application. The speakers raised concerns about the impact that the proposals would have on the Green Belt and the Special Protection Area, the potential for the proposed static caravan to be used as habitable accommodation, drainage and the suitability of the site for use as pasture for horses.

It was considered that the applicant had not demonstrated that the proposed facilities were appropriate, adequate or genuinely required for the use of the land. The site was within 400 metres of the Special Protection Area (SPA) and the buildings were considered to be an inappropriate development in the Green Belt, with the proposed buildings being considered to be harmful to the openness and purpose of the Green Belt. It was felt that no very special circumstances had been presented to override the restrictions placed on development either within the Green Belt or in the SPA Buffer zone.

It was noted that the application would have normally been determined under the Council's Scheme of Delegation however Councillor Noble had called in the application because she was aware of the comments that had been made both in support and objection to the application and wanted to ensure that the application had a fair hearing.

Councillor Gordon informed the Committee that he had received notification that the applicant had withdrawn the application on Tuesday 6th December 2022 however officers confirmed that they had not received any notifications to this effect. A motion to defer the application to enable the situation to be clarified was proposed by Councillor Hawkins, seconded by Councillor Black, put to the vote and lost.

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

RESOLVED that application 22/0873 be refused.

NOTE 1

It was noted for the record that:

Councillor Alleway had met neighbouring residents to listen to their concerns but came to the meeting with an open mind.

Councillor Noble met neighbouring residents and the applicant to listen to their concerns but came to the meeting with an open mind.

Letters had been sent by the applicant to all Committee members.

NOTE 2

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting in favour of the motion to defer consideration of the application to enable clarification to be sought on the application status, was as follows:

Voting in favour of the motion to defer:

Councillors Black, Hawkins, Noble, Perry and Ratiram

Voting against the motion to defer:

Councillors Alleway, Barnett, Betton, Skipper, Tapper and White

NOTE 3

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting in favour of the officer recommendation to refuse the application was as follows:

Voting in favour of the recommendation to refuse: Councillors Alleway, Barnett, Betton, Black, Hawkins, Noble, Perry, Ratiram, Skipper, Tapper and White

Voting against the recommendation to refuse: None

Arrived part way through consideration of the item and did not vote: Councillors Gordon and Wheeler

40/P Application Number: 22/0587/FFU Reef House, Snows Ride, Windlesham, GU20 6LA

The application was for the erection of a replacement dwelling and replacement ancillary building and associated works following the demolition of the existing dwelling and ancillary building.

The Committee was informed that whilst the site was within the Green Belt the proposed buildings were of a size and scale that was not materially larger than the existing buildings on the site; consequently, the proposed development was not considered to be inappropriate development and met the exceptions and definitions set out in the National Planning Policy Framework.

It was noted that the application would have normally been determined under the Council's Scheme of Delegation however Councillor Wheeler had called in the application due to concerns about the over development of the site, the potential disruption that building works might have on traffic flow past the site and the potential for demolition materials to be left on the site raising the ground level.

It was agreed that the following amendments would be made to the proposed conditions:

- Condition 5 to be updated to state that all construction traffic must be parked onsite and that all vehicular turning is to take place inside the curtilage of the development.
- It was noted that the presence of two conditions referring to burning of waste, one (Condition 9) stating that no burning was to take place in the vicinity of trees and one (Condition 22) referring to burning anywhere on the site, could give rise to confusion. It was agreed that the conditions would be updated to clarify that no burning was to be carried out on the site.
- A further informative detailing that no demolition waste was to be left on the site would be added.

The officer recommendation to grant the application, subject to the conditions proposed in the officer report, the update sheet and the amendments set out above, was proposed by Councillor Wheeler, seconded by Councillor Betton, put to the vote and carried unanimously.

RESOLVED that application 22/0587 be granted subject to the conditions in the officer report, the updated sheet and the amendments set out above.

NOTE 1

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting in favour of the officer recommendation to grant the application was as follows:

Voting in favour of the officer recommendation to approve the application: Councillors Alleway, Barnett, Betton, Black, Gordon, Hawkins, Noble, Perry, Ratiram, Skipper, Tapper, Wheeler and White

Voting against the officer recommendation to approve the application: None

41/P Application Number: 22/0928/FFU 107 College Ride, Bagshot, GU19 5ET

The application was for the erection of a rear dormer window and insertion of front skylight windows.

The Committee was informed that the installation of rear dormer windows would ordinarily be considered under permitted development rights however in this instance planning

permission was required due to the extent that the windows would project past the main roof slope.

It was noted that the application would have normally been determined under the Council's Scheme of Delegation however the application had been called in by Councillor White due to concerns that the proposal was not in keeping with the existing row of cottages, overlooking and light issues.

It was agreed that the following amendments would be made to the proposed conditions:

- An additional informative restricting the hours of building work to between 8am and 5pm Monday to Friday to be added.
- An additional informative specifying the placement of skips on the driveway would be added.
- The addition of a condition specifying that the rear dormer windows should be bottom hung

The officer recommendation to grant the application, subject to the conditions in the officer report, the update sheet and the amendments set out above, was proposed by Councillor Tapper, seconded by Councillor Wheeler, put to the vote and carried.

RESOLVED that application 22/0587 be granted subject to the conditions in the officer report, the updated sheet and the amendments above.

NOTE 1

It was noted for the record that Councillor White had been in correspondence by email with residents of neighbouring properties.

NOTE 2

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting in relation to the application and the officer's original recommendation to approve the application, was as follows:

Voting in favour of the officer recommendation to grant the application: Councillors Barnett, Betton, Black, Gordon, Hawkins, Noble, Perry, Ratiram, Skipper, Tapper and Wheeler

Voting against the officer recommendation to grant the application: Councillor White

Abstaining: Councillor Alleway

42/P Exclusion of Public and Press

RESOLVED that the public and press be excluded from the meeting during the consideration of Agenda Item 8 Planning Enforcement Update as it involves the likely disclosure of exempt information as defined in paragraphs 1 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972:

- (1) Information relating to any individual.
- (2) Information relating to the financial or business affairs of any particular person (including the authority holding that information)

43/P Planning Enforcement Update

The Committee received an update in respect of a planning enforcement matter relating to the conversion of a field shelter on Green Belt Land into habitable accommodation which

had been ongoing for a number of years. It was agreed that a further update would be given at the Committee's meeting on 9th February 2023.

Chairman

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