

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath  
House, Knoll Road, Camberley, GU15  
3HD on 8 February 2018**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Nick Chambers (Vice Chairman)

|                             |                         |
|-----------------------------|-------------------------|
| + Cllr Mrs Vivienne Chapman | + Cllr Adrian Page      |
| + Cllr Colin Dougan         | + Cllr Robin Perry      |
| + Cllr Surinder Gandhum     | + Cllr Ian Sams         |
| + Cllr Jonathan Lytle       | - Cllr Conrad Sturt     |
| + Cllr Katia Malcaus Cooper | + Cllr Pat Tedder       |
| + Cllr David Mansfield      | + Cllr Victoria Wheeler |
| + Cllr Max Nelson           | + Cllr Valerie White    |

+ Present

- Apologies for absence presented

In Attendance: Cllr Richard Brooks and Cllr Paul Deach

Officers: Duncan Carty, Michelle Fielder, Gareth John, Jenny Rickard, Eddie Scott, Paul Watts

**54/P Minutes of Previous Meeting**

The minutes of the meeting held on 11 January 2018 were confirmed and signed by the Chairman.

**55/P Application Number 17/0871: Princess Royal Barracks Deepcut, Brunswick Road, Deepcut, GU16 6RN**

The Application was for the approval of reserved matters (layout, scale, appearance and landscaping) pertaining to phase 2B for the erection of 215 dwellinghouses (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 parking and cycle access), 29 (trees), 35 (sustainable homes), 37 (refuse), and 57 (noise) in so far as they pertain to phase 2B. (Amended and additional plans & information rec'd 04/01/2018, 11/01/2018 & 18/01/2018).

Members received the following updates on the application and noted an additional agenda supplement consisting of a letter from Odyssey planning consultancy.

'Amendments to report:

- Para 2.1 incorrectly refers to Cc – this should be 'C2' care home.

- Table at 4.2 should now read no.76 2 bed units in total, of which 28 would be houses and 18 flats for the private sector and 8 houses and 22 flats as affordable housing.
- The reference at para 5.8 should refer to para 7.9.1 and not 9.9
- Para 6.1 should advise that at the time of the agenda close down there were 4, and not 5, public representations received.
- Para 7.4.14- amended levels plans have been provided which show the levels changes across the east parcel are in the region of 10m and the west parcel, in the region of 5m.

**Consultee comments received since committee report written (see section 5.0 on pages 10 and 11):**

County Highways Authority:

- Electric Vehicle Charging – guidance is changing [*Officer comment: An informative is proposed to advise the applicant of this*]
- Query when the links from Parcels 2a and 2b to the proposed Deepcut Bridge to Frimley Lock Cycle path will be constructed, the surfacing materials to be used and notes that ideally the route from plots M2-95 and M2-134 should be 3m wide [*Officer comment: These are matters outside of the scope of this application* ]
- The paths within the central area including that running south from Brunswick Road must all be lit. All roads and paths within parcels 2a and 2b shall also be lit [*Officer comment: The central area is outside the scope of this application, a condition is proposed to request details of lighting for roads and paths within the parcels*]
- It is not acceptable to provide cycle parking within sheds in the rear gardens of properties. It is for this reason that the planning condition number 27 states that “Such provision for flats and apartments may be communal whereas for single dwellings the cycle parking shall be integral to the main structure of each dwelling separately accessible from any garaging.” The submitted details are not therefore in compliance with planning condition number 27 (of 15/0546) [*Officer Comment: Please see comments provided by the applicant’s transport advisors, attached to this update. In addition a condition is proposed below*]
- Pedestrian visibility splays have not been indicated on the drawings and therefore the submitted details are not in compliance with condition number 24. [*Officer comment: Please see comments provided by applicant’s transport advisors attached, this is a design code requirement*]
- In accordance with the s106 Agreement, and despite the applicants intention not to offer any of the roads and paths for adoption as publicly maintained highway, all such roads and paths will be publically accessible by any member of the public (i.e. not just Parcel 2a and 2b residents) at all times [*Officer comment: Noted.*]

Natural England: No objection.

Environmental Health Officer: No objection to revised details.

Guildford Borough Council: No comment.

Rushmoor Borough Council: No objection

West End Parish Council: No objection

**Representations received since committee report written (see section 6.0 on page 11):**

An additional 1 letter of support and 1 letter of objection have been received. The objection letter raises the following issue

- Scale of tree loss- 1029 or 95% of those originally surveyed [*Officer comment: This is addressed in the committee report and the level of tree retention considered acceptable given all material considerations*]
- Accuracy of submitted tree surveys and inaccuracies between them [*Officer comment: The Arboricultural Officer advises 'The first arboricultural survey by Amenity Tree Care was undertaken and reported in 2015, was preliminary in nature and followed their initial client brief: The inspection has been carried out from ground level only, using visual observation methods as this is a preliminary report as requested by the client, should a more detailed inspection be required then this will be highlighted in the recommendations. This was primarily a basic tree survey on behalf of Skanska. The detailed site inspection and report undertaken by Simon Jones Associates in mid 2017 for Cala Homes was an up to date survey and impact assessment to "assess the arboricultural implications of the reserved matters proposals on the trees that are to be retained, and to advise how retained trees should be protected from unacceptable harm during site preparation and construction works". It is therefore the comprehensive latter report by SJA which is accepted as appropriate for the purpose of determination*]
- The proposal does not comply with the SPD objective of limiting its impact on the Southern SANG and the Basingstoke Canal – the western end in particular does not appear adequate or the screening sufficient [*Officer comment: The Basingstoke Canal is a designated Conservation Area, however the application sites are set in excess of 60m north of this and the Southern SANGS will provide a break in the built environment for which planning permission is sought. The DSE panel were not satisfied with the development originally proposed for this edge and considered it too formal and rigid with a lack of variation. The revised plans have, however, broken up this edge with greater spacing provided between dwellings being introduced. In addition, and in line with the advice of DSE, the siting of dwellings has been staggered and a more feathered edge results. In light of the amendments secured it is not considered the development proposed would harm the Basingstoke Canal Conservation Area (or otherwise conflict with Policy DM17 of the CSDMP2012) or undermine the objectives of the range of documents forming the development plan, the design codes seeking to safeguard the same; and would provide for an acceptable interface with the Southern SANGS*]

**ADDITIONAL / AMENDED CONDITIONS**

Condition 1 updated with the following plans / document references (officers seek members approval to continue discussions with the applicant to ensure that these are the most up to date revisions):

| <b>Layout Plan 1:500</b>              |               |
|---------------------------------------|---------------|
| Illustrative Roof Plan with landscape | 1307 D 1100 F |
| Tenure Plan                           | 1307 D 1210 B |
| Unit Mix Plan                         | 1307 D 1200 C |
| Parking Strategy Plan - West          | 1307 D 1201 C |
| Parking Strategy Plan - East          | 1307 D 1202 B |
| Boundary Condition Strategy           | 1307 D 1203 C |
| Refuse Strategy Plan                  | 1307 D 1204 D |
| Massing Plan                          | 1307 D 1205 C |
| Movement and Circulation Plan         | 1307 D 1206 C |
| Site Layout Plan (red line) – West    | 1307 D 1300 N |
| Site Layout Plan (red line) - East    | 1307 D 1301 N |

| <b>Apartment Block Plans 1:100</b>                 |               |
|--|---------------|
| Apt Block E3 – Ground floor plan (Aff)             | 1307 D 1400 E |
| Apt Block E3 – 1 <sup>st</sup> floor plan (Aff)    | 1307 D 1401 E |
| Apt Block E3 – Second floor plan (Aff)             | 1307 D 1402 E |
| Apt Block E4 – Ground floor plan (Aff)             | 1307 D 1406 D |
| Apt Block E4 – 1 <sup>st</sup> floor plan (Aff)    | 1307 D 1407 D |
| Apt Block E4 – Second floor plan (Aff)             | 1307 D 1408 D |
| Apt Block E2 – Ground floor plan (Aff)             | 1307 D 1409 E |
| Apt Block E2 – 1 <sup>st</sup> floor plan (Aff)    | 1307 D 1410 E |
| Apt Block E2 – Second floor plan (Aff)             | 1307 D 1411 E |
| Apt Block E1 – Ground floor plan (Aff)             | 1307 D 1412 D |
| Apt Block E1 – 1 <sup>st</sup> floor plan (Aff)    | 1307 D 1413 D |
| Apt Block E1 – Second floor plan (Aff)             | 1307 D 1414 D |
| Apt Block W2 – Ground floor plan (PD)              | 1307 D 1415 D |
| Apt Block W2 – 1 <sup>st</sup> floor plan (PD)     | 1307 D 1416 D |
| Apt Block W2 – Second floor plan (PD)              | 1307 D 1417 D |
| Apt Block W3 – Ground floor plan (Aff)             | 1307 D 1418 D |
| Apt Block W3 – 1 <sup>st</sup> floor plan (Aff)    | 1307 D 1419 D |
| Apt Block W3 – Second floor plan (Aff)             | 1307 D 1420 D |
| Apt Block W1 – Ground floor plan (PD)              | 1307 D 1421 D |
| Apt Block W1 – 1 <sup>st</sup> floor plan (PD)     | 1307 D 1422 D |
| Apt Block W1 – Second floor plan (PD)              | 1307 D 1423 D |
| Apt Block E5&E6 – Ground floor plan (Aff)          | 1307 D 1424 D |
| Apt Block E5&E6 – 1 <sup>st</sup> floor plan (Aff) | 1307 D 1425 D |
| Apt Block E5&E6 – Second floor plan                | 1307 D 1426 D |

|  |               |
|--|---------------|
| (Aff)  |               |
| Apt Block W4 – Ground floor plan (PD)          | 1307 D 1427 D |
| Apt Block W4 – 1 <sup>st</sup> floor plan (PD) | 1307 D 1428 D |
| Apt Block W4 – Second floor plan (PD)          | 1307 D 1429 D |

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| <b>House Layout Plans 1:50</b>                               |               |
| House Type 2 (HT2) – Ground & 1 <sup>st</sup> floor          | 1307 D 1500   |
| House Type 3 (HT3) – Ground floor                            | 1307 D 1501 A |
| House Type 3 (HT3) – 1 <sup>st</sup> floor                   | 1307 D 1502 A |
| House Type 9, 9a & 9b (HT3) – Ground floor                   | 1307 D 1503 B |
| House Type 9, 9a & 9b (HT3) – 1 <sup>st</sup> floor          | 1307 D 1504 B |
| House Type 16 (HT16) – Ground floor                          | 1307 D 1505   |
| House Type 16 (HT16) – 1 <sup>st</sup> floor                 | 1307 D 1506   |
| House Type 16a (HT16a) – Ground floor                        | 1307 D 1507 A |
| House Type 16a (HT16a) – 1 <sup>st</sup> floor               | 1307 D 1508 A |
| House Type 30 (HT30) – Ground floor                          | 1307 D 1509   |
| House Type 30 (HT30) – 1 <sup>st</sup> floor                 | 1307 D 1510   |
| House Type 34 (HT34) – Ground floor                          | 1307 D 1517 A |
| House Type 34 (HT34) – 1 <sup>st</sup> floor                 | 1307 D 1518 A |
| House Type 35 & 35b (HT35&35b) – Ground floor                | 1307 D 1519 A |
| House Type 35 & 35b (HT35&35b) – 1 <sup>st</sup> floor       | 1307 D 1520 A |
| House Type 35a (HT35a) – Ground floor                        | 1307 D 1521 A |
| House Type 35a (HT35a) – 1 <sup>st</sup> floor               | 1307 D 1522 A |
| House Type 44 (HT44) – Ground floor                          | 1307 D 1523   |
| House Type 44 (HT44) – 1 <sup>st</sup> floor                 | 1307 D 1524   |
| House Type 44a (HT44a) – Ground floor                        | 1307 D 1525 A |
| House Type 44a (HT44a) – 1 <sup>st</sup> floor               | 1307 D 1526 A |
| House Type 44b (HT44b) – Ground floor                        | 1307 D 1527   |
| House Type 44b (HT44b) – 1 <sup>st</sup> floor               | 1307 D 1528   |
| FOG Type FT1 (FT1) – Ground floor                            | 1307 D 1529 A |
| FOG Type FT1 (FT1) – 1 <sup>st</sup> floor                   | 1307 D 1530 A |
| Affordable House Type 6 (AHT6) – Ground floor                | 1307 D 1550   |
| Affordable House Type 6 (AHT6) – 1 <sup>st</sup> floor       | 1307 D 1551   |
| Affordable House Type 6 (AHT6) – Grd & 1 <sup>st</sup> floor | 1307 D 1552   |
| Affordable House Type 18 & 18a (AHT18&18a) – Ground floor    | 1307 D 1553 A |

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|--|---------------|
| Affordable House Type 18 & 18a (AHT18&18a) – 1 <sup>st</sup> floor | 1307 D 1554 A |
| Affordable House Type 19 (AHT19) – Ground floor                    | 1307 D 1555   |
| Affordable House Type 19 (AHT19) – 1 <sup>st</sup> floor           | 1307 D 1556   |
| Affordable House Type 20 (AHT20) – Ground floor                    | 1307 D 1557   |
| Affordable House Type 20 (AHT20) – 1 <sup>st</sup> floor           | 1307 D 1558   |
| Affordable House Type 20a (AHT20a) – Ground floor                  | 1307 D 1559   |
| Affordable House Type 20a (AHT20a) – 1 <sup>st</sup> floor         | 1307 D 1560   |
| Bin and Bike Store Layout Plans                                    | 1307 D 1561   |
| House Type 45 (HT45) - Ground floor                                | 1307 D 1565   |
| House Type 45 (HT45) – 1 <sup>st</sup> floor                       | 1307 D 1566   |

3. Condition 3 to be deleted.

8. Prior to the occupation of any dwelling or residential unit hereby approved details of the registered provider of social housing (as defined by Section 80 of the Housing and Regeneration Act 2008) the intermediate and affordable rented housing is to be transferred to will be provided to and approved, in writing, by the Local Planning Authority. Moreover unless otherwise agreed in writing the affordable rented units shall only be used or occupied on affordable rented terms and shall be retained as such in perpetuity.

The affordable housing to be delivered pursuant to this planning permission is set out on submitted plan drawing reference 1307-D-1210 Rev B. Delivery will be phased in accordance with the requirements of Schedule 3 of the s106 pursuant to the permission reference 12/0546 (as amended).

9. To be deleted.

Condition 10: to be updated with the plan reference amended to reflect revision C as the most up to date plan.

15. Deleted and to be replaced as an informative.

Additional Conditions:

17. Prior to the occupation of any dwellinghouse details of the cycle storage facilities to be provided to all dwellings not benefiting from an integral garage shall be provided to and approved in writing by the Local Planning Authority. The details to be provided will follow the principles outlined in the letter dated 29 January 2018 submitted by Odyssey.

Reason: To ensure a satisfactory and sustainable form of development in accordance with Policy DM11 of the Core Strategy and Development Management Policies, the Deepcut SPD and the NPPF.

18. Prior to the commencement of any development details of how all roads and paths within parcels 2a and 2b are to be lit shall be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented in a phased manner to also be agreed in writing with Local Planning Authority and shall be retained in perpetuity.

Reason: To ensure a satisfactory and sustainable form of development in accordance with Policy DM11 of the Core Strategy and Development Management Policies, the Deepcut SPD and the NPPF.

19. Electrical charging points will be provided in accordance with para 6.27 on page 13 of the Travel Plan, prepared by Odyssey and dated September 2017, submitted with this application.

Reason: To ensure a satisfactory and sustainable form of development in accordance with Policy DM11 of the Core Strategy and Development Management Policies, the Deepcut SPD and the NPPF.

20. The development hereby approved shall be implemented in accordance with the Arboricultural Implications Report by SJA December 2017. No development shall take place until digital photographs have been provided by the retained consultant and forwarded to and approved in writing by the Council's Arboricultural Officer. This should record that all aspects facilitation tree works and tree and ground protection measures have been implemented and maintained in accordance with the Tree Information Report. The tree protection measures shall be retained until the completion of the all works hereby permitted.

In addition the following shall be submitted to and approved in writing by the LPA prior to development commencing:

- details of any ground protection measures to ensure the long term health of retained trees
- details of any trees suitable for the translocation, how these are to be moved and stored

Reason: In the interests of visual amenities of the locality and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD, the approved Design Codes and the NPPF.

#### Officer response to applicant comments on suggested conditions

Condition 2 – can we add further material Cape Cod Traditional Beval Black to the list of the materials see the following link:

<http://www.vincenttimber.co.uk/products/capecod/index.html> [*Officer comment: Advised it is too late for this to be accommodated*]

Condition 3 –unnecessary and replicates condition on outline [*Officer comment: Agreed to delete and reference as an additional informative*]

Condition 6 – this does not need to be prior to commencement – suggest that this is a pre-occupation condition [*Officer comment: No change agreed, officers consider management arrangements are key to the ongoing success of the scheme and recommend the condition remains*]

Condition 8 – this does not need to be prior to commencement- suggest that this is a preoccupation of affordable housing units condition [*Officers suggest this is amended to prior to the occupation of any unit*]

Amended text below:

Prior to the occupation of any dwelling or residential unit hereby approved details of the registered provider of social housing (as defined by Section 80 of the Housing and Regeneration Act 2008) the intermediate and affordable rented housing is to be transferred to will be provided to and approved, in writing, by the Local Planning Authority. Moreover unless otherwise agreed in writing the affordable rented units shall only be used or occupied on affordable rented terms and shall be retained as such in perpetuity.

The affordable housing to be delivered pursuant to this planning permission is set out on submitted plan drawing reference 1307-D-1210 Rev B. Delivery will be phased in accordance with the requirements of Schedule 3 of the s106 pursuant to the permission reference 12/0546 (as amended).

Condition 9 – this should not be pre-commencement- suggest pre-commencement of construction of 1<sup>st</sup> home. Also queries to which policies/ design code this refers to. We are unable to find any reference to requiring achievement of this level and therefore there does not appear to be any policy basis for imposing this condition. Furthermore, we are not aware of any consultation response that addressed our submissions on this matter and seeking to impose this now without reference to the scheme submitted does not appear to be counter intuitive. If we are to meet a secure by design standard, this should be subject of negotiation between us, the Council and the Police [*Officer comment: For consistency sake it is recommended this be deleted and an informative added*]

Condition 13- agreed regarding sustainability statement requirements, however, requirement for the code is set out in the outline consent and this duplicates it. In any case, if the Council wishes to have a new standard, this this should not be applied to this scheme as the new building control standards have the same requirements. This now does appear to be duplication of standards now applicable under building control and contrary to Government advice. See link- <https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings#appendix-7-code-for-sustainable-homes> [*officer note: no change to condition proposed- clarification on points raised sought*]



Condition 15 – this condition is unnecessary and if, in fact, not a condition at all. Should be an informative. *[Officer comment: Deleted and proposed as an informative]*

#### Additional informatives

3. With regards to the electrical charging points detailed in condition 19, the applicant's attention is drawn to the changes regarding the required electricity charge as set out in the SCC Vehicular and Cycle Parking Guidance Jan 2018.

4. In the event that drainage from this site is to discharge into the Basingstoke Canal then the applicant is reminded to check that all necessary agreements / consents, including any easements are in place with the land owner and drainage authority.

5. The applicant is reminded of the need to implement this development in accordance with the time scales set out in condition 5 of permission 12/0546 (as amended).

6. The applicant is advised to seek a Secured by Design accreditation in addition to the requirements under Part Q of the Building Regulations.

7. Notwithstanding the detail shown on any submitted plan or document (whether listed as approved or not) the approval of this application does not override the requirements of condition 32 (hard and soft landscaping) imposed on permission 12/0546 (as amended). Compliance with the terms of that condition is required.

In addition, condition 10 as drafted needs to be updated with the plan reference amended to reflect revision C now being the most up to date plan.'

Councillor Edward Hawkins on behalf of the committee thanked Michelle Fielder for her hard work on the agenda item.

Members sought reassurances regarding access to electricity in garages on the development. As a result the third informative was extended to include the following information. 'The applicant is also requested to ensure that all garages are supplied with electricity and have at least one power socket installed'.

The officer recommendation to approve the application was proposed by Councillor Edward Hawkins, seconded by Councillor Nick Chambers, and put to the vote and carried.

**RESOLVED that application be approved, subject to conditions, as amended, with the final wording and plans be delegated to the Head of Regulatory in consultation with the Chairman of the Planning Applications Committee.**

#### **Note 1**

It was noted for the record that Councillor Edward Hawkins declared that he had attended a number of design review meetings on the development. Councillor Edward Hawkins also declared that he and all other members

had received the first phase brochure for the development from Cala Homes.

**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 proposal to approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, and Valerie White.

**56/P Application Number 17/1046: 24, and the Land to the Rear of 24-30, Benner Lane, West End**

This outline application was for the erection of a residential development of 41 dwellings (comprising 4 x one bedroom, 9 x two bedroom, 13 x three bedroom and 15 x four bedroom units), with garages, parking, open space and access, including a principal access from the adjoining development (agreed under SU/16/0323 and SU/17/0202 on land North of Beldam Bridge Road), following the demolition of existing bungalow and garage/workshop. (Additional/Amended Plans - Rec'd 03/01/2018.) (Amended info rec'd 05/01/2018), (Amended plan rec'd 28/01/18), (Amended plans rec'd 31/01/18).

Members were advised of the following updates:

'Corrections:

In first sentence of Paragraph 1.1 replace "outline" with "full" application. There are 16 rather than 14 affordable dwellings.

Amended drawings received (see amendment to Condition 2 below). The drawing indicates sixteen affordable units and provides slight revisions to landscaping to the rear of plots 17-19 and surface treatment to eastern private drive.

Two further objections raised to the proposal with no new objections made.

The applicant has also requested tweaks to conditions 3 and 6 (as below):

**AMENDED CONDITION 2:**

The proposed development shall be built in accordance with the following approved plans: 6356-110, 6356-112A, 6356-113, 6356-114, 6356-115, 6356-117, 6356-131 and 3245-106 received on 15 November 2018; and 6356-116A, 6356-118A, 6356-130A, 6356-132, 6356-102DC received on 3 January 2018; **and 6356-101FF received on 28 January 2018**; 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.

AMENDED CONDITION 3:

No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials **unless otherwise agreed in writing by the Local Planning Authority.**

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

AMENDED CONDITION 6:

The parking and garage spaces shown on the approved plans **provided within the curtilage of each dwelling** shall be made available for use prior to the first occupation of that respective dwelling and shall not thereafter be used for any purpose other than the parking of vehicles. **The visitor parking spaces shall be provided prior to the occupation of the first dwelling within the approved development and shall not thereafter be used for any purpose other than the parking of vehicles.**

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

Members expressed concern of the potential impact of construction site traffic accessing the location on congestion and safety on Benner Lane. Consequently the following informative was added to the application: '8. In relation to Condition 8 above, the applicant is advised that no access for site traffic (during site clearance, demolition and construction) should be provided from Benner Lane'.

The committee raised concerns over estate management once the development was completed, including concerns over adoption of the highway and potential future problems for residents. Officers advised that this would be part of the selling process and deeds, is not a material planning consideration and is outside of the remit of the Planning Authority.

The recommendation to approve the application was proposed by Councillor Jonathan Lytle and seconded by Councillor Nick Chambers.

**RESOLVED that application be approved subject to the conditions and a legal agreement, as amended.**

**Note 1**

As this application triggered the Council's Public Speaking Scheme, Mr WEA Bain spoke as Chairman of the West Chobham Residents'

Association in objection to the application. Agents Thomas Romble and Ryan Saul-Odyssey spoke in support. Mr WEA Bain as an individual also spoke in support 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 approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surdinder Gandhum, Edward Hawkins, Jonathan Lytle, Max Nelson, Robin Perry, and Ian Sams.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, David Mansfield, Adrian Page, Pat Tedder, Victoria Wheeler, and Valerie White.

**57/P Application Number 17/0880: 42, and Land to the Rear of 40-46, Kings Road, West End**

The application discussed was for the approval of reserved matters (landscaping) pursuant to outline planning permission SU/17/0399 (relating to the erection of 2 x one bedroom flats, 4 x two bedroom houses and 17 x three bedroom houses with access from Kings Road, following the demolition of existing dwelling and associated buildings, (access, appearance, layout and scale to be determined). (Amended Plan - Rec'd 10/01/2018.) (Amended plan rec'd 08/02/2018).

Members were advised of the following updates:

'An amended landscape drawing has been received which provides a range of tree species which is acceptable to the Council's Arboricultural Officer. In particular, at the end of the western arm of the cul-de-sac, a Field Maple tree is proposed, between two Birch trees.

Amended Condition 1:

The proposed development shall be built in accordance with the following approved plan: 1321/PLN/200 received on 27 September 2017; **and SH21412-11E received on 8 February 2018**, 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.'

The recommendation to approve the application was proposed by Councillor Katia Malcaus Cooper and seconded by Councillor Adrian Page.

**RESOLVED that application be approved, subject to conditions, as amended.**

### **Note 1**

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 approve the application and amended application:

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Katia Malcaus Cooper, Jonathan Lyttle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler, and Valerie White.

### **58/P Application Number 17/0765: Former Cheswycks School, Guildford Road, Frimley Green**

The application discussed was for Erection of 10 detached four bedroom dwellings with integral garages with landscaping and access following the demolition of existing buildings. (Amended plans rec'd 14/12/2017).

Members were advised of the following updates:

'The County Highway Authority raises no objection to conditions. In relation to the issues raised by the Mytchett, Deepcut and Frimley Green Society (at Paragraph 6.1 of the officer report), the CHA has indicated that is not considered reasonable for the applicant to provide a footpath that would be required to provide pedestrian access and there is no setting lighting on the part of Guildford Road where the site is located.

One representation in support has been received indicating that with more housing needed, the reuse of this brownfield site is well matched with a different, but exciting, architecture. Footpath links should be perused, particularly to Deepcut Bridge Road where one is needed, and sight lines for the access would be needed on a fast bend in the road.

The applicant has requested the time period to determine the application to be extended to 14 March 2018 (i.e completion of the legal agreement by 13 March 2018).

Additional conditions:

17. Prior to the first occupation of the development hereby approved on site details of cycle and refuse storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities; and highway safety are not prejudiced nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

18. Each dwelling of the development hereby approved shall not be occupied unless and until the respective dwelling is provided with a fast charge socket in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

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

19. No development shall take place until details of external lighting are submitted to and approved by the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of visual amenities and nature conservation and to accord with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Additional informatives:

3. The applicant is advised that in relation to Condition 18 above, the current minimum requirement is 7 kw Mode 3 with Type 2 connector - 230 v AC single phase dedicated supply. It would be 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.

4. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

5. 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).

**Change to 2<sup>nd</sup> Recommendation:**

Amend date to 13 March 2018'

The recommendation to approve the application was proposed by Councillor Robin Perry and seconded by Councillor Mrs Vivienne Chapman.

**RESOLVED that application be approved, subject to a legal agreement and conditions, as amended.**

**Note 1**

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 approve the application and amended application:

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Katia Malcaus Cooper, Jonathan Lyttle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler, and Valerie White.

Chairman

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