

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath House
on 30 July 2014**

Committee Members Present

Cllr Edward Hawkins (Chairman)
Cllr Glyn Carpenter (Vice Chairman)

Cllr David Allen	Cllr Audrey Roxburgh
Cllr Richard Brooks	Cllr Ian Sams
Cllr Mrs Vivienne Chapman	Cllr Pat Tedder
Cllr Colin Dougan	Cllr Judi Trow
Cllr Surinder Gandhum	Cllr Valerie White
Cllr David Hamilton	Cllr John Winterton
Cllr Ken Pedder	

Committee Members Not Present: Cllr David Mansfield

In Attendance: Cllr Tim Dodds

24/P Minutes

The minutes of the meeting held on 2 July 2014 were confirmed and signed by the Chairman.

25/P General Matters

Members were updated on the following:

On 16 July 2014 The Camberley Town Centre Area Action Plan was adopted by Full Council. As such it has superseded the saved town centre policies in the Surrey Heath 2000 Local Plan. Accordingly any reference to saved town centre policies in the committee reports in this evening's agenda should be deleted and full weight should be given to any stated AAP policies.

26/P Application Number: 14/0450 - MYTCHETT PLACE, MYTCHETT PLACE ROAD, MYTCHETT, CAMBERLEY, GU16 6DQ - Mytchett Ward

The application was for the erection of a part 3 storey, part 4 storey extension and the erection of two detached buildings for use as Test Garage and Prototype Facility.

Members were advised of the following updates:

'Consultation Response:

Surrey Wildlife Trust – have advised that while the development would not appear to impact on any roosting habitat the development has the potential to impact on

the foraging habitat used by a maternity roost of pipistrelle bats at 5 Barnsley Close. They have therefore advised that further information should be sought as to the likely impact of the development on any bats in the area to ensure that suitable habitat will remain post-development.

It is noted that Government Circular 06/2005 states "it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision".

In this instance the presence or otherwise of protected species (bats) is known and it is also known that the extent that they may be impacted would be from the loss of foraging habitat. The loss of this habitat can be mitigated by condition and as such it would not be reasonable to refuse the application on these grounds. Accordingly it is considered that in this instance it is appropriate to secure the appropriate mitigation through a planning condition and a suitable condition is set out below.

The following additional condition is therefore recommended:

No development, including site clearance and demolition, shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority to mitigate the potential impact on the foraging habitat of bats. This shall be informed by further site surveys which shall establish the value of the site for foraging and shall include a timetable for the implementation of the mitigation proposed. Once approved the development shall be undertaken in strict accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development does not impact on the foraging habitat of this protected species and to meet the objectives of Policy CP14 of the Core Strategy and Development Management Policies 2012.

Natural England comment on the application and have advised that all protected species should be considered appropriately before determining this application.

It is considered that the above approach is appropriate in this instance.

There is nothing further to update and subject to the additional condition the recommendation remains as set out in the report.'

The members of the public who spoke in objection to the application were concerned about the impact the proposal would have on the local bat colony and the increase in noise and traffic movements. Some Members asked whether there had been a consultation with the residents and the applicant agreed that a more open dialogue was needed.

Members were reminded that *'the loss of the foraging habitat can be mitigated by condition and as such it would not be reasonable to refuse the application on these grounds.'*

Resolved that application 14/0450 be approved subject to:

- **an additional condition to mitigate the loss of foraging habitat for the bat colony as set out above;**
- **conditions as set out in the report of the Executive Head – regulatory and the completion of a suitable planning obligation to secure the following:**
- **a financial contribution of £4,600 towards the cost of monitoring and developing the Travel Plan**
- **a financial contribution of £84,655.45 to mitigate the impact of the development on local infrastructure, in accordance with the Developer Contributions SPD**

In the event that a satisfactory planning obligation has not been completed by the 18th of August 2014, the application be refused for the reasons as set out in the report of the Executive Head - Regulatory.

Note 1

It was noted for the record that Councillors Richard Brooks and Colin Dougan had visited the site for other purposes but had not discussed the application.

Note 2

As this application has triggered the Council's Public Speaking Scheme, Mrs Harry and Mr Hunter spoke in objection and Mr Siddiqi representing the applicant spoke in support.

Note 3

The recommendation to approve as amended was proposed by Councillor Colin Dougan and seconded by Councillor David Allen.

Note 4

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 as amended:

Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Pat Tedder, Judi Trow, Ian Sams, Valerie White and John Winterton.

27/P Application Number: 14/0471 - 52 PARK STREET, CAMBERLEY, GU15 3PT - St Michaels Ward

The application was for the part demolition, part conversion and extension to provide a 4 storey building to retain a restaurant and provide a new flexible unit (for uses retail/office/restaurant/bar/hot food takeaway, Classes A1 to A5) and 7 one bed and 7 two bed flats over.

Members were advised of the following updates:

'The proposal provides a roof terrace for use by one of the flats and a balcony for another unit. However, due to its town centre location, the mix of units proposed and the restricted size of the application site it is considered that the level of amenity provision is acceptable.

Further details regarding the viability of the scheme have been received and the Council's Valuer raises no objections subject to the scheme providing:

- *SPA mitigation - £65,132*
- *Affordable housing payment towards off-site provision elsewhere in the Borough - £81,868*

On this basis it is accepted the scheme cannot, for viability reasons, contribute towards PIC, it is therefore recommended that the second reason for refusal contained within Recommendation 2 be deleted.

County Highways have raised objection to the proposal on the basis that cycle parking will not be provided for future residents of the development. Nor is a contribution towards off site cycle provision to be secured. This is because the scheme would be unviable if additional contributions are required.'

Some Members were concerned about the traffic movements during construction and that County Highways had raised an objection to the proposal. Some Members also felt a condition to secure parking spaces at the Atrium for the residents of the new scheme would be required. However, Members were reminded that the applicant did not own the Atrium car park and therefore a condition could not be imposed. In addition the proposal was located in a highly sustainable area with easy access to the town centre and public transport.

There was also concern about the increase in refuse bins and the location of bins. Members were advised that only the management company would have access to the bins and residents would dispose of waste via a refuse chute so there would be no movement of refuse bins by the residents.

Some Members asked about the amenity space and officers advised that one unit had a private terrace, some had balconies and the rest would have Juliette balconies.

Resolved that application 14/0471 be approved subject to conditions as set out in the report of the Executive Head – Regulatory and subject to receipt of a satisfactory legal agreement to secure:

- **Mitigation in accordance with the Council's adopted Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.**
- **An appropriate contribution in accordance with the Council's adopted Developer Contributions Supplementary Planning**

Document. The level of contribution, if any, to be determined by Executive Head of Regulatory.

- **An appropriate level of affordable housing (be it on site provision or contribution to off-site provision) in accordance with the objectives of Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies Document 2012. The level of contribution, if any, to be determined by Executive Head of Regulatory.**

In the event that a satisfactory legal agreement has not been completed by the 17 August 2014, the Executive Head of Regulatory be authorised to refuse the application for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor Audrey Roxburgh.

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: Councillors, Richard Brooks, Glyn Carpenter, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Judi Trow, Ian Sams, and John Winterton.

Voting against the approval of recommendation to approve: Councillors David Allen, Mrs Vivienne Chapman, Colin Dougan, Pat Tedder and Valerie White.

28/P Applications Number: 14/0330 - 1-3 BEAUMARIS PARADE, FRIMLEY, CAMBERLEY, GU16 8UR - Frimley Green Ward

Erection of a part single (featuring an open walkway at roof level), part two storey extension to provide an enlarged retail area to units 1 to 2 Beaumaris Parade and two 2 bedroom flats at first floor together with internal alterations at ground floor to facilitate the creation of an additional retail unit.

The members were advised of the following updates:

'1 additional objection has been received however the matters raised are already addressed in the committee report.'

Members of the public who spoke in objection to the application were concerned about the increase in traffic movements and parking.

Some Members were concerned about whether the walkway to the flats would overlook existing properties. Officers advised that this would not be the case.

Resolved that application 14/0330 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

As this application has triggered the Council's Public Speaking Scheme, Mrs Cartwright representing the Mytchett, Frimley Green and Deepcut Society and Mr Bryant spoke in objection and Mr Stafford representing the applicant spoke in support.

Note 2

The recommendation to approve as amended was proposed by Councillor Richard Brook and seconded by Councillor Edward Hawkins.

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 approve: Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Audrey Roxburgh, Judi Trow, and John Winterton.

Voting against the recommendation to approve: Councillors David Hamilton, Ian Sams, Pat Tedder and Valerie White.

29/P Application Number - 14/0572 - LAND TO THE REAR OF 38-40 HIGH STREET, BAGSHOT, GU19 5AX - Bagshot Ward

The application was for the erection of two terrace dwelling houses following the demolition of the existing building.

Members were advised of the following update:

'County Highway Authority – no objection subject to conditions.'

As a result of a clarification sought by some Members, officers advised that there was no SANGS currently in Bagshot.

Resolved that application 14/0572 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that Committee members had received a letter from the applicant and Councillor Glyn Carpenter had met with the applicant but not in connection with this application.

Note 2

The recommendation to refuse was proposed by Councillor Vivienne Chapman and seconded by Councillor Valerie White.

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 refuse: Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

30/P Application Number: 14/0474 - HAGTHORN FARM, PENNYPOT LANE, CHOBHAM, WOKING, GU24 8DG - Chobham Ward

The application was for the erection of one 4 bedroom two storey dwelling house and basement and detached double garage following demolition of existing glasshouses.

Members were advised of the following updates:

'It is recommended that condition 3 on page 53 be amended to read:

No development shall take place until full details of surface water drainage systems and foul water drainage systems are submitted and approved in writing by the Planning Authority. This shall include hydrological assessments and details and depth of the groundwater in the strata to be excavated for the proposed basement. The surface water drainage details shall include attenuation of 1:100 year event plus 30% climate change worst case scenario. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to ensure that the basement does not result in off-site flooding to other properties and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

This amended condition has been agreed with the Council's Drainage Engineer.'

Resolved that application 14/0474 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory and amended condition 3 and:

- **A satisfactory legal agreement to secure mitigation in accordance with the Council's adopted Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012), by the application expiry date of 7 August 2014, and at no cost to the Council.**
- **A satisfactory legal obligation to secure contributions in accordance with the Council's Tariff Scheme and Developer Contributions Supplementary Planning Document (2011), by the application expiry date of 7 August 2014 and at no cost to the**

Council.

In the event that a satisfactory legal agreement is not completed for mitigation towards the SPA by the 7 August 2014, the Executive Head of Regulatory Services be authorised to refuse the application for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve as amended was proposed by Councillor Richard Brooks and seconded by Councillor Colin Dougan.

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 as amended:
Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Valerie White and John Winterton.

Voting against the recommendation to approve as amended: Councillor Judi Trow.

31/P Application Number: 14/0576 - 17 SEFTON CLOSE, WEST END, WOKING, GU24 9HT - West End

The application was for the erection of a part two storey front, part two storey rear, part single storey side, part single storey front and side following demolition of existing attached garage, conservatory and single storey rear extension.

Members were advised of the following updates:

The application would normally be considered under delegated authority but as the applicant was a serving borough councillor, the application had been brought to the Planning Applications Committee for consideration.

'A response has been received from West End Parish Council raising no objection.

A further 3 letters of support have been received (making 4 letters of support in total).

1 letter of Objection has been received which includes the following main point:

- The proposed two storey rear extension would have an overbearing impact on neighbouring properties and would lead to overlooking views and a reduction in neighbouring sunlight. These matters raised are addressed in the committee report.'*

Some Members sought clarification on the percentage increase of the proposal but were advised that as the proposal was located in the settlement area, the impact on the surrounding area would be the test with regard to planning issues..

Resolved that application 14/0576 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that the applicant was a serving borough councillor.

Note 2

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor Colin Dougan.

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 approve as amended:
Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Valerie White and John Winterton.

Voting against the recommendation to approve: Councillors Pat Tedder and Judi Trow.

32/P Application Number: 14/0426 - THE RED HOUSE, LAKE ROAD, DEEPCUT, CAMBERLEY, GU16 6RD - Mytchett Ward

The application was for the erection of a two storey side extension.

Members were advised that the application would normally be dealt with under delegated authority but as one of the directors of the applicant's company was a serving councillor it was brought to the Planning Applications Committee for consideration.

Members were also advised of the following updates:

It is recommended that condition 2 be changed from:

'The building works, hereby approved, shall be constructed in external fascia materials: brick, tile, bonding and pointing, to match those of the existing building.

to

The building works, hereby approved, shall be constructed in external fascia materials and render to match those as shown on drawing 1822-PO1 date stamped 06/05/14, unless otherwise agreed in writing with the Local Planning Authority.'

Resolved that application 14/0426 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that one of the directors of the applicant's company was a serving borough councillor.

Note 2

The recommendation to approve was proposed by Councillor Vivienne Chapman and seconded by Councillor Colin Dougan.

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 approve as amended:
Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

33/P Application Number: 14/0391 - 117 LONDON ROAD, CAMBERLEY, GU15 3LG - Town Ward

The application was for the erection of a single storey extension to showroom and single storey valet building following the demolition of existing showroom with alterations to parking layout and external car sales area.

Members were advised of the following updates:

'Regard should be given to the adoption of the AAP.'

It was noted that the times of operation at condition 6 should read:

'Work shall be carried out in the valet building between 08.00 and 18.00hours from Monday to Friday and from 8.00 to 14.00 on Saturdays.....'

Resolved that application 14/0391 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve as amended was proposed by Councillor David Allen and seconded by Councillor Glyn Carpenter.

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 as amended:
Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

34/P Application Number: 14/0255 - 179 LONDON ROAD, CAMBERLEY, GU15 3JS - Town Ward

The application was for the change of use from retail shop (Class A1) to taxi office (Sui Generis).

Members were advised of the following updates:

'Regard should be given to the adoption of the AAP.'

No objection raised by SCC Highways'.

Resolved that application 14/0255 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that the site was a Council freehold property but was not the applicant.

Note 2

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor David Hamilton.

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 approve: Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

35/P Application Number: 14/0491 - WESTWAYS, 70 MINCING LANE, CHOBHAM, WOKING, GU24 8HH - Chobham Ward

The application was for the erection of a rear conservatory.

Resolved that application 14/0491 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve was proposed by Councillor Pat Tedder and seconded by Councillor Richard Brooks.

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: Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

36/P Application Number: 14/0490 - WESTWAYS, 70 MINCING LANE, CHOBHAM, WOKING, GU24 8HH - Chobham Ward

The application was for the Listed Building Consent for the erection of a rear conservatory.

Resolved that application 14/0490 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor Richard Brooks.

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: Councillors David Allen, Richard Brooks, Glyn Carpenter, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton.

Chairman