

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 23 August 2018

+ Cllr Edward Hawkins (Chairman)
+ Cllr Valerie White (Vice Chairman)

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|-----------------------------|-------------------------|
| + Cllr Nick Chambers | + Cllr Max Nelson |
| + 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 |

+ Present

- Apologies for absence presented

*Councillor Nick Chambers was present until Minute 17/P.

Officers Present: Duncan Carty, Gareth John, Jonathan Partington, Eddie Scott and Patricia Terceiro.

13/P Minutes of Previous Meeting

The Minutes of the meeting held on 19 July 2018 were confirmed and signed by the Chairman.

14/P Application Number: 17/0540- Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX

The application was for the erection of replacement stables, along with the provision of a sand school and parking, following the demolition of existing stables. (Additional information recv'd 29/9/17 & 18/10/2017) (Amended Description/Additional Information Rec'd 02/11/2017) (Amended info rec'd 06/11/2017) (Amended/Additional Plan and Change of Description rec'd 01/12/2017) (Amended plan & description change 07/12/2017) (Additional information recv'd 05/04/2018). (Additional information recv'd 27/4/18). (Amended plans rec'd 07/06/2018) (Additional information recv'd 24/7/18) (Amended plans rec'd 30/07/2018).

This application would have normally been determined under the Council's Scheme of Delegation, but was linked to application SU/17/0524 which had been called in by Councillor Pat Tedder and was considered at the same meeting.

Members were advised of the following updates and the referenced annexes published with the supplementary agenda papers:

“Consultations

- The Council’s Drainage Engineer has raised no objections to the revised layout of the building and equestrian facilities which can be drained and the proposal can be agreed subject to conditional approval. The applicant will need to implement a suitable scheme providing attenuation.
- The Countryside Access Officer has raised no objections to the amended proposal (received 22/8/18, see attached annex 2 and recommended informative below).
- The Council’s Arboricultural Officer has indicated that the large oak tree at the site entrance and on third party land was included within the tree report for this application and that no recommendations for works were required for facilitation of the development. This tree is therefore not at risk. Proposed Condition 8 also seeks the compliance with this tree report. As such, a Tree Preservation Order would not be recommended for this tree at this time.
- In relation to the amended scheme, the County Highway Authority has raised no objections

Further representations

Four further letters have been received raising these new objections (on the basis of the amended scheme):

- Overshadowing of bridle path and extended length along it and being unsightly sited close to it. Impact of horse riding and show jumping on users of the bridlepath. Failure to re-consult the Countryside Access Officer (i.e. Rights of Way Officer) [Officer comment: Noting the existing boundary treatment, including trees and other vegetation, in between, no material impact on the bridle path is envisaged. The Countryside Access Officer raised no objections to the amended proposal, see above]
- The muck heap has been deleted and clarification is sought [Officer comment: The applicant has confirmed that the proposal for a muck heap has been deleted with soiled bedding kept in the stables and then collected and taken away for the site to an authorised waste facility]
- Foul sewage system should be clarified [see proposed Condition 7 of SU/17/0524]
- Minimum provision of grazing land is not provided for animal welfare purposes [see Paragraph 7.3.9 of original report for SU/17/0540 which indicates that for competition horses, their feed is strictly regulated and grazing land alone is not relied upon]
- No storage facilities for bedding and feed are shown [Officer comment: This accommodation is to be provided within the proposed stable building]

- No indication of boundary manage boundary fencing has been provided. Fencing should post and rail only [Officer comment: This is not proposed]
- The benefit of the amendments to some residents has resulted in dis-benefits to others [Officer comment: The improvements to the relationship with the residential property to the south boundary are noted. However, noting the distance to the nearest residential properties, and the level of vegetation to the north boundary, no residential harm is envisaged to the residential beyond for the revised proposals]
- No lorry parking shown [Officer comments: It has been confirmed that one horse box space is to be provided. Four car parking spaces are shown]
- Commercial operation – any receiving, buying, selling, training or producing horses for third parties or professional riders would result in a commercial enterprise [Officer comment: This use of the land would remain as a private use i.e. the training of their own horses. What happens off-site e.g. use by other riders and the buying and selling of these horses is not relevant]
- A proven drainage solution has not been provided [Officer comments: See Drainage Engineer comments above]
- Turn-out time for dressage horses should be much greater than indicated by the applicants [Officer comments: This would not be a reason to refuse this application]
- Having foaling boxes could have eight horses at the site [Officer comment: See proposed condition 8 (as attached) of SU/17/0540 which limits the site to six horses]
- Loss of view [Officer comment: This is not a material planning consideration]
- Increase in size of outside school (against existing redundant sand school) [Officer comment: Please see Paragraph 7.3.13 of the original officer report for SU/17/0540. It is also considered that the revised outdoor school is also acceptable as an appropriate form of development in the Green Belt]

In relation to the amended scheme, Chobham Parish Council has raised an objection on the following basis:

- Impact on openness and a disproportionate increase over the size of the original buildings
- Evidence of equestrian activity and achievements are questionable and other anomalies exist and the full facts are needed before the decision can be made
- Weight should be given to the independent specialist flood risk and drainage assessment prepared on behalf of the neighbour
- Impact of re-sited indoor school on the character of the bridleway

- Development is contrary to Policy DM3 (of the Core Strategy) and is an over-development of the site
- Highway safety impact on Station Road
- Insufficient grazing land for horses
- An update upon condition of trees is required, and the vulnerability of the Oak tree at the site entrance and whether this tree can be protected by a Tree Preservation Order from the Tree Officer
- Access arrangements onto bridleway and Station Road are not suitable for heavy vehicles, and should be protected from inappropriate vehicular use on an ongoing basis. Construction traffic should not be allowed to use or park on the bridleway and must only use the private access to the property (i.e. through the associated and adjoining residential curtilage)
- Usage rights of the land should be established
- Bat survey has been undertaken out of season
- Concern raised that they were not re-notified of amended scheme

One letter has been received in support from Major (Retd.) R.G. Waygood who is the Eventing Performance Manager for Team GB (see Paragraph 7.3.6 of original officer report for SU/17/0524):

- Confirming knowing the applicants on a professional basis for over 30 years vouching for the applicants credentials as operating within the elite end of horse ownership and equine management, and their care and diligence of the horse sin their ownership and care
- Confirms that he has ridden and competed a number of horses owned, bred and trained by Mrs Burrell and her daughter
- Confirms that he has trained Mrs Burrell and her daughter on a number of occasions and considers that her daughter shows all the traits of a professional rider and is anticipated that she will make a career as a competition rider after her education is complete.

[Officer comment: This letter of accreditation from such an eminent individual in the field ought to be given material weight]

Conditions/ informatives

A list of updated conditions is provided as attached as an annex 1 to this update.

Proposed informative:

1. The applicant is advised that the existing access from the application site is directly onto Public Bridleway 14 and to be aware of the content of the consultation letter response from the Senior Countryside Access Officer received on 22 August 2018. Further details and guidance can be provided by the Countryside Access Team of Surrey County Council.

For completeness, a copy of the Council's Equine Adviser's comments as summarised in the original report is appended at annex 4."

The officer recommendation to grant the application was proposed by Councillor Nick Chambers, seconded by Councillor Mrs Vivienne Chapman and put to the vote and carried.

RESOLVED that application 17/0540 be granted subject to the conditions set out in the Officer's Report.

Note 1

It was noted for the record that:

- i. Cllr Edward Hawkins declared that all members of the Committee had received various pieces of correspondence on the application.
- ii. Cllr Victoria Wheeler declared that a near neighbour to the application site had attended one of her surgeries prior to the first hearing of the application by the Planning Applications Committee on 5 April 2018.
- iii. Cllr Pat Tedder declared that she had received supplementary representations from interested parties on the application, but she had not replied or made comment on any of them.

Note 2

As this application triggered the Council's Public Speaking Scheme, Mr Martin Collins and David Spragg spoke in objection to the application. Mr Gerry Binmore, the agent, spoke in support of the application.

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 Nick Chambers, Mrs Vivienne Chapman, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Adrian Page, Robin Perry and Ian Sams.

Voting against the recommendation to approve the application:

Councillors Colin Dougan, Katia Malcaus-Cooper, David Mansfield, Max Nelson, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

As the voting on the motion was equally split, the vote was carried by the Chairman's casting vote.

15/P Application Number: 17/0524- Tiffanys (Formerly Longacres), Station Road, Chobham, Woking, GU24 8AX

The application was for the erection of an indoor riding school. (Additional information recv'd 29/9/17 & 18/10/2017) (Amendment to Description - Rec'd 02/11/2017) (Amended info rec'd 06/11/2017) (Amended/Additional Plan and Change of Description - Rec'd 01/12/2017) (Additional information recv'd 05/04/2018) (Additional information recv'd 27/4/18) (Amended & additional plans rec'd 07/06/2018) (Additional information recv'd 24/7/18) (Amended plans rec'd 30/07/2018).

This application would have normally been determined under the Council's Scheme of Delegation, however, it has been called in for determination by the Planning Applications Committee at the request of Cllr Pat Tedder.

Members were advised of the following updates and the referenced annexes were published with the supplementary agenda papers:

“Updates as 17/0540 above. A list of updated conditions is attached as annex 3 to this update.

For completeness, a copy of the Council's Equine Adviser's comments as summarised in the original report is appended at annex 5.”

Members of the Committee raised concerns that the proposed indoor riding school, would be harmful to the openness of the Green Belt and as a result be inappropriate development. Members also felt the level of the applicant's equestrian credentials and resulting need for the riding school were insufficient to constitute “Very special circumstances”, as set out in paragraph 87 and 88 of the National Planning Policy Framework.

The recommendation to approve the application was proposed by Councillor Mrs Vivienne Chapman and seconded by Councillor Adrian Page. The vote on the recommendation was put to the vote and lost.

The recommendation to refuse the application for reasons below was proposed by Councillor Victoria Wheeler and seconded by Councillor Pat Tedder. The recommendation was put to the vote and carried.

RESOLVED that

- I. application 17/0524 be refused for the reasons following below:**
 - **Inappropriate and harmful development in the Greenbelt not outweighed by the proposed ‘Very Special Circumstances’.**
 - **Overbearing effect of the Indoor School building on the bridleway.**

- II. The reasons for refusal be finalised by the Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee, and the Planning Case Officer.**

Note 1

It was noted for the record that:

- i. Cllr Edward Hawkins declared that all members of the Committee had received various pieces of correspondence on the application.
- ii. Cllr Victoria Wheeler declared that a near neighbour to the application site had attended one of her surgeries prior to the first hearing of the application by the Planning Applications Committee on 5 April 2018.

- iii. Cllr Pat Tedder declared that she had received supplementary representations from interested parties on the application, but she had not replied or made comment on any of them.

Note 2

As this application had triggered the Council's Public Speaking Scheme, Mr Martin Collins and David Spragg spoke in objection to the application. Mrs Deborah Burrell, the applicant and Mr D Merriman, the applicants' drainage engineer, spoke in support of the application.

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 Nick Chambers, Mrs Vivienne Chapman, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Adrian Page and Ian Sams.

Voting against the recommendation to approve the application:

Councillors Colin Dougan, Katia Malcaus-Cooper, David Mansfield, Max Nelson, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

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 refuse the application:

Councillors Colin Dougan, Katia Malcaus-Cooper, David Mansfield, Max Nelson, Robin Perry, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Surinder Gandhum, Edward Hawkins, Jonathan Lytle and Adrian Page.

16/P Application Number: 18/0331- Land at Rear of 26-38 and 42 Kings Road, West End, Woking, GU24 9LW

The application was for the erection of 2 No. three bedroom and 3 No. two bedroom houses along with 4 No. one bedroom maisonettes with access provided from 42 Kings Road, following the demolition of 42 Kings Road.

The application would normally have been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Councillor Adrian Page. This was on the grounds of a

need to scrutinise the development, in terms of its overdevelopment; and, the proposal to extend the road off Rose Meadow is different to the information previously provided by the developer.

Members were advised of the following updates:

“Correction: Within the last sentence of Paragraph 7.9.3, the wording after “local financial benefit” should be deleted.”

Members felt that the proposed development was out of keeping with the existing street scene and the plans would result in the overdevelopment of the site. Some Councillors suggested that the proposed development was unneighbourly and did not follow the Council’s Village Design Statement.

The recommendation to approve the application was proposed by Councillor Nick Chambers and seconded by Councillor Robin Perry. The vote to approve the application was put to the vote and lost.

The recommendation to refuse the application for reasons set out below was proposed by Councillor Adrian Page and seconded by Councillor Katia Malcaus Cooper. The recommendation was put to the vote and carried.

RESOLVED that

- I. application 18/0331 be refused for the reasons following below:**
 - **Overdevelopment of the proposed site.**
 - **The proposals did not match the existing street scene.**
 - **The application did not follow the adopted village design statement for West End.**
 - **The applicant had not paid the SAMM payment in advance of the determination of the application.**

- II. The reasons for refusal be finalised by the Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee and the Planning Case Officer.**

Note 1

It was noted for the record:

- i. Cllr Victoria Wheeler had received email correspondence from neighbours to the site in regard to the application.
- ii. Cllr Adrian Page had spoken to some of the public speakers on the application about the proposal.
- iii. Cllr David Mansfield attended a West End Parish Council Meeting where the application was discussed. However he did not partake in the discussion.

Note 2

As this application had triggered the Council’s Public Speaking Scheme, Mr Edmund Bain; and Ms Charlotte Walters and Ms Michelle Gilder, whom shared a public speaking slot, spoke in objection to the application. Mr Mark Hendy, the agent, spoke in support of the application.

Note 3

The recommendation to approve the application was proposed by Councillor Nick Chambers and seconded by Councillor Robin Perry.

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 Nick Chambers and Robin Perry.

Voting against the recommendation to approve the application:

Councillors Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

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 refuse the application:

Councillors Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application:

Councillors Nick Chambers and Robin Perry.

17/P Application Number: 18/0496- 22 Longmeadow, Frimley, Camberley, GU16 8RR

The application was for the erection of a single storey rear extension with associated alterations to fenestration, following demolition of existing extension. (Amended plan rec'd 23/07/2018.)

This application would normally have been determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee as the applicant had been currently employed by the Council.

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

RESOLVED that application 18/0496 be granted subject to the

Conditions set out in the officer report.

Note 1

It was noted for the record that all Members knew the applicant as they were an employee of the Council.

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 Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler, Valerie White.

18/P Application Number: 18/0471- 2b London Road, Bagshot, GU19 5HN

The application was for consent to display advertisements for the display of one internally illuminated fascia sign, one free standing sign and associated window adverts following removal of existing signage. (Amended plans rec'd 24/04/2018.)

This application would normally have been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee at the request of Councillor Valerie White on the grounds that local residents had expressed disappointment about the illuminated signage.

Members were advised of the following updates:

“The Senior Environmental Health Officer has indicated that the application proposal states the level of illumination for the signs as 200cd/m² each. The maximum levels recommended for a given area of illuminated advertising units are detailed in the document Brightness of Illuminated Advertisements PLG 05 produced by the Institute of Lighting Professionals. This guidance states within the updated 2015 version, that for an E2 to E3 environmental zone [i.e. low of medium brightness areas ranging from rural to urban/settlement locations], the maximum level to be 600-800cd/m² each. The proposed are thus well within the maximum level and the EHO therefore has no objections.”

Resulting from concerns in regard to a potential unneighbourly effect of the lighting on nearby residential properties, Members proposed the condition to limit the illuminated signage's lit hours to the gym's opening hours.

The officer recommendation to grant the application as amended was proposed by Councillor Colin Dougan, seconded by Councillor Robin Perry and put to the vote and carried.

RESOLVED that application 18/0471 be granted subject to the conditions as set out in officer report 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 grant the application:

Councillors: Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams and Victoria Wheeler.

Voting against the recommendation to grant the application:

Councillors Katia Malcaus Cooper, Conrad Sturt, Pat Tedder and Valerie White.

Chairman