

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath  
House, Knoll Road, Camberley, GU15  
3HD on 13 December 2018**

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

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

\*Cllr Surinder Gandhum was present from Minute 36/P to 38/P.

Substitutes: Cllr Paul Ilnicki (in place of Cllr Colin Dougan) and Cllr John Winterton (in place of Cllr David Mansfield)

Members in Attendance: Cllr Alan McClafferty

Officers Present: Ross Cahalane, Gareth John, Jonathan Partington, Jenny Rickard, Eddie Scott.

**36/P Minutes of Previous Meeting**

The Minutes of the meeting held on 15 November 2018 were confirmed and signed by the Chairman.

**37/P Application Number: 18/0632- Gordon's School, Bagshot Road, West End, Woking, GU24 9PT**

The application was for the erection of a new sports hall including changing facilities, cafe, first aid room and storage and an outdoor all weather sports pitch with associated fencing, floodlighting, landscaping and revised access routes utilising existing vehicular access from Bagshot Road (A319). (Additional information recv'd 13/7/18).

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

“Further appended evidence of interest from local sports clubs has been provided by the applicant including emails from Curley Park Rangers, Windlesham FC, Woking Cougars, Windlesham United, Bagshot FC and Valley End Cricket Club (Appendix I).

The applicant states that the above constitutes a small number of the emails received requesting use of the school facilities, and other enquiries have also come through as telephone messages for further use of facilities for basketball, flood-lit tennis and netball - these requests vary from youth groups to local adult groups.

#### Officer comments

Condition 4 on page 21 requiring the submission of a Community Use Agreement (CUA) prior to commencement would secure the use of the proposal by these local groups. CUAs are widely used by Sport England and they provide a template CUA on their website. Typically such an agreement is signed by all parties and includes a Management Committee to develop the community use of the facilities; marketing strategy; affordable pricing arrangements; and, a monitoring and review mechanism.

Condition 4 is proposed to be re-worded as highlighted below, to clarify that it applies to both the AWP and the sports hall:

*Use of the sports hall building and 3G rubber crumb pitch hereby approved shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority.*

*The agreement shall apply to the 3G pitch facility **and the sports hall building**, and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.*

The below advisory informative is also proposed to be added:

*Guidance on preparing Community Use Agreements is available from Sport England: <http://www.sportengland.org/planningapplications>.*

*For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.”*

Members wanted to ensure that the development maintained a focus on sports provision and not on commercial use. Consequently, a condition was added to the officer's recommendation to prescribe that the proposed café remained ancillary in relation to the Sports Hall's main sports use.

The recommendation to approve the application was proposed by Councillor Mrs Vivienne Chapman and seconded by Councillor Jonathan Lytle. The recommendation was put to the vote and carried.

#### **RESOLVED that**

- I. Application 18/0632 be granted subject to the conditions set out in the officer report as amended;**

- II. **With the final wording on the new condition be delegated to the Head of Regulatory in consultation with the Chairman and Vice Chairman of the Planning Applications Committee; and**
- III. **The application be referred to the Secretary of State due to a departure from the Development Plan.**

#### **Note 1**

It was noted for the record that:

- I. Councillor Victoria Wheeler declared that she was a member of a net ball club, which used the existing facilities and which had made an informal representation on the application.
- II. Councillor Katia Malcaus Cooper declared that her children went to Barracudas Activity Day Camps held at Gordon's School.
- III. Councillor Alan McClafferty in his role as a Surrey Heath Borough Councillor spoke on the application and declared that he was a trustee of Gordon's School.

#### **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, Surinder Gandhum, Edward Hawkins Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, John Winterton and Valerie White.

### **38/P Application Number: 18/0491- Units 1-5 Admiralty Way, Camberley, GU15 3DT**

The application was for the replacement two storey building for use as car sales with revised vehicular access from Admiralty Way, roof deck parking, ancillary vehicle repairs, office space and valet buildings. (Additional information recv'd 2/8/18 & 25/9/18). (Additional plans recv'd 3/10/2018.)

Members were advised of the following updates:

"i) The applicant has requested that Condition 4 be re-worded to directly refer to the submitted Arboricultural Impact Assessment and Arboricultural Method Statement, rather than the general term of Arboricultural Report. It is therefore proposed to re-word Condition 4 as follows:

*The development hereby permitted shall be carried out wholly in accordance with the submitted **Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement** prepared by Viewpoint Associates [unnamed consultant] and dated 21 May 2018. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural*

*Report. The tree protection measures shall be retained until completion of all works hereby permitted.*

ii) Condition 11 is proposed to be re-worded to reflect the submitted Construction Transport Management Plan that has now been deemed acceptable in writing by Surrey County Highway Authority:

***The enabling works to the development hereby approved shall be undertaken in accordance with the Enabling Works Construction Transport Management Plan [McAuliffe - October 2018]. No construction of the buildings hereby approved shall take place until a further Method of Construction Statement, to include details of:***

*(a) parking for vehicles of site personnel, operatives and visitors*

*(b) loading and unloading of plant and materials*

*(c) storage of plant and materials*

*(d) measures to prevent the deposit of materials on the highway*

*(e) on-site turning for construction vehicles*

*has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.*

iii) The applicant has also requested that Condition 20 be changed to pre-occupation, as the final lighting specification may not be available until a contractor is appointed. Officers consider this acceptable and as such it is proposed to re-word Condition 20 as follows:

***Prior to first occupation of the development hereby approved, a Sensitive Lighting Management Plan must be submitted to and agreed upon in writing by the Local Planning Authority. The proposed development shall be undertaken in accordance with the agreed Sensitive Lighting Management Plan alongside the submitted Extended Phase 1 Habitat Survey Report [Viewpoints Associates LLP] dated 21 May 2018, unless otherwise agreed upon in writing by the Local Planning Authority."***

The Committee requested a that condition be added to the officer's recommendation to dictate that the valet building would only be used in connection to the proposed car sales and vehicle repair businesses.

The recommendation to grant the application was proposed by Councillor Adrian Page, seconded by Councillor Katia Malcaus Cooper and put to the vote and carried.

**RESOLVED that application 18/0491 be granted subject to the conditions set out in the officer's 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, Surinder Gandhum, Edward Hawkins Paul Innicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, John Winterton and Valerie White.

**39/P Application Number: 18/0709- Bourne Holdings, Broadway Road, Windlesham, Lightwater, GU18 5SH**

The application was for the removal of condition 7 of 94/0998 requiring agricultural occupancy of the bungalow at Bourne Holdings and discharge of the section 52 agreement under 87/1324 which restricted the use of the site to agriculture and the parking of two HGV vehicles.

The application would have normally been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Surinder Gandhum, as the property was subject to an agricultural tie.

Members were advised of the following updates and an appendix published with the supplementary agenda papers:

"i) An additional site plan (scale 1:1250) has been provided by the applicant to define the existing residential curtilage of the dwelling, and a reduced sized plan has been attached for convenience (Appendix II). The proposed Condition 2 would remove permitted development rights for all extensions and outbuildings within this defined residential curtilage. Additional planning permission would also be required for any further development within the land outside this curtilage.  
ii) Two additional representations have been received on behalf of Windlesham Arboretum, raising the following additional concerns:

- It is not clear how the Council's Agricultural Consultant has arrived at the discount of 25-30%
- The property has never been marketed for the lower advised rate of £1million
- The house has never been placed on the market on its own, to be available for an agricultural worker without the encumbrance and extra costs of the adjacent holding (which adds £500,000 to the sale cost)
- The conclusions of the Council's Agricultural Consultant are therefore not evidence-based

Officer comment:

There are no local or national planning policies or guidance that advise of specific market discount rates, or that agricultural sites should be subdivided for separate marketing exercises. The tests considered relevant in this case are already outlined in Paragraphs 7.3.1 – 7.3.10 of the Committee Report (Pages 71-73).

Furthermore, no evidence of an identified need for agricultural workers dwellings has been identified or provided, and this was also one of the considerations of the Inspector in allowing the recent appeal within the Borough attached in the Annex A (Page 79, Paragraph 9). It is therefore considered unlikely that subdividing the site

between the dwelling and the adjacent land for additional marketing exercises would attract additional interest from persons compliant with the agricultural condition.

iii) Officers have also had sight of representation made by Cllr Gandhum emailed to all Committee Members on 10 December.

Officer comment:

Even if livestock were grazing on the land in 2012/13, this is not fatal to the application as it is seeking planning permission for removal of the occupancy condition, not a lawful development certificate application which would be reliant on the "ten year rule". The application site will remain in the Green Belt, irrespective of the determination of this application.

All other planning issues raised have already been addressed above or within the Committee Report."

The recommendation to grant the application was proposed by Councillor Adrian Page and seconded by Councillor Robin Perry, put to the vote and carried.

**RESOLVED that application 18/0709 be granted subject to the conditions set out in the officer's report.**

**Note 1**

It was noted for the record that:

- I. Councillor John Winterton declared that he had been in email correspondence with the applicant and discussed procedural matters with the applicant on the application site.
- II. Councillor Victoria Wheeler declared that she had received email correspondence from Councillors in regard to the application.

**Note 2**

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

Voting in favour of the recommendation to grant the application:

Councillors Mrs Vivienne Chapman, Edward Hawkins Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Ian Sams, and John Winterton.

Voting against the recommendation to grant the application:

Councillors Pat Tedder, Victoria Wheeler and Valerie White.

Chairman