

10 January 2019

Planning Applications Committee
Update

Item No.	App no. and site address	Report Recommendation
4 Page 9	18/0616 – 18 & 18A Tekels Park, Camberley, GU15 2LF	GRANT subject to conditions

UPDATE

Representation

An objection has been received on behalf of Tekels Park Residents and Tekels Community Association (see Appendix 2). The issues raised include: street scene and design, environmental impact of the proposal, layout, scale and density, parking and road / pedestrian safety, amenity impact.

The applicant circulated a response to Members, also appended (Appendix 3).

Officer's comment: These issues are broadly covered in the Committee Report.

Amended recommendation and additional condition

- Following concerns that were raised about the management and maintenance of the flat roof, the applicant has agreed to accept a condition to agree the details of Management and Maintenance with the LPA. As such the following condition is recommended to be added to the decision notice:

17. Prior to occupation of the development hereby approved, a Management and Maintenance Plan, for the external surfaces and flat roof of the building shall be submitted to and approved in writing by the Local Planning Authority.

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

- The applicant has completed a legal agreement to secure SAMM and Affordable Housing contributions and as such the recommendation changes from - *GRANT subject to conditions and completion of a legal agreement.* to - *GRANT subject to conditions.*

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UPDATE

The applicant has provided a letter (Appendix 1) to clarify the reasons for locating the proposed parking area to the front of the site, summarised below:

- The relocation of parking to the rear of the site would negate any ability to provide

private amenity space.

- Additionally, following long discussions with the Environment Agency, a landscape strategy had to be developed to overcome their objection in respect of impacts on the Windle Brook bank. This involves provision of a landscaped buffer zone between the brook and the gardens to encourage the development of wildlife within the brook and flora and fauna along the bank. These environmental benefits would be lost if any parking was provided at the rear.
- The parking at the front is now set behind a front boundary wall and landscape planting which can be secured as part of the proposed landscaping conditions.

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GU19 5JW

GRANT subject to conditions

UPDATE

As outlined in Item 5 above.