

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 4 April 2019**

- + 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

*Councillor David Mansfield was present until midway through Minute 54/P.
Councillor Conrad Sturt was present until Minute 59/P.

Substitutes: Cllr Paul Ilnicki (in place of Cllr Robin Perry)

Members in Attendance: Cllr Paul Deach and Cllr Darryl Ratiram

Officers Present: Ross Cahalane, Duncan Carty, Gareth John, Jonathan Partington, Neil Praine and Eddie Scott

52/P Minutes of Previous Meeting

The Minutes of the meeting held on 7 March 2019 were confirmed and signed by the chairman.

53/P Application Number: 18/1025 - Wyvern House, 55 Frimley High Street, Frimley, Camberley, GU16 7HJ

The application was for a second floor extension including dormer windows above to facilitate conversion of offices (class B1) to 42 flats (36 one bed, 5 two bed, 1 three bed) with associated parking, bin/cycle storage and access from Maybury Close. (Additional document rec'd 05.03.2019)

Members were advised of the following updates:

“A Member site visit was undertaken following deferral from the March meeting.

Amended plans have been received removing access to the external balconies on the proposed third floor dormers. The proposed amendments would remove access to the balconies and would increase the proposed third floor separation distances to surrounding neighbours by 1.5m. Although this would remove

individual amenity space for the three proposed one-bed flats on the third floor, this is considered acceptable given the additional communal amenity space now proposed - as outlined in Para 7.5.6 (Page 21) of the Committee Report. An additional planning condition is proposed to secure this amended layout:

ADDITIONAL CONDITION:

The flats served by the third floor dormers hereby approved shall not be first occupied until Juliet balcony railings/screens are installed to restrict access to the external balcony spaces, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Juliet balcony railings/screens shall be retained as approved, unless otherwise agreed upon in writing by the Local Planning Authority:

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Neighbours have been re-consulted and four additional objections have been received, including a letter stating to represent all of Maybury Close. These objections appear to highlight only one new issue that was not already raised in the initial representations received. Unit 19 on the first floor is labelled as a 1-bed even though it has an additional unlabelled room served by windows. Although this could be an additional bedroom, the 17/1101 Prior Notification plans approves this unit as a 2-bed and therefore, like the other flats within the existing floorspace, can be lawfully implemented as such. Impacts on neighbouring amenity in terms of overlooking are outlined in Page 20 of the Committee Report.

The case officer has also had sight of additional emails sent by a neighbour to Members, with photos of rubbish/pollution within the adjacent stream and pathways. The specific source point has not been identified. However, the applicant has been asked to investigate this as part the work necessary under the proposed contaminated land condition, and that the stream should not be used for any discharge from the construction works.

The recommendation is altered as follows, to take into account the full 14 day neighbour re-consultation period:

GRANT subject to conditions, legal agreement and no new substantive objections raised during the neighbour re-consultation period.”

As this application had triggered the Council’s Public Speaking Scheme, Mr Anthony Farmer spoke in objection to the application and Mr Chris Wilmshurst, the agent, spoke in support of the application.

Members were concerned as to the proposed consequential bulk and increased built form of the building following the extension. In addition there were concerns in respect of the visual harm that the proposal would have on the character of the area.

As there was no proposer and seconder for the officer's recommendation, an alternative recommendation to refuse the application, for the reasons below, was proposed by Councillor Ian Sams and seconded by Councillor Valerie White. The recommendation was put to the vote and carried.

RESOLVED that

- I. **Application 18/1025 be refused for the reasons following:**
 - **Overriding bulk**
 - **Harm to character of the area**
 - **Increased quantum of built form.**
- 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 Councillor Edward Hawkins declared that all members of the Committee had received various pieces of correspondence on the application and Members had attended a Site Visit.

Note 2

As the application had been deferred in order to conduct a Member Site Visit at the previous meeting of the Committee, in accordance with Part 5 Section D of the Constitution, only those Members who attended the Site Visit were able to vote on 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 refuse the application for the reasons outlined above:

Councillors Colin Dougan, Edward Hawkins, Paul Ilnicki, Katia Malcaus Cooper, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

54/P Application Number: 18/0613 - 84-100 Park Street, Camberley, GU15 3NY

The application was for the erection of a part 6 storey, part 5 storey building to comprise 61 sheltered apartments, made up of 28 x 1 bed and 33 x 2 bed apartments, with associated access, parking, stores and landscaping. (Amended plan & info rec'd 30/08/2018) (Amended information rec'd 01/10/2018.) (Amended plan rec'd 07/03/2019)

Members were advised of the following updates:

"Following concerns from local residents, Condition 5 has been amended to ensure the existing tree screen will be fully protected while new landscaping establishes itself.

AMENDED CONDITION:

5 - The development shall not be occupied until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be also carried out as approved, and implemented prior to first occupation. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Following concerns from local residents, additional sections (g) and (h) have been added to Condition 7 to ensure dust and noise pollution can be managed effectively during the construction period.

AMENDED CONDITION:

7. No development shall commence until a Construction Transport Management Plan, 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*
- (f) hours of construction*
- (g) measures to control noise during demolition and construction***
- (h) measures to control dust during demolition and construction***

Has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

The applicant has requested that pre commencement conditions allow for site demolition before they are fully agreed. Given the wording of the conditions and their intended outcomes this is considered a reasonable request and amended conditions are provided below:

AMENDED CONDITIONS:

2. No development above slab level shall take place until details and samples of the external building, surface and boundary 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.

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.

3. No development above slab level shall take place until the following is approved in writing with the Local Planning Authority. Drawings to a scale not smaller than 1:5 fully showing details of windows, external doors, balcony edges and balustrading, railings, gates, fences, walls and street furniture. These drawings must show: materials, decorative/protective finish, cross sections, transom, mullions, glazing bars, formation of openings including reveals, heads, sills. Once approved, the works must not be executed other than in complete accordance with these approved details:

Reason: To ensure that the architectural character of the surrounding area is maintained with regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

6. Prior to commencement of development above slab level, a Stage 2 Noise Assessment as recommended by the submitted Clarke Saunders Stage 1 Noise Assessment, is to be submitted to and approved in writing by the LPA. The report as a minimum must provide specific mitigation measures in respect of windows, ventilation and balconies / terraces in order to satisfy the internal and external noise guidelines within BS 8233:14. Thereafter the details shall be implemented as approved and retained as such unless otherwise agreed in writing by the Planning Authority.

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

12. After demolition and site clearance but before any construction commences, a scheme to deal with contamination of the site is to be submitted to and approved in writing by the Local Planning Authority.

The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d), and
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

Once agreed, the development shall be carried out and completed wholly in accordance with such details, unless otherwise agreed in writing with the LPA.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

14. After demolition and site clearance but before any construction commences, details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Confirmation that Thames Water has capacity and can accept the proposed discharge rates into their sewer.
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 2.7l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.”

As the application had triggered the Council’s Public Speaking Scheme, Mrs Maureen Sinclair spoke in objection to the application. Mr Ziyad Thomas, the applicant’s representative, spoke in support of the application.

Members had concerns in respect of the bulk and mass of the proposed building in particular its potential to overlook the existing properties on Firwood Drive and blight privacy and amenity. It was noted the Committee had further reservations as the proposal was in contradiction with the 25 degree line guidance in relation to loss of daylighting in respect of 13 Firwood Drive. Even though it was recognised

that it could not act as a reason for refusal, Members also noted reservations in respect of access arrangements onto Southwell Park Road.

As there was no proposer and seconder for the officer's recommendation, an alternative recommendation to refuse the application for the reasons below was proposed by Councillor Colin Dougan and seconded by Councillor Jonathan Lytle. The recommendation was put to the vote and carried.

RESOLVED that

- I. **Application 18/0613 be refused for the reasons following:**
 - **Bulk and Massing and associated effects, and associated effects to residential amenity**
 - **Lack of green external amenity space**
 - **Inadequate provision for access for the delivery of materials and associated effects to residential amenity**
- II. **An informative to be added to ask any future application to pay particular consideration to access arrangements.**
- III. **The reasons for refusal and informative 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. Councillor Edward Hawkins was contacted by a local resident on the proposal before it had been formally submitted as an application.
- II. Councillor Colin Dougan had spoken to a number of residents who were concerned in respect of the application.
- III. Councillors Katia Malcaus Cooper, David Mansfield, Pat Tedder and Victoria Wheeler had been contacted by the applicant in respect of the proposal.

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 refuse the application for the reasons outlined above:

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

55/P Application Number: 18/0544 - 469 London Road, Camberley, GU15 3JA

The Application was for the Erection of a three storey building (with accommodation in the roof) to provide retail (Class A1) and office (Class B1a)

space at ground floor and residential (Class C3) use on remaining floors comprising 6 no one bed and 4 no two bed flats with associated parking, cycle/bin store and landscaping. (Amended information recv'd 2/8/18) (Additional info rec'd 09/08/2018) (Amended plans rec'd 08.03.2019) (Description changed 13.03.2019)

Members were advised of the following updates:

“A Method of Construction Statement has been received.

The County Highway Authority has raised no objections to the Method of Construction Statement.

AMENDED CONDITION:

6. The development hereby approved shall be implemented in accordance with the Method of Construction Statement and Drawing No. 17-J2153-08 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policies C11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

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

RESOLVED that application 18/0544 be granted subject to the conditions set out in the Officer Report and updates.

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, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Ian Sams, Conrad Sturt and Valerie White.

Voting against the recommendation to grant the application:

Councillors Pat Tedder and Victoria Wheeler.

56/P Application Number: 18/0763 - The Brook Nursery, 163 Guildford Road, West End, Woking, GU24 9LS

The application was for the erection of a three storey building (with accommodation in the roof) to provide retail (Class A1) and office (Class B1a) space at ground floor and residential (Class C3) use on remaining floors comprising 6 no one bed and 4 no two bed flats with associated parking, cycle/bin

store and landscaping. (Amended information recv'd 2/8/18) (Additional info rec'd 09/08/2018) (Amended plans rec'd 08.03.2019) (Description changed 13.03.2019)

Members were advised of the following updates:

“One additional objection has been received, raising additional concerns regarding overlooking towards the rear gardens of No. 155 Guildford Road and neighbouring properties. This impact upon the nearest rear garden of No. 159 is assessed under Para 7.6.3 (Page 103) of the Committee Report, and is considered acceptable. The impact upon the neighbouring rear gardens beyond is also considered to not lead to adverse harm to amenity.

The Council's Arboricultural Officer has raised no objection, subject to the following condition:

ADDITIONAL CONDITION:

15. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Aspect Arboriculture [Patrick Haythornthwaite] and dated February 2019. 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.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Condition 9 needs to be amended to include reference to the all of the technical information provided by the applicant's Ecologist. Condition 11 also needs to be amended to refer to the correct condition numbers of the other related ecology conditions. The applicant has requested that the pre-commencement Condition 12 be pre-occupation instead. Given the requirements of the other ecology conditions which will need to be agreed as pre-commencement, this is considered a reasonable request.

All proposed amended wording to the conditions are provided below.

AMENDED CONDITIONS:

9. No development shall take place unless and until additional bat emergence surveys and subsequent mitigation proposals (as recommended in Section 6.1 of the Ecological Appraisal Report dated August 2018 and subsequent Letter dated 06 November 2018 [Aspect Ecology Ltd]) are submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be undertaken in accordance with all agreed recommendations and mitigation measures supporting these additional surveys. The development hereby approved

*shall in all other respects be undertaken in accordance with the recommendations and mitigation measures contained within the abovementioned **Ecological Report and Letter**, unless otherwise agreed upon in writing by the Local Planning Authority.*

Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

*11. No development shall take place until a scheme for the provision and management of an ecological buffer zone alongside the Addlestone Bourne of the dimensions shown in Drawing No. BH/HXXX/PL/SP/100 Rev C, has been submitted to, and approved in writing by, the local planning authority. This will need to be in line with any mitigation plan required by **Conditions 10 and 11**. Thereafter, the development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, formal footpaths, domestic gardens and formal landscaping. The scheme shall include:*

- 1. plans showing the extent and layout of the buffer zone in relation to the bank top of the river.*
- 2. details of enhancements to the Addlestone Bourne and the ecological buffer zone. This should include the removal of any hard banks, reprofiling of the banks where necessary and the incorporation of marginal shelves for planting.*
- 3. details of any proposed planting scheme, that should be native species of UK provenance.*
- 4. details demonstrating how the buffer zone will be protected during development.*
- 5. details of how the buffer zone will be managed over the longer term including adequate financial provision and named body responsible for management plus production of a detailed management plan (this could go into the Landscape and Ecological Management Plan).*

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy, to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

*12. **The development hereby approved shall not be first occupied until a landscape and ecological management plan for the river corridor, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. This will need to be in line with any mitigation plan required by Condition 10 above. The***

landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- 1. details of maintenance regimes to show how the ecological buffer zone and river corridor will be managed over the longer term.*
- 2. details of management responsibilities including adequate financial provision and named body responsible for management.*
- 3. details of how invasive, non-native species such as Himalayan balsam, will be controlled over the long-term.*

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy, to accord with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

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

RESOLVED that application 18/0763 be granted subject to the conditions set out in the officer report and updates.

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, Edward Hawkins, Paul Ilnicki, Jonathan Lytle and Ian Sams.

Voting against the recommendation to grant the application:

Councillors Katia Malcaus Cooper, Adrian Page, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

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

57/P Application Number: 18/1119 - Unit 9, Stanhope Road, Camberley, GU15 2BW

The application was for erection of three storey rear extension including front gates and walls, internal car lifts for second floor parking and front landscaping/alterations, following part demolition of existing Class B1c (Light Industrial) building to facilitate change of use to a car mechanical and body workshop, showroom and office (Sui Generis).

Members were advised of the following updates:

“The applicant has requested that Condition 4 is reworded to refer to the Drainage Strategy and supporting letter, which were already submitted to and deemed

acceptable by Surrey County Council Lead Local Flood Authority (LLFA) in their formal response. This appears to have been an oversight by the LLFA.

AMENDED CONDITION:

4. The development hereby approved shall be undertaken in accordance with the following drainage system as was submitted to and approved in writing by Surrey County Council Lead Local Flood Authority:

A) Flood Risk Assessment and Drainage Strategy – Rev A, Lanmore Consulting, December 2018, reference 181121/FRA/MK/RS/01.

B) Letter to Surrey Heath, Lanmore Consulting, 28 January 2019, reference 181121/ml/KBL-01.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.”

The officer recommendation to grant the application was proposed by Councillor Ian Sams and seconded by Councillor Conrad Sturt.

RESOLVED that application 18/1119 be granted subject to the conditions in the officer report and updates.

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, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White.

58/P Application Number: 18/0986 - Land South of Arandale, Rectory Lane, Windlesham, GU20 6BW

The application was for the erection of a detached dormer bungalow dwelling including attached garage and rear balcony.

This application would have normally been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Conrad Sturt, who felt that this was an acceptable development and was ideal infill despite the Green Belt Designation.

The officer recommendation to refuse the application for proposed by Councillor Victoria Wheeler and seconded by Councillor Adrian Page.

RESOLVED that application 18/0986 be refused.

Note 1

It was noted for the record that Councillor Katia Malcaus Cooper and Councillor Conrad Sturt knew the applicant.

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 refuse the application:

Councillors Mrs Vivienne Chapman, Edward Hawkins, Adrian Page, Ian Sams and Victoria Wheeler.

Voting against the recommendation to refuse the application:

Councillors Jonathan Lytle, Katia Malcaus Cooper, Paul Ilnicki, Conrad Sturt and Valerie White.

Councillors Colin Dougan and Pat Tedder abstained.

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

59/P Application Number: 19/0021 - Doone Cottage, Linfield and Little Rosewarne, Potteries Lane, Mytchett, Camberley, GU16 6EX

The application was for a minor material amendment pursuant to planning permission SU/18/0001 (relating to Erection of 6 No. three bedroom and 2 No. two bedroom houses with landscaping, parking and accesses (to Potteries Lane and Coleford Close) whilst retaining existing dwellings on reduced residential curtilages and footpath link.), to allow amendment to the approved dwellings to include changes to roof for all of the dwellings along with an increase in the width of the dwellings for plots 3, 5 and 6, addition of an integral garage with accommodation over (instead of a detached garage), for the dwellings at plot 4 (increasing the number of bedrooms for this dwelling from 3 to 4) and amendment to the parking layout (with no loss of parking provision). (Change to address/clarification - 31.01.2019) (Amended Plans Rec'd 28.02.2019 and change of description)

The application would have normally been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Paul Deach because of concerns about parking provision.

Members were advised of the following updates:

"Details pursuant to conditions attached to permission SU/18/0001 have been provided and agreed. As such, amendments to the pre-commencement conditions have been made, as below.

One further objection has been received raising no new objections on planning grounds.

Amended drawings have been provided which provide 2 no. two bedroom dwellings rather than 2 no. 3 bedroom dwellings are indicated on the submitted drawings.

AMENDED CONDITIONS:

2. *The proposed development shall be built in accordance with the following approved plans: 1369/P-202 Rev A and 1369/P-205 Rev A received on 10 January 2019; 1369/P-201 Rev B received on 28 February 2019 and 1369/P-203 Rev B and 1369/P-204 Rev C received on 3 April 2019; 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.

3. *The development shall be implemented in accordance with the method of construction details approved on 3 April 2019.*

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities, nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2019.

4. *The development shall be implemented in accordance with the external material details approved on 3 April 2019.*

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.

5. *The development hereby approved shall be implemented in accordance with the Arboricultural Impact Assessment and BS: 5837 Tree Survey by Sapling Arboriculture Ltd. dated July 2018 [Ref; J1045.03] and received on 23 July 2018 provided for SU/18/0001. The tree protection measures shall be retained until completion of all works hereby permitted.*

Reason: In the interests of amenity and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. *The development shall be implemented in accordance with the recommendations set out in the Ecological Assessment Phase 1 Habitat & Protected Species Survey by ERAs Consultancy dated 25 August 2017 and validated on 10 January 2018, and the additional ERAs Consultancy Report received on 19 April 2018 provided for SU/18/0001 and details agreed on 3 April 2019.*

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2019.

11. The development shall be implemented in accordance with the external lighting details approved on 3 April 2019.

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

14. The development shall be implemented in accordance with levels details approved on 3 April 2019.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.”

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

RESOLVED that application 19/0021 be granted subject to the conditions in the officer report and the updates.

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:

Councillors Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Paul Ilnicki, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Pat Tedder, Victoria Wheeler and Valerie White.

Chairman