

15 August 2019

Planning Applications Committee  
Update

Item No.	App no. and site address	Report Recommendation
4 Page 3	19/0428 Arena Leisure Centre, Grand Avenue, Camberley	GRANT subject to conditions

Sport England confirm they have no objections to the proposal.

The Surrey Wildlife Trust also raise no objections subject to conditions and it is proposed to alter condition 4 as follows (amendments in bold):

*The development shall not be occupied until full details of all 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. The landscaping works shall include all species, planting height, frequency and number as well as all hard / soft surface and boundary treatments. **It must also have regard to the consultation response from the Surrey Wildlife Trust dated 6<sup>th</sup> August 2019.** A **Landscape and Ecology Management Plan**, including management responsibilities and maintenance schedules for all landscape areas shall also be included. All details shall be carried out as approved. 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 and to ensure the protection and enhancement of ecological species in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF*

Since writing the report 2 further letters of objection have been received. While the majority of objections have previously already been raised, light pollution is also raised as a concern. Members' attention is drawn to paragraph 7.4.6 of the report and condition number 16. Additionally, the impact upon the Grade 2 listed church is also raised as a concern and this is addressed at paragraph 7.3.26 of the report.

A member of the public has also written to the Secretary of State for Housing, Communities and Local Government (currently Robert Jenrick MP) asking him to call in the application. The Secretary of State has the power to take over ('call-in') planning applications rather than letting the local authority decide. However, the Secretary of State will normally only do this if the application conflicts with national policy in important ways, or is nationally significant. The complainant states the 2 conflicts with national policy are:

- Reducing reliance on the use of the private motor car, and
- Effects of air pollution on health.

Officer comments

In response to the first issue this is covered in paragraph 7.5 of the committee report. In addition, government policy is clear that leisure and recreation is key in tackling obesity, heart disease, mental health and demand on the NHS. An improved facility will attract more users and this concept is addressed in the report.

Turning to the second issue, the complainant contends users of the centre would be significantly more exposed to road traffic emissions than in the existing facility (as it is sited closer to the London Road). This section of the A30 is not a designated Air Quality Management Area and as such meets national air quality objectives. Air quality is a wider Government agenda and the Government is committed to reducing vehicular pollution through other policy. Given the A30 meets air quality objectives, there is no reason to object to road emissions affecting future users of the proposed facility.

Written Ministerial Statement 71WS states that the Secretary of State will be very selective about calling in planning applications as Parliament has entrusted Local Planning Authorities with the responsibility for day-to-day planning control in their areas, they should be free to carry out their duties responsibly, with the minimum of interference. This indicates that a very high threshold must be passed of national importance and significance to result in a call-in. As set out above it is not considered that there are any grounds to meet this high threshold test. As of the 15<sup>th</sup> August 2019 no call-in has been received from the Secretary of State. On this basis, the Local Planning Authority still has the authority to determine the application and does not need to wait for a response from the Secretary of State.

5 Page 35	18/0734 Land South of Beach House, Woodlands Lane, Windlesham	GRANT subject to conditions
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One additional objection has been received, raising concerns in respect of: the land not being scheduled for development in the Windlesham Neighbourhood Plan; wildlife; traffic and parking problems, and; air and pollution from the M3.

Officer comments

The Windlesham Neighbourhood Plan does not allocate land for development. The committee report has had regard to all relevant policies of the Neighbourhood Plan. In particular, Policies WNP1.2 (Mixed and Small Dwellings); WNP2.1 (New Housing Development Features and Compatibility Proposals); Policy WNP4.1 (New Residential Developments Parking Space Design), and; Policy WNP4.2 (Residential Developments Parking Space Standards).

It is considered that all other issues have been sufficiently addressed already in the agenda report.

Condition 3 is proposed to be amended to clarify the proposed plan reference (amendments in bold):

*The development hereby approved shall not be occupied unless and until the proposed vehicular access to Broadley Green has been constructed and provided with visibility zones in accordance with the approved plans (**Indicative site layout – Drawing No. 01C received on 13 August 2018**) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05 m highway.*

6 Page 59	19/0321 31 Chertsey Road, Windlesham	
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The applicant submitted revised plans on 15 August 2019. These comprised a revised landscape plan, parking plan and floor plans (removing one bedroom). However, these alterations would trigger a new consultation and, given the late receipt of these, the plans have not been considered as part of the application.