

20 June 2019

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4 Page 7	19/0235 Woodside Cottage, Chapel Lane, Bagshot	GRANT subject to conditions and legal agreement
DEFER.		
5 Page 49	19/0570 Stamford Manor, Station Road, Chobham	REFUSE

The applicant has responded to the Committee Report, raising concerns about the content and misrepresentations set out in the report (and recommendation) and making the following comments (with the Council's response in italics):

- The site should be described as under development as a private equestrian centre rather than a currently vacant equestrian centre [*The site includes some demolition of stabling at the site with some stables remaining on site. There is no stabling on the site currently being used for this purpose and the approved stable accommodation, apart for the demolition works already undertaken, has not started. The Council considers that the description in the officer report is more accurate*];
- The development is not inappropriate development on the basis that the NPPF indicates that such development as the current proposal is appropriate (i.e. not inappropriate), thereby not requiring "very special circumstances" to justify the proposal, as it falls within an exception in Paragraph 145 and that case law backs up this approach [*Paragraph 145(b) of the NPPF indicates that buildings which provide appropriate outdoor recreation/sport facilities are not inappropriate in the Green Belt so long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In this case, noting the size of the building, it is considered that the proposal would not preserve the openness of the Green Belt and is therefore inappropriate development. More recent case law, than indicated by the applicant, would reflect this approach*];
- The Council's Equine Adviser (for the refused scheme) indicated that the proposal was appropriate development in terms of Policy DM3 and the NPPF [*The Council's Equine Adviser is a consultee to the application and their comments were addressed by the Inspector in the appeal decision (Annex 2). The Inspector considered that the consultee comments did not provide a substantiated assessment of the effect on the Green Belt*];
- The officer report does not explain the Inspector's comments with relation to the appeal development and the amendments to that scheme to overcome their comments [*It was confirmed in the officer report that the current proposal, different to the appeal proposal, did not lead to countryside encroachment because it would be positioned adjacent to the stables (not currently built but approved under SU/17/0524). The proposal being of a very similar size to the appeal proposal would also impact on Green Belt openness*];

<ul style="list-style-type: none"> • The height of the proposal would be 4.5 metres and not 4.8 metres as indicated in the officer report [<i>This is noted</i>]; and • No reference has been made to the applicant's comments in response to the received neighbour objections [<i>These comments from the applicant are attached as an Annex to this Update</i>] 		
6 Page 79	19/0179 18 & 18a Tekels Park, Camberley	GRANT subject to conditions and legal agreement
<p>A typo at Paragraph 7.5.2 on the first line which states “No. 16A Tekels Park to the west is sited approximately 10.5m from the side wall of the proposed building”</p> <p>This should read “No. 16A Tekels Park to the west is sited approximately 12m from the side wall of the proposed building”</p> <p>[change in bold]</p>		
7 Page 75	19/0251 Victoria Court, 407-409 London Road and 19-13a Victoria Avenue, Camberley	GRANT subject to conditions and legal agreement
No updates		
8 Page 147	19/0607 The Brook Nursery, 163 Guildford Road, West End GU24 9LS	GRANT subject to conditions
<p>The Environment Agency has now raised no objection following provision of a technical site plan showing the proposal overlain on to a topographical survey, which demonstrates that all buildings are located outside of the 1% (Flood Zone 3) +35% climate change flood extent.</p> <p>Condition 7 is now proposed to be amended as follows:</p> <p><i>The development hereby approved shall be carried out in accordance with the Flood Risk Assessment submitted under the 18/0763 outline application (reference A/BDWESTEND.10, 2nd Issue dated August 2018), along with the subsequent Drainage Strategy Addendum (amended 11 November 2019 to include updated drainage strategy) and ensuring that no residential dwellings shall be located within the 1% annual exceedance probability (AEP) flood extent.</i></p> <p><i>The measures detailed above shall be fully implemented prior to occupation, and retained and maintained thereafter throughout the lifetime of the development.</i></p> <p><i>Reason: To reduce the risk of flooding to the proposed development and future occupants. This is in accordance with the adopted Policy DM10 of Surrey Heath Core Strategy 2011-2028.</i></p> <p><u>Correction:</u> Paragraph 7.6.8 should refer to 30% of dwellings to be provided as affordable housing under Policy CP5, not 40%. 30% provision is required for developments of 10-14 such as this proposal, and the proposed four affordable units would meet this requirement.</p>		
9 Page 195	19/0615 Sunningdale Golf Club, Ridge	GRANT subject to conditions

	Mount Road, Sunningdale SL5 9RS	
No updates		
10 Page 231	Bagshot Manor, 1 Green Lane, Bagshot GU19 5NL	REFUSE
DEFER, due to amended plans to be considered following re-consultation with neighbours.		