

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 30 April 2020

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

+ Cllr Graham Alleway	+ Cllr Charlotte Morley
+ Cllr Peter Barnett	+ Cllr Darryl Ratiram
+ Cllr Cliff Betton	+ Cllr Morgan Rise
+ Cllr Sarah Jane Croke	+ Cllr Graham Tapper
+ Cllr Colin Dougan	+ Cllr Victoria Wheeler
+ Cllr Shaun Garrett	+ Cllr Helen Whitcroft
+ Cllr David Lewis	

+ Present

- Apologies for absence presented

Members in Attendance: Councillor Alan McClafferty, Councillor Emma McGrath and Councillor Pat Tedder

Officers Present: Sarita Bishop*, Jessica Harris-Hooton, Jonathan Partington, Jenny Rickard, Eddie Scott, Patricia Terceiro

*Sarita Bishop left the meeting at the end of minute 41/P

38/P Minutes of Previous Meeting

The minutes of the meeting held on 6 February 2020 were confirmed and signed by the Chairman.

39/P Application Number: 19/0420 - Sewage Disposal Works, 30 Doman Road, Camberley, GU15 3DF

The application was for the erection of a headquarters and distribution facility totalling 15,985sqm consisting of warehouse (B8), office (B1a) (including product display area and canteen), training and workshop facilities (B1c), car parking and service yard, ground remodelling and landscaping (including flood attenuation areas), and the construction of a new left in left out access from the A331.

Members were advised of the following updates on the application:

“UPDATE

1. The applicants have submitted a five page legal opinion which concludes that Members of the Planning Applications committee are entitled to come to a different conclusion to that recommended by officers provided that they have good reasons for doing so. Details of a planning decision taken in the Royal Borough of Windsor and Maidenhead where permission was granted

contrary to an objection from the Environment Agency have also been provided.”

As the application triggered the Council’s Public Speaking Scheme, Mr Nick Burroughs, on behalf of the applicant, sent in a video-recorded public speaking speech in support of the application which was played to the Committee.

The Committee acknowledged the Environment Agency’s principal objection as the application site was located within the Flood Zone 3b. However Members felt the application’s economic benefits to the Borough and the flood mitigation provisions included in the application outweighed this.

As there was no proposer and seconder for the officer’s recommendation, an alternative recommendation to grant the application subject to referral to the Secretary of State, for the reasons below, was proposed by Councillor Colin Dougan and seconded by Councillor Valerie White. The recommendation was put to the vote and carried.

RESOLVED that

the Secretary of State be notified that the Council is minded to grant permission for the proposed development, as required under the Town and Country Planning (Consultation)(England) Direction 2009 on the basis that the application enabled a quality employer to remain and grow in the Borough and entailed betterment to the risk of flooding on the site;

Following receipt of written confirmation that the Secretary of State does not wish to call the consideration of the application for determination by him or the expiry of 21 days beginning with the date the Secretary of State tells the authority in writing is the date on which the material, as set out above, is received, to grant planning permission subject to a section 106 planning agreement to secure biodiversity offsetting scheme(s) to deliver appropriate compensation in line with the findings of Camberley Water Treatment Works Biodiversity Impact Assessment’ drafted by RSK Adas Ltd, dated 29th November 2019 and the consultation response received from Surrey Wildlife Trust dated 6 January 2020. Such scheme(s) to be submitted and approved to the Council prior to the commencement of development which should include provision for the financing and management of said scheme(s); and

The application enabled a quality employer to remain and grow in the Borough and entailed betterment to the risk of flooding on the site;

- I. the granted application be subject to conditions on the following:**
 - a detailed tree plan and biodiversity enhancement plan.**
 - a full landscaping strategy**

- a detailed parking strategy
 - the commencement of work of the permitted development within the regular 3 year timescale
 - the development being built in accordance with the supplied plans and drawings
 - the supply and approval of sample materials to and by the Local Planning Authority;
 - any other conditions listed by the received consultation responses;
- II. the reasons for approval and proposed conditions be finalised by the Executive Head of Regulatory after consultation with the Chairman and Vice Chairman of the Planning Applications Committee and the relevant Ward Councillors.

Note 1

It was noted for the record that:

- I. Various members of the Committee had received representations and various phone calls on behalf of the applicant in respect of the application.
- II. Councillor Colin Dougan had spoken to the Council's Economic Development Team in respect of the proposal.

Note 2

A roll call vote was taken and the voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Darryl Ratiram, Morgan Rise, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting in abstention of the recommendation to grant the application:

Councillor Graham Tapper.

40/P Application Number: 19/0658 - Units 1M And 2M, Phase 6, Albany Park, Camberley, Surrey, GU16 2PF

The application was for the erection of a two storey building comprising 3 units (Use Classes B1c/B2/B8) with associated vehicular accesses and vehicle parking following demolition of existing.

Members were advised of the following updates:

“UPDATE

1. On 15 April 2020 the Council determined, 20/0292/DEM that prior approval was required and granted (under Class B, Part 11, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) for the demolition of a two storey industrial unit totalling approximately 4,142m² footprint, incorporating warehousing, and offices together with small sheds and plant to the rear of the building and all on-site hard standing.
2. The applicants have agreed to an extension of time for the determination of the application until 5 May 2020. ”

The officer recommendation to grant the application was proposed by Councillor Morgan Rise, seconded by Councillor Charlotte Morley, and put to the vote and carried.

RESOLVED that application 19/0658 be granted subject to conditions as set out in the officer’s report.

Note 1

A roll call vote was taken and the voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Darryl Ratiram, Morgan Rise, Graham Tapper Victoria Wheeler, Helen Whitcroft and Valerie White.

41/P Application Number: 19/2309 - Matthews Corner Garage, Matthews Corner, Church Road, Windlesham, Surrey, GU20 6BH

The application was for the erection of a terrace of 3 two storey dwellings and one detached building to accommodate 4 flats with associated bin store, parking and landscaping following demolition of existing buildings on site (Existing dwelling of Shanklin to be retained).

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 Pat Tedder, on the grounds that it would be an appropriate development in the Green Belt in keeping with the surrounding area.

Members were advised of the following updates on the application:

“UPDATE

Corrections

Applicant (at the top of page 69) should state: Cavalier City LTD

Para 4.2 should read '*...it would accommodate plots 1 to 4...*'.

Para 7.5.4 should read '*...near the boundary with Calgary and with The Post House...*'.

Consultation responses

The Windlesham Society submitted one further written representation, objecting to the proposal on the following grounds:

- the site is too small to accommodate the proposed density of dwellings and built form. The proposals do not respect the character of the Conservation Area and Green Belt and are vastly greater in volume and height than the existing small single storey building on the site which itself is set far back from Church Road [*Officer comment: see sections 7.3 and 7.4*];
- the proposal would introduce some element of back land development that we believe would be out of keeping with the prevailing form of development nearby [*See section 7.4*].

Representations

In addition to the 11 no written representations objecting to the proposal addressed in the report, one representation has been received also objecting to the proposal on the following grounds:

- The proposal would fail to meet the principle of protecting the Green Belt [*Officer comment: see section 7.3*];
- The revised site layout is still dominated by cars [*See section 7.4*];
- The proposal would obstruct the views through and into the conservation area [*See section 7.4*]. ”

As the application triggered the Council's Public Speaking Scheme, Mr Thomas Rumble, the agent, and Miss Rosie Jackson shared a public speaking slot and sent in a video-recorded public speaking speech in support of the application which was played to the Committee. Ms Tina Richardson, on behalf of the Windlesham Society, and Mr Jeremy Russell-Lowe sent in written public speaking speeches in objection to the application, which were read out by the Democratic Services Officer.

The officer recommendation to refuse the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Sarah Jane Croke, and put to the vote and carried.

RESOLVED that application 19/0239 be refused for the reasons as set out in the officer's report.

Note 1

It was noted for the record that:

- I. Cllr Edward Hawkins had received a letter from the architect on behalf the applicant.

- II. Councillor Victoria Wheeler had visited the site and met the applicant prior to the submission of the application; she also had correspondence and conversations with the Windlesham Society in respect of the application and had been written to by the site's neighbours.

Note 2

A roll call vote was taken and the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors Graham Alleway, Peter Barnett, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Darryl Ratiram, Victoria Wheeler, and Valerie White.

Voting against the recommendation to refuse the application:

Councillors Cliff Betton, Morgan Rise and Graham Tapper.

In accordance with Part 4 Section D, paragraph 18.3.8 of the Council's Constitution as Councillor Helen Whitcroft was not present for the whole consideration of the item, she was unable to vote on the application.

42/P Application Number: 20/0188 - 12 Goldney Road, Camberley, Surrey, GU15 1DH

The application was for the erection of a single storey front extension, replacement of a conservatory roof and changes to external materials.

The application would have normally been determined under the Council's Scheme of Delegation, however, it had been reported to the Planning Applications Committee as the applicant was an employee of the Council.

Members were advised of the following updates on the application:

"Amendment to Condition 2 (corrected drawing numbers):

The proposed development shall be built in accordance with the following approved plans, unless the prior written approval has been obtained from the Local Planning Authority.

- Drawing no 0919-GR-AB/001 Rev G - Plans and elevations as existing, elevations as proposed, received 26 February 2020
- Drawing no 0919-GR-AB/002 Rev G – floor plans as proposed, received 26 February 2020

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance."

RESOLVED that application 20/0188 be granted subject to the conditions as set out in the officer report.

Note 1

It was noted for the record that Councillor Graham Tapper had spoken to and canvassed the applicant at the site ahead of elections, but did not have conversations in respect of the application.

Note 2

The voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Sarah Jane Croke, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Darryl Ratiram, Morgan Rise, Graham Tapper Victoria Wheeler, Helen Whitcroft and Valerie White.

Chairman

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