

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 15 October 2020**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Victoria Wheeler (Vice Chairman)

+ Cllr Graham Alleway	+ Cllr Robin Perry
+ Cllr Peter Barnett	+ Cllr Darryl Ratiram
+ Cllr Cliff Betton	+ Cllr Morgan Rise
Cllr Colin Dougan	+ Cllr Graham Tapper
+ Cllr Shaun Garrett	+ Cllr Helen Whitcroft
+ Cllr David Lewis	+ Cllr Valerie White
+ Cllr Charlotte Morley	

+ Present  
- Apologies for absence presented

Members in Attendance: Cllr Paul Deach, Cllr Emma McGrath and Cllr Pat Tedder

Officers Present: Sarita Bishop, Ross Cahalane, William Hinde, Jonathan Partington and Eddie Scott

**1/P Minutes of Previous Meeting**

The minutes of the meeting held on 17 September 2020 were confirmed and signed by the Chairman.

**2/P Application Number: 20/0226 - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN**

The application was a reserved matters application pursuant to condition 4, attached to 12/546 as amended by 18/0619 and 18/1002 for the redevelopment of Princess Royal Barracks for 1200 dwellings, for the erection of 21 dwellings (phase 4a) with access, appearance, landscaping, layout and scale being considered and submission of details to comply with conditions 16 (ecological mitigation and management), 26 (electric vehicle charging points), 29 (tree retention and protection), 32 (hard and soft landscaping), 33 (landscape management plan), 40 (surface water drainage), 43 (foul sewerage disposal), 52 (archaeology) and 55 (ground contamination).

Members were advised of the following updates on the application:

“Trivselhus have experienced difficulties in sourcing the three pane sliding doors proposed in the rear elevation of house type D. Their supplier is able to provide two pane sliding doors to the same overall opening sizes. This would apply to the doors proposed at ground and second floor levels. Amended plans have been submitted to reflect these changes. These amendments are not considered to

materially affect the visual appearance of the house type D and are acceptable in visual amenity terms.

As a result of the potential impact of the Oak Processionary Moth on Oak trees, the landscaping scheme has been amended to replace Oak with Cherry and Swedish Whitebeam. These changes are acceptable in landscape and visual amenity terms.

Trivselhus have submitted a detailed Construction Phase Plan to address the requirements of proposed condition 6. It addresses previous comments provided by Environmental Health and the County Highway Authority and is considered to be acceptable for the purposes of this condition.

An updated survey plan has also been received to reflect the red line application site.

#### Amended conditions

As a result of these changes it is proposed that conditions 1, 2, 4 and 6 are amended. To this end the conditions remain as drafted in the report unless referred to below:

##### Condition 1

The proposed development shall be built in accordance with the following approved plans:

##### Landscape

D0378\_001\_R18, 002\_R18, 003 R03, 004 R02 and 005 R02

##### House types and garages/car barns

00752D-JTP-HTD1-EL-XX-001 rev G and PL-GA-001 rev F, 002 rev E and 003 rev F

00752D-JTP-HTD2-EL-XX-001 rev F, and PL-GA-001 rev F, 002 rev E and 003 rev F

00752D-JTP-HTE1-EL-XX-001 rev G and 002 rev H and PL-GA-001 ref G and 002 rev F

00752D-JTP- HTE1-EL-XX-003 rev A and 004 rev B, PL-GA-003 rev B and 004 rev A

00752D-JTP-HTE2-EL-XX-001 rev G and 002 rev F and PL-GA-001 rev G and 002 rev G

##### Condition 2

All hard and soft landscaping works shall be carried out in accordance with drawing numbers D0378\_001\_R18 and 002\_R18

##### Condition 4

Prior to the first occupation of any dwelling the feature landscape area as shown in detail on drawing number D0378\_002\_R18 shall be provided, landscaped and made available for use and thereafter retained and maintained for its designated use.

##### Condition 6

The development shall be undertaken in full accordance with the Construction Phase Plan dated/received on 14 October 2020.”

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

**RESOLVED that application 20/0226 be granted subject to the conditions in the officer report and updates.**

**Note 1**

A roll call vote was conducted and the voting in relation to the item was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Cliff Betton, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Robin Perry, Darryl Ratiram, Morgan Rise, Graham Tapper, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting against the recommendation to grant the application:

Councillor Peter Barnett.

**3/P Application Number: 20/0012 - Bagshot Manor, 1 Green Lane, Bagshot, Surrey, GU19 5NL**

The application was for the erection of 5 dwellings comprising 4 x 3 bed semi-detached and 1 x 4 bed detached with associated landscaping and parking.

The application would normally have been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Valerie White due to concerns about overdevelopment, overlooking and highway issues.

Members were advised of the following updates on the application:

**“Flood risk/drainage**

Correction:

Paragraph 7.8.7 (Page 67) contains a double negative and should therefore be read as follows:

*In light of all the above, it is considered that it has been adequately demonstrated that the development would not lead to a material increase in surface water flood risk within or around the site, contrary to Policy DM10 of the CSDMP and the NPPF.*

The following additional condition is proposed, to secure implementation of the drainage scheme along with their final management details:

Condition 13

*Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).*

*Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.*

#### Parking

The following additional condition is proposed to ensure that the proposed attached garage to Unit 5 is not converted to habitable accommodation (as stated in Page 65, Para 7.6.1 of the Committee Report:

#### Condition 14

*Notwithstanding the provisions of Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re enacting that Order) the attached garage to Unit 5 hereby approved shall not be converted to habitable accommodation without the prior approval in writing of the Local Planning Authority.*

*Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework."*

The dimensions of the proposed parking spaces have been checked – they are 2.4m wide x 4.8m long in line with the Surrey County Council Transportation Development Planning Good Practice Guide."

Members raised concerns that vehicles may be parked in the proposed turning area to the right of Unit 5, as shown in the proposed site plan in the agenda pack, which could impede easy access and egress onto the site. As a result it was agreed that condition 9 would be enhanced to specify that no vehicles should be parked in the turning area. It was also agreed that an informative could also be added, if officers felt necessary, to advise the developer.

The recommendation to grant the application was proposed by Councillor Edward Hawkins, seconded by Councillor Robin Perry and put to the vote and carried.

#### **RESOLVED that**

- i. application 20/0012 be granted subject to the conditions in the officer report and updates as amended;**
- ii. and the final wording on the amended condition be delegated to the Executive Head of Regulatory in consultation with the Chairman and Vice Chairman of the Planning Applications Committee.**

#### **Note 1**

A roll call vote was conducted and the voting was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Graham Alleway, Cliff Betton, Shaun Garrett, Edward Hawkins, David Lewis, Charlotte Morley, Robin Perry, Darryl Ratiram and Graham Tapper.

Voting against the officer recommendation to grant the application:

Councillors Peter Barnett, Morgan Rise, Victoria Wheeler, Helen Whitcroft, Valerie White.

**4/P      Application Number: 18/0588 - Wyverne Lodge, Dukes Covert, Bagshot, GU19 5HU**

The recommendation to defer the application was proposed by Councillor Edward Hawkins and seconded by Councillor Robin Perry and carried.

**RESOLVED that application 18/0588 be deferred.**

**5/P      Application Number: 20/0638 - 93 Worsley Road, Frimley, Camberley, Surrey, GU16 9BB**

The application was for the erection of detached three bedroom dormer bungalow dwelling with access off Dunbar Road and associated car parking and landscaping.

The application would have normally been determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Councillor Sashi Mylvaganam due to concerns about overdevelopment and fitting in with the current streetscene.

The officer recommendation to refuse the application was proposed by Councillor Helen Whitcroft, seconded by Councillor Charlotte Morley, and put to the vote and carried.

**RESOLVED that application 20/0638 be refused for the reasons in the officer report.**

**Note 1**

A roll call vote was conducted and the voting was as follows:

Voting in favour of the recommendation to refuse the application:

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

Chairman