

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 18 March 2021**

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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

Substitutes: Cllr Emma-Jane McGrath (in place of Cllr Graham Alleway)

Members in Attendance: Cllr Rodney Bates, Cllr Paul Deach and Cllr Pat Tedder

Officers Present: Alistair Barnes, Sarita Bishop, William Hinde, Sue McCubbin, Jonathan Partington, Tim Pashen, James Potter, Jenny Rickard, Patricia Terceiro

**50/P Minutes of Previous Meeting**

The minutes of the meeting held on 11 February 2021 were confirmed and signed by the Chairman.

**51/P Application Number: 19/0735 - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN**

The application was an amended Phase 1 reserved matters application to replace permission 15/1062 (as amended by 17/0774) pursuant to hybrid permission 12/0546 (as amended by 18/0861) for the internal access, layout, scale, appearance and landscaping pursuant to condition 4 of the central SANG, Village Green, Spine Road, landscaping, Green Swathe, Southern SUDS and for the partial discharge of Conditions 16 (ecological management strategy), 21 (LAPS and LEAPS), 23 (visibility zones), 28 (cycle parking), 29 (tree retention and protection), 32 (hard and soft landscaping), 33 (landscape management), 40 (surface water drainage), 41 (wetland features), 43 (foul sewerage).

The Committee were advised of the following updates on the application:

**“UPDATE**

No further information has been provided on the specification of liner for the Village Green Pond. Given this it is not considered appropriate to approve the detailed sections of the pond which indicate a covering of 200mm rather than 400mm as specified by the manufacturer. The use of a liner in accordance with the manufacturer specification is acceptable for the purposes of condition 40 but this does not mean that it would be acceptable for the purposes of adoption, which is a separate process.

The outstanding query from the Greenspaces team is in respect of the Central SANG Management Plan. This relates to the presence of utilities underneath the Central SANG particularly in relation electricity infrastructure under the landfill near the SANG hut and the sewer main under the landfill near the school. Environmental Health and the Greenspaces team are of the view that further information is required in relation to the land remediation that has taken place if maintenance works to these utilities take place which would require digging in remediated areas. This may be secured by way of condition.

The applicant has raised queries about the 6 month implementation period within some of the conditions due to ecology concerns. As such it is requested that this period be extended to 12 months. It is your officer's view that given that the outstanding works are largely for mitigation purposes for works that have already taken place, the 6 month period is appropriate. .

Condition 16 is updated to include the approved plans.

There is an inconsistency between conditions 7 and 8 and this is amended below

The applicant has submitted a pre-application enquiry for the next phases of development including the link between the Central and Southern SANGS. The layout for the Central SANG does not match up with the proposed link. It is therefore appropriate to impose a condition which would enable the provision of this link.

A revision number to the Central SANG Surface and Edge details is also proposed (rev T06)

## **AMENDED CONDITIONS**

Condition 1

Central SANG

Surface and Edge Details DC1-NPA-LX-104-00-DR-97-702 rev T06

Condition 8

Notwithstanding **the provisions of condition 7 and** any details....

Condition 16

The footway link between the formal park and the Village Green shall be retained and maintained in accordance with the details approved by letter dated 26 April 2018

## **NEW CONDITIONS**

27. In the event of any maintenance or repair works taking place to the electricity infrastructure or sewer main within the Central SANG, a method statement shall be submitted to the Local Planning Authority for approval a minimum of 6 weeks before these works commence, unless in an emergency, to ensure that the works do not prejudice the remediation works that have been undertaken. The maintenance or repair works shall be undertaken in accordance with the approved details. If the works are undertaken in an emergency, the method statement shall be submitted within one month of the works taking place.

Reason; To safeguard the land remediation measures that have been undertaken within the Central SANG to ensure that the land remains fit for public use

28. Notwithstanding any details submitted with the application, within 6 months of the date of the reserved matters approval of the SANG link between the Central and Southern SANGS, details of the pedestrian access to link the south of the Central SANG to the SANG link leading to the Southern SANG for public use shall be submitted to the Local Planning Authority for approval. The access arrangements shall be implemented in accordance with the approved details before the SANG link is made available for public use and thereafter retained and maintained for public use.

Reason: To ensure connectivity between existing and proposed neighbourhoods, to promote sustainable communities and to meet the objectives of Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Deepcut SPD”.

It was noted that the Council was still awaiting information from the applicant in respect of the translocation of reptiles. The Committee agreed to add a condition to the Officers’ report in order to proactively protect the local reptile population and promote the development’s biodiversity goals.

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

**RESOLVED that application 19/0735 be granted subject to the additional condition and the conditions in the Officer’s report and planning updates.**

### **Note 1**

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

Voting in favour of the officer recommendation:

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

**52/P Application Number: 20/0752 - Land Between Larchwood Glade And Devonshire Drive, Camberley, Surrey, GU15 3UW**

The application was for the erection of 3no two storey detached dwellings (1x 3bed and 2x4bed) with private amenity area, parking and access.

This application would have normally been determined under the Council's Scheme of Delegation. However, it had been called in by Councillor Shaun Garrett, due to concerns over the proposal's detrimental impact on the environment, wildlife and biodiversity of the area.

As the application had triggered the Council's Public Speaking Scheme, Mr Simon Kevany and Mr Trefor Hogg spoke in objection to the application. Mr Nicholas Cobbold, the agent, spoke in support of the application.

Members had particular concerns in respect of the scheme's parking provision and the potential knock-on effects on residential amenity. It was thereby agreed that, if the application was to be heard at a planning appeal, that the Council would recommend that the permitted development rights for the garages be removed in order to retain them for the purposes of parking.

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

**RESOLVED that**

- I. Application 20/0752 be refused for the reasons as laid out in the Officer's report; and**
- II. The removal of proposed garages' the permitted development rights be recommended in the case of the application being heard at a Planning Appeal.**

**Note 1**

It was noted for the record that:

- I. Councillor Shaun Garrett declared that he had attended a meeting with residents in respect of the application, but did not express opinion on the application and came into the meeting with an open mind;
- II. Councillor Edward Hawkins declared that Members of the Committee knew the public speaker Trefor Hogg in their various capacities; and
- III. Councillor Rodney Bates declared that:
  - i. He had also attended the same residents' meeting as Councillor Shaun Garrett
  - ii. He knew the Highways Officer who had commented on the application as a consultee, as they were members of the same cricket club, but they had not discussed the application together.

## Note 2

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

Voting in favour of the officer recommendation to refuse the application:  
Councillors Peter Barnett, Cliff Betton, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Emma-Jane McGrath, Charlotte Morley, Robin Perry, Darryl Ratiram, Morgan Rise, Graham Tapper, Victoria Wheeler, Helen Whitcroft and Valerie White.

### 53/P Application Number: 20/1114 - Matthews Corner Garage, Matthews Corner, Church Road, Windlesham, Surrey, GU20 6BH

The application was for the erection of 6 no. dwellings in the form of 2 no. two storey terraced buildings (comprising 3 no. 2 bed and 3 no. 3 beds), associated parking and landscaping following demolition of the existing buildings on site (Existing dwelling of Shanklin to be retained).

This application would normally have been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee at the request of Councillor Pat Tedder, on the grounds that the application addressed the previous reasons for refusal.

The Committee were advised of the following updates on the application:

#### “UPDATE

Para 7.6.4 should read has ‘a *planning condition could be added*’.

Para 7.6.5 should read as ‘*The Highway Authority therefore considers that the proposal would be unlikely to have a material impact on highway safety, subject to planning conditions that could be added to any granted consent*’.

The agent has addressed an email to Members on 18 March 2021 raising the following matters:

- the revised scheme would be consistent with the Neighbourhood Plan’s car parking standards and housing mix requirements *[Officer comment: see section 7.6 for highway matters. Policy No WNP1.2 of the WNP supports planning applications for new developments which provide a mix of housing sizes and types, in particular 2 and 3 bed dwellings, so the proposal would accord with this];*
- the revised scheme would provide improved garden space *[Officer comment: see para 7.5.3];*
- the proposal would see a reduction in hardstanding across the site *[Officer comment: see section 7.3];*
- the proposal would comprise soft-landscaping *[Officer comment: such plan could be secured by planning condition, in the event of an approval];*
- the proposal would be constructed using a package of energy efficiency measures *[Officer comment: see paras 7.11.1 and 7.11.2];*
- the proposal’s design and its impact on the character of the area, including conservation area *[Officer comment: see section 7.4];*

- Very Special Circumstances associated with the proposal [*Officer comment: see section 7.11*].”

As the application had triggered the Council’s Public Speaking Scheme, Mr Christopher Clark and Mr Jeremy Russell-Lowe spoke in objection to the application. Mr Thomas Rumble, the agent, spoke in favour of the application.

**RESOLVED that application 20/1114 be refused for the reasons in the officer’s report.**

**Note 1**

It was noted for the record that:

- I. Councillor Edward Hawkins declared that all members had received written correspondence from the agent to the application;
- II. Councillor Emma McGrath knew the owner of Matthews Corner as he was a customer of her shop; however she came into the meeting with an open mind;
- III. Councillor Victoria Wheeler had spoken to Windlesham Society representatives, as well as the applicant in respect of the application, but came into the meeting with an open mind;
- IV. Councillor Morgan Rise had been contacted by residents in respect of the application, but did not comment on the content of the application, directed them to the Planning Case Officer and came into the meeting open-minded;
- V. Councillor Pat Tedder was a trustee of the charity which rented land on the application site.

**Note 2**

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

Voting in favour of the officer recommendation to refuse the application:

Councillors Peter Barnett, Colin Dougan, Shaun Garrett, Edward Hawkins, David Lewis, Emma-Jane McGrath, Charlotte Morley, Robin Perry, Darryl Ratiram, Victoria Wheeler, Helen Whitcroft and Valerie White.

Voting against the officer recommendation:

Councillor Cliff Betton, Morgan Rise and Graham Tapper.

Chairman