

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 12 August 2021**

+ 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 John Skipper
+ Cllr Mark Gordon	+ Cllr Graham Tapper
+ Cllr David Lewis	- Cllr Helen Whitcroft
+* Cllr David Mansfield	+ Cllr Valerie White
- Cllr Charlotte Morley	

+ Present
- Apologies for absence presented

*Cllr David Mansfield attended virtually so did not vote on any item

Substitutes: Cllr Sashi Mylvaganam (In place of Cllr John Skipper) and Cllr Morgan Rise (In place of Cllr Helen Whitcroft)

Members in Attendance: Cllr Adrian Page and Cllr Pat Tedder

Officers Present: Sarita Bishop, Gavin Chinniah, Joe Malone,
Jonathan Partington, Emma Pearman, Eddie Scott
and William Hinde

15/P Minutes of Previous Meeting

The minutes of the meeting held on 15 July 2021 were confirmed and signed by the Chairman.

**16/P Application Number: 20/1048 - 22-30 Sturt Road, Frimley Green,
Camberley, Surrey, GU16 6HY**

The application was for the erection of a residential development of 160 dwellings, including the conversion of the pumphouse building into residential dwellings, to provide 36 no one bedroom and 48 no two bedroom flats; 30 no two bedroom, 37 no three bedroom and 9 no four bedroom houses, along with associated estate roads and accesses onto Sturt Road, car parking, bin and cycle storage, local area of play and external landscaping following the demolition of all other buildings.

Members were advised of the following updates:

“This application is **DEFERRED**.

Paragraph 1.4 of the officer report sets out the uncertainty on the exact the level of affordable housing to be secured, at the time of the completion of the officer report and this matter has, to date, not been fully resolved. Sufficient further viability

information had not been provided in time to confirm the level of affordable housing that would be required to be provided and secured through the legal obligation and as such it is not ready to be determined by Members. In addition, we have received further education and drainage comments which require a fuller assessment.”

RESOLVED that the deferral of application 20/1048 be noted.

17/P Application Number: 19/2141 - 50 Windsor Road, Chobham, Woking, Surrey, GU24 8LD

The application was for the demolition of the existing building and the erection of a new club building and 9 dwellings, access roads, car parking and landscaping.

The amended submission would have normally been determined under the Council’s Scheme of Delegation. However, it had been reported to the Planning Applications Committee at the request of Councillor Victoria Wheeler. The original submission for 10 dwellings constituted a major development and so would have automatically been reported to Planning Applications Committee.

Members were advised of the following updates on the application:

“Amended wording for condition 23 as follows:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. P102 V) for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purpose”.

As the application had triggered the Council’s public speaking scheme, Mr and Mrs Brian and Jennifer Lewis shared a public speaking slot and spoke in objection to the application. Ms Suzanne Duke and Mr Kevin Scott shared a public speaking slot and spoke in support of the application on behalf of the applicant and agent.

Whilst Members acknowledged that the appearance of the scheme complimented the existing streetscene in respect of 79-81 Windsor Road, the Committee felt the proposal failed to fit in with the Windsor Road and Fowlers Mead streetscenes as a whole. In addition, Members felt that the quantum of the proposal was also out of keeping with the streetscene and constituted overdevelopment of the site.

There were also reservations in respect of the effect of the proposal on the green corridor entrance to Chobham village in respect of the Chobham Conservation Area. Furthermore, Members opined concerns in respect of the scheme’s insufficient amenity space.

As there was no proposer and seconder for the officer’s recommendation, the officer’s recommendation fell.

An alternative proposal to refuse the application for the reasons below was proposed by Councillor Morgan Rise, seconded by Councillor Cliff Betton and put to the vote and carried.

A further vote was conducted in order to confirm that an additional reason for refusal would be included in respect of the absence of a SAMM agreement; and was carried unanimously.

RESOLVED that

I. application 19/2141 be refused for the following reasons:

- **failure to meet the Council's minimum design standards in respect of amenity space**
- **quantum of built form and overdevelopment of the site**
- **out of keeping with the existing street scene**
- **negative impact on the green corridor in respect of the entrance to the Chobham Conservation area.**
- **absence of a section 106 legal agreement and SAMM contribution; and**

II. the wording of the reasons for refusal be finalised by the Head of Planning after consultation with the Chairman, Vice Chairman of the Planning Applications Committee and the Ward Councillors.

Note 1

It was noted for the record that:

- I. Councillor Victoria Wheeler declared that:
 - a. she had been contacted by local residents who about the site, as well as the applicant;
 - b. she had been contacted by Chobham Parish Councillors whom were involved with the applicant; and
 - c. she had sat through a number of Parish Council debates in respect of the application
- II. Councillor Edward Hawkins declared that all members of the Committee had received various pieces of correspondence in respect of the application.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution as Councillors Peter Barnett, Mark Gordon and Valerie White were not present for the entire consideration of the item, they did not vote or participate in the debate on the application.

Note 3

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

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

Councillors Cliff Betton, Edward Hawkins, David Lewis, Robin Perry, Darryl Ratiram, Sashi Mylvaganam, Morgan Rise, Graham Tapper and Victoria Wheeler.

Voting in abstention in respect of the alternative recommendation to refuse the application:

Councillor Graham Alleway.

18/P Application Number: 20/0514 - 1 Middle Close, Camberley, Surrey, GU15 1NZ

The application was for a proposed single storey front extension including two roof lights, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form, six roof lights to main front roof slope, two rear dormers and fenestration alterations (this application was a resubmission of 19/0701 to allow for alterations to the height of the building and the front gables, alterations to the dormers and fenestration, and the installation of A.C. units) - retrospective.

This application was deferred from the 15 July 2021 Planning Applications Committee to await the Environmental Health Officer's comments on the technical specification of the air conditioning units and to enable a Member site visit to consider the size and bulk of the proposal.

Members were advised of the following updates on the application:

"This application is **DEFERRED**.

Following the Member Site Visit, it became apparent that there were some inaccuracies on the drawings which will require amending. In addition, the received comments from Environmental Health will require further clarification."

RESOLVED that the deferral of application 20/0514 be noted.

19/P Application Number: 19/2025- Frimley Hall Hotel, Lime Avenue, Camberley, Surrey, GU15 2BG

The application was for the erection of a third floor extension with associated alterations to first and second floor.

Members raised concerns in respect of the effects of the construction of the proposal on highway safety and the residential amenity of the neighbouring properties. As a result, it was agreed to amend the proposed condition 7 of the officer report to require details in respect of hours of construction and measures to control noise and dust to be included in the submitted construction management plan.

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

RESOLVED that application 19/2025 be granted subject to the conditions in the officer's report, as amended.

Note 1

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

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

Councillor Graham Alleway, Peter Barnett, Cliff Betton, Mark Gordon, Edward Hawkins, David Lewis, Sashi Mylvaganam, Robin Perry, Darryl Ratiram, Morgan Rise, Graham Tapper, Victoria Wheeler and Valerie White.

20/P Application Number: 20/0342 - Clews Lane Nursery, Clews Lane, Bisley, Woking, Surrey, GU24 9DY

The application was for the installation of a portacabin office and shipping container for storage of horticultural supplies, construction of plant staging areas on to geotextile membranes and gravel surfacing, the widening, relaying and extension of existing vehicular access off Clews Lane and additional hard standing area.

This application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to Committee at the request of Councillor David Mansfield. This was due to the amount of concerns raised by the residents on the grounds of traffic in a very narrow lane and the effect upon the Green Belt.

Members were advised of the following updates on the application:

"One further letter of objection has been received. This objection reiterates the objections summarised on the agenda at pages 158 -160. This includes highway concerns relating to the narrowness of the lane with no footpaths and the unsuitability for commercial activity; concerns over the impacts upon wildlife; and the loss of the enjoyment of the area for mental wellbeing. "

As the application had triggered the Council's public speaking scheme, Ms Sarah Oliver; Ms Lauren Wright and Mr Norman Holden, whom shared a public speaking slot, spoke in objection to the application.

The officer recommendation to refuse the application was proposed by Councillor Morgan Rise, seconded by Councillor Cliff Betton and put to the vote and carried.

RESOLVED that application 20/0342 be refused for the reasons as set out in the officer report

Note 1

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

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

Councillor Graham Alleway, Peter Barnett, Cliff Betton, Mark Gordon, Edward Hawkins, David Lewis, Sashi Mylvaganam, Robin Perry, Darryl Ratiram, Morgan Rise, Graham Tapper, Victoria Wheeler and Valerie White.

21/P Members' Update

The Chairman noted that following the conclusion of the meeting, Members will be updated in respect of planning enforcement matters.

Chairman