

23 September 2021

Planning Applications Committee
Update

Item No.	App no. and site address	Report Recommendation
4 Page 9	21/1048/FFU 22-30 Sturt Road, Frimley Green	GRANT, subject to conditions and legal agreement

UPDATE

In the second recommendation set out in the update report (Page 21 of the Agenda report), the satisfactory legal agreement needs to be completed by 28 October 2021.

The infrastructure payment through CIL, discounting SANG, is **£498,520**.

The Council's Drainage Engineer has raised no objections.

The Council's Viability Advisers, the DixonSearle Partnership, have provided a summary on viability which is provided as an Annex to this Update.

The County Highway Authority have advised further on the lack of need for controlled crossings across Sturt Road as follows:

"Controlled crossings were not required as the likely level of pedestrian use throughout the day would be insufficient to meet the criteria for controlled crossings. It is considered that crossings will only operate correctly if they are used on a regular basis throughout the day. If there are too few pedestrians for most of the day drivers may tend to ignore the crossing and put pedestrians at risk on the occasions when they are using the facility."

Correction

Para 7.4.25 of the original report: The nearby church is the Church of St Andrew.

5 Page 73	20/0405/FFU Land at Bagshot Retail Park, 150-152 London Road, Bagshot	GRANT, subject to conditions and legal agreement
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UPDATE

The Council's GIS system names the properties to be amalgamated as Units 2A & 2B. This has been amended on the proposal description.

The Council's retail adviser raises no objections subject to clarification on retail impact. This clarification was subsequently provided by the applicant and a view was taken by officers on these submissions. Officers are satisfied that all outstanding matters have been addressed.

Representations

Waitrose & Partners have sent a further representation, maintaining their objection to the proposal, and requested that, if approved, they are given the opportunity to comment on the servicing plan (requested by Condition 6). They have also requested additional text to the condition to ensure that the open parts of the service yard shall be maintained free from obstruction and not used for storage purposes (whether temporary or permanent).

[Officer comment: It is considered that the servicing plan will provide such information and the temporary storage of goods in the service yard (as they are offloaded and before they are taken into the building) would not be easily enforceable. The more permanent storage could more easily be enforced. It is noted that the Waitrose service yard is only accessed by vehicles through the service yard to the rear of the proposed store. The servicing plan will be provided to ensure access is maintained through this service yard to the Waitrose service yard beyond and control deliveries (during the proposed extension of servicing hours). No amendment to this condition is therefore considered to be necessary. If approved, any application to agree these details will be published and they can be notified at that time].

Two further objections have been received but these objections raise no new issues.

Corrections

Para 4.2: The net retail floorspace provided under this proposal (for Units 2A & 2B) is 1,019 square metres. This is the amount proposed to be limited by Condition 4.

Para 4.3: The approved opening hours for the existing development is 07:00 to **23:00** hours on Mondays to Saturdays and 10:00 to **18:00** hours on Sundays [Condition 6 of permission 16/1041 and the same as Condition 26 of earlier permission 13/0435].

Para 7.3.8: The retail assessment considers that the proposal would result in a trade diversion from Bagshot of 1.9%.

Response from applicant

The applicant has commented on the officer report by a two page email summarised below:

- The proposal would not lead to an adverse impact on any defined centre or planned investment within any centre and the proposal complies with the sequential test.
- Under the terms of national and local policy, there is no requirement to consider retail impact and that any retail impact would need to be “significant adverse”. The benchmark for what is deemed unacceptable is high.
- The existing Co-op stores being top-up shopping destinations is demonstrated by the Council’s retail evidence base [Town Centre Uses & Future Directions Study (August 2021)].
- Bagshot is defined as a district centre.
- The former BHS site had also been discounted in the sequential test because there were a number of constraints which make it unsuitable for a food retailer and Camberley is a different catchment for Lidl from Bagshot.
- The pre-application public consultation exercise undertaken by the applicant concluded that of 7,805 properties notified of the proposal, there were 1,979 replies of which 12,483 were in support and 452 were not in support (with 44 undecided).

The applicant has sought amendments to Condition 9, relating to the provision of electric charging points. The applicant is concerned that it will need to be tested how much the charging points are used to see if there is a demand for 13 charging points. They have suggested providing a number (below 13) and add the remainder if demand arises.

The County Highway Authority has agreed with the principle of this approach but has suggested a shorter timescale to deliver the remainder (6 months after occupation). However, it is considered that the wording of this condition needs to reflect the overall provision requirement and there are other mechanisms to challenge these requirements e.g. the NMA procedure. A longer period (6 months) to provide the full amount is accepted. An amended condition in this regard is therefore proposed.

Amended condition

*9. The development hereby approved shall not be occupied prior to the provision of **7 parking spaces and a further 6 parking spaces within 6 months of such occupation** with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.*

Reason: In the interests of site sustainability and to comply with Policies CP2, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6 Page 106	21/0514/FFU 151 Gordon Avenue, Camberley	GRANT, subject to conditions
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UPDATES

None

7 Page 125	21/0799/FFU 17 Sefton Close, West End	GRANT, subject to conditions
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UPDATES

One recommended additional condition as follows:

4. No additional windows shall be created in the northern elevation of the two storey extension facing number 16 Sefton Close without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

