

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath  
House, Knoll Road, Camberley, GU15  
3HD on 9 December 2021**

---

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

+ Cllr Graham Alleway	- Cllr Charlotte Morley
+ Cllr Peter Barnett	+ Cllr Robin Perry
+ Cllr Cliff Betton	+ Cllr Darryl Ratiram
+ Cllr Stuart Black	+ Cllr Graham Tapper
+ Cllr Mark Gordon	- Cllr Helen Whitcroft
+ Cllr David Lewis	+ Cllr Valerie White
- Cllr David Mansfield	

+ Present  
- Apologies for absence presented

Substitutes: Cllr Morgan Rise (In place of Cllr Helen Whitcroft)

Members in Attendance: Councillor Paul Deach

Officers Present: Sarita Bishop, Gavin Chinniah, William Hinde,  
Jonathan Partington and Eddie Scott

Also in attendance: Andrew Stokes (Surrey County Council, Highways)

**40/P Minutes of Previous Meeting**

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

**41/P Application Number: 21/1003 - Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN**

The application was to vary the section 106 agreement, as varied, in respect of hybrid permission 12/0546, as amended by 18/0619 and 18/1002 to amend the delivery or occupation or payment triggers for the completion of the Village Green and combined NEAP/LEAP, the provision of the Sports Hub, the Formal Park, the Allotments, the Basingstoke Canal Towpath contribution, shared pedestrian/cycle infrastructure, various highway works, bus infrastructure; to amend the clauses to Junction 3 M3 to allow for a payment of a contribution in lieu of works; to amend the highway layout at the junction of Frimley Green Road with Wharf Road and Guildford Road to provide a roundabout scheme, the phased provision of the Southern SANG, option to extend the management company for the SANGs to all non residential land areas, amend the Bellew Road Closure clause and consequential amendments to the definitions, clauses and plans.

Members were advised of the following updates on the application:

## “Representations

A further representation has been received from the Mytchett, Frimley Green and Deepcut Society. It advises that overall the Society is happy to support the proposals but have requested that two outstanding suggestions are taken on board as follows:

- Given previous concerns, further work to be undertaken in relation to the sightlines for the new pedestrian crossing going from the Rose and Thistle across the Guildford Road prior to final submission to the Planning Committee;
- There is one parking space outside the petrol station that the Society would like removed as it effectively reduces the width of the carriageway and causes an unnecessary pinch point exactly where cars will want to overtake the northerly bus when it is at the stop. For the new scheme to be fully effective this should be addressed prior to final submission to the Planning Committee

They also would like to be consulted on the proposed external materials and street furniture to be used in the scheme.

## Consultee responses

The County Highway Authority has responded to the above comments as follows:

- With regards the first issue relating to the crossing point by the Rose & Thistle, this does not need to be addressed before the planning committee. There is currently no crossing point in this location, but it's likely that those wishing to make use of a dropped kerb will use the existing dropped kerb behind the pub. The new crossing point on Guildford Road at the junction could be deleted if deemed unsuitable, but we do need to recognise the possible pedestrian desire line and slow approach speeds of vehicles. The Safety Audit raised these pedestrian visibility issues at this location, which will be dealt with as part of the detailed design.
- With regards the road space outside the filling station, it is not a parking space. Parking is allowed to take place here if it is deemed safe to do so. I agree that it would be prudent for the lines to be extended, so suggest that this be confirmed by way of a Cttee update or updated drawing, if only to allow a more efficient TRO processing route to be taken at the construction stage. It could wait until the detailed design stage but the implementation process requires an SCC Cttee report so the process is much longer. If added now, my Team has delegated authority
- With regards materials they would be part of the detailed design stage, but acknowledge that there is a local expectation to achieve a high quality scheme which we support, and higher quality materials may be possible in areas of the scheme to achieve this.

Having regard to the commentary above, it is noted that further detailed design work will be required for the revised scheme. The proposed extension of lines outside the filling station is supported for inclusion within the detailed design of the scheme.

Windlesham Parish Council have responded to the proposal in relation to Junction 3 M3 and seeks clarification of the alternative wording as the use of 2 x 'unless' in the same sentence make it confusing to read.

In the interests of clarity the applicant has amended the wording to read

*"2.17 The Owner shall not Commence the construction of more than 600 (six hundred) Dwellings **unless** otherwise agreed in writing with the Council and the County Council **until** it has submitted the Junction 3 M3 Highway Works Notice to the County Council to establish whether the Junction 3 M3 Highway Works are required, or whether the payment of the Junction 3 M3 Contribution is required. The County Council, following consultation with the Council will respond to the Junction 3 M3 Highway Works Notice within 20 (twenty) Working Days of receipt to confirm whether the Works or Contribution is sought."*

The County Highway Authority are satisfied with this wording. The proposed amendment is considered to be acceptable.

#### **Amended recommendation**

AGREE proposed amendments to section 106 agreement, as previously varied, to be drafted in detail broadly in accordance with the agenda report, the assessment report and this update."

A verbal update was also given to the meeting in respect of Schedule 5 Part 6 Village Green and Combined NEAP/LEAP Paragraph 1.4 for the amended trigger number to be 350 to correspond with the text.

The recommendation to agree the amendments was proposed by Councillor Morgan Rise, seconded by Councillor Robin Perry, and put to the vote and carried.

**RESOLVED that the proposed amendments to the Section 106 agreement, as previously varied, to be drafted in detail broadly in accordance with this report and the assessment report, be agreed.**

#### **Note 1**

It was noted for the record that Councillor Edward Hawkins declared that all Members of the Committee had received representations on behalf of Skanska in respect of the proposal.

#### **Note 2**

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 agree the revised Section 106 agreement:

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

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

Members were advised that the application's determination was to be deferred due to amended plans having been submitted and the resulting need to consult on the application.

The proposal to defer the application was proposed by Councillor Edward Hawkins, seconded by Councillor Victoria Wheeler and put to the vote and carried unanimously.

**RESOLVED that application 20/0514 be deferred.**

**43/P Application Number: Clear Spring, Brick Hill, Chobham, Woking, Surrey, GU24 8TH**

The application was for a single storey rear extension.

The application 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 because of concern over the harm to the Green Belt.

Members were advised of the following updates on the application:

**"UPDATE**

The proposed plans for approval include velux windows which are permitted development. To provide clarity on what works are to be undertaken it is proposed to update condition 4 to enable all the works shown on the approved plans to be undertaken as follows:

Amended condition 4 (change in italics)

Notwithstanding the provisions of Class A, Class B, Class C, Class D, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no further extensions, roof alterations, porches or outbuildings shall be erected on the site without the prior approval in writing of the Local Planning Authority.

*Unless otherwise shown on the approved plans any other development under the Classes stated above undertaken or implemented between the date of this decision and the commencement of the development hereby approved shall be demolished and all material debris permanently removed from the land within one month of the development hereby approved coming into first use.*

Reason: To retain controls in the interests of the openness of the Green Belt and to comply with the National Planning Policy Framework.

## **Amended recommendation**

Grant subject to the conditions set out in the agenda report as amended by this update”.

The Committee felt that in order to understand the total existing potential scope of the dwelling, they needed confirmation as to whether the Permitted Development rights relating to the 1973 granting of planning permission had been removed. As a result a proposal to defer the application was proposed by Councillor Edward Hawkins, seconded by Councillor Victoria Wheeler and carried.

**RESOLVED that application 21/0902 be deferred in order to seek further information on the planning permission granted in 1973.**

### **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 proposal to defer the application:

Councillors Peter Barnett, Stuart Black, Mark Gordon, Edward Hawkins, David Lewis, Darryl Ratiram, Morgan Rise, Victoria Wheeler and Valerie White.

Voting against the proposal to defer the application:

Councillors Cliff Betton, Robin Perry and Graham Tapper.

Voting in abstention on the proposal to defer the application:

Councillor Graham Alleway

Chairman