

**Minutes of a Meeting of the Planning
Applications Committee held at
Council Chamber, Surrey Heath
House, Knoll Road, Camberley, GU15
3HD on 10 February 2022**

+ 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

Members in Attendance: Cllr Emma-Jane McGrath and Cllr Morgan Rise

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

52/P Minutes of Previous Meeting

The notes of the meeting held on 20 January 2022 were confirmed and signed by the Chairman.

**53/P Application Number: 21/1302 - 39 Commonfields West End Woking Surrey
GU24 9JA**

The application was for the erection of a single storey side extension following the demolition of the garage.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee because the applicant was Councillor Graham Alleway.

Members received the following updates on the application:

"No representations have been received in respect of this proposal."

The officer recommendation to grant the application was proposed by Councillor Robin Perry, seconded by Councillor Cliff Betton and put to the vote and carried.

**RESOLVED that application 21/1302 be granted subject to the
conditions in the officer report.**

Note 1

Councillor Graham Alleway declared that he was said applicant in respect of the application and in line with Part 5, Section D, paragraph 14 of the Constitution left the room accordingly.

Note 2

It was noted for the record that:

- i. Councillor Edward Hawkins declared that all Committee members knew the applicant as he was a serving Councillor; and
- ii. Councillor Victoria Wheeler declared that Councillor Alleway was part of the Community Group and thereby she was his Political Group Leader.

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 recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Stuart Black, Mark Gordon, Edward Hawkins, David Lewis, David Mansfield, Robin Perry, Graham Tapper, Helen Whitcroft, Valerie White and Victoria Wheeler.

54/P Application Number: 20/0777 - Burnside Nursery, Philpot Lane, Chobham, Woking, Surrey, GU24 8HE

The application was for the erection of a replacement dwelling and ancillary buildings comprising a stable and barn and manege area for purposes incidental to the enjoyment of the associated dwelling house following the demolition of existing agricultural workers' dwelling and nursery buildings.

This application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee by Councillor Pat Tedder because of concerns about water displacement and because the proposal was considered to be inappropriate development in the Green Belt, with the site tied to an agriculture tenancy.

Members were advised that Councillor Pat Tedder had subsequently withdrawn her objections prior to the meeting.

Members were advised of the following updates:

“UPDATE

For clarification

Paragraph 1.2 of the report compares the size of the built form between the existing glasshouses and the proposed stables and storage building. This comparison is also set out elsewhere in the report, to illustrate Officers would like to make it clear that glasshouses are not inappropriate development in the Green Belt, and nor are the proposed stables and storage building considered inappropriate, given that paragraph 149 of the NPPF allows the provision of

appropriate facilities for outdoor recreation, and these buildings are considered to be appropriate in size to facilitate the equestrian use of the adjoining fields. As such no very special circumstances are required to justify the equestrian buildings and in this way it is different to applications where residential houses are proposed to replace glasshouses, which generally rely on very special circumstances.

Conditions

Condition 3 - An amendment to the wording is proposed as follows (additional wording in bold):

*3. The stables and storage building hereby permitted shall be used for equestrian purposes only as set out in the application, and the equestrian use shall be incidental to the use of the residential property only and shall not involve any commercial use. The buildings shall not be used for any other purpose **including residential accommodation**, without the prior approval in writing of the Local Planning Authority.*

Condition 6 - An additional clause is proposed as below:

6d) Details of landscaping along the front boundary of the site.

An additional condition is proposed as follows:

There shall be no alteration of site levels within any part of the application site and following the proposed demolition, all materials shall be moved off site to an appropriate facility for disposal as soon as practicable and prior to the occupation of the dwelling hereby proposed. Prior to commencement of development, photos of the entire site which clearly show the external ground shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that demolition materials are properly disposed of and not used to raise the levels of the land which may result in flooding or drainage issues, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

Some Members were concerned as to the effect of the proposal on flooding and drainage issues in the local area and wished to strengthen the proposed condition 6 of the officer recommendation accordingly. It was agreed to amend the proposed condition to emphasise and specify that all the demolition materials including that derived from the previous hardstanding should be moved-off site and disposed of properly.

Furthermore, with consideration to the stable rooms, which included a kitchen/rest room and WC and shower and made up part of the proposal, Members wished to strengthen condition 3. It was agreed to add the words, ‘or residential occupancy’, in order to reinforce that the buildings should not be used for any other purpose, including to provide any overnight accommodation, without prior approval by the local Planning Authority.

The officer recommendation to grant the application was proposed by Councillor Cliff Betton, seconded by Councillor David Mansfield and put to the vote and carried.

RESOLVED that application 20/0777 be granted subject to the conditions in the officer report and updates, and the additional amendments to the conditions

Note 1

It was noted for the record that Councillor Victoria Wheeler declared that she had participated in conversations with neighbours to the site, but it did not have any influence on the decisions which she would make in respect of the application.

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 recommendation to grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Stuart Black, Mark Gordon, Edward Hawkins, David Lewis, David Mansfield, Robin Perry, Graham Tapper, Helen Whitcroft, Valerie White and Victoria Wheeler.

55/P Application Number: 20/0318 - Heathpark Wood, East Of Heathpark Drive, Windlesham, Surrey

The application was a reserved matters application for 116 dwellings and community facilities with associated landscaping, open space, car parking and access from Woodlands Lane and the provision of SANG with associated works (appearance, landscaping, layout and scale being considered) and submission of details to comply with conditions 5 (drainage strategy), 7 (greenfield runoff rates), 9 (programme of archaeological work), 15 (surface materials), 16 (visibility zones), 18 (travel plan), 19 (finished floor levels), 20 (tree reports), 21 (external lighting), 22 (badger method statement), 23 (landscape and ecological management), 25 (SANG management plan), 26 (bat survey), 27 (dormice survey), 28 (cycle and refuse storage areas), 29 (vehicle and cycle parking provisions) and 32 (sound attenuation) all pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017.

Members were advised of the following updates on the application:

“The applicant has agreed to update the surveys for the LEMP submitted pursuant to condition 23 and have withdrawn the consideration of this condition from the application. As a consequence informative 19 is withdrawn. A further condition submission will be made pursuant to condition 23 once the survey work has been completed. For information this is a pre-commencement condition.

The applicant has agreed to all the requested changes by the Council's Arboricultural Officer.

In the appeal decision the Inspector made the following comments on the loss of the woodland and biodiversity:

“96. Section 40(1) of the Natural Environment and Rural Communities Act 2006 imposes a duty on any English public authority to have regard, in the exercise of its functions, to the purpose of conserving biodiversity. The proposed development would lead to the loss of about 5ha of the existing woodland north of Woodlands Lane. That area consists principally of mature plantation conifers, although some younger, native deciduous trees, including birch, sweet chestnut, oak and beech, have established themselves, particularly in gaps where conifers have fallen. The understorey here is dominated by tall bracken with clumps of holly and of invasive non-native species such as rhododendron and laurel. Ground flora is very limited in its diversity.

97. This is an environment of low biodiversity value, not a site of having the potential to contain a unique and rare insect, fern, moss and fungal species assemblage, as Dr Berardi described it, albeit without the benefit of a prior site visit. Any loss of biodiversity resulting from the loss of this woodland would be more than compensated for by the proposed enhancements to the retained woodland areas surrounding the proposed development area, and by the new planting and landscaping that is proposed for the SANG and the development area itself.”

In the context of these comments and as this application is for reserved matters, Surrey Wildlife Trust acknowledge the approved position on biodiversity. With regard to the issue of lighting in relation to bats, Surrey Wildlife Trust advise that they have no further comment on the lighting plan and note that the woodlands and SANG should be kept dark [*Officer comment: no lighting is proposed within the woodlands or SANG*]

A further letter of representation has been received which raises objection to the proposal on grounds of loss of woodland, impact on wildlife, air pollution associated with additional cars, traffic problems and impact on local infrastructure.

Correction to condition 1

Drawings PERTV1975 12 rev D Sheets 1-8
PERTV1975aia-amsC

Amended recommendation

GRANT subject to a legal agreement to secure the maintenance and management of the public open space, the ecological mitigation and retained woodland areas in perpetuity and the following conditions as amended by this update sheet”.

The Committee were also verbally advised that the proposed condition 4 of the Officer’s recommendation had been amended to state that the LAP, LEAP and Open Space should be available for use by occupation of the 60th dwelling.

As the application triggered the Council’s public speaking scheme, Mr Chris McDonald, on behalf of Windlesham Heathpark Wood Group, and Mrs Sophie Holt spoke in objection to the application. Ms Laura Jackson spoke in support of the application on behalf of the applicant.

Members raised concerns as to the effect of the noise disturbance, from the construction works associated with the proposal, on the identified local badger population. As a result, the Committee agreed to amend condition 17 of the officer recommendation to remove the words, 'to create the bunds', in order to stipulate that the advanced warning signage to advise of the presence of badgers should be displayed within a month of the commencement of the works within the proposed SANG.

The Committee also agreed to further amend the revised condition 4 in order for it to require that the LAP, LEAP and Open Space should be available for use by occupation of the 60th dwelling or within 12 months of the first occupancy whichever is the sooner.

The officer recommendation to grant the application was proposed by Councillor Robin Perry, seconded by Councillor Cliff Betton and put to the vote and carried.

RESOLVED that application 20/0318 be granted subject to the conditions in the officer report and update sheet, as amended; and a legal agreement to secure the maintenance and management of the public open space, the ecological mitigation and retained woodland areas in perpetuity.

Note 1

It was noted for the record that:

- i. Councillor Edward Hawkins declared that all members of the Committee had received correspondence from a number of interested parties;
- ii. Councillor Victoria Wheeler declared that she had engaged in conversations with local residents, the Windlesham Society and the applicant in respect of the application; and
- iii. Councillor David Mansfield declared that he had received a large amount of emails in respect of the application, but had not returned correspondence, responded or engaged in conversations on the application.

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 grant the application:

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Edward Hawkins, Mark Gordon, David Lewis, Robin Perry and Graham Tapper.

Voting against the officer recommendation to grant the application:

Councillor Helen Whitcroft

Voting in abstention in respect of the officer recommendation to grant the application:

Councillors Victoria Wheeler and Valerie White.

**56/P Application Number: 20/1070 - St Margarets Cottage And The Ferns,
Woodlands Lane, Windlesham, Surrey, GU20 6AS**

The application was withdrawn by the applicant prior to the Committee Meeting.

Chairman