

LOCATION:	Royal Logistic Corps Training Group, Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RW,
PROPOSAL:	Reserved Matters application pursuant to Condition 4 for land adjacent to the former Headquarters Building to provide additional amenity space ancillary to the residential use of the Headquarters Building (Phase 4e) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 9 (affordable housing), 16 (Ecological Mitigation and Management) and 29 (Tree Retention and Protection) attached to 12/0546 as amended by 18/0619 and 18/1002
TYPE:	Reserved Matters
APPLICANT:	Aquinna Homes Plc
OFFICER:	Sarita Bishop

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This proposal relates to a piece of land which straddles Phases 2a and 4e within the Mindenhurst development. This is a reserved matters application for the use of the land to provide additional amenity space ancillary to the residential use of the Headquarters Building (Phase 4e). The application also includes details to comply with three of the conditions imposed on the hybrid permission 12/0546, as amended, as detailed below:
- 9 (affordable housing)
 - 16 (ecological mitigation and management)
 - 29 (tree retention and protection)
- 1.2 The development is considered to be acceptable in terms of access, appearance, layout and scale as additional amenity space ancillary to the residential use of the Headquarters Building site having regard to Policy CP4 of the Surrey Heath Core Strategy and the Deepcut SPD.

2.0 SITE DESCRIPTION

- 2.1 The application site is irregular in shape and has an area of some 0.66 hectares. It is a landscaped area comprising trees and grassland. It is bounded by Dettingen Park to the north, the Headquarters Building to the west, Phase 2a to the east, which is currently being developed for residential use by Vistry Homes, and Phase 5i to the south, which is identified for the provision of the supermarket. Historically the site appears to have been part of the curtilages of the Headquarters Building, of some 0.63 hectares in area, and the adjoining Recruiting and Liaison building (now demolished as part of the Phase 2a redevelopment). However, the site was excluded from the approved application boundaries for the Headquarters building and Phase 2a. There is a difference in levels across the site with the northern boundary being some two metres higher than the southern boundary.

3.0 RELEVANT HISTORY

- 3.1 12/0546 Hybrid planning application for a major residential-led development totalling 1,200 new dwellings. Approved. Under the terms of the hybrid permission full planning permission was granted for residential conversion of the Headquarters building to provide 15 flats. This is identified as being provided as Phase 4e.
- 3.2 12/0546/1NMA Application to allow for the approved roundabout access at Deepcut Bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.
- 3.3 18/0619 Application under s.73 to vary condition 51 of 12/0546 to allow pub and site to increase from 220m² to 1000m² and 0.12 and 0.4ha. Approved.
- 3.4 18/1002 Application under s.73 to vary condition 50 of 12/0546 to allow the church hall to increase from 125m² to 250m². Approved.
- 3.5 18/1027 Application for the approval of Reserved Matters (layout, scale, appearance and landscaping) pertaining to phase 2a for the erection of 127 dwellings (of which 35% are to be affordable units) pursuant to permission reference 12/0546 (as amended) (hybrid permission for a major residential led development totalling 1,200 new dwellings) and consideration of details to comply with planning conditions 9 (Affordable Housing), 16 (Ecological Mitigation and Management), 23 (Vehicle and Cycle Access), 25 (Car Parking), 26 (Electric Vehicle Charging Points), 29 (Trees), and 37 (Refuse) in so far as they pertain to phase 2a. Approved
- 3.6 There have also been five deeds of variation to the s.106 agreement. The first of these dealt with changes to the sequencing of the SANGS delivery and the second allowed for the spine road and northern access roundabout to be delivered at the same time and amended the triggers for the delivery of school and nursery. The 3rd linked 18/0619 back to 12/0546, while the 4th linked 18/1002 back to 12/0546 such the s106 requirements were carried forward. The fifth was an update to various provisions in the agreement as amended.

4.0 THE PROPOSAL

- 4.1 The proposal seeks reserved matters approval for the use of the land as additional amenity space ancillary to the residential use of the adjoining Headquarters Building, access, appearance, layout and scale being considered. The primary purposes for the amenity use of the land are to provide a landscape setting for the building and opportunities for wildlife. No trees are to be removed nor are any buildings or hardsurfaces proposed. It is noted that this site is subject to relevant conditions on the hybrid permission and future submissions will be required as appropriate.
- 4.2 The application is supported by an Ecological Mitigation and Management Plan for site and includes the adjoining Headquarters building.

5.0 CONSULTATION RESPONSES

- 5.1 Arboricultural Officer No objection
- 5.2 Surrey Wildlife Trust No objection

6.0 REPRESENTATION

- 6.1 A total of 24 individual letters were sent out to properties in Dalton Court Deepcut Bridge Road, Newfoundland House Newfoundland Road, Strawberry Court, Suffolk Court and Swordsman Road and also to the Deepcut Neighbourhood Forum and the Mytchett, Deepcut and Frimley Green Society. No representations have been received in respect of this application.

7.0 PLANNING CONSIDERATION

- 7.1 The planning policy considerations have not materially changed since the granting of the hybrid approval in 2014 and there has been no change, as is relevant to the determination of this application, in the National Planning Policy Framework (NPPF) or the suite of documents forming the Council's Development Plan. The Council has, however, adopted a Residential Design Guide 2017 (RDG). This along with site and parcel specific design guides for the site are material considerations. In light of this the principal consideration in the determination of this application is conformity with the hybrid permission and the specific requirements of Policy CP4 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD with regards to the following main topic headings:

- The principle of the development;
- Access, appearance, layout and scale
- Tree retention;
- Amenity considerations
- Affordable Housing;
- Ecological considerations

7.2 Principle of development

- 7.2.1 The application site is a piece of surplus land which sits between the approved curtilages for the Headquarters Building and the residential development to the east. This part of the Mindenhurst development is identified for residential purposes therefore the use of the site as ancillary amenity space to the residential use of the Headquarters Building is considered to be acceptable in principle.

7.3 Access, appearance, layout and scale

- 7.3.1 As existing there is no boundary treatment between the Headquarters Building site and the application site. No vehicular access is proposed with pedestrian access proposed from within the Headquarters Building site. The site appearance and layout remain unchanged as a result of this proposal. However, it is noted that boundary treatment will be the subject of a submission under condition 32 of the hybrid permission. As no built development is being proposed, no objection is being raised to the proposal in respect of scale. The proposal is considered to be appropriate as an extension to the approved curtilage of the Headquarters Building site and is acceptable.

7.4 Tree retention

- 7.4.1 No trees are proposed to be removed as a result of this proposal. All existing landscape features are proposed to be retained as part of the setting of the Headquarters Building. On this basis the proposal is considered to be acceptable in tree retention terms in relation to condition 29. In the interests of clarity any future tree removal will require a further submission under condition 29.
- 7.4.2 It is noted that a future submission will be made in respect of the landscaping of the site. This is the outstanding reserved matter.

7.5 Amenity considerations

- 7.5.1 The use of the land as ancillary amenity space is considered to be compatible with the proposed residential use of the Headquarters building, the existing residential development to the north (Dettingen Park) and as proposed to the east (plots 7, 8 and 33 within Phase 2a). As such the proposal is not considered to result in any material loss of amenity to adjoining existing or future occupiers.

7.6 Affordable housing

- 7.6.1 The wording of condition 9 is such that it requires a submission in respect of the provision of affordable housing for the first reserved matters for each phase. As no housing is proposed within the application site, there is no requirement for affordable housing in respect of this proposal for the purposes of condition 9.

7.7 Ecological considerations

- 7.7.1 The application is supported by an Ecological Mitigation and Management Plan which also includes the Headquarters Building site. Bat boxes are proposed to be attached to existing trees within the application site. Surrey Wildlife Trust raises no objection to the submitted document subject to clarification of the delivery of the recommendations made in the document. The applicant has been advised of this and an update will be given.

8.0 POSITIVE/PROACTIVE WORKING

- 8.1 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. This proposal is not considered to conflict with this duty.
- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

9.0 CONCLUSION

- 9.1 The development is considered to be acceptable in terms of access, appearance, layout and scale as additional amenity space ancillary to the residential use of the Headquarters Building having regard to Policy CP4 of the Surrey Heath Core Strategy and the Deepcut SPD.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The proposed development shall be undertaken in accordance with the following approved plans and documents: 2013_008, AQH/HQB/RMA01 and Ecological Mitigation and Management Plan.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

Informative(s)

1. The applicant is reminded that other submissions will be required on this land to comply with conditions imposed on the hybrid permission 12/0546 as amended.