

LOCATION:	134 And 136, London Road, Bagshot, Surrey, GU19 5BZ,
PROPOSAL:	Application for the approval of all reserved matters (landscaping) pursuant to outline planning permission 20/0090/OOU (erection of 26 residential units (Class C3) following demolition of both existing dwellings with new vehicular access off London Road. Access, appearance, layout and scale to be considered with landscaping reserved).
TYPE:	Reserved Matters
APPLICANT:	Solve Planning
OFFICER:	Melissa Turney

This application is being referred to the Planning Committee because it is a major development (i.e. more than 10 dwellings).

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This application seeks the approval of reserved matters (landscape) pursuant to outline planning permission 20/0090/OOU - erection of 26 residential units (Class C3) following demolition of both existing dwellings with new vehicular access off London Road.
- 1.2 The principle of development and new vehicular access was considered acceptable under 20/0090/OOU. This outline consent approved full details for the access, layout and scale and appearance of the development. Only landscaping was reserved. For completeness a copy of the committee report for this approval is annexed to this agenda (See Annex A).
- 1.3 The details submitted relate to the landscaping scheme only. The site would benefit from new landscaping to the front of the site. A holly hedge to the north eastern corner of the site will be retained and reinforced. To the side boundaries there would be fencing and hedging in front. During the course of the application amended details were submitted to provide a higher level of detail over the cellular confinement system near the protected tree which can be secured via a condition. In the officer's opinion the proposed landscaping would not be harmful to the character of the area nor residential amenities.
- 1.4 The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the eastern side of London Road, within the settlement area of Bagshot. The site includes two detached two-storey dwellings. No. 134 to the north appears to be of late-Victorian/Edwardian origin but is not Listed at statutory or local level. No. 136 is of 1950s origin but has been substantially updated.
- 2.2 Existing properties in the immediate area consist of two storey detached, semi-detached and terraced properties facing London Road, many of which are of Victorian/Edwardian origin and design. The adjacent site to the east and south has been recently redeveloped to comprise a housing estate (former Notcutts Nursery) containing a mixture of dwelling types up to three storey in height, along with a large supermarket building that also contains

several smaller retail units.

- 2.3 On the boundary with the neighbour at no. 132 London Road is an Oak Tree which is covered by TPO/6/00 Tree Preservation Order. Two trees within the southern eastern corner are also covered by the same Tree Preservation Order.

3.0 RELEVANT HISTORY

- 3.1 20/0090/00U Erection of 26 residential units (Class C3) following demolition of both existing dwellings with new vehicular access off London Road. Access, appearance, layout and scale to be considered with landscaping reserved

Granted 30/11/20 subject to conditions and a legal agreement. The legal agreement secured on-site affordable housing provision for 50% of the development and a SAMM payment. This application was reported to committee on the 16/7/20 with an officer recommendation for approval (See Annex A for this committee report and Minutes. This report contains a full site planning history)

4.0 THE PROPOSAL

- 4.1 The application seeks approval of reserved matters following the grant of outline planning permission for the erection of 26 residential units (Class C3) following demolition of both existing dwellings with new vehicular access off London Road. Approval of reserved matters is sought for landscaping. All other matters including access, appearance, layout and scale have been agreed.
- 4.2 The site would benefit from new landscaping to the front of the site. There is a variety of trees, shrubs grasses and grassland proposed. A holly hedge to the north eastern corner of the site will be retained and reinforced in the interests of biodiversity. The whole site would be enclosed with closed board fencing. Hedging and soft landscaping would be located in front of the fencing. Perimeter planting areas are proposed adjacent to the building footprints, ornamental planting areas are proposed for approach areas and to the frontages of the three buildings. A wildflower area is also proposed under the Oak Tree to the northern boundary. Lastly an lawn area is provided for amenity areas.
- 4.3 Long term soft landscape management includes details of how the existing vegetation will be removed and protected. Details of the proposed tree planting include staking, watering which includes fortnightly watering through the spring/autumn period and two times per week in summer. Proposed management of new trees including tree guards, tree pruning, proposed hedging details and long term management of hedging which includes trimmed to a 'A' shape form and native mixed species hedges should be maintained at a height of 1.2m. Further details of the wildflowers management and grassed areas are provided.
- 4.4 During the course of the application amended details were submitted to provide a higher level of detail, as outlined above. Further information was also submitted in relation to the cellular confinement system (i.e. a series of honeycomb geocells that spread loads to avoid compaction of underlying soil) around protected trees.
- 4.5 In support of the planning application the following documents have been submitted: a soft landscape specification; a long term soft landscape management plan; and, a planting schedule and specification.

5.0 CONSULTATION RESPONSES

- 5.2 Joint Waste Solutions As per the agreed terms, fees and charges of the Council, developers are advise to purchase the bins on behalf of the residents prior to

occupancy. Maximum pulling distance (distance from presentation collection point) of 25m for the two wheeled bins.

Confirmed that collection point is within maximum pulling distance.

- 5.4 Windlesham Parish Council No objection
- 5.5 Arboricultural Officer No objection raised subject to a pre-start condition for the detailed design and construction method statement of vehicular drives, parking areas and other hard surfacing within the root protection areas in accordance with BS5837:2012.

6.0 REPRESENTATION

6.1 A total of 26 individual letters were sent to the surrounding properties on 22 December 2021 and was advertised in the local press on the 12 and 14 January 2022. At the time of preparation of this report 1 letter of representation have been received summarised below:

- ☐ Road safety – London Road already experiencing constant accidents. The site is close to traffic lights will cause delays and increase the danger to road safety. *[Officer comment: Outline planning permission has already been granted for the principle of development ref: 20/0090/OOU and therefore this objection is not a material planning consideration for the reserved matters application.*
- ☐ Increase the risk to school children *[Officer comment: As above]*
- ☐ Increase in traffic *[Officer comment: As above]*
- ☐ Building will remove privacy and therefore reduce the cost of houses. *[Officer comment: As above]*

7.0 PLANNING CONSIDERATION

7.1 The application site is located within the defined settlement boundary, as set out in the Proposals Map included in the Core Strategy and Development Management Policies Document 2012 (CSDMP). For this proposed development, consideration is given to Policy DM9 and DM11 of the CSDMP, guidance within The Residential Design Guide (RDG) Supplementary Planning Document 2017 and the National Planning Policy Framework (NPPF).

7.1.2 The principle of the development was agreed under 20/0090/OOU. Since this outline approval in November 2020, it is not considered that there has been any material change in circumstances. Section 7 of the committee report for this approval (see Annex A) sets out the material planning considerations and explains why the development was acceptable having regard to the access, layout, scale and appearance.

7.1.3 Section 7.4 of the committee report for the outline permission, is most relevant to this application, regard was had to the impact of the development upon the protected TPO oak trees located within the southeast corner and northern boundary. The Council's Tree Officer supported the development that included the loss of 17 trees and 5 tree groups along with an additional 6 trees categorised as unsuitable for retention and needed removal for management reasons irrespective of any development proposals. Tree and ground protection measures and replacement planting were proposed as part of this submission and an indicative landscaping plan provided to include locations of replacement planting was supported. This application now contains a full landscaping details and so the main issues to consider relate to the impact of the landscaping plan on the character and appearance of the area including protected trees and upon existing and future residential amenities.

7.2 Impact on the character and appearance of the area

- 7.2.1 Consistent with section 12 of the NPPF and the National Design Guide, Policy DM9 of the CSDMP promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.
- 7.2.2 Paragraphs 30 and 134 of the NPPF also state that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, whilst being sympathetic to local character, including the surrounding built environment and landscape setting. Development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design taking into account any local design, guidance and supplementary planning documents such as design guides and codes. Policies CP2 (iv) and DM9 (ii) of the CSDMP also reflect these requirements.
- 7.2.4 The outline application secured the layout. Block A was reconfigured and is set back further in the plot which was to assist in the retention of some of the existing vegetation and allowed space for new planting. The soft landscape layout to the front of the site would include hedgerow and new trees and lawn area with a planting area to the northern eastern corner. To the side boundaries of the site would be mixture of the fencing and hedging. During the course of the application amended details were submitted to provide a higher level of detail. This was to include tree species and size; pruning notes; mulch depths; schedules for watering; directions regarding 24 month minimum for tree stake removal have been added to notes in the Infrastructure Planting Plan; Soft Landscape Specification; and, Management Plan. The hard surfacing areas have been kept to a minimum for parking and turning areas only. In the officer's opinion the proposed landscape scheme would soften the development and respect and enhance the character of the area.
- 7.2.5 During the course of the application the Council's Arboricultural Officer reviewed the proposal. Overall he supports the landscaping including the planting specifications. However, he raised concerns that the thickness of the geocell confinement system around the protection tree to the northern boundary would be insufficient to support construction vehicles that have a greater tonnage than typical delivery vehicles i.e. the 150mm thick geocell surface is suitable for heavy good vehicles up to 30 tonnes but delivery vehicles during the construction stage are generally between 30 – 60 tonnes. It was considered that the 150mm geocell would not be suitable to stop the soil below compacting and would not satisfactory mitigate any harm to the protected tree on site. It is considered that the geocell would need to be laid to a depth of 200mm plus wearing during the construction and rolled back to 150mm after the main part of construction is complete. It is considered this can be secured via a condition.
- 7.2.6 The proposal is therefore considered to be acceptable in character terms and would comply with Policies CP2 and DM9 of the CSDMP and the RDG.

7.3 Impact on residential amenity

- 7.3.1 Policy DM9 of the CSDMP indicates that development should respect the amenities of the occupiers of neighbouring property and uses. Noting the layout, design and scale of the proposal has been accepted. The landscaping would not have an material impact on the amenity of adjoining and nearby existing residential properties. The whole site would be enclosed within closed board fencing to a height of 2m which would provide sufficient screening to the neighbouring properties particularly the neighbours located to the north east. The proposal is considered to be acceptable on residential amenity terms complying with Policy DM9 of the CSDMP and the RDG.

Amenities of future occupiers

- 7.3.2 Section 7.5 of the committee report for the outline permission considered that the amenity areas provided would be sufficient, subject to a condition for noise. The amenity areas for Block B required a 2m high acoustic fence on the southern boundary, which is shown on the hard and soft landscape arrangement submitted as part of this application. The planning condition relating to specification of the proposed 2m high fence would remain.
- 7.3.3 The communal private amenity area is located adjacent to Block C. The landscape plans shows the area to be lawn, 2m high fence to the eastern and south boundaries with hedging in front. To the west (adjacent to the parking spaces) and north (adjacent to the block of flats) would be a metal garden railing of a height of 1.25m and hedging behind. There would also be private amenity areas around Block C. Overall the boundary treatments are considered to be suitable to provide screening and soften the development for the future occupiers.
- 7.3.4 Planting areas are proposed to the northern corner adjacent to the highway, around the buildings and access road. Wild flowering grassland area is proposed around the oak tree to the northern boundary. The landscape management plan provides the details of how these will be managed including cutting, watering and weeding. These additions would provide a positive environment for the future occupiers of the development. The proposal is considered to be acceptable on residential amenity terms complying with Policy DM9 of the CSDMP and the RDG.

7.5 Other matters

- 7.5.1 This application is reserved matters application which is pursuant to 20/0090/OOU. This permission would need to be read alongside the requirements of the conditions for the earlier permission. The conditions attached to the planning permission have been provided on this basis.
- 7.5.2 Matters relating to the CIL, Affordable house, SAMM and SANG have been dealt with under 20/0090/OOU and therefore do not need to be readdressed.

8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY 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 1 or more of the following:
- a) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.
 - b) Have negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development
- 8.2 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. The proposal is not considered to conflict with this duty.

9.0 CONCLUSION

- 9.1 The proposed landscaping would result in no adverse impact on the character and appearance of the site or the local area, nor on the amenities of the adjoining residents subject to the recommended conditions. Therefore, the proposal complies with the CSDMP, the RDG and the NPPF.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun not later than the expiration of two years from this approval.

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and the Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

18-J2566-LP - Received 14.12.2021
LLD2469-LAN-DWG-100 REV 5 Received 17.03.2022
LLD2469-LAN-SPE-200 REV 4 Received 17.03.2022
LLD2469-LAN-SPE-001 REV 1 Received 17.03.2022
LLD2469-LAN-REP-001 Received 17.03.2022
LLD2469-LANSCH-002 REV 2 Received 17.03.2022

unless the prior written approval has been obtained from the Local Planning Authority.

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

3. All hard and soft landscaping works shall be carried out in accordance with the approved details.

Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority.

Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No operations shall commence on site in connection with the development hereby approved (including demolition works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the detailed design and construction method statement of vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012) has been submitted in writing and approved by the Local Planning Authority.

The design and construction must:

- Be in accordance with the recommendations of BS5837:2012.
- Include details of existing ground levels, proposed levels and depth of excavation.

- Include details of the arrangements for the implementation, supervision and monitoring of works
- To include the phasing of construction for any and all hardstanding.
- To include detailed design drawings for any and all construction of any hard standing, including a phased approach for the installation of the proposed cellular confinement road system to be used during both construction and post development stages.
- Details for the maintenance of any hard standing through all aspects of development
- No development or other operations shall take place except in complete accordance with the approved Construction method statement, tree protection scheme and Arboricultural Method Statement.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.