

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 1 September 2022

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

+ Cllr Graham Alleway	+ Cllr Liz Noble
+ 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 Charlotte Morley	

+ Present

- Apologies for absence presented

Members in Attendance: Cllr Paul Deach

Officers Present: Sarita Bishop, Principal Planning Officer
Gavin Chinniah, Head of Planning
Shannon Kimber, Senior Planning Officer
Navil Rahman, Principal Planning Officer
Sarah Shepherd, Senior Solicitor

23/P Minutes of Previous Meeting

RESOLVED that the minutes of the meeting of the Planning Applications Committee held on 4th August 2022 be approved as being a correct record and signed by the Chairman.

24/P Application Number 22/0404: 8 Orchard Close, West End, Woking, Surrey, GU24 9NS

The application was for the erection of a part two-story front and side extension together with first floor side extensions to both the northern and southern aspects of and the installation of one roof light to the northern flank of the existing dwelling.

It was reported that following its refusal in January 2022, the extension proposed in planning application number 21/1258 had been reduced in size and would now not be adjacent to the flank of the neighbouring garden, thus ameliorating any potential impact on neighbouring properties.

Concerns about the possibility of the garage being converted into habitable accommodation at a future date and the potential pressures this could place on the local area were acknowledged. It was noted that the property met the agreed parking standards however it was agreed that a condition that prevented the garage for being converted to habitable accommodation without prior agreement from the planning authority.

The officer recommendation to grant the application, subject to the addition of an additional condition restricting the conversion of the garage to accommodation, was

proposed by Councillor Graham Tapper, seconded by Councillor Robin Perry and put to the vote and carried.

RESOLVED that application 22/0404 be granted subject to the conditions in the officer report, the update sheet and the agreed amendment set out above.

NOTE 1

It was noted for the record that Councillor Liz Noble had attended the meeting of West End Parish Council at which the application had been discussed but came to the meeting with a free and open mind.

NOTE 2

In accordance with Part 4, Section D, Paragraph 18 of the Constitution, the voting in relation to the application, and the officer's recommendation to grant the application, was as follows:

Voting in favour of the officer recommendation to approve the applications: Councillors Stuart Black, Mark Gordon, Edward Hawkins, David Lewis, Liz Noble, Robin Perry, Darryl Ratiram, Graham Tapper, Helen Whitecroft and Valerie White.

Voting against the officer recommendations to approve the application: Councillors Graham Alleway, Peter Barnett, Cliff Betton and Victoria Wheeler.

25/P Application Number 22/0408: 15 Milden Close, Frimley Green, Camberley, Surrey, GU16 6PX

The application was for the conversion of an approved garage to form an annexe for use by a dependant relative.

It was proposed that consideration of the application be deferred to provide officers with the time to gather additional information relating to the proposed size of the planned annexe.

RESOLVED that application 22/0408 be deferred.

26/P Application Number 22/0471: 45 Windsor Road, Chobham, Woking, Surrey, GU24 8LD

The application was for the erection of a single storey front and side extension, erection of a single storey rear extension and alterations to the rear fenestration of the existing building.

It was noted that an additional condition requiring the Juliette balcony to be provided with obscure glazing in place of railings and that the obscure glazing be retained in perpetuity to ensure the amenity of neighbouring occupiers had been added to the application.

The officer recommendation that the application be approved, subject to the conditions proposed in the officer's report and the update sheet, was proposed by Councillor Cliff Betton, seconded by Councillor Graham Tapper and put to the vote and carried unanimously.

RESOLVED that application 22/0471 be approved subject to the conditions in the officer report and update sheet, as amended.

NOTE 1

It was noted for the record that Councillor Victoria Wheeler had had extensive communications with the residents of neighbouring properties.

27/P Application Number 22/0423: Gordon Murray Hq, Chertsey Road, Windlesham, Surrey, GU20 6HL

It was noted that this item had been deferred to the Planning Applications Committee in October 2022.

28/P Application Number 22/0233: Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN

The application was for approval of reserved matters for the Southern Suitable Alternative Natural Green Space (SANGS) and SANGS Link (Phases 5a,5b and 5c) pursuant to condition 4 (reserved matters, access, layout, scale, appearance and landscaping) and the submission of partial details to comply with conditions 16 (detailed ecological management strategy and management plan), 29 (tree retention and protection plans), 32 (hard and soft landscaping) and 33 (landscape management plan) of planning permission ref: 12/05046 dated 4th April 2021 (as amended) and Schedule 5 Part 2 (Provision of SANG land) of the Section 106 agreement dated 17th April 2014 as varied.

The Committee was informed that a security gate located on an access road onto Brunswick Road in the vicinity of the Officers Mess in Pirbright had recently been unlocked and was being used by the army to travel between Pirbright Barracks and Deepcut training areas. The security gate, which was located within the boundaries of Guildford Borough Council's area, had originally been locked in the 1980s and it had never been envisaged that the route would be used for anything other than emergency access between the two army installations. The gate's location fell outside the envelope of the original hybrid planning application and this combined with the road's intended purpose meant that when the application had originally been developed there had never been any assessment made of the impacts of traffic coming into the Mindenhurst development from the east. Consequently, no conditions had been placed on the gate's use at the time the hybrid application had been considered. The situation was expected to be further compounded by to the extensive development that was taking place, and was planned, in the Pirbright area.

In an effort to address the situation, a condition requiring the installation of a lockable barrier on the access road prior to the first use of any part of the Southern SANG and SANG link had been included in the application. Notwithstanding this, it took an average of two years for SANG to be provided from receipt of planning approval and this left the area vulnerable to traffic using the access road in the interim. Discussions with the Defence Infrastructure Organisation (DIO) over the use of the road had, to date, been unproductive and no resolution had been reached.

It was recognised that deferring the application would impact on the delivery of the SANG and this would in turn have implications for the delivery of the Mindenhurst development. However it was considered imperative that the situation was resolved before the development progressed much further.

The recommendation to defer the application to enable further discussions to take place with the DIO over the concerns of residents, officers and the Committee with regard to the use of the access road from Pirbright Barracks, was proposed by Councillor Helen

Whitcroft, seconded by Councillor Edward Hawkins and put to the vote and carried unanimously.

RESOLVED that application 22/0233 be deferred to enable discussions with the DIO over a permanent solution to the gates use to be concluded.

Chairman