

LOCATION:	Former Garrison Church Of St Barbara, Deepcut Bridge Road, Deepcut, Camberley, Surrey, GU16 6RS,
PROPOSAL:	Internal and external alterations to the former Garrison Church of St Barbara to include part demolition of north east elevation and erection of a single storey side extension to provide a church hall
TYPE:	Full Planning Application
APPLICANT:	Secretary Of State For Defence
OFFICER:	Sarita Bishop

This application is being reported to the Planning Applications committee due to the historic and community importance of the former Garrison Church of St Barbara and the level of public interest in this proposal. This report should be read in conjunction with listed building consent application 22/0820/LLB which is also reported to this Planning Applications committee and follows this item on the agenda.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal is for internal and external alterations to the former Garrison Church of St Barbara, a Grade II listed building, to include part demolition of the north east elevation and erection of a single storey side extension to provide a church hall
- 1.2 The proposed church hall would provide a valuable community facility and would secure the long-term retention, maintenance and use of a Grade II listed building, the former Garrison Church of St Barbara. There would be limited harm to the Grade II listed building which would constitute "less than substantial harm" for the purposes of Paragraph 202 of the NPPF. The proposed tree loss to facilitate the proposed development is a material planning harm. This loss would be detrimental to both the landscape and wider visual character of the area. However, it is considered that, on balance, the public benefits arising from the development outweigh the planning harm identified with the proposed tree loss. Residential amenity, ecological and transport considerations associated with this development may be satisfactorily dealt with by way of conditions.
- 1.3 The application is therefore recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The site, of some 0.6 hectares, is located on the north east side of Deepcut Bridge Road. It comprises the former Garrison Church of St Barbara, a Grade II listed building, and part of an open area to the north of the church comprising grass, trees and shrubs.
- 2.2 The church is currently undergoing refurbishment works and is surrounded by scaffolding encased in plastic. The following description reflects what was seen when the site was last visited before the scaffolding was erected. The church is orientated roughly east-west and has a five bay nave, chancel, north and south aisles and transepts and a western porch. The building is of timber frame construction clad in corrugated iron painted white and is an example of a "tin tabernacle" church. The timber framed gothic arches windows are of

varying proportions and sizes. The roof has four dormer windows on each side and a timber fleche (spire). Given its former use as a military church, a number of the stained glass windows commemorate various Royal Army Ordnance Corps (whose patron saint was Saint Barbara) and Royal Logistic Corps (from 1993) milestones, people and events. There are also numerous plaques, memorials, flags and banners within the church.

- 2.3 The remaining part of the open area adjoining the church, a single storey prefabricated building, woodland and a footpath link between Deepcut Bridge Road and Mindenhurst Road lie to the north. The prefabricated building has previously been used as the church hall and a Skanska site office. It is in a poor state of repair. The existing tarmac former parade ground/car park lie to the west with residential development beyond. The military cemetery, which includes Commonwealth War Graves, lies to the south. New residential development lies to the east, separated from the site by the Green Swale and footpath/cycleway linking Mindenhurst Road to the north and the Village Green to the south.
- 2.4 Whilst this is a standalone application, the current proposal also relates to Phase 3d (Church Hall and Church) under the terms of the hybrid permission. This phase and the Formal Park (Phase 3b) are the subject of application reference 22/1068/RRM as set out below.

3.0 RELEVANT HISTORY

- 3.1 12/0546 Hybrid planning application for a major residential led development totalling 1200 new dwellings with associated public open space, community facilities, a primary school, retail and commercial uses, access and highways works. Approved 6 April 2014.

As this was a hybrid application full planning permission was granted for the residential conversion of the Officers Mess building (now Phase 6e), the Sergeants Mess building (now Phase 4g) and the Headquarters of the Director of Logistics building (now Phase 4e) to provide a total of 81 flats.

The outline element of the application included the approval of means of access and the following matters to be the subject of later reserved matter applications:

- 1,119 new build dwellings of which 35% would be affordable; (Officer note this would equate to an overall provision of 420 dwellings as it would also address the non provision on the converted buildings);
- A 2 form entry Primary School, together with a nursery facility;
- A foodstore;
- Local shops;
- Space for medical facilities to accommodate GPs/dentists;
- A library building with co-located police desk and village visitor centre;
- A public house
- Retention of the Garrison Church of St Barbara as a religious facility with a replacement church hall;
- Provision of 69.12 hectares of public open space comprising;
- 35 hectares of SANGs and 1.07 hectares of link between the Southern and Central SANGs;
- 19.85 hectares of semi natural open space (ANGST);
A 2 hectare Village Green;
- 1.16 hectare Allotments;

- 2.54 hectares of formal Parkland;
- Areas of amenity green space within the residential areas;
- Dedicated play spaces within the residential areas
- A care home;
- Improved footpaths, cycleways, public transport linkages and highway improvements; and
- A Sustainable Urban Drainage system.

The Section 106 agreement for this application was signed on 17 April 2014. The agreement had specific provisions relating to the environmental improvements on Deepcut Bridge Road which included in front of the former parade ground/car park. Please see paragraph 4.5 below.

On 8 March 2016 the original section 106 agreement was varied to bring forward the delivery of the Central SANG to include the SANG hut before the Southern SANG due to unforeseen delays in the Ministry of Defence vacating the site (the first variation).

On 12 May 2017 a second deed of variation to the original section 106 agreement as subsequently amended was signed to amend various definitions including in relation to the Central SANGs, the combined NEAP/LEAP, the Southern SANGs, the Sports Hub, the Travel Plan Monitoring Fee, the Travel Plan and the Village Green. Various provisions relating to education, open space, highways, sustainable travel, community facilities and the public house were also agreed.

The development commenced on 11 August 2017.

3.2 18/1002

Section 73 application to vary condition 50 (church hall) Phase 3d of the hybrid permission to allow for a larger church hall with an increase in floor area from 125 square metres to 250 square metres. Approved 14 November 2019. The section 106 legal agreement was amended to link this permission to the original obligations (the fourth variation). The increase in the floor area was sought following a detailed investigation by the Diocese of Guildford as to the minimum quantity of floor space needed to support a viable community hall and the long-term viable operation of the Church of St Barbara as a place of worship.

3.3 18/1090

Listed building consent for minor external alterations and repairs to the existing Garrison Church of St. Barbara's including amendment to external levels, conservation works to the external fabric and repair of the fleche (spire). Approved 19 March 2019. This consent has been implemented. The applicant has advised that the external refurbishment is due to be completed by April 2023 with the installation of the spire scheduled for September 2023.

3.4 19/2193/MPO

The agreement had specific provisions relating to the environmental improvements on Deepcut Bridge Road as follows:

“2.9 Prior to the Occupation of the 230th (two hundred and thirtieth) Dwelling, or within 24 (twenty four) months of Commencement of the Development the Owner shall agree with the Council and the County Council a scheme for Environmental Improvements on Deepcut Bridge Road between Woodend Road

and the existing zebra crossing and generally in accordance with drawing number 22729-LEA1214. Such works to include:-

- 2.9.1 car parking set into bays;
- 2.9.2 realignment of Deepcut Bridge Road;
- 2.9.3 landscaping;
- 2.9.4 high quality paving;
- 2.9.5 posts, benches and street furniture; and
- 2.9.6 provision for cyclists to connect to and through the Environmental Improvements on Deepcut Bridge Road from Dettingen Park to the north and Lake Road to the south.

A scheme has been submitted to comply with these prescriptive provisions. This application is reported elsewhere on this agenda.

- 3.5 21/1163/RRM Reserved Matters application pursuant to Condition 4 for the Formal Park (Phase 3b) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (LAP's and LEAPs), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedules 5 Part 10 (formal park) and 9 Part 9 (LEAPS and LAPS) of the Section 106 agreement dated 17 April 2014 as varied. This application is being held in abeyance as the requisite one hectare site area for the Formal Park area may not be achieved until the location of the church hall has been determined.
- 3.6 22/0085/DTC Submission of details to comply with conditions 2 (method and specification of the removal and replacement of the fleche (spire), 3 (assessment of works to dormers, roofs and windows) and 4 (specification of works to lower existing ground floor levels) attached to listed building consent 18/1090. Approved 17 March 2022.
- 3.7 22/0820/LLB Listed building consent for internal and external alterations to the Garrison Church of St Barbara to include part demolition of north east elevation and erection of a single storey side extension to provide a church hall. *This is the listed building consent application associated with the current planning application and is reported elsewhere on this agenda.*
- 3.8 22/0900/DTC Submission of details to comply with condition 55 (contaminated land - investigation and risk assessment) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019. Approved.
- 3.9 22/0926/DTC Submission of details to comply with condition 52 (archaeological evaluation) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019. Approved.

Reserved Matters application pursuant to Condition 4 for the Formal Park (Phase 3b) and the erection of a Church Hall attached to the Garrison Church of St Barbara (Phase 3d) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (LAP's and LEAPs), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedules 5 Part 10 (formal park) and 9 Part 9 (LEAPS and LAPS) of the Section 106 agreement dated 17 April 2014 as varied. This is under consideration and will be reported to the Planning Applications committee in due course.

4.0 THE PROPOSAL

- 4.1 The proposal seeks planning permission for internal and external alterations to the former Garrison Church of St Barbara, a Grade II listed building to include part demolition of the north east elevation and erection of a single storey side extension to provide a church hall. Whilst reserved matters approval is required for a church hall (Phase 3d) under the terms of the hybrid permission for the redevelopment of former Princess Royal Barracks, planning permission is also required for the proposed development as the former Garrison Church is a Grade II listed building.
- 4.2 The proposed church hall would have a floor area of 210 square metres. It would be single storey in height with an asymmetrical roof i.e. each side of the roof would have a different length/area with the ridge being offset from a central position. It would be set back from the front elevation of the existing church by a minimum distance of over 10.5 metres to the front elevation of the church hall increasing to some 19.5 metres to the front of the glazed link. The building would include large aluminium windows/doors in the front and side (south west elevation) with smaller aluminium windows, doors and louvred doors in the other side elevation (north east). The proposed hall would be connected to the former Garrison Church by a flat roofed single storey glazed link, being just under 3 metres in depth and just over 6 metres in width. The main external materials proposed for the development would include aluminium profiled roof and wall cladding in a black colour finish and black clay bricks. The existing steps would be extended to provide a suitable landing at the top of the steps. There would be an increase in site level around the existing and proposed buildings to provide level footpath access externally and internal ramped access between the church and the hall.
- 4.3 The main works proposed to the fabric of the church relate to the lowering of the cill to the existing church window and a level threshold created to facilitate access between the church and church hall via the proposed glazed link. This threshold will remain the width of the existing window. The existing ramp on the north west side of the church would be removed to create the link between the church and the proposed hall.
- 4.4 A total of three trees are shown to be removed as a result of this proposal comprising two Category B Scots Pines and a Category C Sycamore. A Laurel is also proposed to be removed.
- 4.5 The church hall would provide a multi purpose community space including a café, a meeting room, an office, toilets including an accessible toilet, a kitchen/servery area and storage facilities. It envisaged that the new facility would support and serve church and community activities including cubs, scouts, brownies, dance and exercise classes, community meetings and a community café. For information, when the hybrid permission was granted a church hall and a hall for use by the community were both defined as being within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987 (UCO) as amended. In 2020 an amendment was published to the UCO which defined a use for, or in connection with, public worship or religious instruction as being within the newly defined Use Class F1(f) and a hall or meeting place for the principal use of the local community as being within the

newly defined Use Class F2(b). Given the nature of the activities proposed within the building, its proposed use is considered to be a mixed F1(f)/F2(b) use.

- 4.6 This application is supported by a Design, Access and Heritage Statement, an Arboricultural Assessment, a Transport Statement, an Ecology Mitigation Strategy and Management Plan, an Ecological Desk Study, a Phase 2 Ecology Report, a Preliminary Ecological Appraisal and Preliminary Bat Assessment, a Bat Licence and a tracker for Ecological Supervision.
- 4.7 The application confirms that the former Garrison Church of St Barbara will be gifted to the Church of England Diocese of Guildford.
- 4.8 Given that the red line application site is drawn around the church and the proposed church hall extension, and although referred to in the supporting documents for this application, the provision of landscaping within the church environs, including the church hall if approved, and car parking provision would fall to be considered under the reserved matters application 22/1068/RRM. Land within the applicant's ownership is also outlined in blue and enables the imposition of conditions on land outside the red line application site. The imposition of relevant conditions is also discussed in more detail at paragraphs 7.5.3 and 7.7.2 below.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objection. *This response is attached as Annex A (CHA)*
- 5.2 Historic England No objection. *This response is attached as Annex B.*
- 5.3 Conservation and Design Consultant Urban No objection subject to conditions. *This response is attached as Annex C.*
- 5.4 Arboricultural Officer Objection on loss of trees. *This response is attached as Annex D.*
- 5.5 Environmental Health No objection subject to conditions.
- 5.6 Surrey Wildlife Trust (SWT) No objection subject to conditions.

6.0 REPRESENTATION

- 6.1 A total of 119 individual letters were sent to addresses on Alfriston Road, Deepcut Bridge Road, Fernleigh Rise, Minden Court and The Fairway on 21 October 2022 and Forest Drive and Mindenhurst Road on 23 November 2022. The Diocese of Guildford, the Mytchett, Deepcut and Frimley Green Society and the Deepcut Neighbourhood Forum were also notified of this application. A site notice was displayed on 27 October 2022 with press notices being put in the Camberley News on 2 November 2022 and the Surrey Advertiser on 4 November 2022.
- 6.2 At the time of the preparation of this report no letters of objection have been received. A total of 173 representations from 149 addresses have been received in support of the application as follows:

Historic building [Officer comment see sections 7.3 and 7.4 below]

- What is proposed makes St Barbara's Church fit for purpose without detracting from its listed building status;
- The church hall and link are aesthetically appropriate and do not detract from the listed building;
- The link requires minimal alteration to one side of the listed building;
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- The Diocese of Guildford has much experience in managing and maintaining listed buildings;
- It would enhance the church surroundings and access to the church;
- Wonderful opportunity to preserve and enhance St Barbara's Church;
- Church needs urgent repairs due to many years of neglect;
- It would be criminal to let the church deteriorate;
- Entirely inexplicable to be using the listed building status as a reason to refuse planning consent whilst the listed building in question is falling apart;
- The development has been delayed for too long by spurious objections of limited, if any, genuine validity;
- The aspect of the proposed hall building and link is simple and unobtrusive with the proposed materials in no way detracting from the church;
- The Church of England is mindful of its responsibility to our nation's heritage whilst understanding that buildings must serve every generation;
- The scheme is well judged, fits in effectively with the wider local redesign and nests sympathetically in the green environment;
- The scheme is sympathetic to the original design of the church and greatly enhances the area;
- Great care has been taken to ensure minimum effect on the natural environment and the net effect is more trees;
- If this church is allowed to decline further then the significance of the military graveyard and those who served and lie within it will be lost;
- The report from Purcells settles the issue of preservation of a listed building being 100% positive;
- Best way to preserve a listed building is to adapt it sensitively and appropriately for contemporary use;
- The proposed development has been carefully designed and will have no adverse impact upon the character of the area, the amenities of adjacent properties or surrounding tree cover;
- The church hall and link will cause less than substantial harm to the significance of this Grade II listed building;
- Paragraph 202 of the NPPF requires this level of harm to be weighed against the public benefits of the scheme including securing the optimal viable use of the building;
- The development is extremely tastefully, ecologically and appropriately designed;
- Imperative that the plan is administered in conjunction with the associated listed building consent application;
- The new hall is placed far enough from the footprint of the church to reduce the impact on the outline and form of the building;
- The linking of the old church to the new hall seems to be a visual representation of a new community that also celebrates its heritage;
- Very little of the Garrison Church has to be altered to accommodate the walkway connection;
- Recent legal case permitted the removal of pews from a Grade II listed church in Clapham with the church judge quoted as saying "I have reached a clear judgement that, weighing the public benefit and against harm, the former does outweigh the latter" and the same argument applies in this case;
- The proposal will help ensure the long-term preservation of this historically important building;

Community need [Officer comment see section 7.2 below]

- An enlarged church hall will provide necessary community facilities and support community activities such as Sunday School, cubs, scouts, guides and brownies, dance and exercise classes, birthday parties, local clubs, community meetings, mobile library shelves and a community café;
- Building community is what the church engages in most and this must be reflected in the functionality and size of any facility that is to be built;

- The former church hall was catering to the needs of an Army community in conjunction with chaplaincy style churchmanship whilst the new church hall will cater to the diverse needs of a growing neighbourhood that includes a large school community and people of all ages;
- The larger community hall would provide the physical space to promote community cohesion;
- The church is an important base and central to the new and growing community of Deepcut;
- We need to develop the church to enable the ever growing congregation in Deepcut on both a spiritual and community level;
- St Barbara's already has a growing church community and these additions to the church can only enhance and improve the ability to provide a local meeting point;
- The proposal is essential for the functioning of a successful church community;
- Important new hub for both Deepcut and Mindenhurst;
- The church is already provide a social café, refuge welcome, mum and toddler group and a warm space for 2022/23 in its current location in Mindenhurst primary school which will not be possible when the school opens so it needs the church and hall to continue to serve the community;
- An important facility for the whole community to use and come together;
- The provision of this extra space will serve the community for years to come';
- Would enable elderly people to make new friends and support young people;
- Anything that fosters community spirit must be a good thing;
- It will add value to all sections of the local community;
- Good for supporting the local community;
- Good for socialising after purposes before and after Sunday service;
- Lack of facilities in Deepcut;
- There should be a total commitment from Surrey Heath Borough Council and Surrey County Council in supporting a community hub;
- With future worries about heating, the hall with its facilities and its link to the church will be a real benefit to the community;
- Local residents are being denied a facility the potential of which for building and enhancing community cohesion and environment is considerable;
- St Barbara's parish will cover a large vital civilian development which needs a firm Christian base;
- It would be a tragedy if the church had to close because this planning application is turned down;
- Activities put on by the church are a great help to all ages in socialising and overcoming loneliness within the community;
- Delightful solution that the former Garrison Church of St Barbara should become the new Parish Church serving Deepcut;
- This beautiful church needs to be used to the full in offering spiritual and social activity to the community;
- Promotes spiritual and social cohesion as well as outreach to more vulnerable groups which the hall will allow for;
- It would provide a civic facility that connects with the military past;
- Public benefits of the scheme are clear in terms of both the church and the community;
- Church is meeting a clear and growing need in the community

Functionality/Officer comment see sections 7.3 below]

- An enclosed link between the church and church hall will protect the vulnerable from encountering icy or wet conditions as well as from unwanted personal contact with strangers which would be a safeguarding concern;
- Provision of administration space for the incumbent, administrator and youth worker play an important role in today's church facilities;
- A church that is fit for purpose in the 21st century needs to have a linked church hall available for a variety of activities;

- The link will provide easy access between the church and hall;
- Level access throughout the church, hall and link is essential for wheelchair users, for the elderly and for those with disabilities and limited mobility;
- There is a basic need for toilets within the building for everyone;
- For a church to function effectively it needs a church hall with appropriate facilities;
- For ease of use a covered link between the church and church hall is vital;
- Without the link and church hall the church is a 120 year old relic;
- No church will be sustainable financially without the ability to attract families by offering separate children's groups and being able to serve the community during the week;
- Lack of toilet facilities and running water within the existing church has caused all sorts of anxieties and difficulties that are not really acceptable today;
- The Garrison Church lacks the facilities for a modern church;

7.0 PLANNING CONSIDERATION

7.1 The application site is located within the village of Deepcut as defined by the Surrey Heath Core Strategy and Development Management Policies 2012. As such Policies CP4 (Deepcut), CP11 (Movement), CP14A (Biodiversity and Nature Conservation), DM9 (Design Principles), DM11 (Traffic Management and Highway Safety), DM14 (Community and Cultural Facilities) and DM17 (Heritage) are relevant to the consideration of this application. The Listed Buildings and Conservation Area Act 1990, the Deepcut Supplementary Planning Document (SPD), the National Planning Policy Framework (NPPF) 2021 and the County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2021 are also relevant. The site is also subject to the provisions of the of the hybrid permission and associated section 106 agreement for the redevelopment of the former Princess Royal Barracks site.

7.1.2 Having regard to the provisions of the hybrid permission and the section 106 agreement as amended, the main considerations in the determination of this application are considered to be:

- The principle of the development;
- Proposed layout and design
- Heritage considerations;
- Tree retention and landscaping;
- Amenity considerations;
- Highway considerations; and
- Ecological considerations.

7.2 The principle of development

7.2.1 Paragraphs 92 and 93 of the NPPF promote social interaction and the provision of shared spaces and community facilities to enhance the sustainability of communities

7.2.2 The Deepcut SPD, the hybrid permission and the section 106 agreement as amended require the provision of appropriate social and green infrastructure to support the redevelopment of the former Princess Royal Barracks.

7.2.3 The community objective in the Deepcut SPD supports the creation of community hubs including the village green, the school, the church, the sports hub and supermarket as part of developing an attractive and vibrant village centre that meets the needs of the local population.

- 7.2.4 Policy DM14 seeks to identify opportunities to enhance and improve community facilities within the Borough.
- 7.2.5 The proposal seeks permission for the erection of a church hall for community use, as an extension to the existing Grade II listed church. The committee report for the hybrid permission noted that the replacement of the existing church hall was desirable but not essential for the success of the scheme. Accordingly the development would not be compelled to deliver this part of the development as this would be a matter for the future owner/occupier of the church. This was unknown at the time of the hybrid permission. However the Church of England Diocese of Guildford is now identified as the future owner/occupier of the church and the development the subject of this application. The proposal reflects the diocesan requirements for a church hall serving the community as established by planning permission 18/1002. It is clear from the submitted documentation, and as reflected in the representations of support for this proposal as set out above, that the provision of a church hall with modern facilities is imperative, in both social and economic terms, to the successful retention of the church and the development of its ministry serving both church and village communities.
- 7.2.6 The hybrid permission included the retention of the Church for faith uses. The replacement of the church hall, the creation of a new car park and a formal public open space, were also proposed, all of which were indicatively shown to the north of the church. The current proposal, and that proposed for reserved matters approval under reference 22/1068/RRM as set out at paragraph 4.7 above, provide all of these facilities albeit in a different configuration to that envisaged within the SPD and under the hybrid permission. Given the hybrid nature of the permission and the timescale over which the development would take place, it was always recognised that the scheme would evolve. It is noted that, under the hybrid permission, the church hall was indicatively shown to be a detached building. However, the current application clearly sets out the importance of having a building linked to the existing church particularly in terms of practicality of use, the facilities to be provided and security/safety. Whilst it is recognised that there a number of matters which fall to be considered under the reserved matters application (22/1068/RRM), the principle of having a church hall for community use attached to the existing church is acceptable subject to the detailed consideration of the following matters.

7.3 Proposed layout and design

- 7.3.1 The NPPF promotes an efficient use of land. Paragraphs 126 and 130 of the NPPF are particularly relevant to the consideration of the submitted application in relation to the quality of the built environment and local character.
- 7.3.2 Policies CP2 and DM9 of the CSDMP 2012 support new development that respects and enhances the quality of the urban, rural, natural and historic environments.
- 7.3.3 The Deepcut SPD recognised the importance of the existing church as follows:
- Grade II listed building;
 - Highly visible iconic building;
 - Visually attractive;
 - Strong historical elements;
 - Military connection; and
 - High degree of community appreciation

The church is within the Village Green Character Area as defined in the SPD. The SPD acknowledged that the Church and its curtilage would be an important community hub area and the church would retain a faith function. The existing hall to the north was identified for redevelopment for faith use.

- 7.3.4 The erection of an extension to the existing church to provide a church hall has been the subject of a review by Design South East (DSE). DSE supported the attachment of the proposed church hall to the existing church. It was of the view that the minimal loss of fabric to the church building, which would result from the physical connection to the extension, would be balanced by the benefit that the extension would bring to the community. However, it had reservations about the proposed use of external materials in a white colour finish and recommended that the colour finish should be a dark colour. Please see the commentary below at paragraph 8.3.6 in this regard.
- 7.3.5 The proposal is for the erection of a side extension to the existing church to provide a church hall. The proposed layout and relationship between buildings are considered to be typical of this type of community facility and are acceptable subject to the consideration of the following matters.
- 7.3.6 A modern design approach has been taken for the extension in terms of the glazed link, use of materials and asymmetric roof. This is not uncommon when attaching new extensions to historic buildings to ensure that the history of the building remains legible. The proposed church hall would be separated from the existing church by the glazed link. This degree of separation in combination with the scale and height of the proposed hall would result in a form of development which would be clearly subordinate to the existing church and sufficiently distant to safeguard the historic setting of the church. The Council's Urban Design and Conservation Consultant supports the simplicity of the design and its subservient relationship to the church. The Consultant notes that high quality detailing is fundamental to the success of this scheme. To this end, further details of the glazed link are required to ensure that the roof structure of the link is a slim and subordinate as possible and the upper level of glazing is fully aligned with the fenestration for the proposed hall. These details may be secured by way of condition. Subject to this, no objection is raised to the proposal in terms of design or layout having regard to Policies DM9 and DM17.
- 7.3.7 The proposed use of a dark colour finish for the church hall would make it visually recede into the background allowing the white coloured church to dominate. Having regard to the comments of Design South East, the main external material is proposed to be metal sheeting in a black colour finish. The Council's Urban Design and Conservation consultant recommends a softer and more sophisticated approach in terms of materiality and colour scheme using dark grey tones, preferably in a matt finish and a different type of texture in contrast to the existing iron cladding. She also recommends that the brickwork should be dark grey rather than black which would be too prominent given the proximity of the plinth to the listed building. The detailed design should seek to minimise/eliminate the brick plinth. The applicant has raised no objection in principle to these changes which may be secured by condition. Subject to the imposition of appropriate conditions no objection is raised to the proposal in layout or design terms.

7.4 Heritage considerations

- 7.4.1 In considering whether to grant planning permission, Section 66(1) of the Listed Buildings and Conservation Area Act 1990 imposes a legal duty on local planning authorities *"to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*
- 7.4.2 Paragraphs 197, 199 and 202 of the NPPF sets out how applications affecting heritage assets should be considered in terms of their significance, conservation and the contribution they make to local character. These aims are also reflected in Policy DM17 of the CSDMP.
- 7.4.5 In terms of the significance of the former Garrison Church of St Barbara, the reasons for its designation as a listed building, as set out by Historic England, state that the church is:

“ a good and relatively ambitious example of a prefabricated “tin tabernacle” which were economic and swift solutions to accommodation demands”

In terms of its survival and history the listing recognised that:

“these increasingly uncommon buildings were not intended for longevity and its survival for over a century is testament to the quality of the product and its fitness for purpose...”

“the church is a repository of memorabilia that charts historic events relevant to the Deepcut, Blackdown, Hilsea and other regiments; windows, memorials, art works and other fixtures exhibit considerable quality and interest, and as group are a rich collection, enhancing the typically plain interior.”

- 7.4.6 Having regard to the above, it is considered that the church is a rare surviving example of a “tin tabernacle” church and, as a result, is of high architectural significance. The lack of alteration since its time of construction, circa 1900, reinforces this significance. It is also clear that, due to the many memorials and commemorative art works within the church, it retains strong connections to local regiments.
- 7.4.7 Heritage conservation is about managing change, preparing for the future and ensuring that historic buildings can be retained in active use, whilst safeguarding their heritage for future generations. The impact on the listed building has to be considered in the context of the proposed works in relation to the alterations proposed to the listed building, the associated loss of historic fabric and the impact of the proposed extension on its setting.
- 7.4.8 The main alterations to the existing building relate to the lowering of the cill to the existing church window and a level threshold being created, to facilitate access between the church and church hall via the proposed glazed link, and the attachment of the link to the existing building. The submitted Design, Planning and Heritage Statement advises the loss of historic fabric would be very localised with the works considered to result in “less than substantial harm” to its architectural significance as set out in paragraph 202 of the NPPF. The Council’s Conservation Consultant and Historic England both agree with this assessment. As such there is no objection to the proposed alterations to the listed building to facilitate the proposed development.
- 7.4.9 Historic England also confirms that the proposed works would allow for the provision of a well-designed functional annex sympathetic to the character of the listed building with no adverse impact on the historic setting. In addition, the accruing limited heritage harm could be considered to be outweighed by the public benefits of providing much needed basic services that will help secure the future community use of the building, thus avoiding risks for its long-term conservation.
- 7.4.10 For the reasons given above the harm arising from the development would be limited overall and would constitute “less than substantial harm” for the purposes of Paragraph 202 of the NPPF. Having regard to the above commentary, no objection is raised to the proposal on listed building grounds.

7.5 Tree retention and landscaping

7.5.1 Paragraph 131 of the NPPF states that:

“trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.”

It also states that planning decisions should ensure that existing trees are retained wherever possible.

- 7.5.2 An Arboricultural Assessment has been submitted in support of this proposal. The proposal details the removal of two Category B Scots Pines, around 20 metres in height, and a Category C Sycamore, of some 15 metres in height. These trees are to the north of the church and are widely seen from many public vantage points and contribute to the landscape character of the area.
- 7.5.3 The Arboricultural Officer is of the view that the Scots Pines should be classified as Class A and no evidence has been provided to highlight any significant defects that warrants a downgrading to Class B. The Arboricultural Officer has also raised concerns about the root protection areas, the foundation construction, the works to the trees to be retained, works to trees to facilitate the construction of the building, future issues arising from the proximity of trees to be retained to the building e.g. falling limbs, leaves/pine needles/cones blocking gutters and the long-term viability of trees shown to be retained. Having regard to the above concerns, the scheme fails to adequately secure the protection of important protected trees which contribute positively to the character and appearance of the area and on this basis the Arboricultural Officer recommends the refusal of this application.
- 7.5.4 In response to this recommendation, the applicant has provided further information on the assessment and subsequent classification of the trees; proposals for confirming the actual root spread including the use of trial trenches using a vacuum excavator and air spade along the edge of the building/foundation edge; confirmation of routine building management; and confirmation of the extent of works required to facilitate the construction of the development with the proposed footpath around the building proposed to be of a no dig construction. Furthermore, all excavations with the root protection areas of all trees would be subject to a scheme of arboricultural supervision. The Arboricultural Officer has considered these further comments and advises that the information submitted has not provided the overriding justification for deviating outside of the British standard or that there will not be foreseeable harm to trees which provide a significant level of amenity and in keeping with the character of the area. In the Arboricultural Officer's view, the ability to build something is drastically different from the appropriateness of doing it and these trees provide a significant level of amenity to the general area. He remains of the view that the impact on trees arising from the development is unacceptable and maintains his objection to the proposal under Policy DM9 for the reasons as set out above.
- 7.5.5 The proposed tree loss to facilitate the proposed development is a material planning harm arising from this proposal. This loss would be detrimental to both the landscape and wider visual character of the area. In such circumstances it is necessary, as part of the planning balance, to weigh the harm associated with the loss of the trees against the public benefits of the proposal.
- 7.5.6 In this case, the proposed church hall would provide a valuable community facility and would secure the long-term retention, maintenance and use of a Grade II listed building. The proximity of the development and link to the church meets the functional, community and security needs identified by the Diocese for the successful and viable operation of the proposed hall. In visual terms, the development would be seen in the context of the trees to be retained within the site, the proposed Formal Park to the north and the cemetery to the south. It is also recognised that in attaching the proposed hall to the existing church, potential tree loss to provide a detached hall and car park on land to the north (now identified for the Formal Park) would be avoided.
- 7.5.7 Furthermore, as part of the Formal Park proposals as set out in reserved matters application 22/1068RRM, additional tree and shrub planting is proposed within the car park adjoining the car park which would be secured by condition on any reserved matters approval granted. However, it would also be appropriate to impose a condition on this application, as it is a standalone application for planning permission, to also secure these works before the church hall is made available for use. Having regard to the above commentary, it is therefore

considered that, on balance, the public benefits arising from the development outweigh the planning harm associated with the proposed tree loss associated with this proposal. Notwithstanding this, it would also be appropriate to impose conditions on this application to safeguard the trees to be retained during the construction process.

7.6 Amenity considerations

- 7.6.1 Paragraph 130 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form.
- 7.6.2 The closest residents are located in Mindenhurst Road/Forest Drive some 29-50 metres to the east/south east and Deepcut Bridge Road, some 48 metres to the west of the existing church. Historically, there would have been a variety of activities associated with the military and civilian use of the church, church hall and parade ground/car park. With the proposed expansion of the church facilities, the proposal has the potential to introduce additional activity and disturbance to adjoining residents, particularly to those dwellings which did not exist when the church was last in use. The Council's Environmental Health team recommend that a condition be imposed that to preclude noises including amplified sound (music and speech) being audible to nearby noise sensitive premises with or without one or more windows open between 11pm and 7am. Subject to the imposition of this condition, no objection is raised to the proposal on residential amenity grounds. Whilst all matters relating to the operation of the car park will be considered under the reserved matters application, reference 22/1068/RRM, as this is a standalone application for planning permission it is considered to be appropriate to impose a condition to ensure that an appropriate management plan for the car park is secured before the church hall is made available to the public to address potential issues with activity and disturbance.
- 7.6.3 Environmental Health has also requested that a condition be imposed on this application which secures the provision of construction environmental management plan (CEMP). It is acknowledged that this site/proposal is identified as phase 3d within the terms of the hybrid permission. Condition 61 of this permission requires the submission of a CEMP for each phase before any development that can start on that phase. However, this is a standalone application for planning permission which could be implemented independently of the hybrid permission and as such it is considered appropriate to impose a condition securing a CEMP within the terms of the application under consideration.

7.7 Highway considerations

- 7.7.1 Paragraph 110 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented. Policy CP11 requires all new development to be appropriately located in relation to public transport and comply with the Council's car parking standards.
- 7.7.2 No car parking provision is proposed within the current application. However the provision of access, car/cycle parking and electric vehicle charging facilities to serve the church, church hall and formal park are to be considered in detail under the reserved matters application 22/1068/RRM. It is noted that 61 car parking spaces are proposed for this application which is currently being considered by the County Highway Authority. The application is supported by a Transport Statement which sets out the position in relation to the wider reserved matters application.

- 7.7.3 The car parking standard for a place of worship is 1 space per 10 seats which, in the case of St Barbara's having 184 seats, would result in a provision of 18 spaces. The car parking standard for a community building requires a provision of either 1 space per 3 persons/seats or 1 space per 20 square metres of floor area. In this case, for a stated capacity of 55 people and a building of 210 square metres this would result in a provision for the church hall of 18 or 11 spaces respectively including an accessible parking space.
- 7.7.4 Cycle parking would be based on individual assessment. To ensure that appropriate access arrangements, car/cycle parking and electric vehicle charging facilities are in place before the church hall is available for use, it is proposed to impose a condition requiring the works to the car park to be complete and available for use before the church hall becomes operational, whether this be under the terms of a reserved matters approval pursuant to the hybrid permission or a submission of details under this current application. The County Highway Authority has no objection to this proposal. Subject to the imposition of this condition, no objection is raised to the proposal on highway grounds.

7.8 Ecological considerations

- 7.8.1 Paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy CP14A states that the Borough Council will seek to conserve and enhance biodiversity within Surrey Heath and development that results in harm to or loss of features of interest for biodiversity will not be permitted.
- 7.8.2 The application is supported by an Ecology Mitigation Strategy and Management Plan, an Ecological Desk Study, a Phase 2 Ecology Report, a Preliminary Ecological Appraisal and Preliminary Bat Assessment, a Bat Licence and a tracker for Ecological Supervision. Whilst there are no badger setts within the application site, the Preliminary Ecological Appraisal and Preliminary Bat Assessment and Phase 2 Ecology Report have identified the likely presence of active badger setts some 60 metres to the south of the development site. The SWT has been consulted on this application and raises no objection to the proposal in terms of potential impact on badgers or their habitat. However, to ensure that the local badger population is safeguarded, SWT requires the provision of a survey within the site boundary and a 30 metre buffer to search for any new badger setts prior to the commencement of development and to confirm that any setts present remain outside the construction zone. This may be secured by way of condition.
- 7.8.3 The applicant has received a licence from Natural England in respect of the roosts which would be subject to loss or disturbance within the development site. It is noted that this predominantly relates to the works associated with listed building consent 18/1090. Subject to full compliance with the terms of this licence SWT raises no objection to the proposal in relation to bats within the building. As compliance is a legal requirement under other legislation it is not necessary to impose a condition requiring compliance under the terms of this application. SWT also recommends that a CEMP be submitted particularly to secure the protection of the tree referenced T5 which was identified in the Preliminary Ecological Appraisal and Preliminary Bat Assessment as supporting a bat roost. Whilst noting that this tree is within the military cemetery, it is considered appropriate to safeguard this tree and the wider military cemetery from construction activities. Having regard to the commentary as set out at paragraph 8.6.3 this requirement may be secured under the proposed CEMP condition. As bats are known to be present on the development site and adjoining area, SWT has recommended that a Sensitive Lighting Management Plan be provided in relation to this proposal. This may be secured by way of condition.
- 7.8.4 Ecological surveys have identified the presence of a low population of slow worm and grass snake in habitat immediately adjacent to the site. Appropriate mitigation is therefore required to ensure that reptiles are adequately protected. A reptile precautionary method of working may be secured via the CEMP for this phase of development.

- 7.8.5 The SWT has advised that development activities such as demolition, roof works and vegetation/site clearance are timed to avoid the bird nesting season from early March to August inclusive. This may also be secured by way of condition.
- 7.8.6 The SWT advises that this development offers opportunities to restore or enhance biodiversity which are proposed to be secured by way of condition. Bird/bat boxes may be erected on or be integral within the new building. Replacement planting would be secured by condition under the terms of this permission or a reserved matters approval.

8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY DUTY

- 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.
- 8.2 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.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The proposed church hall would provide a valuable community facility and would secure the long-term retention, maintenance and use of a Grade II listed building, the former Garrison Church of St Barbara. There would be limited harm to the Grade II listed building which would constitute "less than substantial harm" for the purposes of Paragraph 202 of the NPPF. The proposed tree loss to facilitate the proposed development is a material planning harm. This loss would be detrimental to both the landscape and wider visual character of the area. However, it is considered that, on balance, the public benefits arising from the development outweigh the planning harm identified with the proposed tree loss associated with this proposal. Residential amenity, ecological and transport considerations associated with this development may be satisfactorily dealt with by way of conditions. The proposal is therefore recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions and informatives:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding any indication in the submitted plans, no external materials shall be used on or in the development hereby approved until a detailed material schedule and samples of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. Prior to any works above foundation level being commenced, fully detailed drawings of the glazed link and adjacent Hall fenestration shall be submitted to and approved in writing by the Local Planning Authority. The glazed link and Hall fenestration shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The church hall shall not be made available for use unless and until the former parade ground/car park to the west of the former Garrison Church of St Barbara has been upgraded as follows:

- the resurfacing of the area (including new service runs) in an external finish to be agreed,
- laid out, to provide a minimum of 61 car parking spaces and cycle parking for 10 bicycles;
- the provision of new soft and hard landscaping;
- the provision of bat sensitive street lighting;
- provision of electric vehicle charging points;
- upgraded vehicular access onto Deepcut Bridge Road;
- provision of appropriate measures to secure the car park

with all works completed and made available for public use together either in accordance with a reserved matters approval for such works or a scheme for these works to be submitted pursuant to this condition. Any submission should also include details of a car park management plan. Once it has been made available for public use, the car park shall thereafter be retained, maintained and operated in accordance with approved management plan.

Reason: To ensure that the appropriate facilities are in place to support the church hall in a timely manner having regard to Policies CP4 and CP11 of the Surrey Heath Core Strategy and Development Management Development Policies 2012, the Deepcut SPD and Surrey County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2021

5. The development hereby permitted shall be used for a mixed use falling within Use Classes F1(f)/ F2(b) of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: In the interests of the visual and residential amenities of the area, to ensure the use is compatible with the Grade II listed building and to ensure appropriate car parking provision is available to serve the development having regard to Policies DM9, DM17 and CP11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and Surrey County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2021.

6. Amplified sound (music and speech) arising from the development shall be inaudible within any nearby noise sensitive premises, with or without one or more windows open between the hours of 11pm and 7am.

Reason: To safeguard the residential amenities of residents in the vicinity of the development having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012

7. Notwithstanding the information that has been submitted with the application, no operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until an updated and detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS/TPP.

The AMS and TPP shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan. A specification for protective fencing during both demolition and construction phases and a plan indicating the alignment of the protective fencing. Details to include a specification for ground protection within Root Protection Areas (RPA's).
- d) Details of any construction and demolition works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. No services shall be dug or laid into the ground other than in accordance with the approved details.
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- g) Details of the arrangements for the implementation, supervision, monitoring and reporting of works required to comply with the arboricultural method statement.
- h) Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
- i) No development or other operations shall take place except in complete accordance with the approved tree protection scheme and Arboricultural Method Statement.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Notwithstanding any details submitted with the application, prior to the commencement of any construction, details of the foundations to be used shall be submitted to the Local Planning Authority for approval in writing. Such details to demonstrate how the proposed foundation design would safeguard the roots of the trees to be retained on

site. Once approved the foundations shall be dug in full accordance with the approved scheme.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. Prior to the commencement of any works on site, a survey by an appropriately qualified and experienced ecologist should be undertaken with the proposed development boundary and a 30 metre buffer, to search for any new badger setts and confirm that any setts present remain outside of the construction zone. If any badger activity is detected, works shall cease and an appropriate strategy to prevent harm to this species shall be submitted to and approved in writing by the Local Planning Authority. Development may then restart and be undertaken in accordance with the approved strategy.

Reason: To safeguard the local badger population having regard to Policy CP14a of the Surrey Heath Core Strategy and Development Management Policies Document 2012, the National Planning Policy Framework 2021 and the Protection of Badgers Act 1992.

10. Prior to the development being made available for use, details of a Sensitive Lighting Management Plan shall be submitted to the Local Planning Authority for approval. The scheme shall be installed in accordance with the approved scheme prior to the first use of the development and thereafter retained and maintained.

Reason: To safeguard the local bat population having regard to Policy CP14a of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework 2021.

11. Development activities such as demolition, roof works, and vegetation or site clearance should be timed to avoid the bird nesting season of early March to August inclusive. If this is not possible and no large areas of dense vegetation are affected, the site should be inspected for active nests by a qualified ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by a qualified ecologist that the nest is no longer in use.

Reason: To safeguard the local bird population having regard to Policy CP14a of the Surrey Heath Core Strategy and Development Management Policies Document 2012, the National Planning Policy Framework 2021 and the Wildlife and Countryside Act 1981.

12. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP.

(i) a construction travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;

(ii) a delivery and haulage travel plan including details of the routes of delivery/service vehicles, the timings of deliveries/service collections and other HGV movements and areas for loading and unloading of plant and materials;

(iii) piling techniques, where proposed;

(iv) storage of plant, materials and waste;

(v) provision of boundary hoarding and lighting;

(vi) details of proposed means of dust suppression, emission control and noise mitigation;

- (vii) details of measures to prevent mud from vehicles leaving the site during construction;
- (viii) details of any site construction office, compound and ancillary facility buildings;
- (ix) lighting on site during construction;
- (x) procedure for monitoring and review of the CEMP;
- (xi) measures for the implementation of the CEMP through an environmental management system;
- (xii) details of the temporary surface water management measures to be provided during the construction phase if required;
- (xiii) appointment of a Construction Liaison Officer with identified lines of communication;
- (xiv) the number of trainees and apprentices to be employed on the site;
- (xv) site working hours;
- (xvi) a reptile precautionary method of working;
- (xvii) a map showing the location of all ecological features;
- (xviii) an ecological risk assessment of the potentially damaging construction activities;
- (xix) practical measures to avoid and reduce ecological impacts during construction;
- (xx) the location and timing of works to avoid harm to biodiversity features;
- (xxi) use of protective fencing, exclusion barriers and warning signs in relation to protected species and their habitats and
- (xxii) use of protective fencing to safeguard the listed building and adjoining cemetery from demolition and construction activities.

Reason: In the interest of residential amenities, protected species and highway safety having regard to Policies CP4, CP14A, DM9 and CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the objectives of the Deepcut SPD and the National Planning Policy Framework 2021.

13. The felling of the trees proposed to be removed as a result of this proposal, shall be undertaken using precautionary methods such as soft felling. If any bats are identified, all works should immediately stopped and advice sought from a suitably qualified ecologist. If required, an appropriate strategy to prevent harm to this species shall be submitted to and approved in writing by the Local Planning Authority. Development may then restart and be undertaken in accordance with the approved strategy.

Reason: To safeguard the local bat population having regard to Policy CP14a of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework 2021.

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

Site location plan

DC2-WTM-CX-114-XX-DR-03-0104 PS02
DC2-WTM-CX-114-XX-DR-03-0110 PS02

Proposed floorplans

DC2-PUA-AX-114-XX-DR-01-260 rev PS09 - Ground floor plan in context
DC2-PUA-AX-114-XX-DR-01-261 rev PS09 - Ground floor plan as proposed

Proposed Elevations and Sections

DC1-PUA-AX-114-XX-DR-01-265 rev P03 - Proposed north-east elevation
DC1-PUA-AX-114-XX-DR-01-266 rev P03 - Proposed south-west elevation
DC1-PUA-AX-114-XX-DR-01-267 rev P03 - Proposed sections 2 and 3 (north-west)
DC1-PUA-AX-114-XX-DR-01-269 rev P05 - Proposed sections 6 and 7 (north-west)
DC1-PUA-AX-114-XX-DR-01-270 rev P03 - Proposed section 8 (south-east)

DC2-PUA-AX-114-XX-DR-01-262 rev P06 - Proposed roof plan
DC2-PUA-AX-114-XX-DR-01-263 rev P05 - Proposed north-west elevation (part)
DC2-PUA-AX-114-XX-DR-01-264 rev P03 - Proposed south- east elevation (rear)
DC2-PUA-AX-114-XX-DR-01-268 rev P05 - Proposed sections 4 and 5 (north-east)

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. Bats: All bats found in Britain are protected under Schedule 8 of the Wildlife and Countryside Act 1981. It is an offence to kill any bats or disturb their roosts. If bats are discovered during inspection or subsequent work. Natural England must be informed immediately.
2. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
3. The applicant is reminded that this planning permission does not give the necessary consent for the proposed works which fall within the requirements of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990. The applicant is reminded that no works may take place in relation to the former Garrison Church of St Barbara unless and until all statutory consents are in place.
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.

www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs

5. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice

6. The developer is expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022