

<b>LOCATION:</b>	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN,
<b>PROPOSAL:</b>	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.
<b>TYPE:</b>	Reserved Matters
<b>APPLICANT:</b>	Secretary Of State For Defence
<b>OFFICER:</b>	Sarita Bishop

This application is being reported to the Planning Applications committee as it is a major planning application (site area greater than 1 hectare), due to the historic and community importance of the former Garrison Church of St Barbara and informative 22 on the hybrid permission which states that all reserved matters applications for Princess Royal Barracks will be referred to the Planning Applications committee for determination.

## **RECOMMENDATION: GRANT subject to conditions**

### **1.0 SUMMARY**

- 1.1 The proposal is for the provision of a formal park with associated works and 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 development is considered to provide an appropriate formal park with associated facilities as an important component part of the provision of green infrastructure to serve Mindenhurst and is compatible with the objectives of the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied.
- 1.3 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 this part of 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. As the proposed church hall is identical to planning application 22/0821/FFU reported to the January 2023 committee, this recommendation is consistent with that decision. See Annex D for a copy of this report.

- 1.4 The application is therefore recommended for approval, subject to conditions.

## **2.0 SITE DESCRIPTION**

- 2.1 The site, of some 1.3 hectares, is located on the north east side of Deepcut Bridge Road. It has two distinct elements. The northern part of the site comprises an area of woodland, a single storey vacant prefabricated building and a footpath link between Deepcut Bridge Road and Mindenhurst Road. The prefabricated building has previously been used as the church hall and a Skanska site office. It is in a poor state of repair. There is an existing 1.8 metre high fence along the woodland site boundary with Deepcut Bridge Road. There is a difference in levels within the park area with the northern site boundary being over 6 metres higher than the southern site boundary and the western boundary (Deepcut Bridge Road) being a maximum of some 4 metres higher than the eastern boundary (Mindenhurst Road).
- 2.2 The southern part of the site comprises the former Garrison Church of St Barbara, a Grade II listed building, an open area to the north of the church comprising grass, trees and shrubs, the tarmac former parade ground/car park and the military cemetery which includes Commonwealth War Graves. Established hedging forms the site boundary between the car park/cemetery and Deepcut Bridge Road.
- 2.3 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.
- 2.4 Woodland lies to the north. This area is identified in the hybrid permission for the village centre and housing (Phases 3e, 4b and 4c). Mindenhurst Road and new residential development (Phase 4a developed by Trivselhus) 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. Established housing and the existing village centre lie to the west.

## **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 or 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 3.8 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 12/0546/1/NMA An application for a non-material application to allow for the approved roundabout access at Deepcut Bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.
- 3.3 15/1062 Application for the Approval of Reserved Matters for Infrastructure (Spine Road), Central SANGS, and Village Green submitted pursuant to Condition 4 (Reserved Matters: internal access arrangements, layout, scale, appearance, landscaping), and the partial submission of details pursuant to Conditions 16 (Detailed Ecological Management Strategy & Management Plan), 29 (Tree Retention and Protection Plans), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended). Approved.
- 3.4 17/0774 Section 73 application for a Minor Material Amendment to reserved matters permission 15/1062 (pertaining to the Spine Road, Central SANGS and Village Green), pursuant to condition 4 of hybrid permission 12/0546 (as amended - hybrid application for a major residential led development totalling 1,200 dwellings) to permit changes to conditions 10 and 17 of permission 15/1062 to, in respect of: Condition 10 - Confirm the principle of SUDS to the southern SUDS area; and Condition 17 - Amend, withdraw, substitute, provide new plans to:, Amend the shape and size of the Village Green and pond, Update the SANGS management and maintenance schedule, and update the SANGS management plan , Update highways drawings to allow changes to alignment of the Spine Road, cycleways, footpaths and provide connection to future retail area, Provide details of, and seek agreement on, the provision of a substation along the Spine Road and, provide SUDS infrastructure plan and minor changes/corrections to the wording of conditions 2,7, 11 and 19. Approved.
- 3.5 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.
- 3.6 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.
- 3.7 19/0735/RRM Phase 1 reserved matters application to replace permission 15/1062 (as amended by 17/0774) pursuant to hybrid permission 12/0546 (as amended by 18/0861) for the internal access, layout, scale, appearance and landscaping pursuant to condition 4 of the

central SANGS, Village Green, Spine Road, landscaping, Green Swathe, Southern SUDS and for the partial discharge of Conditions 16 (ecological management strategy), 21 (LAPS and LEAPS), 23 (visibility zones), 28 (cycle parking), 29 (tree retention and protection), 32 (hard and soft landscaping), 33 (landscape management), 40 (surface water drainage), 41 (wetland features) and 43 (foul sewerage). This is awaiting the completion of a section 106 legal agreement in relation to surface water drainage.

3.8 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 230<sup>th</sup> (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 which was approved at the last Planning Applications committee. It is noted that 6 trees within the current application site will be removed as part of these environmental improvements.

3.9 20/0327/DTC

Submission of details, in part, to comply with condition 55 (contaminated land) 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) in respect of Phases 3b (formal park), 4d (Parcel F ) and Phase 5 (Bellew ANGST, Sports Hub, North Alma ANGST, Care home, Allotments, North Dettingen ANGST, Loop Road and Brunswick Road and Roadsides). Approved.

3.10 21/0968/NMA

Non material amendment to permission 12/0546 as amended by 18/0619 and 18/1002 (hybrid application for a major residential led development totalling 1200 dwellings) to vary conditions 10 (care home), 17 (village green), 18 (allotments) and 19 (formal parks or gardens to address an inconsistency in site area for the care home between the condition and the section 106 agreement, introduction of minimum site area for the village green, introduction of minimum site area for allotments and reduction in site area for formal park(s) or gardens. Approved. Of particular

relevance to this application is the revised condition 19 which states:

*“The development hereby approved and subsequent reserved matters applications shall include a minimum of 1ha of formal park and not more than 1.24ha of the existing Blackdown Road playing fields”*

### 3.10 21/1003/MPO

Application to vary the section 106 agreement, as varied, in respect of hybrid permission 12/0546, as amended by 18/0619 and 18/1002 to amend the delivery or occupation or payment triggers for the completion of the Village Green and combined NEAP/LEAP, the provision of the Sports Hub, the Formal Park, the Allotments, the Basingstoke Canal Towpath contribution, shared pedestrian/cycle infrastructure, various highway works, bus infrastructure; to amend the clauses to Junction 3 M3 to allow for a payment of a contribution in lieu of works; to amend the highway layout at the junction of Frimley Green Road with Wharf Road and Guildford Road to provide a roundabout scheme, the phased provision of the Southern SANG, update clauses on Central SANGs, amend the mortgagee clauses, option to extend the management company for the SANGs to all non residential land areas, amend the Bellew Road Closure Contribution clause and consequential amendments to the definitions, clauses and plans. Approved. The definition of the overall Formal Park was amended to be:

*“the centrally located park to be provided by the Owner comprising an area of at least 1 (one) hectare excluding the cemetery\_*

It was also agreed that the military cemetery and the Garrison Church would not form part of the park but would provide a setting.

### 3.11 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.

### 3.12 21/1313/DTC

Submission of details to comply with condition 61 (construction environmental management plan) 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 in respect of the Formal Park and Church Hall(phases 3b and 3d). This has recently been amended by the applicant and is under consideration.

- 3.13 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.
- 3.14 22/0126/DTC Submission of details to comply with condition 55 (contaminated land - remediation strategy and verification plan) 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 in respect of Formal Park (phase 3b). Approved.
- 3.15 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 was approved at the January 2023 Planning Applications committee.
- 3.16 22/0821/FFU 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 was approved at the January 2023 Planning Applications committee. *Please see Annex D for a copy of the committee report.*
- 3.17 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.
- 3.18 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.
- 3.19 22/1244/DTC Submission of details to comply with conditions 40 (surface water drainage) and 43 (foul sewage disposal) 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) in respect of the Formal Park (phase 3b) and the Church Hall (phase 3d). This is under consideration.

#### **4.0 THE PROPOSAL**

- 4.1 This reserved matters application, with access, layout, scale, appearance and landscaping being considered, has two distinct elements namely the provision of a formal park with associated works (Phase 3b) and 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 (Phase 3d)

##### The Formal Park

- 4.2 With regard to the formal park, following the demolition of the existing portable building, it is proposed to be provided in the existing woodland at the northern end of the site and would feature a mown area of grass in the centre surrounded by existing trees to create a woodland glade appearance. This would also include an Local Area of Play (LAP) of some 132 square metres in area with natural play features (joined logs, zig zag stepper, net bridge and single

balance beam). This would be enclosed by wooden pale fencing. New benches, bins, finger post signs and interpretation board and a military memorial art/sculpture are also proposed within the park with the predominant material being timber. The existing memorial bench would also be relocated into the park. The existing fencing along the Deepcut Bridge Road would be removed and replaced by knee high fencing (1.3 metres high).

- 4.3 A total of 14 trees (one Category B Sweet Chestnut, nine Category C Silver Birch, one Category C Scots Pine, one Category C Sycamore and two Category Unclassified one Silver Birch and one English Oak) are to be removed as a result of the park element of the proposal. The existing hedge which forms the car park boundary is to be largely retained with the exception of a small section which is to be removed to widen the access into the car park. The application is supported by an extensive landscape strategy which includes the planting of trees within the car park and the introduction of new planting beds.
- 4.4 Multiple footpaths will provide direct routes through the site between Deepcut Bridge Road and Mindenhurst Road. A shared accessible footpath/cycle path finished in buff coloured tarmac will be provided through the site from north to south linking into the footpath to the north of the car park. The proposed pedestrian route to Mindenhurst Road, also to be provided in this tarmac finish, has 14 steps to accommodate level changes within the site but level access is to be provided via the existing footpath that links Deepcut Bridge Road and Mindenhurst Road to the south. The footpath in the south west corner of the park is shown to be finished in a gravel finish. The footpaths which provide access to/adjoin the church hall are to be finished in a resin bound gravel.
- 4.5 A total of 61 parking spaces are to be provided within the site, four of which are for disabled use. Seven electric vehicle charging points are proposed with infrastructure provided to serve 6 further charging points. Cycle parking for 16 cycles is provided, 6 within the park area and 10 by the church hall. The car park is intended for public use by visitors to the church/future church hall, the formal park, the village centre and as a drop off area for children at Mindenhurst Primary School and nursery. It will also serve as a multifunctional space that can be used as a parade ground for community purposes.

#### The Church Hall

- 4.6 With regard to the proposed church hall, this 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.
- 4.7 The application also includes a 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).
- 4.8 This application is supported by a Design and Access statement, a Design, Access and Heritage Statement, an Arboricultural Assessment, an Ecology Mitigation Strategy and Management Plan, an Ecological Desk Study, Phase 2 Ecology Reports for the Formal Park and former Garrison Church of St Barbara, a Preliminary Ecological Appraisal and Preliminary Bat Assessments for the Formal Park and former Garrison Church of St Barbara, a copy of the Bat Licence for the former Garrison Church of St Barbara and a Landscape Management Plan for the Formal Park and the Church Hall.

- 4.9 This application also includes a submission to comply with Schedules 5 Part 10 (formal park) and 9 Part 9 (LEAPS and LAPS) of the Section 106 agreement dated 17 April 2014 as varied.
- 4.10 The application confirms that the former Garrison Church of St Barbara will be gifted to the Church of England Diocese of Guildford. It also advises that the Formal Park and car park will be offered for adoption to Surrey Heath Borough Council. The military cemetery is envisaged to remain with the Ministry of Defence.

## 5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objection subject to conditions. *This response is attached as Annex A.*  
(CHA)
- 5.2 Historic England Does not wish to comment on this application.
- 5.3 Conservation and Design Consultant Urban No objection subject to conditions. *This response is attached as Annex B.*
- 5.4 Arboricultural Officer Formal park and associated works no objection subject to further information on tree protection and specification of tree works. Church hall objection on loss of trees. *This response is attached as Annex C.* Amendments to the proposed landscaping were sought and an amended plan is awaited.
- 5.5 Environmental Health No objection subject to conditions.
- 5.6 Surrey Wildlife Trust (SWT) No objection subject to conditions.
- 5.7 Greenspaces Team No objection subject to clarification of the specification for the electric vehicle charging, the provision of a secure gate to the car park, provision of additional replacement trees and the location of pedestrian access from the park onto Deepcut Bridge Road by the pedestrian crossing. The applicant is considering these comments and a response is awaited.
- 5.8 Parking Services No objection subject to minimum sizes for parking spaces, the provision of a lockable height restrictor and robust landscaping to prevent vehicle incursions from the public highway.
- 5.9 Contaminated Land Officer Reports and plans reviewed and has no specific comments or requirements to make

## 6.0 REPRESENTATION

- 6.1 A total of 98 individual letters were sent to addresses on Alfriston Road, Deepcut Bridge Road, Fernleigh Rise, Minden Court and The Fairway on 10 November 2022 with 21 individual letters being sent to addresses in 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. Three site notices were displayed on 11 November 2022, two on Deepcut Bridge Road and one on Mindenhurst Road with press notices being put in the Camberley News on 23 November 2022 and the Surrey Advertiser on 25 November 2022.

6.2 At the time of the preparation of this report no letters of objection have been received. A total of three representations have been received in support of the application as follows:

- The application is acceptable in that it encompasses the previous applications for a church hall on this site;
- Important that the hall, the formal park and car park are considered together;
- Ideally the land where the existing portable building is located should be reserved for potential future development associated with the church and the community e.g. medical centre/doctors surgery/a Mens Shed; *[Officer comment: In the absence of a response to the formal notice served on the Primary Care Authority in 2016 as set out in the section 106 agreement as varied, a financial contribution will be made towards healthcare rather than on site provision. Any future planning application for a Mens Shed will be considered on its own merits at that time];*
- The proposal is necessary so the whole development will become a live, modern and useful facility for the growing community.

6.3 A further representation has been received on behalf of the Diocese of Guildford in support of the application but seeking details of signage, the location of the flagpole and the provision of vehicular access for a hearse. The use of the car park as a drop off and pick up for children attending the Mindenhurst Primary School is welcome. *[Officer comment: Replacement signage would fall to be considered under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The relocation of the flagpole may be secured by way of condition. The CHA are satisfied with the access arrangements for hearses using the car park]*

## 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 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 principal consideration in the determination of this application is conformity with the hybrid permission and the specific requirements of Policy CP4 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD with regards to the following matters:

- 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 The Deepcut SPD, the hybrid permission and section 106 legal agreement require the provision of a public park as part of the redevelopment of the Princess Royal Barracks. Whilst the SPD proposed the creation of a formal park on the former parade ground (which was, and continues to be, also used as car parking) the strategy diagram approved pursuant to 17/0774 established the principle of the retention of the parade ground as a car park to the front of the church with the parkland to the north. As such the principle of development for the formal park is acceptable.
- 7.2.2 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.
- 7.2.3 The proposal includes 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 is identical to the church hall approved under application reference 22/0821/FFU. As such the principle of the proposed church hall for faith and community use is acceptable.
- 7.2.4 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 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 supporting documents for application reference 22/0821/FFU and the current application clearly set 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. With the granting of planning permission for application reference 22/0821/FFU, this justification was accepted and is relevant to the consideration of the current proposal.
- 7.2.5 Having regard to the above commentary, the principle of development for both elements of the proposed development is acceptable subject to the detailed consideration of the following matters.

## **7.3 Proposed layout and design**

### The Formal Park and associated works

- 7.3.1 The NPPF 2021 emphasises the importance of healthy, inclusive and safe places. The Deepcut SPD states that the expanded Deepcut will be characterised by the rural landscape within which it site. Open space will thread through the built up area as well as providing much of the setting of the village.
- 7.3.2 The site straddles the Village Green and Deepcut Bridge Road East Character Areas as defined by the Deepcut SPD. These areas identify open space to the south with the Village Centre and residential development to the north. The proposed layout reflects the principles of development as set out in the approved strategy diagram and is acceptable subject to consideration of the detailed layout.

- 7.3.3 The park incorporates elements of hard landscaping, supplementary planting and a LAP which are considered to result in a high quality accessible public space. The removal of the boundary fencing along Deepcut Bridge Road and its replacement with low post and/or rail fencing are considered to be a positive benefit in that the proposed park would visually integrate into and form part of the Deepcut Bridge Road streetscene with views into and out of this public space. The gradients for the combined footpath/cycleway and footpaths are considered to be acceptable.
- 7.3.4 The Council's Conservation and Urban Design Consultant is generally satisfied with the proposal. However, she has sought changes to the layout and use of materials in the refurbished car park to ensure that the place-making and the hard landscaping materials are of a quality and design that matches the significance of the place whilst reflecting the strong historic and visual connections between the former Garrison Church of St Barbara and the former parade ground. She also advises that the proposed lighting should be more formal to reflect the historic use of the former parade ground. A standard tarmac car park does not meet the design objectives for this space. The applicant has been advised of this and is preparing an amended plan to address these issues. An update will be given to the meeting.

#### Church Hall

- 7.3.5 The policy considerations for the proposed Church Hall are identical to those set out in the report at paragraphs 7.3.1, 7.3.2 and 7.3.3 considered in January 2023 in respect of 22/0821/FFU and attached as Annex D.
- 7.3.6 The design review process followed and the detailed design, layout, use of materials and relationship between buildings are unchanged from that set out in detail in the committee report attached as Annex D. The Council's Urban Design and Conservation Consultant remain supportive of the proposal subject to the imposition of conditions relating to external facing materials and the detailed design of the glazing/glazed link. On this basis, the proposal would be consistent with the planning permission 22/0821/FFU and as such no objection is raised to the proposal in this regard.

### **7.4 Heritage considerations**

#### The Formal Park and associated works

- 7.4.1 The formal park and associated works are beyond the curtilage of the Garrison Church of St Barbara and the adjoining cemetery. No works are proposed to the boundary surrounding the church or the cemetery with the existing hedging to be retained. It is recognised that the current setting of the church is arguably not appropriate for a listed building whereas, subject to addressing the issues as set out at paragraph 7.3.4 above, the proposed scheme would ensure that the church would be the centrepiece of the area, not blocked from view and enhanced with new high quality materials and soft landscaping.
- 7.4.2 As proposed a five bar gate is proposed to the entrance onto Deepcut Bridge Road. The Council's Greenspaces team and Parking Services Manager have both advised that this is replaced by a 2 metre high lockable hinged barrier to ensure the security of the car park out of hours. The applicant has previously advised that they considered a height restriction barrier to be unsympathetic to the setting of the church and have a negative impact on the view from Deepcut Bridge Road and would prefer that the gate remains as proposed. As the Council would not take on any car park without appropriate security being in place and as the Council's Conservation Officer has advised that an appropriately designed barrier could be provided, it is proposed to impose a condition to secure these details.

#### The Church Hall

- 7.4.3 This element of the current proposal was previously considered by the Planning Applications committee and has been approved. Further details of this can be found under Annex D.

## **7.5 Tree retention and landscaping**

### The Formal Park and associated works

- 7.5.1 The application is accompanied by a hard and soft landscaping scheme pursuant to condition 32. A number of mature trees and hedges exist within the site particularly along Deepcut Bridge Road, a number of which have been approved for removal as part of the Deepcut Bridge Road improvements. The proposal for the park would necessitate the removal of 14 trees. The Arboricultural Officer has requested further information on the implementation and specification of how the development will be undertaken. He has also advised that additional replacement planting is required within the park. The applicant is considering this and an update will be given to the meeting.

### The Church Hall

- 7.5.2 This element of the current proposal was previously considered by the Planning Applications committee and has been approved. Further details of this can be found under Annex D.

### Conditions

- 7.5.3 Having regard to the submission pursuant to condition 29, the Arboricultural Officer has also raised queries including details of the steps, wearing course for the paths, details of the strata cell system to be used, details of the ramp and levels and surface specification and provision of services. An updated Arboricultural Method Statement has been submitted which is under consideration and an update will be given to the meeting.
- 7.5.4 The application is also accompanied by a Landscape Management Plan for the purposes of condition 33. The Arboricultural Officer has requested various changes relating to this document which the applicant has agreed to. An amended document is being prepared and an update will be given to the meeting.

## **7.6 Amenity considerations**

### The Formal Park and associated works

- 7.6.1 The former parade ground has been in use as for dual use as a parade ground/car park for many years. The proposal formalises this use for the benefit of the formal park, the church, proposed church hall and the wider village community. It is envisaged that there would be an increase in activity associated with the public use of this car park.
- 7.6.2 It is envisaged that the Council would adopt the car park and park for public use subject to the terms of the section 106 agreement, as varied, and this reserved matters approval being complied with. However, to cover the period before the land transfer were to take place or in the event that the Council were not to adopt the car park and, in any event, to safeguard the amenities of the residents who live opposite the car park on Deepcut Bridge Road it is considered appropriate to impose a condition seeking the submission and implementation of a car park management plan before the formal park or church hall are made available for use.

### The Church Hall

- 7.6.3 This element of the current proposal was previously considered by the Planning Applications committee and has been approved. Further details of this can be found under Annex D.

## General amenity considerations

- 7.6.4 Environmental Health has also requested that a condition be imposed on this application which secures the provision of construction environmental management plan (CEMP). Condition 61 of the hybrid permission requires the submission of a CEMP for each phase before any development that can start on that phase. Such a submission has been made, 21/1313/DTC refers, which is under consideration.
- 7.6.5 It is recognised that whilst the development is being implemented there is the potential for noise, disturbance, inconvenience and disruption to local residents and businesses. The hybrid permission is subject to a number of conditions which seek to mitigate these impacts e.g. hours of working, the submission of construction management plan etc. Subject to compliance with these conditions it is not considered that the proposal would give rise to further impacts not previously considered at the hybrid permission stage.

## **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 The County Highway Authority has raised various issues with the applicant concerning this scheme in relation to the provision of vehicular and pedestrian access, accessibility, electric vehicle charging, lighting, vehicle and cycle parking and the relationship to the Deepcut Bridge Road Environmental Improvements. These issues may be appropriately dealt with by way of condition.
- 7.7.3 With regard to the level of car parking being proposed, 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 A total of 61 car parking spaces are proposed for this application. This level of provision also reflects the use of the car park to serve the park, the village green, the village centre and as a drop off area for pupils of Mindenhurst Primary School. The CHA are satisfied with this level of provision and raise no objection to the proposal in this regard.
- 7.7.5 With regard to the provision of electric charging points, the County Council adopted updated Parking Guidance in November 2021 which requires a minimum of 20% of spaces to be provided with an EV charging point and a further 20% to be provided with power supply. For the purposes of this application this would result in a provision of 12 spaces with EV charging points with a further 12 being provided with power supply. The applicant has provided that the design has been based on the 2018 Parking Guidance i.e. 10% being provided and a further 10% being provided with power supply. The applicant has advised that its inability to meet the current standards is because the statutory undertaker Scottish and Southern Electricity Networks (SSEN) cannot meet the capacity needs of the development in a timely manner. Having regard to the Council's Climate Change Strategy, the provision of EV charging facilities in the car park is considered to be fundamental to the proposed and wider Mindenhurst development, particularly given the phasing out of combustion engine vehicles by 2030. The CHA has considered this and is of the view that the proposal should comply with the 2021 standards. Recognising that there is a potential timing issue with the provision

of electricity it recommends a condition be imposed to secure the submission of a scheme for the provision of electric vehicle charging points. On this basis there is no objection to the proposal in this regard.

- 7.7.6 Cycle parking for 15 cycles is proposed within the scheme. The CHA is satisfied with this level of provision subject to this parking being covered and lit. It also seeks the provision of waterproof charging sockets for the charging of e-bikes. These matters may be secured via conditions. Subject to this, no objection is raised to the proposal in this regard.
- 7.7.7 To ensure that appropriate access arrangements, car/cycle parking and electric vehicle charging facilities are in place before the formal park and church hall are available for use, it is proposed to impose a condition requiring the works to the car park to be complete and available for public use before the formal park opens to the public or the church hall becomes operational whichever is first.
- 7.7.8 The Deepcut SPD sets out the importance of walking and cycling linkages within the Mindenhurst redevelopment in order to promote non car based movement. There is no highway objection to the gradients proposed for the footpaths/cycleway within the formal park. It was envisaged that there would be a pedestrian link between the Village Centre to the north and the formal park area. The applicant has not provided this in order to maximise tree retention within the formal park. Furthermore, it has advised that this is not necessary as pedestrians can access both via Deepcut Bridge Road. In the absence of a detailed scheme for the Village Centre, in the officer's opinion, it is premature to permit the deletion of a potential route from the formal park to the Village Centre. To this end it is considered appropriate to impose a condition which requires the submission of a scheme to ensure appropriate connectivity and accessibility linkages are provided between the development areas.
- 7.7.9 Whilst indicative column and bollard streetlighting are shown on the submitted plans, no details have been submitted. It is therefore appropriate to impose a condition to secure these details.

## **7.8 Ecological considerations**

- 7.8.1 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. The Preliminary Ecological Appraisal and Preliminary Bat Assessment and Phase 2 Ecology Report have identified the likely presence of active badger setts at the southern end of the 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 can be secured by way of condition.
- 7.8.2 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. 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 can be included within the lighting condition as secured by way of condition as set out at paragraph 7.7.9 above.

- 7.8.3 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. These measures will be secured as part of the CEMP required under condition 61 as set out above.
- 7.8.4 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. The submitted Ecological Mitigation and Management Strategy states that between 1 March and 31 August where breeding birds are recorded an exclusion zone will be established with works ceasing until the chicks have fledged. As the development has to take place in accordance with the approved documents and having regard to the provisions of the Wildlife and Countryside Act 1981 as amended, it is considered that sufficient safeguards would be in place to protect breeding birds and no objection is raised to the proposal in this regard.
- 7.8.5 The SWT advises that this development offers opportunities to restore or enhance biodiversity which are proposed to be secured by way of condition. It is noted that as part of the mitigation strategy bat boxes are proposed in the formal park as compensation/mitigation for the identified impact on bats. Notwithstanding this it is also considered that there are opportunities for bird and additional bat boxes to be erected on or be integral within the new building. These measures can be secured by way of condition.
- 7.8.6 The SWT has sought the submission of various details relating to mitigation during construction. These include the protection of the tree referenced T5 which was identified in the Preliminary Ecological Appraisal and Preliminary Bat Assessment as supporting a bat roost and a reptile precautionary method of working. As this is a reserved matters application, these measures will be secured as part of the CEMP required under condition 61 as set out above.
- 7.8.7 The SWT is satisfied that the layout and landscaping proposed for the Formal Park remain fully consistent with recommendations for ecological mitigation measures on this site. Notwithstanding the comments made at paragraph 7.5.2 concerning landscaping, the submitted details are considered to be acceptable for the purposes of condition 16. The proposal therefore complies with paragraph 174 of the NPPF and Policy CP14A of the CSDMP that seek to conserve and enhance biodiversity.

## **7.9 Other matters**

- 7.9.1 The application includes details of falls and levels within the site. However, no drainage strategy has been agreed for this site. To this end it is considered appropriate to advise the applicant that if the falls and levels are materially changed as a result of the drainage strategy being considered under application reference 22/1244/DTC a new application will be required.
- 7.9.2 The SPD requires the erection of a war memorial on this site. Whilst a site has been indicated within the park no details have been submitted as part of this application. To ensure that this memorial is provided in a timely manner, it is considered appropriate to impose a condition to secure the details and provision of this memorial.
- 7.9.3 The minimum size of a LAP as set out in the Fields in Trust Guidance is 100 square metres. The Section 106 agreement, as varied, requires four pieces of equipment within each LAP. As the proposed LAP is in excess of the minimum size and provides four pieces of equipment the Greenspaces Team are satisfied that the proposed LAP makes appropriate play provision within the Formal Park for the purposes of condition 21 and Schedule 9 Part 9 of the Section 106 agreement as varied.

## **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 formal park and associated works would provide an important component part of the provision of green infrastructure to serve Mindenhurst and is compatible with the objectives of the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied. 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 proposed development shall be undertaken in accordance with the following approved plans and documents:

Site location plans

DC2-WTM-CX-217-114-XX-DR-03-0104 PS02  
DC2-WTM-CX-217-114-XX-DR-03-0110 PS01

## Church Hall

### 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)

### Formal Park

Formal Park Landscape General Arrangement Plan Sheet 1 of 2

DC2-WTM-LX-217-114-XX-DR-04-1001 rev PS03

Formal Park Landscape General Arrangement Plan Sheet 2 of 2

DC2-WTM-LX-217-114-XX-DR-04-1002 rev PS02

### Formal Park Typical Details

Sheet 1 DC2-WTM-LX-217-114-XX-DR-04-5000 rev PS01  
Sheet 2 DC2-WTM-LX-217-114-XX-DR-04-5001 rev PS01  
Sheet 3 DC2-WTM-LX-217-114-XX-DR-04-5002 rev PS01  
Sheet 4 DC2-WTM-LX-217-114-XX-DR-04-5003 rev PS01  
Sheet 5 DC2-WTM-LX-217-114-XX-DR-04-5004 rev PS01  
Sheet 6 DC2-WTM-LX-217-114-XX-DR-04-5005 rev PS01  
Sheet 7 DC2-WTM-LX-217-114-XX-DR-04-5006 rev PS01  
Sheet 8 DC2-WTM-LX-217-114-XX-DR-04-5007 rev PS01

### Formal Park 6m Entrance Layout

DC2-WTM-CH-217-114-XX-DR-03-1103 PS01

### Formal Park LAP Plan

DC2-WTM-LX-217-114-XX-DR-04-1010 rev PS01

### Documents

DC2-FPCR-AB-217-114-XX-RP-00-0021 rev R03 Arboricultural Assessment (Formal Park and Church site)  
DC2-SWT-EC-000-XX-PL-04-006-PS14 Ecology Mitigation Strategy and Management Plan (Phase 3b and 3d only)  
DC2-SWT-EC-217-00-RP-04-3861-PS06 Phase 2 Ecology Report Formal Park  
DC2-SWT-EC-217-00-RP-04-3861-PS02 Phase 2 Ecology Report Garrison Church of St Barbara  
DC2-SWT-EC-217-XX-RP-04-0001-PS06 Preliminary Ecological Appraisal and Bat Assessment Formal Park

DC2-SWT-EC-114-XX-RP-04-0009-PS04 Preliminary Ecological Appraisal and Bat Assessment Garrison Church of St Barbara

DC2-SWT-EC-000-XX-RP-04-0007-PS01 Ecological Desk Study

DC2-WTM-LX-217-114-XX-RP-04-0001-PS01 Landscape Management Plan Formal Park and Church Hall

DC2-WTM-LX-217-114-XX-SH-04-0001- PS01 Formal Park and Church Hall Landscape Materials Schedule

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

2. Notwithstanding any details shown on the submitted plans or the requirements of the County Highway Authority as set out in condition 22 below no street or external lighting shall be installed on that part of the site to which they related unless and until full details of the proposed lighting to include a Sensitive Lighting Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first use of that part of the development to which they relate.

Reason: In the interests of residential and visual amenities and the setting of the Garrison Church of St Barbara, to ensure that the impact on protected species is minimised and public safety to accord with Policies CP4, CP14A, DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

3. Notwithstanding the requirements of other conditions and prior to the installation of any services, details of all service runs including an assessment on the impact on trees and habitats with any requisite mitigation shall be submitted to the Local Planning Authority for approval. Once agreed the development will be undertaken in accordance with the approved details including any approved mitigation measures.

Reason: To ensure that an accurate assessment of the impact of the proposed service runs on trees and habitats may be fully considered having regard to Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012

4. Prior to the first use of the refurbished car park hereby approved, details of a replacement flagpole and its location within the site shall be submitted to the Local Planning Authority for approval. Once approved the flagpole shall be erected in accordance with the approved details prior to the first use of the refurbished car park and thereafter retained and maintained for its designated purpose.

Reason: To reflect the past military heritage of the site and its future community use.

5. Within six months of the date of this permission details of the war memorial to be erected within the site shall be submitted to the Local Planning Authority for approval. Once approved the war memorial shall be erected prior to any part of the development being available for use and thereafter retained and maintained for its designated purpose.

Reason: To reflect the past military heritage of the site and its future community use having regard to the Deepcut supplementary planning document.

6. Prior to the first public use of the car park hereby approved, details of a lockable height restriction barrier at the entrance to the car park shall be submitted to the Local Planning Authority for approval. Once approved the barrier shall be provided before the first public use of the car park and thereafter maintained and retained for their designated purpose.

Reason: In the interests of residential amenity and to ensure that car parking is available to serve the site and the wider Mindenhurst and Deepcut communities having regard Policies CP4 and CP11 of the Surrey Heath Core Strategy and Development Management Development Policies 2012

7. Prior to the first use of the car park, a car park management plan shall be submitted to the Local Planning Authority for approval. Once approved the car park management plan shall become operational on the first use of the car park with the car park being operated in accordance the approved management plan thereafter.

Reason: To ensure that the car park is operated in an appropriate manner in the interests of visual and residential amenity and public safety having regard to Policies CP4 and CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012

8. The park hereby approved shall not be brought into use until the Local Area of Play has been completed and made available for use in accordance with the approved plans and details and thereafter maintained and retained for its designated use .

Reason: To ensure that the appropriate play facilities are in place to support the park in a timely manner Policy CP4 of the Surrey Heath Core Strategy and Development Management Development Policies 2012 and the Deepcut SPD

9. The formal park and church hall hereby approved shall not be brought into use until the works to the car park have been completed in full and made available for public use in accordance with the approved plans and details.

Reason: To ensure that the appropriate facilities are in place to support the formal park and 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

10. Notwithstanding any details submitted with the application, within one month of the implementation of reserved matters approval for the adjoining Village Centre Parcel to the north of the application site, details of a public pedestrian link to connect the Formal Park and the Village Centre parcel shall be submitted to the Local Planning Authority for approval. Once approved the link shall be provided within 3 months of the pedestrian link being provided within the Village Centre parcel and thereafter retained and maintained for its designated purpose.

Reason: To ensure connectivity within the development parcels having regard to Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies Document 2012, the Deepcut SPD and the hybrid permission 12/0546 as varied

11. With the exception of the lighting and cycle parking provision, the street furniture hereby approved including seating, bins and fencing shall be provided in accordance with the approved details and thereafter retained and maintained for their designated purposes to the satisfaction of the Local Planning Authority

Reason: To ensure a satisfactory form of development and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies Document 2012

12. Notwithstanding any indication in the submitted plans, no external materials shall be used on or in the church hall 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.

13. Prior to the installation of any glazing in the church hall, 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.

14. The refurbished car park shall be retained and made available for use as public car parking. Access shall not be restricted unless in accordance with the approved car park management plan.

Reason: To ensure that the appropriate public car parking facilities are in place to support the development and the village community having regard to Policies CP4 and CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and Surrey County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2021

15. The building 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.

16. Amplified sound (music and speech) arising from the building hereby approved 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

17. Prior to the commencement of any works on the building, 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.

18. Notwithstanding any details submitted with the application, prior to the commencement of any construction on the building hereby approved, 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.

On completion for the formation of the agreed foundation, 5 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a site meeting to inspect and confirm that the foundations have been installed in the correct location and to the specifications as shown in the submitted and approved documents. Alternatively, photo evidence shall be provided to and agreed by the Local Planning Authority that demonstrates that the foundation has been installed in accordance with the agreed details.

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.

19. 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.

20. 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.

21. The proposed modified vehicular access to Deepcut Bridge Road shall be provided in accordance with the approved plans and shall be constructed as part of the proposed environmental improvement works required by hybrid planning permission (SU/12/0546 as amended).

22. The applicant shall submit to the Local Planning Authority for its approval a scheme to provide pedestrian priority measures within the reconfigured church car park, such measures shall include:

(a) Virtual pedestrian footways within the car park to provide safe pedestrian routes as follows:

(i) between the Church and the revised vehicular access to Deepcut Bridge Road,  
(ii) alongside the parking bays within the car park,

(b) A pedestrian link from the north western corner of the car park to the proposed east-west pedestrian/cycle route which links Deepcut Bridge Road with Mindenhurst Road,

(c) Details of the illumination of the proposed footways/cycleways forming part of this application, to a high quality standard of illumination to facilitate year round usage at all times. Once approved the aforementioned measures shall all be constructed as part of the approved works to the satisfaction of the Local Planning Authority.

Reason: To provide safe pedestrian access across the site having regard to the community use of the Garrison Church of St Barbara and Policies CP4 and CP11 of the Surrey Heath Core Strategy and Development Management Development Policies 2012

23. The proposed footways which form part of the development shall:

(a) be constructed and proposed with appropriate signage in accordance with details to be first approved by the Local Planning Authority.

(b) provide for permanent unhindered public pedestrian access, and shall not at anytime be gated or closed preventing public access.

(c) provide for permanent unhindered public cycle access on the proposed path running east-west between Deepcut Bridge Road and Mindenhurst Road, and shall not at anytime be gated or closed preventing public access.

All of which shall be to the permanent satisfaction of the Local Planning Authority.

24. The proposed cycle barriers at each end of the proposed path running east-west between Deepcut Bridge Road and Mindenhurst Road shall be provided in accordance with a specification to be first agreed by the Local Planning Authority after consultation with the County Highway Authority.

25. The refurbished car park shall be retained and made available for use as public car parking. Access shall not be restricted unless in accordance with the approved car park management plan.

Reason: To ensure that the appropriate public car parking facilities are in place to support the development and the village community 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

Once provided, the proposed car parking and turning areas shall be permanently retained and maintained for public use to the satisfaction of the Local Planning Authority.

26. Prior to the completion of the proposed development, the works shall provide covered, secure and illuminated cycle parking in accordance with the approved plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided such facilities shall be permanently maintained and retained to provide uninterrupted use.
27. The development hereby approved shall be provided with fast-charge Electric Vehicle charging points (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

### **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 advised that whilst the approved details are acceptable for the purposes of the hybrid permission and reserved matters approval, this does not necessarily mean that they are acceptable for adoption purposes which is a separate process.
4. The applicant is advised that this approval remains subject to the conditions imposed on the hybrid permission 12/0546 as amended and the relevant submissions to comply with conditions on the hybrid permission will be needed
5. 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. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this
6. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://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. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Team of Surrey County Council.
8. 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 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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice)
9. The applicant is advised that the proposed cycle parking shall be provided within a covered structure to provide all-weather protection and be illuminated to increase safety and security.