

**Minutes of a Meeting of the Planning  
Applications Committee held at  
Council Chamber, Surrey Heath House  
on 11 May 2017**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr David Mansfield (Vice Chairman)

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|-----------------------------------|-------------------------|
| + Cllr Richard Brooks             | - Cllr Adrian Page      |
| + Cllr Nick Chambers              | + Cllr Robin Perry      |
| + Cllr Mrs Vivienne Chapman       | + Cllr Ian Sams         |
| - Cllr Colin Dougan               | + Cllr Conrad Sturt     |
| - Cllr Surinder Gandhum           | Cllr Pat Tedder         |
| + Cllr Jonathan Lytle             | - Cllr Victoria Wheeler |
| + Cllr Katia Malcaus Cooper       | + Cllr Valerie White    |
| + Present                         |                         |
| - Apologies for absence presented |                         |

Substitutes: Cllr Dan Adams (In place of Cllr Adrian Page), Cllr Ruth Hutchinson (In place of Cllr Victoria Wheeler) and Cllr Max Nelson (In place of Cllr Surinder Gandhum)

In Attendance: Lee Brewin, Duncan Carty, Jessica Harris-Hooton and Jonathan Partington

**74/P Minutes**

The minutes of the meeting held on 5 April 2017 were confirmed and signed by the Chairman.

**75/P Development Management Monitoring Report**

The Committee received a monitoring report for the period 1 October 2015 – 31 March 2016, from the Development Manager. The following areas were brought to the attention of Members:

- Applications Performance – there had been a dip in performance which had been due to long term sickness;
- Staff Turnover and Recruitment – interviews had been carried out;
- Government monitoring – there has been continuous monitoring by the Government and target thresholds had been increased;
- Enforcement – the Council only had one full time enforcement officer. Enforcement cases were being dealt with initially by the contact centre through the database and help had been received from other enforcement officers in the Council. This has taken some pressure from the planning department but if a planning judgement was required, this would fall to the planning officers. Cloud based software had been introduced so the

enforcement officer would be able to access and update records on site.  
There had been some teething problems but it was improving.

It was noted that overall, considering the points raised above, 2015/16 had been a good year for performance.

**Resolved that the report be noted.**

**76/P      Application Number: 16/0582 - 154 Guildford Road, West End GU24 9LT**

The application was for the erection of entrance gates and walls (retrospective).  
(Amended plans recv'd 3/4/17 & 5/4/17).

The application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Cllr Mansfield.

Members were advised of the following updates:

*'One representation has been received from a neighbour confirming that the proposal does not interfere with the line of sight from their access onto Guildford Road and that the walls enhance the appearance of the property, so raising no objections.'*

Some Members felt that retrospective applications showed a disregard for planning policy. In addition the proposal's fencing line did not correlate with the original fence line. It was felt that this would have an impact on visibility on the highway.

Members were advised that the fact that the application was retrospective was not a reason to refuse an application and the development still needed to be assessed on its own merits. A condition had been added to ensure that no solid gates were installed at the entrance of the site in order to safeguard the openness of the area in the interests of the Green Belt.

**Resolved that application 16/0582 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Jonathan Lytle.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Dan Adams, Richard Brooks, Nick Chambers, Vivienne Chapman, , Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Max Nelson, Robin Perry, Conrad Sturt, and Valerie White.

Voting against the recommendation to approve the application:

Councillors Malcaus Cooper and David Mansfield.

**77/P      Application Number: 17/0095 - 21 HighView Road, Lightwater GU18 5YE**

The application was for the erection of a part two storey, part single storey front extension and single storey rear extension with a higher replacement roof over the host dwelling, converting it from a hipped roof to a gable roof with front and rear dormers. (Additional information rec'd 10/04/2017).

This application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Valerie White.

Councillor White commented that she had called the application in at the request of the Parish Council but a full explanation regarding this application had been given after the call in.

**Resolved that application 17/095 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

It was noted for the record that Councillor Malcaus Cooper declared that the applicant had been her child's teacher at Nursery School.

**Note 2**

The recommendation to approve the application was proposed by Councillor Max Nelson and seconded by Councillor Robin Perry.

**Note 3**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Dan Adams, Richard Brooks, Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Conrad Sturt, and Valerie White.

**78/P      Application Number: 17/0172 - Buffers, 25 Station Road, Bagshot GU19 5AS**

The application was for the erection of a part single storey, part first floor, part two storey first side and rear extension including the conversion of existing attached single garage and provision of attached single garage. (Amended plans rec'd 10/04/2017).

This application would normally have been determined under the Council's Scheme of Delegation, however, it was reported to the Planning Applications Committee at the request of Councillor Valerie White.

Members were advised of the following updates:

*'Clarification/correction: The amended drawings referred to in the officer report, received on 10 April 2017, have deleted the garage for the proposal, replacing it with a store to the front. The description of the development proposal has been amended to that effect to state the following:*

*Erection of a part single storey, part first floor, part two storey side and rear extension (amended plans 10/04/2017)*

*Two parking spaces are to be provided to the front of the property instead. It is proposed to add a condition to provide and retain the two parking spaces.*

**ADDITIONAL CONDITION:**

*The parking spaces shown on the approved plan 17006-002 Rev. A, received on 10 April 2017, shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.*

*Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.'*

Councillor Valerie White commented that she had called the application in but the additional condition regarding car parking and the drop in the height of the building had allayed the concerns she had raised.

**Resolved that application 17/0172 be approved as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Richard Brooks and seconded by Councillor Conrad Sturt.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application as amended:

Councillors Dan Adams, Richard Brooks, Nick Chambers, Vivienne Chapman, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Conrad Sturt, and Valerie White.

Chairman