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To: All Members of the **PLANNING APPLICATIONS COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These planning updates were not available when the reports in the main agenda were originally prepared and supplement the information contained in those reports.

Yours sincerely

Damian Roberts

Chief Executive

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**PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION**

**Planning Updates 01-06-2023**

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1 June 2023

## Planning Applications Committee

Update

Item No.	Site address	Report Recommendation
4	22/1182/FFU Lawrence Lodge, Old Dean Road, Camberley GU15 4JY	GRANT, subject to conditions and a legal agreement

**Further comments:**

Surrey Wildlife Trust has raised no objection, subject to conditions.

The applicant, in response to the proposed conditions, has requested that the required details for the modified access to the site [Proposed Condition 13] is provided prior to occupation. The requested amendments have been agreed by the County Highway Authority. The Condition has now been split into two separate conditions [revised Condition 13 and new Condition 21].

The proposed boundary treatment for the east and south boundaries (with the allotments) is a 1.8 metre high close boarded fence with trellis.

**Amended Conditions (changes in bold):**

4. No **demolition works or** construction of the development hereby approved shall commence until a Demolition and Construction Environment Management Plan (DCEMP), to include details of:

- (a) **map showing the location of all ecological features**
- (b) **risk assessment of any potentially damaging construction activities**
- (c) **practical measures to avoid and reduce impacts on biodiversity during construction**
- (c) hours of construction and working
- (d) **location and timing of works to avoid harm to biodiversity features**
- (e) light impact mitigation
- (f) material and waste management
- (g) details of proposed means of dust suppression and emission control
- (h) details of proposed noise mitigation
- (i) procedure for implementing the DCEMP, **responsible persons and lines of communication**, and complaints procedure
- (j) **use of protective fencing, exclusion barriers and warning signs**

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice the amenities of residents **nor nature conservation** in accordance with Policies DM9 **and CP14** of the Surrey Heath Core Strategy and Development Management Policies 2012.

No soft or hard landscaping works shall take place until full details of both have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be carried out as approved and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, **walls, fences,** access features, the existing trees **and hedges** to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development.

Any landscaping which, within 5 years of the completion of the landscaping scheme, dies, becomes diseased, is removed, damaged or becomes defective in anyway shall be replaced in kind.

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

13. No part of the development shall be **occupied** unless and until the proposed modified vehicular and pedestrian accesses to Lawrence Lodge have been constructed in general accordance with Drawing No. 20005wd2.01 Rev A and subject to Surrey County Council's full technical and road safety auditing requirements. The development hereby approved shall not be occupied unless and until the existing access to 21-32 Lawrence Lodge has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

**Additional conditions:**

**18: No demolition works or construction of the development hereby approved shall commence until a Ecological Enhancement Plan (EEP), to include details of:**

**(a) description and evaluation of features to be provided:**

**(b) location plan of all ecological enhancement features being provided;**

**(c) ecological trends and constraints on the site that might influence management;**

**(d) prescriptions for management actions; and**

**(e) ongoing monitoring and remedial measures**

**has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the demolition works and construction of the development.**

**Reason: The condition above is required in order that the development should not prejudice nature conservation in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.**

**19. Details of external lighting for the development hereby approved shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the approved development.**

**Reason: The condition above is required in order that the development should not prejudice nature conservation in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.**

**20. Details of the proposed boundary treatments shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the development hereby approved.**

**Reason: To preserve and enhance the visual amenities of the locality and to ensure adequate amenity space is provided for future residents in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.**

**21. Prior to occupation of the proposed development, the existing vehicular access to Lawrence Lodge shall be provided with a vehicle turning head in general accordance with Drawing No. 2022/6591/003 Rev 4 and subject to detailed design and Surrey Council's full technical and road safety auditing requirements. The new turning head shall be kept permanently clear of all obstructions for uninterrupted public use prior to the occupation of the buildings.**

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.**

## SECOND RECOMMENDATION:

In the event that a satisfactory legal agreement has not been completed by 7 June 2023 (unless a longer time period has been otherwise agreed by the Head of Planning Services), the Head of Planning Services be authorised to REFUSE for the following reasons:

1. The Local Planning Authority, following an Appropriate Assessment and in the light of available information, is unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSSI). In this respect significant concerns remain with regard to the adverse effect on the integrity of the SPA in that there is likely to be an increase in dog walking, general recreational use and damage to the habitat and the protected species within the protected areas. Accordingly, since the Local Planning Authority is not satisfied that Regulation 62 (of the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations) applies in this case then it must refuse the application in accordance with Regulation 61(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. For the same reason the proposal conflicts with the guidance contained within the National Planning Policy Framework and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy NRM6 of the South East Plan 2009 (as saved) and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019.

2. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990, the proposal fails to provide an adequate provision for affordable housing. The application is therefore contrary to the aims and objectives of Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012, the National Planning Policy Framework, and advice within the Surrey Heath First Homes Policy Guidance Note 2021 and Written Ministerial Statement (24.05.21).

Item No.	App no. and site address	Report Recommendation
5	23/0328/PCM Former Lakeside School Playing Field, Caroline Way, Frimley GU16 8LL	An OBJECTION is raised

The defined green space designation for this site was proposed to be deleted under the Regulation 18 draft local plan. However, at the Regulation 19 stage, this is currently under review and maybe subject to change. However, It is not identified as a part of the Borough-wide pitch strategy.

It is confirmed that the designation in the Regulation 18 draft local plan has **no weight** in the assessment of planning applications.

9 further objections have been received raising the following new issues:

- Development too high
- Loss of parking
- More open space needed on development
- Oppressive nature of east wing block
- Unneighbourly development
- Loss of privacy from balconies
- Light spill on bat activity
- Future pressure on tree works
- High proportion of building cover (66%)
- Limited local bus services (than indicated in transport statement)
- TRICS information difficult to judge (without details of the examples)
- Loss of boundary vegetation which supports biodiversity
- Fails to meet overarching objectives (social, environmental and economic) in the NPPF
- Lack of understanding of local services (in provided reports) and grounds to challenge unpinning evidence
- Impact on wildlife – badgers, etc.
- Parking spaces need to be larger for expected users, or parking spaces will not be used and lead to on-street parking

Item No.	App no. and site address	Report Recommendation
6	23/0326/PCM Former Pinehurst Centre, 141 Park Road, Camberley GU15 2LL	An OBJECTION is raised

13 further objections have been received raising the following new issues:

- Loss of privacy exacerbated by boundary tree/shrub loss
- Traffic issues with new access (existing access should be used instead)
- Impact on foundations (of adjoining property) from piling and any proposed mitigation
- Potential damage to tree roots from construction of parking spaces
- Increase danger of flooding
- Encroachment on natural light
- Air quality data provided during covid times and therefore not relevant to non-covid times
- Overlooking from balconies
- Replacement of trees with hedge will have no effect on hiding the building or mitigating noise impact
- Impact from uplighting
- Potential noxious odours from tank proposed close to site boundary
- Flooding under nearby bridge
- Transport statement out of date
- Impact on medical and personal alarm communication facilities
- Impact on wildlife – birds, squirrels, etc.
- No indication of boundary treatments
- Plant room provides five storeys

- Potential loss of privacy from south facing windows
- Controls on future use/occupiers required
- Amendments required to reduce impact
- Impact on property value
- Pre-app proposal was for three storey development

Item No.	App no. and site address	Report Recommendation
7	22/0958/FFU 61 London Road, Camberley GU15 3UG	REFUSE

This application is **WITHDRAWN**.

Item No.	App no. and site address	Report Recommendation
8	22/1001/FFU Westcroft Park Farm, Windlesham Road, Chobham GU24 8SN	REFUSE

Following the receipt of further details, the County Highway Authority has withdrawn their previous objection. This application is **WITHDRAWN** from this Committee to allow full consideration of these details and the response from the County Highway Authority.

Item No.	App no. and site address	Report Recommendation
9	21/0865/FFU Land south of Beldam Bridge Road, West End GU24 8DN	GRANT, subject to conditions and a legal agreement

The applicant, in response to the proposed conditions, has requested that the time limit to commence the development [Condition 1] is extended to two years because the site will be offered to the market and, due to the timing of the sale and subsequent approval of details reserved by pre-commencement conditions, it is unlikely that it could be implemented within one year.

The provided drainage strategy would provide permeable paving, an Aco channel (located at the site entrance to prevent water discharging onto the highway) and a tanking system to hold back flow (during extreme storm events) with greenfield rate runoff. However, details are to be requested for approval by condition (see additional proposed condition below).

The legal agreement for this application is now completed.

**CHANGE TO RECOMMENDATION:**

**GRANT, subject to conditions:**



**Amended condition (changes in bold):**

1. The development hereby permitted shall be begun within **two 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.

**Additional Conditions:**

**15. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.**

**Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.**

**16. The development hereby approved shall be implemented in accordance with the mitigation and enhancement measures set out in Section 5 of the Ecology Survey Report dated February 2023 by the RPS Group unless the prior written approval has been obtained from the Local Planning Authority.**

**Reason: The condition above is required in order that the development should not prejudice nature conservation in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012**

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