

Our ref: HP/5257

25th January 2021

Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Dear Mrs Bishop

Units 1M And 2M, Phase 6, Albany Park, Camberley, Surrey, GU16 2PF

Non-Material Amendments Application (Section 96A of the Town & Country Planning Act 1990) in relation to the Erection of a two storey building comprising 3 units (Use Classes B1c/B2/B8) with associated vehicular accesses and vehicle parking following demolition of existing planning permission (19/0658/FFU)

We have been instructed by St James's Place UK Plc c/o Orchard Street Investment Management LLP to submit a Non-Material Amendments application in relation to the Erection of a two storey building comprising 3 units (Use Classes B1c/B2/B8) with associated vehicular accesses and vehicle parking following demolition of existing planning permission as referenced above. The application has been subject to a previous NMA application to amend the bin and bike store details (ref. 20/0876/NMA).

There are two proposed changes and the first change is being proposed due to an unknown electric cable running along the north eastern boundary of the site. The location of the existing cabling is at a depth which prevents the planting of the proposed trees as this would not be agreed by the Statutory Authority. The proposed trees along the remaining part of the north eastern boundary and eastern boundaries will be unaffected.

The proposed changes are shown on drawings:-

- Planting layout drawing no. 789.19.04

Section 96A of the TCPA 1990 states that, in deciding whether a change is material, Local Planning Authorities should have regard to the effect of the change on the planning permission as originally granted.

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The changes that are being sought by this application are considered to be non-material in relation to the planning permission as a whole. Although the exclusion of some of the trees on the north eastern boundary a [REDACTED] are amendments to the scheme, overall the scheme is consistent with the original permission.

I trust the information provided is sufficient for you to approve this application, however, if you require further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'H Philp', written in a cursive style.

HANNAH PHILP, PLANNING ASSISTANT
FOR VINCENT AND GORRING
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Encs

