



Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 26TH JUNE, 2018

Please find enclosed, for consideration at next Tuesday, 26th June, 2018 meeting of the Planning Committee, the following report that was unavailable when the agenda was printed. It has been agreed by the Chairman that this item will be dealt with under Urgent Business.

Agenda No Item

3. **Urgent Business - 2018/0584 Former Ian Allan Motors, 63-65 High Street, Old Woking (Pages 3 - 6)**

To consider any business that the Chairman rules may be dealt with under Section 100B(4) of the Local Government Act 1972.



Agenda Item 3

26 JUNE 2018 PLANNING COMMITTEE URGENT BUSINESS

18/0584	Reg'd:	05.06.18	Expires:	03.07.18	Ward:	HV
Nei. Con. Exp:	N/A	BVPI Target	27 Notifications	Number of Weeks on Cttee' Day:	3/4	On Target? Yes
LOCATION:	Former Ian Allan Motors, 63 – 65 High Street, Old Woking, Woking, Surrey, GU22 9LN					
PROPOSAL:	Prior notification of proposed demolition of car showroom, two storey office building, adjacent workshop and outbuildings.					
TYPE:	Prior Approval – Demolition					
APPLICANT:	Woking Borough Council			OFFICER:	Benjamin Bailey	

REASON FOR REFERRAL TO COMMITTEE

The applicant is Woking Borough Council.

SUMMARY OF PROPOSED DEVELOPMENT

This application has been submitted under Article 3, Schedule 2, Part 11, Class B (demolition of buildings) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is proposed to demolish the existing car showroom, two storey office building, adjacent workshop and outbuildings on the site. The demolition is proposed in advance of a forthcoming planning application for the residential redevelopment of the site to be submitted by Woking Borough Council.

The application was received on 5th June and the Local Planning Authority has 28 days in which to make a decision as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. If the Local Planning Authority fails to make a determination within the 28 day period then the applicant will be entitled to proceed with the demolition.

PLANNING STATUS

- Urban Area
- Adjacent to Grade II Statutory Listed Building (Hale Lodge, No.61 High Street)
- Proximity of Locally Listed Building (Shackleford House, Nos.71-73 High Street)
- Area of High Archaeological Potential
- Flood Zones 1, 2 and 3 (Each Partial)
- Contaminated Land suspected
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

Prior Approval Not Required

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SITE DESCRIPTION

The application site is adjacent to a petrol station fronting Old Woking High Street and spans the area between Old Woking High Street to the south and Priors Croft to the north. The site is entirely hard surfaced where not encompassed by existing buildings. There are two existing buildings on the site, including a two storey predominantly dual-pitched building towards the High Street frontage which is attached to a shallow dual-pitched building to the rear with a substantial footprint. There is a further dual-pitched building to the north-west section of the site adjacent to the site boundary with Priors Croft. The site was, until January 2017, used as a car sales showroom and the apron of hardstanding was utilised for the external display of cars.

RELEVANT PLANNING HISTORY

The application site has a relatively comprehensive planning history relating to its use as a car sales showroom with ancillary garage with the most recent history as below:

PLAN/2017/0153 - Outline planning application (reserving matters of appearance and landscaping) for the demolition of all existing buildings and erection of 1No. part four, part three storey building, 1No. part three, part two storey building and the erection of 1No. two storey terrace, providing 24No. residential units (7No. 1 bedroom units, 8No. 2 bedroom units and 9No. 3 bedroom units) together with car parking, landscaping and incidental works (amended proposed site plan and flood risk assessment received 20.09.2017).

Outline planning permission granted subject to conditions and legal agreement (20.12.2017)

CONSULTATIONS

No consultations are required for such applications.

REPRESENTATIONS

Neighbour consultation is not required to be undertaken for these types of applications.

PLANNING ISSUES

The Local Planning Authority has 28 days to determine as to whether prior approval will be required for (1) the method of demolition and (2) any proposed restoration of the site. These two matters are the only ones that can be considered under this provision. No consideration can be given to the principle of demolition under this process. The applicant is only required to submit a written description of the proposed demolition works and a statement that a notice has been displayed at the site. There is no requirement for the Local Planning Authority to carry out any public consultation.

The applicant has submitted a statement confirming that a site notice has been displayed and has included a written description of the proposed demolition works. The detail of these documents is considered to be acceptable. The applicant states that demolition will be undertaken using appropriate mechanical plant and hand dismantling in areas adjacent to boundaries and that the site will be secured pending commencement of future development (although any future development will be subject to planning permission). The applicant states that appropriate materials will be retained on the site for recycling into future development with the remainder of materials removed to licensed tips. This is considered reasonable.

The site is entirely hard surfaced where not encompassed by existing buildings. The existing buildings to be demolished include a two storey, predominantly dual-pitched, building

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towards the High Street frontage which is attached to a shallow dual-pitched building to the rear with a substantial footprint. A further dual-pitched building is located to the north-west of the site adjacent to the site boundary with Priors Croft. Sections of the existing car showroom and office building adjoin the neighbouring petrol station forecourt and all other buildings to be demolished are set away from common boundaries. It will be the responsibility of the owner of the site and any contractor to ensure that the adjacent petrol station forecourt is not damaged in the demolition process and this is not a planning matter.

None of the existing buildings are considered to hold any particular merit in terms of their form, appearance or contribution to the street scenes of either Old Woking High Street or Priors Croft. Furthermore the principle of the demolition of all existing buildings was considered acceptable in granting outline planning permission reference PLAN/2017/0153 dated 20.12.2017.

An assessment for roosting bats achieved via a walkover survey, and internal and external inspection for bats, was submitted in support of subsequently granted outline planning permission reference PLAN/2017/0153 dated 20.12.2017. The surveys undertaken did not find any evidence of bats using any of the buildings proposed to be demolished as an active roost. No droppings, staining or feeding remains were found. Externally, the warehouse and single garage unit were considered to be suboptimal for roosting bats with negligible crevice opportunities, lack of enclosed voids and flush roof tiles or felt. The roof tiles of the main pitched roof unit were flush with external lighting, creating suboptimal conditions within the pitched void above the show room. No internal evidence was found in this pitched void. No further emergence or activity surveys were recommended on any of the buildings and the proposed demolition is not considered to be constrained by the potential presence of bats.

The demolition of all buildings and the retention of the site as a vacant, secured site, subject to consideration of a forthcoming planning application for residential redevelopment, is not considered to be detrimental to the street scenes of Old Woking High Street or Priors Croft. Having regard to the information submitted in the application prior approval is not required for the proposed demolition.

CONCLUSION

No objections are raised and the prior approval of further details is not required in this instance.

RECOMMENDATION

Prior Approval Not Required

INFORMATIVES

01. The applicant is advised that, under the Control of Pollution Act 1974, site works (including demolition) which are audible at the site boundaries are restricted to between the following hours:

0800 – 1800 Mondays to Fridays (inclusive)
0800 – 1300 Saturdays
and not at all on Sundays and Bank/Public Holidays

02. The applicant is reminded of separate requirements under The Control of Asbestos Regulations 2012.

