

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 12 May 2020

Present:

Cllr G G Chrystie (Chairman)
Cllr S Ashall (Vice-Chair)

Cllr T Aziz	Cllr L S Lyons
Cllr A J Boote	Cllr N Martin
Cllr G W Elson	Cllr L M N Morales
Cllr S Hussain	

The Chairman advised the Committee that Item 6d. 2020/0036 164 Goldsworth Road, Woking had been withdrawn from the agenda to allow for neighbour notification. This item would not be considered by the Planning Committee tonight.

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 17 March 2020 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

No apologies for absence were received.

3. DECLARATIONS OF INTEREST

In accordance with the Members' Code of Conduct, Councillor T Aziz declared a non-pecuniary interest in minute item 6a. 2019/0549 183 Boundary Road, Woking - arising from his membership of the Labour Party, who own the property and would use these converted offices when completed. The interest was such that speaking and voting were permissible.

In accordance with the Officer Procedure Rules, Peter Bryant, Head of Democratic and Legal Services declared a non-pecuniary interest in item 5. Planning and Enforcement Appeals – arising from his position as a Council appointed Director of Thamesway Developments Ltd who was the appellant of one of the decisions reported on in the report for Poole Road, Woking. The interest was such that it would not prevent the Officer from advising on the item

In accordance with the Officer Procedure Rules, Peter Bryant, Head of Democratic and Legal Services declared a non-pecuniary interest in item 6b. 2020/0078 Woking Gymnastics Club, Kingfield Road, Woking– arising from his position as a Council appointed

Director of Kingfield Community Sports Centre Ltd who owned the site. The interest was such that it would not prevent the Officer from advising on the item.

In accordance with the Officer Procedure Rules, Peter Bryant, Head of Democratic and Legal Services declared a non-pecuniary interest in item 6b. 2020/0078 Woking Gymnastics Club, Kingfield Road, Woking– arising from his link to Woking Football Club who were referred to in the report regarding their application on the adjacent site. Peter Bryant was a member of the Cards Trust, the supporters' club for Woking Football Club. He had also provided occasional unpaid assistance to the Football Club, e.g. acting as Returning Officer in the election of directors. The interest was such that it would not prevent the Officer from advising on the item.

In accordance with the Officer Procedure Rules, Douglas Spinks, Deputy Chief Executive declared a non-pecuniary interest in item 5. Planning and Enforcement Appeals – arising from his position as a Council appointed Director of Thameswey Group of Companies which included the appellant of one of the decisions reported on in the report for Poole Road, Woking. The interest was such that it would not prevent the Officer from advising on the item

4. URGENT BUSINESS

There were no items of Urgent Business.

5. PLANNING AND ENFORCEMENT APPEALS

The Committee received a report on the planning appeals lodged and the appeal decisions.

The Committee were advised of an error on the report regarding the appeal on application 2018/0633 Format House, Poole Road, Woking, GU21 6DY. The report incorrectly stated that the decision to refuse this application was made by delegated authority, when in fact the decision was made by the Planning Committee.

RESOLVED

That the report be noted.

6. PLANNING APPLICATIONS

The Committee determined the following applications subject to the conditions, informatives, reasons for refusal or authorisation of enforcement action which appear in the published report to the Committee or as detailed in these minutes.

6a. 2019/0549 183 Boundary Road, Woking

The Committee considered an application for the change of use of the ground floor of the building from Use Class A2 (financial and professional services) to Use Class B1 (Business) and the formation of an additional one bedroom self-contained flat at first floor level. The proposal also included external alterations including insertion of first floor window openings, alterations to fenestration, installation of an external rendered insulation and alterations to roof and shop front. No extensions were proposed and the proposal would retain existing hardstanding to the rear forming off-street parking.

Concern was raised regarding the minimum space standard for flats. The Planning Officer explained that one of the flats fell one sq.m below the recommended minimum standard; this was a small margin and was considered acceptable as everything else regarding the application was in line with the Planning Authority Standards.

RESOLVED that planning permission be granted subject to conditions and Section 106 Agreement to secure a SAMM contribution.

6b. 2020/0078 Woking Gymnastics Club, Kingfield Road, Kingfield, Woking

[NOTE 1: The Planning Officer advised the Committee of an additional condition as detailed below;

The portacabin hereby approved shall only be used for office/administrative purposes ancillary to the use of the main building/use on the site for gymnastics by Woking Gymnastics Club and for no other purpose whatsoever including any other purpose within Class D2 (Assembly and Leisure) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To restrict the use of the premises to one which is compatible with the surrounding area and to safeguard the amenities of the adjoining premises.]

[NOTE 2: The Planning Officer advised the Committee that one additional letter of objection had been received from the South Woking Action Group which commented on the process of the application and the need for it. The Planning Officer confirmed that the application had followed the correct process regarding publicity and publication, the application was not likely to have any impact on the Woking Football Club site and the applicant had advised that the portacabin was necessary to provide additional space for staff (more important now with the need for social distancing standards).]

The Committee considered an application for the proposed siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2). The portacabin would be located immediately adjacent to the front elevation of the building and would measure 7.3 metres in width, 2.7 metres in depth and would have a flat roof height of 2.6 metres. The portacabin would occupy a space which currently provided 3-4 car parking spaces. The applicant advised that the temporary portacabin would accommodate three administration staff and would be in use five days per week (9am-6pm).

Concern was raised regarding the surface of the car park and whether an additional condition should be added to address this. The Planning Officer confirmed that an additional condition would not be justified as a temporary permission was recommended and conditions should not require operational works.

RESOLVED that temporary planning permission be granted subject to conditions and additional condition detailed in these minutes.

6c. 2019/1252 Crooksbury, Guildford Lane, Woking

The Committee considered an application which sought permission to demolish the existing bungalow and garage and to erect a two storey dwelling with adjoining garage and associated landscaping.

Concern was raised by some Members that this application appeared to be part retrospective as the majority of the demolition had already taken place. The Planning Officer commented that the retrospective element of the application was regrettable, however it would not change this officer recommendation in this case. The Chairman sought clarification and Thomas James, Development Manager, explained that demolition did require prior approval, however the fact that this had taken place should have no bearing on whether the Planning Committee considered the application acceptable.

Following a query it was confirmed that no protected trees had been removed from the site in the demolition process; there were no tree protection orders in place on the site and it was not located in a conservation area.

In accordance with Standing Order 22.2, following the request for a named vote from Councillor L Lyons, the Chairman deemed that a division should be taken. The votes for and against approval of the application were recorded as follows.

In favour: Cllrs S Ashall, T Aziz, A J Boote, G Elson, S Hussain, N Martin and L Morales.

TOTAL: 7

Against: None

TOTAL: 0

Present but not voting: Cllrs C Chrystie (Chairman) and L Lyons

TOTAL: 2

The application was therefore approved.

RESOLVED that planning permission be granted subject to conditions.

6d. 2020/0036 164 Goldsworth Road, Woking

As advised at the beginning of the meeting, this item had been withdrawn from the agenda to allow for neighbour notification.

6e. 2019/1234 South Paddock, Pyle Hill, Sutton Green, Woking

The Committee considered an application for the demolition of the existing house and detached garage and the erection of a four-bedroom replacement dwelling with integral garage.

This application followed a previous refusal from the planning authority on the grounds of impact on green belt and protected species. The Planning inspectorate had dismissed on appeal regarding the effect on bats only; it was considered acceptable to the green belt. The issues raised by the inspector regarding the bats had now been addressed to the Planning Authorities satisfaction. The dwelling was considered a proportionate replacement.

Following a query regarding the duration of the bat survey the Planning Officer confirmed that so long as the survey was valid at the point the decision was made on the application,

then this was sufficient. Planning Officers considered the bat issue to have been addressed satisfactorily.

Following a query, the Planning Officer confirmed that all neighbours had been notified and a site notice had been displayed. No representations had been received.

RESOLVED that planning permission be granted subject to conditions.

6f. 2019/0893 Goldsworth County Primary School, Bridge Barn Lane, Woking

The Committee considered an application for a single storey detached building with covered deck area for education use.

Following a query regarding flood risk it was confirmed that conditions 5 and 6 set out in the report addressed this.

RESOLVED that planning permission be granted subject to conditions.

6g. 2019/1230 59 The Oaks, West Byfleet

The Committee considered an application for the erection of a two storey detached house (five-bedroom) following partial demolition of the existing house (four-bedroom) and outbuildings. It was originally submitted as a Householder application for extensions to the existing dwelling. Following concerns raised by Officers that the amount of development involved in the proposal would constitute a replacement dwelling, this application was amended as currently submitted.

Councillor G Elson, Ward Councillor, confirmed that he was very happy to support this application.

RESOLVED that planning permission be granted subject to conditions.

6h. 2020/0151 169 Percheron Drive, Knaphill, Woking

The Committee considered an application to convert part of the existing garage which is currently a 'store' room to a 'utility' room by replacing an existing internal wall with a thicker wall. It also proposes to block up an existing door in the side (south) elevation and to replace a ground floor window in the rear elevation with sliding doors.

RESOLVED that planning permission be granted subject to conditions.

6i. TPO/0012/2019 – Land at Florence Court, Florence Way, Knaphill

The Committee considered the request to confirm Tree Preservation Order Ref. TPO/0012/2019 without modification.

RESOLVED that Tree Preservation Order Ref. TPO/0012/2019 be confirmed without modification

6j. TPO/0013/2019 – Land at 25 Gorsewood Road, Knaphill

The Committee considered the request to confirm Tree Preservation Order Ref. TPO/0013/2019 without modification.

RESOLVED that Tree Preservation Order Ref. TPO/0013/2019 be confirmed without modification

The meeting commenced at 7.00 pm
and ended at 8.20 pm

Chairman: _____

Date: _____