

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 2 February 2021

Present:

Cllr G G Chrystie (Chairman)

Cllr S Hussain (Vice-Chair)

Cllr T Aziz	Cllr L M N Morales
Cllr A J Boote	Cllr M A Whitehand
Cllr G S Cundy	Cllr C Rana (substitute for Cllr Martin)
	Cllr M A Whitehand

Absent: Councillors L S Lyons.

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 12 January 2021 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Lyons.

3. DECLARATIONS OF INTEREST

In accordance with the Members' Code of Conduct, Councillor G Cundy declared a non-pecuniary interest in minute item 6c. 2020/0805 Glades House, Cemetery Pales, Brookwood, Woking - arising from his position as a Council appointed Director of Brookwood Cemetery Ltd. The interest was such that speaking and voting were permissible.

In accordance with the Officer Procedure Rules, Peter Bryant, Director of Legal and Democratic Services and Douglas Spinks, Deputy Chief Executive, declared a non-pecuniary interest in item 6c. 2020/0805 Glades House, Cemetery Pales, Brookwood, Woking – arising from their position as Council Officer appointed Directors of Brookwood Cemetery Ltd. 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, Director of Legal and Democratic Services declared a non-pecuniary interest in items 6e. COND/20/0149 Sheerwater Estate, Albert Drive, Woking, 6f. COND/20/0150 Sheerwater Estate, Albert Drive, Woking, 6g. COND/20/0171 Sheerwater Estate, Albert Drive, Woking. 6h. COND/20/0175 Sheerwater Estate, Albert Drive, Woking and 6j. COND/21/0013 Sheerwater Estate, Albert Drive, Woking – arising from his position as a Council appointed

Director of Thameswey Development Ltd. 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 items 6e. COND/20/0149 Sheerwater Estate, Albert Drive, Woking, 6f. COND/20/0150 Sheerwater Estate, Albert Drive, Woking, 6g. COND/20/0171 Sheerwater Estate, Albert Drive, Woking. 6h. COND/20/0175 Sheerwater Estate, Albert Drive, Woking. and 6j. COND/21/0013 Sheerwater Estate, Albert Drive, Woking – arising from his position as a Council appointed Director of Thameswey Group of Companies. 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 decision.

An error was noted in the report regarding the dates for application 2019/0753; these should have correctly read that the application was refused by Planning Committee on 12 November 2019 and the appeal was lodged on 11 May 2020.

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. 2019/1168 23 Bentham Avenue, Woking

The committee considered an application which sought permission to convert the existing three bedroom family dwelling into a pair of flats at ground and first floor with the erection of a part two storey part single storey rear extension.

The application had been considered by the Planning Committee at the meeting on 8 December 2020 and the Committee had deferred determination of the application to allow the applicant time to formally submit the amended proposed amenity space plans. The Planning Officer advised the Committee that the plans still did not adhere to Planning Policy.

The Chairman commented that that there had been a meeting with Planning Officers earlier in the day to which Ward Councillors had been invited to attend. It was noted that if Members had wanted to raise comparable properties in the area this should have been discussed with Planning Officers in advance of the meeting so that the Planning Officer

had the opportunity to consider whether these were a precedent and affected the recommendation.

The Chairman advised Councillor T Aziz that he would not allow him to raise any further comparable properties in the meeting.

Councillor T Aziz commented that he thought the units met the minimum standard and that the rear extension to the property would provide two good quality units. No change could be seen from the front of the property. Councillor T Aziz commented that there had been a healthy debate at the previous meeting and he thought that the application had been deferred as the subdivision of the amenity space was not clear.

Councillor T Aziz proposed and it was duly seconded by Councillor A Boote that the application be approved.

Debate continued.

Some other Members commented that they disagreed with the approval of the application as it would have an impact on the character of the area, be overbearing on neighbouring properties and was indicative of over development. Some Councillors thought that the amenity space was not sufficient and that the division of a property would set an undesirable precedent as there was nothing comparable in the area.

In accordance with Standing Order 22.2, the Chairman deemed that a division should be taken on the motion above. The votes for and against approval of the application were recorded as follows.

In favour: Cllrs T Aziz, A J Boote and C Rana.

TOTAL: 3

Against: Cllrs G Chrystie, G Cundy, S Hussain and M Whitehand.

TOTAL: 4

Present but not voting: Cllrs L M N Morales.

TOTAL: 1

The application was therefore not approved.

In accordance with Standing Order 22.2, the Chairman deemed that a division should be taken on the recommendation in the report. The votes for and against refusal of the application were recorded as follows.

In favour: Cllrs G Chrystie, G Cundy and M Whitehand.

TOTAL: 3

Against: Cllrs T Aziz, A J Boote and S Hussain.

TOTAL: 3

Present but not voting: Cllrs L M N Morales and C Rana.

TOTAL: 2

Due to the equality of votes in favour and against refusal of this application, the Chairman exercised a second and casting vote in accordance with paragraph 39(2) of Schedule 12 to the Local Government Act 1972, to refuse the application.

The application was therefore refused.

RESOLVED

That planning permission be REFUSED.

6b. 2020/1124 Units 1 & 2 Morris House, Commercial Way, Woking.

This item was withdrawn from the agenda.

6c. 2020/0805 Glades House, Cemetery Pales, Brookwood, Woking

The Committee considered a proposal which sought Advertisement Consent to display three non-illuminated signs to advertise the presence of Brookwood Cemetery which was a Grade 1 Listed Park and Garden to be visible from the highway on Cemetery Pales. They were to be erected to assist in achieving the aims of the Council approved restoration master plan for the Cemetery. All three signs were to be to the same design and specifications.

Councillor L Morales commented that there were a number of tree roots close to the sign and within the vicinity and queried whether there was any conditions regarding this. The Planning Officer explained that the Councils Arboricultural Officer had been consulted and they were happy with the Tree Method Statement submitted by the applicant. Councillor L Morales requested that a condition be added requiring works to be carried out in accordance with the submitted Tree Method Statement. This was supported by the Committee.

RESOLVED

That advertisement consent be GRANTED with additional condition as noted in these minutes.

6d. COND/20/0128 9-13 Poole Road, Goldsworth Road and Church Street West, Woking

The Committee considered the conditions application which sought approval of details pursuant to condition 06 (Hard and soft landscape) of planning permission PLAN/2018/1362.

RESOLVED

That the details submitted be APPROVED.

6e. COND/20/0149 Sheerwater Estate, Albert Drive, Woking.

The Committee considered the conditions application which sought approval of details pursuant to Condition 15 of planning permission PLAN/2018/0337 relating to piling.

Councillor L Morales raised some concerns regarding piling and the affect this could have on surrounding properties. It was noted in the report that neighbouring properties were only eight meters from the piling works and Councillor L Morales queried what conditions were in place to protect neighbouring properties. The Planning Officer advised that the method of piling selected would be quiet with minimal vibration levels as advised in the details, but could not plan for every eventuality and it is understood that it would be for the householder and contractor to resolve if problems arose. The LPA had done all required to ensure that piling works were carried out in accordance with proper procedures.

Following a query from Councillor T Aziz, the Planning Officer confirmed that she was hoping to bring a Construction and Environmental Management Plan to the next meeting which would specify hours of construction work (which would cover these piling works too.)

RESOLVED

That the details submitted be APPROVED.

6f. COND/20/0150 Sheerwater Estate, Albert Drive, Woking.

The Committee considered the conditions application which sought approval of details pursuant to Condition 19 of planning permission PLAN/2018/0337 relating to air quality.

RESOLVED

That the details submitted be APPROVED.

6g. COND/20/0171 Sheerwater Estate, Albert Drive, Woking.

The Committee considered the conditions application which sought approval of details pursuant to Condition 25 of planning permission PLAN/2018/0337 relating to contamination.

RESOLVED

That the details submitted be APPROVED.

6h. COND/20/0175 Sheerwater Estate, Albert Drive, Woking.

The Committee considered the conditions application which sought approval of details pursuant to Conditions 39 (stag beetle survey), 40 (bat activity survey) and 41 (reptile survey) of planning permission PLAN/2018/0337 relating to ecological requirements.

The Planning Officer advised that bat dropping had been found on site and Surrey Wildlife Trust had reviewed the details. The applicant would need to seek a Protected Species Licence from Natural England.

RESOLVED

That the details submitted be APPROVED.

6i. COND/20/0176 Sheerwater Estate, Albert Drive, Woking.

This item was withdrawn from the agenda.

6j. COND/21/0013 Sheerwater Estate, Albert Drive, Woking

[NOTE: The Planning Officer reported that since the report was published there had been a change to the material identification as P13, which had changed from a self-binding gravel to a resin bonded permeable gravel. The Planning Officer had details of the manufacturer, product and colour (Barley Butter). It was noted that due to this change there had been an update in the details of the recommendation.]

The Committee considered the conditions application which sought approval of details pursuant to Condition 45 (external materials) for the hard surfacing materials for Phase Purple only of planning permission PLAN/2018/0337.

RESOLVED

That the details submitted be APPROVED subject to the amendments to the details as reported by the Planning Officer.

The meeting commenced at 7.00 pm
and ended at 8.20 pm

Chairman: _____

Date: _____