

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 19 October 2021
Present:

Cllr L M N Morales (Chairman)
Cllr T Aziz (Vice-Chair)

Cllr A J Boote	Cllr N Martin
Cllr J Brown	Cllr C Rana
Cllr S Dorsett	Cllr D Roberts
Cllr D E Hughes	

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 28 September 2021 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

No apologies for absence were received.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

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.

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. 2021/0742 13 Black Prince Close, Byfleet, KT14 7ES

The Committee considered an application that proposed the erection of a two storey side and single storey rear extension and alterations to garage.

Councillor A Boote, Ward Councillor, was very concerned by this extension application and commented that the property was already overdeveloped and she thought that the rear extension proposal would have an overbearing impact on the neighbouring property, with loss of light and privacy.

Some Members sympathised with the objectors and the affected neighbour, however they did not think the application breached any Planning Policy so therefore did not think there was grounds to refuse.

The Committee were reminded that the existing dormer extension could not be considered as part of this application as this had been completed previously under permitted development.

Following a question regarding the height of the extension the Planning Officer confirmed that the rear extension would be considered single storey, and the highest point would be level with the window cill of the square bathroom window on the rear elevation. The single storey rear extension would project 2.8m from the rear elevation. The Planning Officer commented that any loss of light to the neighbour would not be considered detrimental as the garden was large and it had also been determined that there was no direct loss of privacy from this extension; Members were reminded that the dormer extension may have resulted in a loss of privacy, however this was not a material consideration of this application. It was also noted that the 45 degree rule had not been breached.

Councillor A Boote moved, and it was duly seconded by Councillor T Aziz that the application be refused on the grounds of bulk, mass and overbearing, which spoilt the light and enjoyment of the neighbouring property.

The Chairman asked the advice of Planning Officer on the reasons put forward for refusal. Dan Freeland advised that there was long standing guidance in the Outlook and Amenity SPD and that he would advise against refusal on the grounds of 'light and enjoyment' as this would be hard to defend on appeal. Dan Freeland commented that if the applicant was not tying the rear extension into the side extension, then an even larger rear extension could be built on the back of the house under permitted development, which the Committee should bear in mind.

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 refusal of the application were recorded as follows.

In favour: Cllrs T Aziz, A J Boote and D Hughes.

TOTAL: 3

Against: Cllrs J Brown, S Dorsett, N Martin, C Rana and D Roberts.

TOTAL: 5

Present but not voting: Cllr L M N Morales (Chairman)

TOTAL: 1

The application was therefore not refused.

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

In favour: Cllrs J Brown, S Dorsett, N Martin, C Rana and D Roberts.

TOTAL: 5

Against: Cllrs T Aziz and A J Boote.

TOTAL: 2

Present but not voting: Cllr D Hughes and L M N Morales (Chairman)

TOTAL: 2

The application was therefore approved.

RESOLVED

That the application be APPROVED subject to conditions.

6b. COND/2020/0161 Sheerwater Estate, Albert Drive, Woking

The Committee considered an application for the partial approval of details pursuant to Condition 64 (acoustic performance of party walls/floors and ceilings) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

RESOLVED

That the details submitted be APPROVED.

6c. COND/2020/0172 Sheerwater Estate, Albert Drive, Woking

The Committee considered an application for the partial approval of details pursuant to Condition 98 (obscure glazing and non-opening windows) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

RESOLVED

That the details submitted be APPROVED.

6d. COND/2021/0024 Sheerwater Estate, Albert Drive, Woking

The Committee considered an application for the partial approval of details pursuant to Condition 65 (acoustic insulation and ventilation of the energy centre to contain internally generated noise) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

RESOLVED

That the details submitted be APPROVED.

6e. COND/2021/0142 Sheerwater Estate, Albert Drive, Woking

The Committee considered an application for the partial approval of details pursuant to Condition 50 (PV Panels) for phase Red only of planning permission PLAN/2021/0337 for the Sheerwater Regeneration.

RESOLVED

That the details submitted be APPROVED.

6f. COND/2021/0184 Sheerwater Estate, Albert Drive, Woking

[NOTE: The Planning Officer advised of an update to the first bullet point in the details recommended for approval to insert the revision number and date - Revision **D** received on 11.10.2021. Subject to this the details were recommended for approval.]

The Committee considered an application for the partial approval of details pursuant to Condition 45 (external materials - brick, stone and clay roof tile specification for the external facades to the buildings only) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

RESOLVED

That the details submitted be APPROVED.

7. SCHEME OF DELEGATIONS

Under the current scheme of delegation, applications for approval of details reserved by condition submitted by Woking Borough Council and their companies/entities needed to be reported to Planning Committee for determination. There had been two periods (between 6 April 2021 to 8 June 2021 and 20 July 2021 to 7 September 2021) when temporary arrangements were agreed to allow these types of applications to be delegated to the Development Manager for determination in consultation with the Chairman of the Planning Committee. It was proposed to make these arrangements permanent.

Councillor D Hughes commented that she thought it was important not to lose the openness that came with the reserved conditions coming before the Planning Committee for determination. She noted that the recommendation before them was sensible, however asked if an additional recommendation could be added which would ensure members continued to be advised of those details that were reserved by condition and where authority was delegated for determination. These would be circulated on a regular basis in a similar way as the fortnightly planning lists. The timescale and frequency of circulating

this condition list would be determined by Officers when they knew what was technically possible.

RESOLVED that the Committee RECOMMENDED to Council that

- i.) applications for approval of details reserved by condition submitted by Woking Borough Council and their companies/entities be delegated to the Development Manager for determination in consultation with the Chairman of the Planning Committee (or in their absence, the Vice-Chairman); and
- ii.) the Development Manager arrange for a list of conditions applications submitted by Woking Borough Council and their companies/entities to be circulated to all Members on a regular basis.

The meeting commenced at 7.00 pm
and ended at 7.40 pm

Chairman: _____

Date: _____