

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 16 January 2018

Present:

Cllr G G Chrystie (Chairman)

Cllr A Azad	Cllr D Harlow
Cllr T Aziz	Cllr S Hussain
Cllr A J Boote	Cllr L M N Morales
Cllr I Eastwood	Cllr C Rana

Also Present: Councillors Mrs B A Hunwicks.

Absent: Councillor M A Whitehand.

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 12 December 2017 be approved and signed as a true and correct record.

2. DECLARATIONS OF INTEREST

In accordance with the Members' Code of Conduct, Councillor S Hussain declared a pecuniary interest in item 4f – 2017/0876 112 Maybury Road, Woking – arising from him owning the property. The interest was such that speaking and voting were not permissible and Councillor S Hussain left the Chamber during consideration of the item.

3. PLANNING AND ENFORCEMENT APPEALS

RESOLVED

That the report be noted.

4. 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.

4a. 2017/0463 Woodlands, Elm Road, Horsell

[NOTE 1: In accordance with the procedure for public speaking at Planning Committee, Mr Michael Parker attended the meeting and spoke in objection to the application and Mr Jim Guest spoke in support.]

[NOTE 2: The Committee were advised of an additional condition and informative as detailed below;

Condition:

Prior to the commencement of the development hereby permitted a Construction Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- measures to prevent the deposit of materials onto the highway;

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

Informative:

The applicant is reminded that this permission does not convey the right to block or hinder access to any neighbouring properties, notwithstanding any indication otherwise given by this permission.]

The Committee considered an application for the erection of two detached two storey dwellings (five bedroom) plus a detached double garage following the demolition of the existing two storey dwelling on the site. The existing vehicular access onto Elm Road would be utilised to serve both dwellings which would have parking to their frontages.

Councillor Mrs B Hunwicks spoke on the application as Ward Councillor. Councillor Mrs B Hunwicks commented that one of her biggest concerns was access onto the site and the inconvenience this would cause for residents due to construction traffic entering and exiting the site. The Ward Councillor asked for reassurance that the additional condition and informative regarding the Construction Management Plan would address her concerns. The Planning Officer advised the Committee that this Plan would need to be submitted to Officers and considered acceptable before the development commenced. It was agreed that an additional informative be added stating that the Council expected to see permeable surfacing included within any information submitted in respect of discharging conditions 5 and 9.

Following a query regarding flood risk, the Planning Officer confirmed that the site was close to a surface water flood risk area and condition 9 had been added which required details of surface water drainage to be attached to ensure there was no flood risk to the surrounding area. The Councils Flood Risk and Drainage Engineer had raised no objections subject to this condition securing a sustainable drainage scheme.

Some members of the Committee thought that the amendments and additions in this application were an improvement to the previously approved application in 2016. The site was now much bigger and the Committee considered that there was appropriate space for the proposed dwellings. Although sympathetic to residents concerns, they thought that the amended application was acceptable.

RESOLVED

That planning permission be granted subject to conditions, additional condition and informatives as noted in these minutes and section 106 Agreement to secure a SAMM contribution.

4b. 2017/0452 Baywood, Kingfield Road, Kingfield, Woking

[NOTE: The Planning Officer advised the Committee that three additional letters of objection had been received, which mainly reiterated the concerns already summarised within the representations section of the report with the addition one issue regarding loss of light to the adjacent property. It was noted that the room in question was served by a second window and therefore the loss of light was not considered to cause significant harm.]

The Committee considered an application for a two storey side and rear extension to Baywood to facilitate the creation of one three-bedroom additional dwelling, including subdivision of land to accommodate amenity space, parking and refuse/recycling storage.

The Committee were supportive of the application and thought that it would restore symmetry to the street scene and provide a valuable family home in the Borough. The Members were also pleased that the development retained a passageway to the rear garden for access and bin storage.

RESOLVED

That planning permission be granted subject to the recommended conditions and Section 106 Agreement to secure a SAMM contribution.

4c. 2017/0894 Haslemere, Oakcroft Road, West Byfleet

[NOTE: The Committee were advised of an additional condition as detailed below;

Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

has been submitted to and approved in writing by The Local Planning Authority. The development shall thereafter be constructed in strict accordance with the approved Construction Transport Management Plan unless otherwise agreed in writing by The Local Planning Authority.

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users.]

The Committee considered an application for the demolition of an existing two storey, five-bedroom detached dwelling (with attached single storey garage) and the erection of a two storey six-bedroom dwelling (inclusive of accommodation in the roof space).

RESOLVED

That planning permission be granted subject to conditions and additional condition as noted in these minutes.

4d. 2017/1118 Central Buildings, Chobham Road, Woking

[NOTE: The Committee was advised of an amendment to condition 7 as detailed in bold below;

Notwithstanding the detail shown on the approved site plan, prior to the commencement of development details of the proposed refuse/recycling/food waste bin provision, including their position(s) on the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be first occupied unless and until the refuse/recycling/food waste bin provision has been provided on the site in accordance with the approved details and is available for use. Thereafter the refuse/recycling/food waste bin provision shall be retained and maintained in accordance with the approved details.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.]

The Committee considered an application for the conversion of the existing five maisonettes (two two-bedroom and three three-bedroom and four-bedroom) into nine flats (seven two-bedroom and two studio), erection of rear external staircases from first to second floor level with associated installation of second floor level external walkway and provision of two external cycle stores associated alterations to rear elevation fenestration.

RESOLVED

That planning permission be granted subject to the prior completions of a S106 legal agreement to secure the SAMM financial contribution and the recommended conditions.

4e. 2017/0981 41 Chertsey Road, Woking

The Committee considered an application for the conversion of the upper floors into three self-contained flats (two two-bedroom and one one-bedroom) and insertion of a dormer window on the rear roof slope.

Following a query from the Chairman regarding the Chertsey Road conservation area, the Planning Officer confirmed that the dormer window would not be visible from Chertsey Road.

A member of the Committee raised concern regarding the lack of bicycle parking on site. The Planning Officer advised the Committee that paragraph 26 set out in detail why it would not be possible to provide any form of bicycle parking for this development.

RESOLVED

That planning permission be granted subject to recommended conditions and SAMM (TBH SPA) contribution secured by Legal Agreement.

4f. 2017/0876 112 Maybury Road, Woking

[NOTE: Councillor S Hussain left the Chamber during consideration of this item.]

The Committee considered an application for the erection of a single storey side and rear addition, single storey rear extension and a rear dormer with two velux windows on the front roof slope.

RESOLVED

That planning permission be granted subject to conditions.

4g. 2017/1100 15 Blackmore Crescent, Sheerwater

[NOTE: The Planning Officer advised the Committee of an amendment to the recommendation on page 67 of the report. The wording Devonshire Avenue should be removed and replaced with Blackmore Crescent.]

The Committee considered an application for the erection of a single storey front extension.

Councillor T Aziz had requested this application be considered by the Committee as he disagreed with the Planning Officers proposed recommendation for refusal. Councillor T Aziz felt that the extension was only a moderate addition and would not have a significant impact on the established building line. Some other Members of the Committee agreed with this view and thought that some of the other houses in the street may follow suit if this application was approved.

Although sympathetic to the arguments put forward, some Councillors thought that the application should be refused and that approval may undermine further argument against future significant front extensions on this street.

Councillor T Aziz proposed and it was duly seconded that the application be approved on the grounds that the proposed single storey front extension would, by reason of its modest scale and design (and having regard to the presence of other single storey front extensions within the area) represent a sympathetic addition which would not adversely affect the appearance of the host dwelling or the character of the area and would accord with Policy CS21 of the Core Strategy.

In accordance with Standing Order 10.8, 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, I Eastwood, D Harlow, L M N Morales and C Rana

TOTAL: 7

Against: Cllr A Azad and S Hussain

TOTAL: 2

Present but not voting: Cllrs G G Chrystie (Chairman)

TOTAL: 1

The application was therefore approved.

RESOLVED

- That
- (i) Planning permission be granted for the reasons detailed in these minutes; and
 - (ii) Delegated authority be granted to the Development Manager to attach appropriate conditions and informatives to the planning permission.

4h. 2017/0639 Land adjacent to 18 North Road, Woking

[NOTE: The Committee was advised of an update to the recommendation on page 73 of the report. The Planning Officer advised that if approved the applicant be given six months to comply with enforcement proceedings.]

The Committee considered a retrospective planning application for amendments to a previously approved three-bedroom detached dwelling (PLAN/2014/0744)

The Planning Officer advised the Committee that there were a number of deviations from the original approved application and that the applicant had been working with the Enforcement Team regarding these. The Committee was asked to take enforcement action with regards to the parapet walls which had been added to either side of the single storey rear outrigger. This had raised the height on the boundary with 18 North Road from the approved 2.0m to 2.5m. Following a query from the Committee it was noted that by not enforcing any other deviations from the original application, the Committee would be indicating that they found them to be acceptable.

RESOLVED

That planning permission be refused and formal enforcement proceedings be authorised with a compliance period of six months.

4i. 2017/0954 Byron Lodge, Ridgway Road, Pyrford

[NOTE: The Planning Officer advised the Committee that one additional letter of objection had been received, which reiterated the concerns already summarised within the representations section of the report.]

Planning application PLAN/2014/0293 granted planning permission for erection of a part two storey, part single storey rear extension on 12.05.2014. Non material amendment application AMEND/2015/0024 permitted a Juliette balcony to replace a first floor window in the rear elevation serving bedroom 5 and fenestration alterations to the ground and first floor windows in the rear (east) elevation and ground floor side (north and south) elevations. Non material amendment application AMEND/2015/0034 for altering the roof form of the single storey rear element from a hipped roof to a flat roof was refused as it was considered altering the roof form would have a material impact on the design and external appearance of the proposal. Planning application PLAN/2015/1337 was for the retention of the flat roof form of the single storey element of the part two storey, part single storey rear extension granted planning permission under PLAN/2014/0293 and rear raised patio and fenestration alterations. Planning application PLAN/2015/1337 was refused with authorisation to commence enforcement proceedings by Planning Committee on 05.04.2016. The appeal was part allowed granting planning permission for the roof form of

the single storey rear extension and fenestration alterations, but The Planning Inspector did not allow the appeal in relation to the raised patio and steps.

The Committee considered the application which proposed alterations to the existing unauthorised raised patio and steps that were dismissed at appeal. The alterations included:

- Reduction in footprint of raised patio;
- Reduction in height of patio adjacent to the north boundary to create a stepped slope;
- Removal of the raised rear steps located at the centre of the raised patio;
- Relocation of raised steps to the north side of the raised patio to access lower rear garden;
- Installation of glass balustrade to the rear (east) of the raised patio;
- Installation of 2m high obscure glazed privacy screen projecting from the north side of the rear elevation of Bryon Lodge;
- Landscaping along the north boundary; and
- Construction of ground level patio immediately below raised patio.

Following a query the Planning Officer confirmed that Condition 7 required the details of the privacy screen to be submitted and approved by the Planning Authority within 3 months of the date of the Planning permission.

RESOLVED

That planning permission be granted subject to conditions.

The meeting commenced at 7.00 pm
and ended at 9.00 pm

Chairman: _____

Date: _____