

MINUTES  
OF A MEETING OF THE  
**PLANNING COMMITTEE**

held on 16 October 2018

Present:

Cllr G S Cundy (Chairman)  
Cllr M A Whitehand (Vice-Chair)

Cllr S Ashall	Cllr I Eastwood
Cllr T Aziz	Cllr N Martin
Cllr A J Boote	Cllr L M N Morales
Cllr G G Chrystie	

**1. MINUTES**

RESOLVED

That the minutes of the meeting of the Committee held on 25 September 2018 be approved and signed as a true and correct record.

**2. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**3. DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**4. URGENT BUSINESS**

There were no items of Urgent Business.

**5. PLANNING AND ENFORCEMENT APPEALS**

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. 2018/0378 - Woodlands, Sheerwater Road, West Byfleet**

[Note1: In accordance with the procedure for public speaking at Planning Committee, Mr Andrew Grimshaw attended the meeting and spoke in objection of the application and Mr Chris White spoke in support to the application].

[Note 2: The Planning Officer advised the Committee of an additional letter of objection received which had mainly reiterated comments already summarised within the representations section of the report].

The Committee considered a planning application for the erection of a three storey building and detached two storey building to the rear comprising a total of 10 self-contained flats (nine two bedroom & one one bedroom) following the demolition of an existing dwelling, and ancillary buildings, including the provision of associated bin and cycle storage, parking, retaining walls and landscaping.

At the request of the Chairman, the Planning Officer responded to queries raised by the public speaker on parking and other developments in Sheerwater Road. The Planning Officer commented that the proposed three storey block of flats was not common in the surrounding area. The development had its own distinct character, imitating an entirely different street scene. In regards to parking, it had been considered that the proposal did not meet the minimum parking standards set out in policy BE6 of the West Byfleet Neighbourhood Development Plan (WBNDP). No appropriate evidence had been provided to indicate undue pressure to local on-street parking.

Councillor Boote, Ward Councillor, spoke in favour of the application but expressed concerns on the risk of flooding.

Some members had also expressed concerns on the risk of flooding, mentioning that previous proposals presented to the Committee with similar flooding issues had been refused. Furthermore, Members had focused on parking and the adverse impact the proposals would have to local traffic within the area. There also had been comments of the application being out of character with the area.

Following debate on the application and the recommendations before the Committee, the votes for and against refusal of the application were recorded as follows in accordance with Standing Order 22.2:

In Favour of Refusal:	Cllrs S Ashall, G Chrystie, N Martin, L Morales and M Whitehand
-----------------------	--

Total in favour: 5

Against:	Cllrs T Aziz and I Eastwood
----------	-----------------------------

Total against: 2

The application was therefore refused.

RESOLVED

That planning permission be refused.

**6b. 2018/0722 - Barnsbury Primary School, Almond Avenue, Woking**

The application was for the erection of a new modular building for D1 educational use in place of the existing modular building.

RESOLVED

That planning permission be granted subject to conditions.

**6c. 2018/0845 - Morrisons, 82 Goldsworth Road, Woking**

The Committee considered a planning application for the erection of a modular cabin, canopy, hoarding and a drainage within an existing carpark to facilitate a proposed car valeting service.

The car wash hours were noted as follows:

Monday – Friday	-	08:00 – 18:00hrs
Saturdays	-	08:00 – 13:00hrs
Sundays & Bank Holidays	-	Closed

Councillor Aziz, Ward Councillor, commented on the proximity of the car wash to the main entrance of the supermarket, suggesting that the car park had adequate capacity to accommodate the proposed facility further away from the entrance. It was stated that the proposed site would have a less impact to residents living alongside the area.

RESOLVED

That planning permission be granted subject to conditions.

**6d. 2018/0252 - Pinewood, Mount Road, Hook Heath**

[Note: The Committee was advised of an amendment to condition 7 as detailed below:

++ Within 3 months of first occupation of the development hereby approved (as notified to the Local Planning Authority in writing 5 days before first occupation), written documentary evidence shall be submitted to, and approved in writing by, the Local Planning Authority, proving that the development has:

- a) Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
- b) Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2013).

The Committee considered a planning application for the demolition of an existing three bedroom dwelling and the erection of a replacement six bedroom dwelling.

Councillor Ashall, Ward Councillor, had concerns on the architectural design of the proposed development, further concentrating on the bulkiness of the proposal, which represented an unacceptable impact on the character and appearance of the area.

The Planning Officer stated that the proposed design was inline with local and neighbourhood policies set out in the report.

Some members expressed support for the application, stating that the proposal presented its own distinct identity which would have an acceptable impact on character in view of the surrounding dwellings.

RESOLVED

That planning permission be granted subject to planning conditions.

**6e. 2018/0620 - The Bower, Princess Road, Maybury**

The planning proposal was for the erection of a two storey building comprising of six self contained flats (C3) and six one bed with ancillary facilities and alterations to existing vehicular access.

RESOLVED

That planning permission be granted subject to conditions and Section 106 Agreement.

**6f. 2018/0569 - Peterport, Lavender Road, Woking**

The Committee considered an application for the alterations to the front elevation at ground floor level, the erection of a part two storey, part single storey rear extension and conversion of roof space to provide living accommodation with two rear dormer windows, including rooflight to the front roof slope. The proposals included alterations to fenestration, front porch extension/ alteration and conversion from one-five bedroom dwelling to create a two three bedroom dwellings.

RESOLVED

That planning permission be granted subject to conditions and Section 106 Agreement.

**6g. 2018/0804 - The Stable Yard, Guildford Road, Mayford**

The proposed application was for the retention of residential use of the land for the stationing of two mobile homes occupied as self-contained residential units.

RESOLVED

That temporary planning permission of three years duration be granted subject to recommended conditions.

The meeting commenced at 7.00 pm  
and ended at 8.06 pm

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_