

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 11 December 2018

Present:

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	

Also Present: Councillor A Azad
Councillor L Lyons

Absent: Councillor G S Cundy

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 13 November 2018 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor G Cundy.

3. DECLARATIONS OF INTEREST

In accordance with the Members' Code of Conduct, Councillor S Ashall declared a pecuniary interest in Item No. 6a - 2018/0907 Bernisdale and Oakwood, Hook Heath Road, Hook Heath, Woking arising from the proximity of his property to the application site. The interest was such that Councillor Ashall left the Chamber during consideration of the item.

In accordance with the Officer Procedure Rules, Peter Bryant, Head of Democratic and Legal Services, declared a non-pecuniary interest in Item No. 5, Appeal Decisions – 2017/1309 Binkot Englefield Road, Knaphill, Woking, Item No. 6d - 2018/0741 Church Gate, 9-11 Church Street West, Woking and Item No. 6e - 2018/0918 Premier House, 15-19 Church Street West, Woking arising from his position as a Council appointed Director of the Thamesway Group of Companies. The interest was such that it would not prevent the Officer from advising on that item.

In accordance with the Office Procedure Rules, Douglas Spinks, Deputy Chief Executive, declared a non-pecuniary interest in Item No. 5, Appeal Decisions – 2017/1309 Binkot Englefield Road, Knaphill, Woking, Item No. 6d - 2018/0741 Church Gate, 9-11 Church Street West, Woking and Item No. 6e - 2018/0918 Premier House, 15-19 Church Street West, Woking arising from his position as a Council appointed Director of the Thamesway Group of Companies. The interest was such that it would not prevent the Officer from advising on that item

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.

[Note 1: Councillor Whitehand, Vice Chairman in the Chair, advised Committee Members that she would not be voting on items brought before the Committee].

6a. 2018/0907 - Bernisdale And Oakwood, Hook Heath Road

[Note 1: Councillor Ashall left the Chamber during the consideration of this application].

The planning application sought permission for the erection of 2 two storey detached dwellings consisting of 1 five and 1 six bedrooms. Closure to the existing vehicular access, including the new proposed vehicular single access onto Hook Heath Road.

Councillor Azad, Ward Councilor raised a number of concerns and thought the proposal was contrary to a number of policies within the Hook Heath Neighboring Plan (HHNP). This included the proposed dwelling height of 10.1 meters much higher than the average 8.6 meters in the surrounding area. It was considered this would have a detrimental overlooking impact to neighbouring properties.

Councillor Azad sought clarification on the replacement of the new hedging to the north west of Plot 1. The Committee had been requested to consider the inclusion of a condition within the report to prevent the removal of the existing hedging until the boundary hedge had been established to at least 7 meters to ensure privacy for neighboring properties.

In regards to the boundary treatment the Planning Officer advised that conditions 16 and 17 in the report required details of landscaping to be submitted notwithstanding what was shown on the approved plans listed within Condition 2.

Following a question on height and overlooking, it was noted that the separation distances complied with the "Outlook Amenity, Privacy and Daylight SPD 2008.

Some Members of the Committee thought that the proposal represented an acceptable development and was keeping in with the surrounding area.

Councillor Chrystie proposed and Councillor Eastwood seconded for the removal of recommended permitted development rights.

RESOLVED

- i) that planning permission be granted subject to conditions and S106 Agreement and
- ii) for the removal of permitted development rights.

6b. 2018/0786 - Lady Place Farm, Churchill Hill, Pyrford

[Note 1: In accordance with the procedure for public speaking at Planning Committee, Mr. Bruce Stuart attended the meeting and spoke in objection to the application and Mr. Dom Makin spoke in support of the application.]

[Note 2: The Planning Officer advised the Committee that an additional letter of objection had been received in regards to the speedway survey carried out by the applicant. An email had also been circulated to a number of Councillors which referred to a court case highlighting on the non visual impact to heritage assets].

The Committee considered an application for the change of use of agricultural land, and the conversion of existing and vacant agricultural building to facilitate a dog day care use (Sui Generis).

Councillor Chrystie, Ward Councillor spoke in objection to the application, raising a number of concerns including the change of use of agriculture land for commercial use and the potential detrimental impact to the Green Belt. Councillor Chrystie also highlighted on highway safety along the stretch of Church Hill Road which had a history of road accidents and considered that the proposal did not conform with some Policies within the National Planning Policies Framework (NPPF).

On the matter of highway concerns, the Planning Officer confirmed that Surrey Highways had undertaken a survey along Church Hill which had shown the road to be capable of facilitating the proposed change of use without increasing to potential highway safety issues.

Following a request from Councillor Chrystie and in accordance with Standing Order 22.2 the votes for and against approval of the application were recorded as follows:

In Favour: Cllrs S Ashall, T Aziz, A Boote, I Eastwood, N Martin and L Morales

Total in favour: 6

Against: None

Total against: 0

The application was therefore approved.

RESOLVED

That planning permission be granted subject to conditions.

6c. 2018/0904 - Chippings, Pyrford Heath, Pyrford

The proposal was for the demolition of an existing bungalow dwelling and the erection of a chalet style dwelling with five bedrooms and detached single garage.

Councillor Chrystie, Ward Councillor sought confirmation as to whether or not the application before the Committee had been a follow up to a previously approved application in 2016.

The Planning Officer confirmed that the proposal had been a follow up to the 2016 application. It was noted that the proposal before the Committee included a detached garage towards the eastern side of the site.

RESOLVED

That planning permission be granted subject to conditions.

6d. 2018/0741 - Church Gate, 9-11 Church Street West, Woking

The Committee considered an application for the construction of a two storey extension to form nine dwellings, consisting of 3 one bedroom, 4 two bedrooms and 2 three bedrooms and roof terrace, with associated cycle storage and refuse/recycling storage.

Councillor Aziz, Ward Councillor, spoke on the proposal expressing his disappointment on losing the existing office space which had been located in a prime location of the Borough. Concerns on the insufficient provision of car parking spaces had been raised.

The Planning Officer confirmed the proposal provided fourteen car parking spaces. It was noted that the fourteen car park spaces provided would be determined on the compatibility use to the building.

RESOLVED

That planning permission be granted subject to conditions and a SAMM contribution secured by S106 Legal Agreement.

6e. 2018/0918 - Premier House, 15-19 Church Street West, Woking

The Committee considered an application for the construction of a two storey extension to form nine dwellings consisting of 2 one bedroom and 7 two bedrooms, including a roof terrace, with associated bicycle storage and refuse/recycling storage.

Councillor Aziz, Ward Councillor requested clarification on the provision of affordable housing.

The Planning Officer noted that PLAN/2017/1415 had been refused on grounds of affordable housing for a proposed fourteen apartments and had been considered a major development. However, since the revised NFFP (2018) affordable housing would not be effective in the new proposal.

Councillor Morales welcomed the proposal but had raised concerns on insufficient car parking spaces for the residents, suggesting condition 5 could be amended to accommodate sufficient car parking spaces for residential use.

The Planning Officer confirmed that the change of wording to condition 5 would not be possible and explained that paragraphs 87-92 of the report set out the minimum parking standards based on two potential scenarios. It would depend on the current proposal implemented in conjunction with the retention of ground, first and second floor levels within office use or the current proposal implemented in conjunction with prior approval.

RESOLVED

That planning permission be granted subject to recommended conditions and SAMM contribution secured by S106 Legal Agreement.

6f. 2018/0929 - The Beeches, Wych Hill Lane, Woking

The Committee considered the application for the erection of part two storey, part single storey side and rear extension following the demolition of existing garages to provide two additional two-storey, two-bedroom flats; together with other minor internal alterations and roof-lights.

Councillor Ashall, Ward Councillor, felt that all concerns raised had been addressed within the report and advised that he did not see a basis on which to move a motion to refuse the application.

Following a query the Planning Officer advised that the flats did not benefit from “permitted development” rights and therefore that any potential future alternations or extensions would require planning permission from the Planning Local Authority.

RESOLVED

That planning permission be granted subject to conditions and SAMM contribution secured by S106 Legal Agreement.

6g. 2018/0848 - 96 Oakfield, Woking

The planning application sought permissions for alterations to 96 Oakfield; removing windows to south-west elevation of the dwelling including the erection of a two storey building comprising of two self-contained flats (Class C3), 2 one bed with ancillary facilities.

[Note 1: The Committee were advised of the following additional informative:

The applicant was strongly advised that the delivery and removal of tools, machinery, and materials etc during the course of site preparation and construction works would not be

made from Lockfield Drive due to the importance of the carriageway to vehicular movement within the Borough. The applicant had been strongly encouraged to make necessary arrangements via the garage parking court to the rear of the site in order to reduce the potential for disruption to highway movements.]

Councillor Eastwood, Ward Councillor, explained that during a recent visit to the proposed site he had been concerned about the constricted perimeter of the proposal. However, after discussions and reassurance from the Planning Officer, Councillor Eastwood considered the application to be acceptable.

RESOLVED

That planning permission be granted subject to conditions and SAMM contribution secured by S106 Legal Agreement.

6h. 2018/0911 - Brampton Down, West Hill, Road, Woking

The Committee considered a retrospective Section 73 application, to vary conditions 5, 7 and 8 of planning application number PLAN/2015/1236 for the proposed part single and part two storey rear extension, loft extension, side facing dormer window, rooflights and replacement garage following demolition of existing relating to windows and rooflights which have not been installed in accordance with these conditions.

Members commented on the number of inappropriate developments which had been applied to the existing dwelling from the original approved application. Members had been in agreement with the Planning Officers recommendations of refusing planning permission and authorising formal enforcement proceedings.

RESOLVED

That planning permission be refused and formal enforcement proceedings be authorised.

6i. 2018/0518 - 101 & 101A Oyster Lane, Byfleet

The Committee considered a retrospective application for the change of use from 2 three bedroom dwellings (Class C3) to Offices (B1[a]) including the erection of a single storey rear extension, porch and alterations to hardstanding and access arrangement.

Councillor Boote, Ward Councillor, expressed her concerns on the application. It was highlighted that the site had already been used as a business site, resulting in traffic congestions and chaos within the residential area.

The proposed application site had not been situated in a designated business area and was considered to be sustainable for a residential development within an established area.

The change of use was considered unacceptable in principle and the application had been submitted retrospectively with the change of use having already occurred.

RESOLVED

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

Planning Committee 11 December 2018

The meeting commenced at 7.00 pm
and ended at 9.09 pm

Chairman: _____

Date: _____