

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 5 February 2019
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 15 January 2019 be approved and signed as a true and correct record.

1.a APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

In accordance with the Officer Procedure Rules, Peter Bryant, Head of Democratic and Legal Services declared a nonpecuniary interest in Item No. 6d – Land at Sythwood Reserved For Bypass, Sythwood, Woking, Surrey arising from his position as Council appointed alternate Director of Rutland Woking Limited. The interest was such that it would not prevent the Officer from advising on that item.

3. URGENT BUSINESS

There were no items of Urgent Business.

4. PLANNING AND ENFORCEMENT APPEALS

There were 6 appeals that had been lodged and there were no appeal decisions.

RESOLVED

That the report be noted.

5. 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.

5a. 2018/0810 - Land Rear Of Invermark House, Oakcroft Road, West Byfleet

The application had been withdrawn from the agenda and would be considered at a future meeting of the Planning Committee.

5b. 2018/0648 - D W Burns, Roydon House, Triggs Lane, Woking

The Planning committee considered an application for the erection of two, two-storey semi-detached dwellings to the rear of Roydon House, following demolition of existing storage and garage. Change of use of first floor from retail (Class A1) to two self-contained flats (Class C3) (2x one bed) and external alterations to Roydon House, ancillary facilities and new vehicular access from Triggs Lane and Royal Oak Road (amended plans).

The original application was refused at Committee in 2018 (PLAN/2017/0666) due to it not being compatible with the other buildings on Royal Oak Road. In the current planning application, Roydon House would now be retained.

[NOTE 1: The Planning Officer advised the Committee on an update to Condition 16 as detailed below:

Proposed revised wording for Condition 16 (Surface Water).

No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the relevant policies in the NPPF.]

[NOTE 2: The Planning Officer also advised the Committee on an additional informative as detailed below:

Proposed wording for an additional informative:

The Local Planning Authority would encourage the applicant to allow residents of the development to use the parking space allocated to the retail unit outside of business hours.]

The Chairman, Ward Councillor, noted that the new proposals respected the character of Royal Oak Road and would assist with parking concerns. Following a suggestion to remove permitted development rights, which was agreed and Officers confirmed it would be added as a condition.

RESOLVED

That planning permission be granted subject to the additional informative and revised conditions.

5c. 2018/1050 - 8-9 Fairview Avenue, Woking

The Planning Committee considered an application for two town houses to be restored to their original condition. It was agreed no presentation was required.

RESOLVED

That planning permission be granted subject to conditions.

5d. 2017/0122 - Land At Sythwood Reserved For Bypass, Sythwood

The Planning Committee considered an application for the erection of two detached three storey buildings comprising 10 units of managed residential accommodation (Class C2), detached single storey bin and cycle store building and associated access, parking landscaping and engineering works (additional noise and ecological information submitted with the application).

It was noted that the outstanding drainage scheme would be revised and reviewed by Katherine Waters, Drainage and Flood Risk Engineer, who was confident a revised scheme could be achieved to comply with policy SC9.

Councillor Eastwood welcomed the plans and supported the proposals as he felt the land was currently wasted.

RESOLVED

- That
- (i) the Committee grant delegated authority to Officers to grant planning permission subject to the planning conditions; and
 - (ii) subject to the receipt of a revised drainage scheme; and
 - (iii) the receipt of a further consultation response from the Drainage and Flood Risk Engineer, raising no objections and additional recommended drainage conditions.

The meeting commenced at 7.00 pm
and ended at 7.20 pm

Chairman: _____

Date: _____