

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 9 April 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 19 March 2019 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

No apologies for absence were received.

3. DECLARATIONS OF INTEREST

In accordance with the Officer Procedure Rules, Peter Bryant, Head of Democratic and Legal Services, declared a non-pecuniary interest in Item No. 6a 2018/0337 – Sheerwater Estate, Albert Drive, Sheerwater and 6b 2018/0374 – Sheerwater Estate, Albert Drive, Sheerwater and Item No. 6g 2018/1320 – 121 Chertsey Road, Woking arising from his position as a Council appointed Director of Thamesway Development Limited and the Thamesway Group of Companies. The interest was as such that it would not prevent the Officer from advising on that item.

In accordance with the Officer Procedure Rules, Douglas Spinks, Deputy Chief Executive, declared a non-pecuniary interest in Item No 6a 2018/0337 - Sheerwater Estates, Albert Drive, Sheerwater and 6b 2018/0374 - Sheerwater Estate, Albert Drive, Sheerwater and Item No. 6g – 121 Chertsey Road, Woking arising from his position as a Council appointed Director of the Thamesway Group of Companies. The interest was as 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.

6a. 2018/0337 - Sheerwater Estate, Albert Drive, Sheerwater, Woking

The committee considered a full hybrid planning application for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases which will provide a mixed-use development comprising of 869 residents units, 134 specialist residential units, community centre, nursery/children's centre, health centre, additional classrooms, of retail (flexible use) management office, and a dentist. A new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area and a skate park. The reconfigured and new vehicular and pedestrian access and works to the public highway and associated works, including full planning application for detailed phases comprising of the demolition of 412 residential units, existing non-residential buildings, including the construction of 695 residential units comprising of 7 studios, 68 one-bedroom specialist accommodation, 160 one-bed units, 227 two-bed units, 160 three-bed units, 71 four-bed units, and 2 five-bed units including a Community Centre, retail, nursery/children's centre health centre, an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area. Formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area and a skate park reconfigured and a new vehicular and pedestrian access including works to the public highway and associated works.

[Note 1: The Planning Officer advised Members on a written update, please see attached for various amendments.]

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

[Note 3: In accordance with the procedure for public speaking at Planning Committee Mr Michael Adams attended the meeting and spoke in objection to the application and Mr Simon Owen spoke in support].

At the request of the Chairman the Planning Officer addressed concerns raised by the objector on the loss of open space. Comparisons were made to the previously approved application against the proposal before the committee. It had been highlighted that the proposed scheme would provide an increased open space compared to the previous approved scheme.

Councillor Aziz, Ward Councillor, queried on the drainage, risk of flooding and objections raised within the environmental report.

The Drainage Officer, Katherine Walters enlightened members on the application which had been reviewed for both water surface and overland flow. The revised plan had shown an improved scheme for the surface water which reduced flooding risk to the site and surrounding areas.

In regards to the environmental report, it had been underlined that the canal buffer zone in the low rise area had been reduced marginally which raised objections from the Environmental Agency. The applicant had since amended the proposal to implement the previously approved scheme, which had been deemed acceptable.

Councillor Aziz spoke in objection to the application raising concerns on the increased amended height to the proposal which was thought to be unsuitable for residential areas.

Following a query to conditions within the Drainage Officer's initial response reflected in the report, Katherine Walters clarified that collective working with the applicant and consultants to ensure the drainage system for any phase would be constructed in its entirety and expected to be operational before any unit is occupied.

Councillor Aziz expressed his concerns on the proposed scheme, suggesting the current dwelling density had been increased from the previous application. The multi six story building was thought to have a significant impact to neighbouring surroundings. Councillor Aziz proposed and it was duly seconded by Councillor Boote that the application be refused on the grounds of height, and the adverse impact to neighbouring surroundings.

Whilst acknowledging the much need regeneration scheme in parts of Sheerwater, Councillor Aziz argued that decent family sized dwellings were being demolished and would be replaced with considerable smaller properties, suggesting potential segregation of the community within Sheerwater.

Some Members of the Committee were generally supportive of the new improved proposed scheme, and were keen to see the regeneration scheme developed. It was thought that the proposal was of a higher quality compared to the previous application, offering residents enhanced accommodation. The community and surrounding area would benefit tremendously from the new improved scheme.

In accordance with Standing Order.22.2, the votes for and against refusal of the application were recorded as follows:

In favour: Cllrs Aziz and Boote

TOTAL: 2

Against: Cllrs Ashall, Cundy, Chrystie, Eastwood, Martin, Morales and Whitehand

TOTAL 7

The application was therefore not refused.

The Chairman moved referred the Committee to the Officers' recommendations that the application be approved.

The votes for approval were recorded as follows:

In favour: Cllr Ashall, Cundy, Chrystie, Eastwood, Martin Morales and Whitehand

TOTAL: 7

Against: Cllr Aziz and Boote

TOTAL: 2

The application was therefore approved.

RESOLVED

That the Planning Committee grant Delegated Authority to Officers to grant planning permission subject to recommended conditions and a Section 106 Legal Agreement.

6b. 2018/0374 - Sheerwater Estate, Albert Drive, Sheerwater, Woking

The Committee considered an application which sought planning permission for a Section 73 application to remove conditions 26, to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate.

[Note 1: The Planning officer update Committee Members on the following written updates:

- The Drainage Engineer recommend approval of the application subject to recommendations;
- Council's Executive meeting held on 28 March resolved recommendations to obligations as outlined in the report;
- Confirmation to changes of drainage conditions to reflect the updated drainage conditions].

[Note 2: In accordance with Officers Procedure Rules, Peter Bryant, Head of Democratic and Legal Services, declared a non-pecuniary interest in Woking Football Club in respect of discussions arising from (i) being a Member of the Cards Trust, the supporters' club for Woking Football Club and (ii) providing occasional assistance to Woking Football Club. The interest was such that speaking was permissible].

[Note 3: In accordance with the Members' Code of Conduct, Councillor I Eastwood declared a non-pecuniary interest in Woking Football Club in respect of discussions arising from his position as a minor Shareholder and Member of the Cards Trust of Woking Football Club. The interest was such that speaking and voting was permissible].

Councillor Aziz, Ward Councillor spoke in support of the application and queried whether an additional condition would be added in regards to the facilities being delivered prior the start of the first phase of the scheme. It had been highlighted that within conditions of the report, leisure facilities would be delivered once the 375 dwelling had been erected.

A query was raised on the Sheerwater Football Club. The football club was said to be currently temporarily using Woking Football Club grounds. It was thought that a delay in constructing the football pitch would result in the Club's league status being affected. It had been underlined in condition 16 that condition 62 also controlled the timing of the delivery of the sports pitches for phases 1a. The 3G sports pitch would be available for use in April 2020.

RESOLVED

That the Planning Committee grant Delegated Authority to Officers to grant planning permission subject to recommended conditions and a Section 106 Legal Agreement.

6c. 2018/1281 - 78 Chertsey Road & Land Rear of 76-82 Chertsey Road, Byfleet

The Committee considered an application for the demolition of No.78 Chertsey Road and the erection of 6 two storey dwellings (4 three bedroom and 2 four bedroom) on land to the rear of No's 76-82 Chertsey Road including associated parking, access, landscaping and the erection of a detached garage to the rear of No.76 Chertsey Road.

[Note 1: In accordance with the procedure for public speaking at Planning Committee, Mr Dan Goodger attended the meeting and spoke in objection to the application and Mr Tom Rumble spoke in support].

At the request of the Chairman the Planning Officer responded to concerns raised by the objector which included, water surface drainage and the removal of trees. It had been noted that the trees had been removed prior submission of the planning application. The trees were not subjected to a Tree Protection Order (TPO) and therefore consent had not

6d. 2018/0808 - Beaufort Primary School, Kirkland Avenue, Woking

The Committee considered an application for the construction of a new indoor swimming pool with gymnasium with associated access footpath linked to Hawkswell Walk, parking, fencing and landscaping.

[Note 1: In accordance with the procedure for public speaking at Planning Committee, Ms Claire Bridges attended the meeting and spoke in objection and Mr Roger Langham spoke in support].

[Note 2: The Planning Officer advised Members of an update on an amendment to Condition 2 as detail below:

Remove from 'Proposed Drawings':

C4545 C05 (Plan and elevations), dated July 2018

Insert under 'Proposed Drawings':

C4545 C10 (Plan & elevations without trees), dated August 2018].

[Note: 3 The Planning Officer advised the Committee that an additional nine letters of objections and two in support had been received mainly reiterated the comments already summarised in the report].

The Chairman requested for the Planning Officer to address concerns raised by the objector which included commercial use of the facilities, opening hours and parking issues. The Planning Officer advised the Committee that the planning application would need to be considered on its own merits. Proposed operating hours of use to non-school users outside the school term times and to non-school users during the school term times were outlined in the report.

Councillor Eastwood, Ward Councillor acknowledged there had been a need for swimming facilities in the Goldsworth Park area, however, concerns on parking arrangements, and the operating times of the facility had been highlighted.

Councillor Eastwood, Ward Councillor, spoke in support of the application and welcomed the proposal. It was thought the school and local schools within the area would benefit from the swimming facilities. He further added that the commercial use had been necessary in order for the school to run the facility effectively.

It was highlighted that public entrance through the school would be restricted.

Councillor Eastwood suggested for the amendment to the opening and closing hours of the facility in order to relieve concerns raised by residents regarding noise impact along the footpath.

Some Councillors thought the proposed hours of use would benefit the working public accessing the facilities.

Discussions ensued on the noise impact to the residents along Hawkswell Walk. Some Members argued that pedestrian access would be transient along a public footpath. Relevant signage would be erected reminding pedestrians to respect residents privacy.

Whilst Members acknowledged the importance of the swimming pool for school children only, some Members were not in agreement to commercial use of the facilities. It was felt

that the commercial use would benefit the school in maintaining the high running costs of the facilities, however not all Committee Members were convinced.

Councillor Morales suggested a 1 year condition to the proposed opening and closing times in order to assess the impact of noise to neighbours.

Councillor Martin requested clarification on the Environmental Health consultation. The Planning Officer highlighted that conditions 12, 13, 14, and 15 within the recommended conditions addressed the matter.

Councillor Aziz reminded the Committee to be mindful when considering the application before them. If the Committee refused the application, it was thought that the planning application would be up held on appeal. It would therefore be difficult for Members to make any amendments. He spoke in favour of the 1 year opening and closing condition.

Councillor Whitehand spoke in objection to the application raising concerns on noise the impact to residents, including the overbearing size of the proposed development. Councillor Whitehand proposed and it was duly seconded by Councillor Martin that the application be refused on the grounds of noise impact.

Dan Freeland, Development Team Leader reminded the Committee to be mindful when considering the proposal for its own merits. It was agreed that a reason to the effect of: 'Through the intensification of the use of Hawkswell Walk in providing pedestrian access to the proposed facility, particularly outside of existing school hours and term times, the proposal would result in significant harm to the environment and general amenity of Hawkswell Walk properties, by reason of noise and disturbance arising from increased pedestrian footfall, contrary to Policy CS21 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework' should be voted on."

In accordance with standing Order 22.2, the votes for and against refusal of the application were recorded as follows:

In favour: Cllrs Ashall, Boote, Chrystie, Martin and Whitehand

TOTAL: 5

Against: Cllrs Aziz, Eastwood and Morales

TOTAL: 3

Present and not voting: Cllr Cundy (The Chairman)

TOTAL: 1

The application was therefore refused.

RESOLVED

That the application be refused.

6e. 2018/0567 - Land South Of St Edwards Field 4756, Sutton Park, Sutton Green

The Committee considered an application for the Re-location of an existing steel container.

[Note 1: The Committee were advised of an update to Condition 4 as detailed below:

“Within 3 months of the relocation of the steel container to the position hereby approved its exterior shall be painted/finished in a dark green colour unless otherwise first approved in writing by the Local Planning Authority.”.

Reason: In the interest of visual amenity and to comply with Policies CS20, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF].

RESOLVED

That planning permission be granted subject to conditions.

6f. 2018/1124 - Castlemaine Court, 20 Rectory Lane, West Byfleet

The Committee considered and application for the erection of two 1 bedroom flats and the installation of additional boilers to all flats within the existing development.

[NOTE 1: The Planning Officer updated the Committee on update to Condition 6 as follows:

“The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:”

The condition should read as follows:

“The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

(a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019.]

RESOLVED

That planning permission be granted subject to conditions and legal agreement.

6g. 2018/1320 - 121 Chertsey Road, Woking

The Committee considered an application for the creation of an additional storey across building to provide 8 studio apartments and the reconfiguration of car parking and including new landscaping.

[Note 1: The Planning Officer advised of an additional letter of objection received raising concerns which were reiterated in the comments already summarised within the representations sections of the report].

Councillor Aziz, Ward Councillor raised concerns on overlooking and loss of daylight to neighbouring properties.

It was thought that due to the distance from with the application site it was considered the proposed building would not have an overbearing, overlooking or loss of daylight or privacy impact to No. 2, 4 and 6 Portugal Road.

A query on parking and change of use of the building had been raised and the Planning Officer clarified that 17 car parking spaces would be provided and would comply with the car parking standards within the SPD document.

The proposal was thought to deliver 8 studio flats ranging from size 37 square metres to 44.5 square metres which would be consistent with the recommended minimum standards set out in the National Technical Housing Standards.

RESOLVED

That planning permission be granted subject to recommended conditions.

6h. 2018/1019 - 153 Hawthorn Road, Woking

The Planning Committee considered two retrospective planning application Nos. 2018/1019 and 2018/1026 for a two storey side and rear addition and two storey rear extension following demolition of the existing rear conservatory with car parking space at rear.

[Note 1: The Planning Officer updated Members on an update to PLAN/2018/1019 & PLAN/2018/1026 153 and 155 Hawthorn Road

1. All developments shall be constructed in accordance with the submitted and approved SuDS Drainage Report (dated March 2019), SW Drainage System Drawing No. N1-10-01 C (dated 01/03/19) and Drainage Construction Details Drawing No. N1-10-02 C (dated 06/03/19).

Reason: To ensure the surface water drainage is adequately addressed for the development in accordance with policy CS9 of the Woking Core Strategy 2012 and the policies in the NPPF.

2. A verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority within 3 months of completion. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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 policies in the NPPF].

[Note 2: The Planning Officer advised the Committee that since the publication of the agenda an update drainage report was submitted to the local planning authority, the Drainage Officer raised no concerns following the 2 conditions listed below if the application would be approved:

- The scheme should be carried in accordance with the details submitted; and
- A verification report detailing of all requested information should be submitted with 3 months of the completion of the scheme.

Councillor Ashall, Ward Councillor, reminded the Committee that the application had been called in as the application fell to be resolved by exercise of planning judgement.

It had been highlighted that both applications 2018/1019 and 2018/1026 were both re-submissions of recently refused schemes from 2017.

Some Members were confused as to why the application before the Committee was recommended for refusal when a similar application had been approved previously. The floor plan was thought to be exactly the same floor plan with no changes. A minimal of 5% increase was said to be added for the side extension.

The Planning Officer clarified that the floor plans were not the same comparing the proposed scheme to the previous scheme. It was highlighted that an increased scale of development was proposed to a previously refused scheme.

The Committee took a short recess in order to change the recording disk of the meeting.

Councillor Whitehand opposed to approval the scheme which was said to have a larger increase to the density when the previously smaller density was refused.

Some Councillors apposed approval addressed all issues raised in the previously refused scheme and thought the proposal before the Committee was of a better quality than the previous scheme.

Councillor Aziz proposed and Councillor Boote seconded the proposal for approval on the grounds of an acceptable drainage report submitted by the Drainage Officer.

The Planning Officer reminded the Committee as to why the refusal was recommended in the proposal, He stated overlooking and bulk and mass had not been addressed.

In accordance with standing order 22.2, the votes for and against approval of the application were recorded as follows:

In favour: Cllrs Aziz, Boote, Chrystie Eastwood and Morales

TOTAL: 5

Against: Cllrs Whitehand

TOTAL: 1

Present but not voting: Cllrs Ashall, Cundy (The Chairman) and Martin

TOTAL: 3

The application was therefore approved.

RESOLVED

That the planning application be granted subject to conditions and a Section 106 Agreement.

6i. 2018/1026 - 155 Hawthorn Road, Woking

The Committee considered an application for a proposed erection of a two storey front and two storey side extension with porch addition.

A vote was taken separately on application 2018/1026 – 155 Hawthorn Road, Woking.

The application was discussed collectively with application 2018/1019 – 153 Hawthorn Road, Woking.

The votes for and against the application were recorded as follows:

In favour: Cllrs Aziz, Boote, Chrystie Eastwood and Morales

TOTAL: 5

Against: Cllrs Whitehand

TOTAL: 1

Present but not voting: Cllrs Ashall, Cundy (The Chairman), and Martin

TOTAL: 3

The application was therefore approved

RESOLVED

That the planning application be granted subject to conditions and a Section 106 Agreement.

6j. 2019/0033 - 4 Glebe Gardens, Byfleet

The application was withdrawn from the Planning Committee meeting.

7. VOTE OF THANKS

The Chairman together with Committee Members expressed their gratitude towards Councillor Eastwood for his valuable contributions to the Planning Committee over the years. Members wished him well in his retirement.

The Chairman took the opportunity to thank all Committee Members for contributions during the municipal year.

The meeting commenced at 7.00 pm
and ended at 11.07 pm

Chairman: _____

Date: _____