

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 25 June 2019
Present:

Cllr G G Chrystie (Chairman)
Cllr S Ashall (Vice-Chair)

Cllr T Aziz Cllr S Hussain
Cllr A J Boote Cllr L M N Morales
Cllr G W Elson

Absent: Councillors L S Lyons and N Martin

1. MINUTES

RESOLVED

That the minutes of the meetings of the Committee held on 20 May and 4 June 2019 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor L Lyons and Councillor N Martin.

3. DECLARATIONS OF INTEREST

In accordance with Members' Code of Conduct, Councillor T Aziz declared a disclosable pecuniary interest in Item No. 6e – Morrisons Site arising from him residing within proximity to Morrisons Site. The interest was such that speaking and voting were not permissible and Councillor T Aziz left the Chamber during consideration of the item.

4. URGENT BUSINESS

2019/0416 - Woking College, Rydens Way, Old Woking.

The Committee considered an application under the item of Urgent Business for the provision of a modular building containing 4 classrooms at Woking College. The classrooms were believed to accommodate additional students starting in September 2019, the new academic year. In view of the short time period for the modular building to be brought onto the site in time for the start of the new academic year in September, it had been considered too late for the application to be reported to the Committee on 23 July 2019. It was therefore proposed, in consultation with the Ward Councillor and Chairman of

the Planning Committee, subject to no objections being received on the proposal, that the Committee authorises delegated authority to the Development Manager to determine the planning application.

RESOLVED

That delegated authority be granted to the Development Manager to determine the application.

5. PLANNING AND ENFORCEMENT APPEALS

Peter Byrant, Head of Legal and Democratic Services advised Members on a correction to the Appeals Report. It was noted application 2018/1166 – 132 St Johns Road, St Johns, Woking, appeal had been allowed.

RESOLVED

That the report and correction 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. 2019/0146 - Ian Allan Motors, 63-65 High Street, Old Woking

[Note1: In accordance with Public speaking at Planning Committee Nick Luthwood attended the meeting and spoke in objection to the application and Aine Bourke spoke in support].

[Note 2: The Committee were advised of an amendment to Conditions to 2 and 26 including additional conditions 42 and 43 as follows:

Condition 02 – Approved plans/drawings:

OWIL01-ENG-ZZ-XX-RP-0901 Rev 05 (Drainage Statement), dated 14.06.2019 and received by the Local Planning Authority on 17.06.2019.

Condition 26 – Drainage Statement:

All developments shall be constructed in accordance with the submitted and approved Drainage Statement dated June 2019 (Ref: OWIL-ENG-ZZ-XX-RP-0901 Rev 05), Below Ground Drainage Layout - External dated 05/06/19 (Ref: OWIL-1-ENG-ZZ-00-DR-F-3000 Rev P4) and Microdrainage calculations (Appendix H) unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and does not increase the risk of surface water flooding within the locality in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provision of the NPPF.

Condition 42 - Flood Warning and Management Strategy

Prior to the first occupation of the development hereby permitted a detailed Flood Warning and Management Strategy for the occupants shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure the future occupants of the development remain safe during any flood event in accordance with Paragraph 163 of the NPPF and Policy CS9 of the Woking Core Strategy (2012).

Condition 43 – Temporary surface water drainage for construction compound

Prior to the construction of the temporary compound area as shown in drawing (Ref OWIL01-ENG-ZZ-00-DRC-3000) Rev P4 details of the temporary surface water drainage scheme ensure the discharge rates are restricted to 5 l/s shall be submitted and approved in writing by the Local Planning Authority. The approved details of the temporary sustainable drainage scheme shall be implemented prior to first use. All hard surfacing, impermeable area and temporary works shall be fully removed and the area restored within 3 months of first occupation of the development.

Reason: To ensure that the development achieves a high standard of sustainability and does not increase the risk of surface water flooding within the locality in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the NPPF].

The Planning Committee considered an application for the erection of 48 units on an Independent Living Scheme, which would comprise of 45 one bedroom units and 3 two bedroom units, including a communal kitchen, living room, dining room and salon facilities. This would include mobility scooter charging ports, staff break out areas and offices, including associated bin storage, access, parking and landscaping.

The development was believed to meet specific accommodation needs provided for age-restricted 55 year olds and over. It had been highlighted that the facility would not offer 24hr onsite care facilities.

Ward Councillor, Councillor Morales welcomed the proposal however, concerns were raised on the level of parking provision delivered within the scheme. It had been discussed that this would result in having an adverse impact to residents of the development including the surrounding neighbours in the area.

Following a query on parking, it was confirmed that a Transport Statement (TS) had been submitted which set out that sheltered/supported housing sites had been selected from the TRICS database and that a review of the parking accumulation information supplied for the TRICS database sites suggested that parking provision of between 0.24 and 0.43 spaces per unit would be acceptable for a sheltered housing land use.

Whilst recognising the essential need for the proposed supported accommodation, Members were adamant the proposal did not meet the SPD Parking Standards and for this reason they were not inclined to approve the application. Some Members felt the Committee should not set precedent by not following the guidelines as set out in the SPD.

Councillor Morales proposed and it was duly seconded by Councillor Boote to refuse the application on the grounds of parking which was thought did not comply with the SPD Parking Standard.

In accordance with Standing Order 22.2, the votes were recorded as follows:

In favour: Cllrs Aziz, Boote, Elson, Hussain and Morales

TOTAL: 5

Against: Cllr Ashall

TOTAL: 1

Present but not voting: Cllr Chrystie (Chairman)

TOTAL: 1

The application was therefore refused.

RESOLVED

That the application be refused.

6b. 2019/0233 - The Barn, Egley Road, Woking

[Note: 1: The committee were advised of an additional informative to be added which read as follows:

It was advised that parking associated with the proposed use should be retained within the site outlined in red in submitted plans. Any deviation from this may require planning permission for the change of use of land in its own right].

The Committee considered an application for change of use of a barn to gymnastics club and addition of four heat exchangers for a temporary period of three years.

Ward Councillor, Councillor Ashall sought clarification from the Planning Officer on objections raised through letters of representations received by local residents. These included parking, Green Belt, noise pollution.

It was proposed that the existing area of hardstanding in the front of the barn would provide up to 8 car parking spaces. However, Condition 7 in the report outlined that a maximum of 25 people would be accommodated at any given time. The County Highway Authority had assessed the parking assessment and raised no objections, it was considered that the parking seemed appropriate.

It had been highlighted that paragraph 146 of the NFFP stated that the re-use of buildings, provided that the buildings are of permanent and substantial construction had been considered to be acceptable and complied with Policy DM13 of the Development Management Policies DPD.

The impact to neighbour amenities was considered acceptable whilst taking into consideration the separation distances and permitted hours of operation. The operating

hours were between 08:30 and 22:00hrs Mondays to Friday inclusive and not at all on Saturdays, Sundays and Bank Holidays.

Following a query, on enforcing restrictions to the parking spaces, the Planning Officer advised that parking associated with the proposed use would be retained within the outlined area. Any deviation from this would require planning permission for the change of use of land in its own right.

RESOLVED

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

6c. 2018/0973 - Homebase, Redding Way, Knaphill, Woking

The Planning Committee considered an application for the extension and sub-division of an existing A1 retail store to create 3 retail units with mezzanine floors as well as minor alterations to the carpark layout which would provide seven additional spaces and repositioning of existing cycle loops.

Councillor Hussain, Ward Councillor raised concerns on the congestion to the delivery service yard including the noise pollution for neighbouring residents.

The Planning Officer advised that deliveries would be restricted to taking place outside of the hours of 23:00 and 07:00hrs on Mondays to Saturdays or any time on Sundays and Public holidays, expect for four deliveries by vehicles which would be loaded and unloaded directly from a vehicle to the service bay buildings.

Councillor Morales queried if travel conditions would be relevant for the proposal of such a substantial size. The Planning Officer confirmed that a travel plan had been submitted with the application which had been assessed by Surrey County Highways with no objections raised.

Following a query from Councillor Chrystie, that the Planning Officer informed the Committee that Surrey County Highways had not requested a Construction Transport Management Plan for the reason that construction works would not affect the public highway. Some Members felt that an additional pre-commencement condition requiring a Construction Transport Management Plan should be added to the decision notice. The formulation of the plan would be required by the applicant to submit to the Local Planning Authority for assessment.

RESOLVED

That delegated authority be granted to the Development Manager to draft and add such a condition and grant planning permission.

6d. 2019/0206 - 117 Princess Road, Maybury, Woking

The Committee considered an application for the erection of 2 two storey dwellings comprising of two bedrooms following the demolition of part of No. 117 Princess Road. The

erection of a part two storey, part single storey rear extension and a single storey front extension to No.117 including associated landscaping and parking.

It had been noted that the application before the Committee was a site which had been previously refused by Delegated Authority.

Following a query by the Chairman the Officer confirmed the changes to the proposal before the Committee included the removal of the front gable whilst the footprint remained unchanged.

The previously refused proposal was refused by reason of the proposed plot sub-division which resulted in unduly narrow plot widths, massing and design of the proposed development and proximity to boundaries which would prevail character and would be considered overly cramped and contrived.

Councillor Aziz, Ward Councillor spoke in favour of the application and argued against the recommendations suggested for refusal of the proposal. He added that the previous refusal had been concluded by Delegated Authority on the grounds of bulk, massing and design.

Councillor Aziz confirmed that during a visit he assessed the proposed site and found sufficient space for the erection of the development. He argued that the proposal before the Committee complied with policies within the NPPF.

Councillor Aziz proposed and Councillor Morales seconded the motion to approve the application on the grounds of parking and design.

Thomas James, Development Manager reminded the Committee that the previous application had been refused by the Council on grounds of bulk, massing and design. The clear advice from Thomas James was that the application before the Committee was acceptable.

Councillor Aziz continued to express his views on the Local Planning Authority recommendations to refusal the application.

Douglas Spinks, Deputy Chief Executive, reminded Committee Members on the decision for refusal of the previous application. Members were requested to be aware of the Local Planning Authority decision on the previous refusal including the recommendation to refuse the application before the Committee. The proposal was a greater sized development to the previously refused scheme.

The Committee were cautioned on the potential of placing the credibility and risk to the Local Planning Authority by seeking to overturn decisions with no justification.

After seeking clarification, Councillor Morales withdrew her seconding of the motion to approve the application.

Some Members spoke in support of the application and thought the proposed development was of an acceptable standard and complied with the Council's Outlook, Amenity and Privacy SPD.

Councillor Aziz proposed and Councillor Boote seconded a motion to approve the application.

Some Members were sympathetic towards the applicant, but thought the proposal did not comply with Council' s Policies.

In accordance with Standing Order 22.2 the votes for and against approval were recorded as follows:

In favour: Cllrs Aziz, Boote, Hussain and Morales

TOTAL: 4

Against; Cllrs Ashall and Elson

TOTAL: 2

Present but not voting: Cllr Chrystie (Chairman)

TOTAL: 1

The application was therefore approved.

RESOLVED

That the application be approved with a Section 106 Legal Agreement and appropriate conditions to be imposed by the Development Manager.

6e. 2019/0366 - Morrisons, 82 Goldsworth Road, Woking

[Note 1: Councillor Aziz left the Chamber before the Committee consideration of this item].

The Committee considered an application for the erection of a single-storey outbuilding in the existing carpark to facilitate a vehicle valuation, sale and collection service.

RESOLVED

That planning permission be granted subject to conditions.

6f. 2019/0038 - 111 Chertsey Road, Woking

The Planning Committee considered an application for the creation of additional storey across building to provide 8 two bed flats, external alterations, including associated cycle storage and refuse storage.

Ward Councillor, Councillor Aziz welcomed the proposal, however he queried on the insufficient parking provided for the development. The Planning Officer confirmed that the proposed 7 car parking spaces were considered sufficient for the development on the grounds of the site being in close proximity to central town centre resulting in minimal impact to the development.

RESOLVED

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

6g. 2018/0751 - 48 Rydens Way, Woking

The Committee considered an application for a proposed first floor side extension to an existing dwelling.

The Planning Officer highlighted the area was characterised by semi-detached properties with similar boundary distances. It was noted that the host dwelling had two existing outbuildings in the rear garden posing a detrimental impact to the character of the area.

Councillor Morales, Ward Councillor spoke in support of the application, commenting that the extension would result in a similar terrace effect which complied to the already existing street scene. Comparisons made between the proposal and the existing street scene, which was believed not to conflict with Policy CS21 and SPD Design.

Councillor Hussain was of the same view after a recent visit to the site, he reiterated that the existing street scene had already set precedents.

Councillor Morales proposed and Councillor Aziz seconded a motion to approve the application.

In accordance with Standing Order 22.2, the votes were recorded as follows:

In favour: Councillors Aziz, Boote, Hussain and Morales

TOTAL: 4

Against: Councillors Ashall and Elson

TOTAL: 2

Present but not voting: Councillor Chrystie (Chairman)

TOTAL: 1

The application was therefore approved.

RESOLVED

That planning permission be granted subject to conditions.

6h. 17 Brewery Lane, Byfleet

The Planning Committee considered a recommendation for an Enforcement Notice for the unauthorised Change Of Use from retail, with ancillary storage to residential use by creating 3 one bedroom flats.

Note 1: The Planning Officer updated the Committee on changes to recommendation (i) within the report. The recommendation would read as follows:

- (i) Issue an Enforcement Notice in respect of the above land requiring of the remedy of the breach of planning control to be achieved through the cessation of the C3 residential use and restoration of the building known as the workshop to ancillary A1 retail storage within (4) months of the Enforcement Notice taking effect. Restoration works required to the workshop include but are not limited to:-
 - I. to reinstate the original workshop, including the external appearance and reducing the height of the roof back to the measurements 2.71m within three months
 - II. to regularise the stairway to the first floor;

Councillor Boote, Ward Councillor spoke in support of the Enforcement Notice, mentioning that the development was out of character with the rest of the street scene.

RESOLVED

That formal enforcement proceedings be authorised.

The meeting commenced at 7.00 pm
and ended at 9.30 pm

Chairman: _____

Date: _____