

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 23 July 2019
Present:

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

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

Also Present: Councillor Ayesha Azad.

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 25 June 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

No declarations of interest were received.

4. URGENT BUSINESS

There were no items of Urgent Business.

5. PLANNING AND ENFORCEMENT APPEALS

The Committee received a report on the planning appeals lodged and the appeal decisions.

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. 2018/0807 - Victoria Way Car Park, Victoria Way, Woking

The Committee considered an application for the construction of two additional storeys of car parking above the existing car park increasing the level of parking spaces from 918 to 1206 with additional accessible and electrical vehicle parking. In addition a proposed additional lift, staircase, new cladding to the external envelope and installation of a new mechanical chiller unit with the existing ground floor toilets to be demolished and replaced with hard standing for 36 bicycle parking spaces. The increase in height of the existing CHP flue from approximately 34 metres to approximately 39 metres.

Whilst welcoming the application, Councillor Morales raised concerns to the loss of the public toilets in the area, suggesting it would have a negative impact to the public and enquired on alternate plans for the consideration of replacing the existing toilets.

The Planning Officer confirmed that additional toilets along Chertsey Road would be provided in the near future.

Douglas Spinks, Deputy Chief Executive explained to Members one of the main reasons as to why the Council took the view of eradicating the public toilets in the new proposed car park. It was confirmed that the removal of the public toilets was due to the relentless anti-social behaviour and vandalising of fixtures and fittings resulting in high maintenance costs to the Council.

Councillor Hussain queried on the expected commencement date of construction to the car park. Douglas Spinks, reassured Members that works would not commence until the Red Car Park was completed and sufficient car parking spaces were available for customers.

Councillors welcomed the proposal and spoke in support of the application.

RESOLVED

That the application be granted permission subject to recommended conditions.

6b. 2019/0403 - Gifford, Guildford Lane, Woking

The Committee considered an application for the construction of two detached, two storey dwellings with 5 bedrooms, plus accommodation within the roofspace with dormer windows following the demolition of the existing property, retention of existing access and associated hard surfacing.

[Note 1: In accordance with the procedure for public speaking at the Planning Committee Ms Tina Clapham attended the meeting and spoke in objection to the application and Mr Nigel Rose spoke in support.]

Councillor Ashall queried if the application was a proposal for a 2 or 3 storey dwelling, as he suggested the development was a 3 storey and thought the proposal was assessed as a 2 storey dwelling.

The Planning Officer clarified that the proposal was considered to be a 2 storey dwelling with rooms in the roof space as the eaves of the roof were positioned at the top of the first floor windows giving it an effect of a 2 storey dwelling with rooms in the roof space.

Councillor Ashall spoke in objection to the application, commenting on the previous reasons of refusal and took the view that some of the reasons were not significantly addressed in the application before the Committee.

Councillor Ashall proposed and Councillor Elson seconded the motion to refuse the application on the grounds of plot sub-division, shape, size, layout of development, small rear garden, position of the dwellings and lack of spacing to boundaries, small rear gardens resulting in a cramped and contrived development; overbearing impact and loss of outlook to first floor bedroom window of Winton House and lack of amenity space.

Some Members of the Committee thought that the proposal represented an acceptable development compared to the previously refused scheme, suggesting it would be difficult in justifying substantial reasons for refusal of the application.

Clarification was sought on the loss of privacy of the window from Winton House. It was confirmed that a side-facing rooflight was proposed and shown to have a cill height of 1.7m above the internal floor, it was considered this would not have any significant loss of privacy of amenity to Winton House, subject to it being obscurely glazed by condition.

Following a concern raised by the public speaker, Councillor Lyons queried on allegations of incorrect calculations of the plot sizes. The Planning Officer explained that the plots were measured by the curtilage of the property for each of the existing dwellings and the proposed plots. The plots were measured electronically using the plans and also Woking Map viewer although each time the measurements were taken there may be a small difference in size due to the scale of measuring. The plots sizes were given in paragraph 9 of the officer report.

Some Members agreed with Councillor Ashall's comments, reiterating the reasons for the refusal from the previous application which had not been fully addressed.

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

In favour: Cllrs Ashall, Elson and Martin.

TOTAL: 3

Against: Cllrs Aziz, Boote, Hussain, Lyons and Morales.

TOTAL: 5

Present and not voting: Cllrs Chrystie (Chairman)

TOTAL: 1

The application was therefore not refused.

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, Hussain, Lyons and Morales.

TOTAL: 5

Against: Cllrs Ashall, Elson and Martin.

TOTAL: 3

Present but not voting: Cllr Chrystie (Chairman)

TOTAL: 1

The application was therefore approved.

RESOLVED

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

6c. 2019/0414 - 34-36 Walton Road, Woking

The Committee considered a full application for the erection of a part two storey, part single storey rear extension and conversion of 2 existing dwellings with two bedroom into four flats with 2 two bedroom and 2 one bedroom.

Councillor Aziz, Ward Councillor spoke in support of the application and thought the development was of an acceptable standard and was a good use of the space available.

Following a query on the provision of car parking, the Planning Officer explained that although the proposal was one car parking space below the SPD Parking Standards, the application should be considered on its merits.

RESOLVED

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

6d. 2019/0148 - Fernworthy, 30 Kettlewell Close, Horsell, Woking

The Committee considered an application for the proposed erection of a two storey replacement dwelling which would include accommodation in the roof space, following the demolition of the existing dwelling plus the creation of additional vehicular crossover.

Whilst sympathetic towards an objection received by a resident, Councillor Martin indicated that concerns raised were not material planning considerations and therefore would be considered difficult to justify refusal of the application.

RESOLVED

That the application be granted subject to recommended conditions.

6e. 2019/0501 - Wayside, Onslow Crescent, Woking

The Committee considered an application for the demolition of an existing dwelling and detached garage/annex for the erection of a larger replacement dwelling with an integral garage.

RESOLVED

That the application be granted subject to recommended conditions.

6f. 2019/0119 - Providence Field, Thorley Close, West Byfleet

The Committee considered an application for the demolition to an existing dwelling and garage to be replaced by the erection of a new two story, five bedroom dwelling with attached annex and garage.

The Chairman sought clarification on whether the dwelling remained in-character with the prevailing street scene. The Planning Officer confirmed that the street scene within Thorley Close had a mix of different characteristic dwellings. It was noted that two dwellings of a similar design in close proximity of the proposed application had been permitted.

Following a query on parking provision, the Planning Officer confirmed that a minimum requirement of 3 parking spaces per dwelling of 4 or more bedrooms. It was noted that the proposal including the annex would be considered as one unit. However, a large area of hardstanding as well as an adjoining garage proposed as part of the scheme which would allow to provide on-site parking and would be considered to meet the minimum requirements of the SPD.

RESOLVED

That the planning application be granted subject to recommended conditions.

6g. 2019/0419 - 45 The Gateway, Woodham, Woking

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

Councillor Aziz, spoke in support of the application, however he raised concerns on the overbearing impact to neighbouring residents. The Planning Officer confirmed that the proposal had a minimum separation distance of 2m from the north boundary, noting that a mature conifer hedge around 4m high to the south boundary also provided extensive screening. The distance were in excess of the recommended 1m within the Outlook, Amenity Privacy and Daylight SPD.

RESOLVED

That the application be granted subject to recommended conditions.

6h. 2018/1228 - Ellingham, Pyrford Road, West Byfleet

The Committee considered a part-retrospective application for the erection of a brick wall and gates.

[Note 1: The Planning Officer advised the Committee of the following updates:

- The applicant submitted the results of a Traffic Survey carried out along Pyrford Road by email dated 15.07.2019
- The County Highway Authority had reviewed the submitted Traffic Survey and responded as follows:

“It appears to show 85th percentile speeds of 34.5mph in the northbound direction, and 36mph in the southbound direction. This proves that speeds are above the 30mph speed limit, which would then require even higher visibility splays than what was previously requested. Without these visibility splay plans, we cannot determine what impact this wall will have on visibility for the existing dwelling. Our position therefore remains unchanged” and:

The Planning Officer updated the recommendation for Enforcement Action as follows:

“It is further recommended that the time period for compliance with the Enforcement Notice is 3 months”].

Councillor Elson, Ward Councillor spoke in support of the Officers’ recommendations on issuing enforcement proceedings to the applicant.

Following a query on the height of the obstruction, it was noted that an unobstructed area of generally between 0.6 – 1.5m in height was required to provide adequate visibility. However, the applicant failed to demonstrate that the brick wall incorporated adequate visibility splays which could adversely impact the safety of the public highway. It was also stated that the lack of set back of the proposed gates from the public highway could also lead to the obstruction of the public highway when vehicles are accessing the site. It was confirmed that the recommended enforcement action sought the removal of the wall in its entirety.

RESOLVED

That the application be refused and authorise formal enforcement proceedings.

6i. 2019/0154 - Hilltop, The Ridge, Woking

The Committee considered an application for the variation of condition 02 of approved plans for the erection of a two-storey side extension, a single-storey rear extension following the demolition of a conservatory and an attached garage. Conversion of loft space, alterations to the roof, alteration to fenestration and a porch canopy. This included the removal of tile hanging to walls and render entire building with white render, replace roof tiles with grey plain tiles. Additional obscure-glazed windows to side elevations, enlarge rear patio doors and change rear upper windows with Juliet balconies including the change to style and colour of windows throughout.

[Note 1: The Planning Officer advised Committee members of the update to recommendations as follows:

Additional recommended reason for refusal:

02. The installed first floor level window(s) within the north-east (side) elevation (shown to serve the en-suite to Bedroom 1 on the plan numbered titled S1358-P102 C (Proposed First Floor)) are openable below 1.7m from finished floor level and therefore give rise to a significantly harmful loss of privacy to the rear elevation, and private rear garden area, of adjacent Beeches contrary to Policy CS21 of the Woking Core Strategy (2012), Section 12 of the National Planning Policy Framework (2019) and SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2008) and:

The Planning Officer stated that the following were updated requirements of the Enforcement Notice:-

- (a) Replace or re-colour the installed Anthracite grey (RAL 7016) window frames with an alternative colour to be first agreed in writing by the Local Planning Authority. The applicant is advised that the following window frame colours may provide an acceptable alternative: RAL 9017 (Traffic black), RAL 9011 (Graphite black) or RAL 9005 (Jet black).
- (b) Alter the first floor level window(s) within the north-east (side) elevation in order that they are all entirely obscure-glazed and non-opening unless the opening part(s) of the window(s) are 1.7m or above the finished floor level(s) of the room(s) served.

Within six months of the date the Enforcement Notice takes effect.

In the event that both (a) and (b) are complied with within three months (ie. by 23.10.2019) the Enforcement Notice shall not be issued.

Councillor Lyons, Ward Councillor expressed his frustrations on the retrospective application. He was sympathetic towards residents' concerns on the proposal and was in support of Officers' recommendations, for the issuing of enforcement proceedings.

Councillor Elson sought the opinion of the Planning Officer, as to whether reasons for the previously refused application were resolved to satisfactory standards of the Local Planning Authority. The Planning Officer confirmed that one of the reasons for refusal of the previously refused scheme had not been sufficiently overcome including the combination of anthracite grey window frames and light coloured render and slate-effect roof tiles, which would fail to respect and make a positive contribution to the predominant Arts and Crafts style of dwellings on The Ridge, resulting in a detrimental impact to its overall Arcadian character.

A query had been raised on the of white render external finish. The Planning Officer clarified that reason for the previous refusal was due to a number of combinations which exacerbated the factors.

RESOLVED

That the application be refused and an Enforcement Notice issued if the requirements had not been complied with by 23 October 2019.

The meeting commenced at 7.00 pm
and ended at 8.55 pm

Chairman: _____

Date: _____