

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 24 September 2019
Present:

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

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

Also Present: Councillors Bittleston, Cundy and Leach

Absent: Councillors A J Boote

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 3 September 2019 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Amanda Boote.

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.

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. 2018/1263 Sutton Green Golf Club, New Lane, Woking

The Committee considered an application which sought planning permission for the ground modelling to edges of fairways consisting of engineering operations to improve safety and playability of holes 15 / 17 and 7 / 8.

RESOLVED

That planning permission be granted subject to conditions.

6b. 2019/0729 Chobham Road Bridge, Chobham Road, Woking

The Committee considered an application for the proposal of the construction of a new pedestrian/cycle bridge and walkway over Basingstoke canal next to Chobham Road Bridge, including re-alignment works linking the existing towpaths over the canal, associated landscaping.

[Note 1: The Planning Officer advised the Committee of an update to condition 4 as detailed below:

Condition 4

No above ground development associated with the development hereby permitted shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality].

Councillor Lyons was astonished that no representations were received and queried if neighbours were sent letters of notification.

The Planning Officer clarified that letters of notification had been sent out to surrounding neighbours in line with standard protocol.

RESOLVED

That Planning permission be granted subject to conditions.

6c. 2019/0585 Lion Retail Park, 151 Oriental Way, Woking

The Committee considered an application for the retention of a single storey building in an existing car park to be used as a clothes recycling office with associated storage.

[Note: 1 The Planning Officer advised the Committed that one additional letter of objection had been received regarding the current opening hours of the unit].

[Note: 2 The Planning Officer advised the Committee of an additional informative as detailed below:

Additional Informative:

The applicant is advised that any advertisements in connection with the development hereby permitted may require separate advertisement consent].

Councillor Lyons, Ward Councillor proposed to amend the existing proposal of operating hours to alleviate concerns raised by local residents on drop offs, which were thought to fall outside the agreed operating hours.

The Chairman sought clarification on the operating hours. The Planning Officer confirmed that the operating hours were restricted from 08:00hrs – 20:00hrs Monday – Saturday and 09:00hrs – 17:00hrs on Sundays. An additional letter of representation was received suggesting the unit was operating shorter hours. It was noted that the business elected to operate during the hours of 09:30 – 17:00hrs Monday – Saturday and 10:00am – 16:00hrs on Sundays.

Some Councillors spoke in support of the application and were not convinced that shortening of the operating hours would address the matter of items being dropped off outside operating hours.

Councillor Lyons proposed and Councillor Hussain seconded a motion to amend the proposed operating hours to 09:30hrs – 17:00hrs Monday – Saturday and 10:00hrs – 16:00hrs on Sundays.

The votes for and against approval of amendments to the application were recorded as follows:

In Favour:	Cllrs Hussain and Lyons
TOTAL:	2
Against:	Cllrs Aziz, Elson, Martin and Morales
TOTAL:	4
Present but not voting:	Cllrs Ashall and Chrystie
TOTAL:	2

The proposed amendment was therefore not agreed.

It was noted that Councillor Lyons was not in support of the application.

RESOLVED

That the planning application be granted subject to conditions.

6d. 2019/0740 Sainsbury's, Redding Way, Knaphill

The Committee considered an application for erection of a canopy structure at existing "Click and Collect" point.

RESOLVED

That the application be granted subject to conditions.

6e. 2019/0708 31-33 Commercial Way, Woking

The Committee considered a retrospective application which sought consent for a change of shopfront.

RESOLVED

That planning permission be granted subject to conditions.

6f. 2018/0368 Northaw, Wych Hill Lane, Woking

The Committee considered an application for a proposed part two storey part single side extension to accommodate an additional one-bedroom flat.

Councillor Lyons, Ward Councillor explained reports were received from neighbouring residents raising concerns on the bulky and oversized proposal. It was suggested that the proposal had not been considered in keeping with form of neighbouring houses on the street scene.

Councillor Lyons proposed the motion to refuse the application on the grounds of mass and bulk. There was no seconder for the proposed motion of refusal.

Councillor Morales spoke in support of the application whilst admitting that the proposed parking provision was not ideal for the development however, the current minimum parking requirements were in accordance with the Parking SPD Policies.

The votes for and against approval of the proposal were recorded as follows:

In Favour: Cllrs Ashall, Aziz, Elson, Hussain, Martin
and Morales.

TOTAL: 6

Against:	Cllr Lyons
TOTAL:	1
Present but not voting:	Cllr Chrystie
TOTAL:	1

The application was therefore approved.

RESOLVED

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

6g. 2018/0937 14 Ashley Court, St Johns Court, Woking

The committee considered a retrospective application for the retention of a wooden shed, patio/raised platform and single storey rear extension.

Councillor Cundy and Councillor Leach, Ward Councillors attended the meeting.

The Chairman sought clarification on a 3-4 year temporary enforcement.

It was established that a 3-4 year temporary enforcement would be considered permanent planning permission. The Development Manger commented that any temporary permission granted would not meet the six tests set out in the government guidance. He provided sound advice to the committee on options whilst considering the application.

Councillor Morales reported that having visited the site, she thought that the shed was of a reasonable standard. Although the garden space was limited it did not have a significant impact to the amenity space. Councillor Morales sought clarification from the Planning Officer, on the possibility of enforcing on the extension alone.

The Planning Officer confirmed that the first recommended refusal reason related to the extension alone which included the impact to character of the host dwelling and the surrounding area, the second refusal related to both the shed and extension which resulted in unacceptable loss of private amenity space.

Councillor Morales proposed and it was seconded that the enforcement period be extended to 12 months.

Whilst acknowledging sympathy towards the applicant, members were advised that it was essential for the Committee to follow development plan policies and to be mindful of practising consistency whilst considering applications brought before the Committee.

It was highlighted that if members were to consider the proposed motion of extending the compliance time period and only enforcing on the extension would result in reason 2 of the recommended refusal no longer valid.

Some Councillors had visited the site and came to the view that the shed was not of sturdy quality and agreed with the Officers recommendations.

It seemed that misunderstanding had occurred between the applicant and Planning Department. Initially the applicant was in communication with New Vision Homes but now appreciates he much deal with the Planning Department.

Councillor Morales proposed and it was seconded for the amendment to exclude the enforcement on the removal of the shed.

Members were in agreement to amend the enforcement notice by deleting the removal of the shed, changing the enforcement period to 12 months and decided to proceed with recommended refusal reason one.

RESOLVED

That planning permission be refused on the extension only and formal enforcement proceedings be authorise with a compliance period of 12 months.

6h. 2019/0508 Mapledown, Wych Hill Lane, Woking

The Committee considered a retrospective application to vary condition 2 (approved drawings) and condition 3 (materials to match existing) of PLAN/2018/0365.(Retrospective application for amendments to PLAN/2017/0409 Proposed erection of a two storey rear extension, first floor western flank elevation window, single storey side extension, front infill porch extension and replacement of existing flat roof over garage with 2 hipped gables roof, front extension to the garage and garage conversion to habitable accommodation relating to a single-storey infill extension between the approved side extension and the approved rear extension).

Councillor Ashall, Ward Councillor spoke in support of the Officers' recommendations set out in the report, while expressing empathy with the applicant's personal circumstances, it was highlighted that the combination of the dwelling's external materials of entirely white renderi, grey framed windows and doors and grey concrete roof tiles posed an unacceptable impact on the traditional character of Wych Hill Lane's street scene.

Clarification was sought on the time frame whilst considering the application. The Planning Officer confirmed that the Enforcement Officer had been in communication with the applicant since November last year.

Councillor Morales and Councillor Aziz spoke in support of the application and thought that the design was of an acceptable standard. It was underlined that similar planning applications had been approved by the Committee previously and some members felt that consistency would need to be retained whilst considering applications.

Attention was drawn to the area having a mix of contemporary and traditional dwellings and that the area was not listed as a conservation area.

The Planning Officer prompted members that the timeline of 6 months would begin from the date that notice is served, furthermore if the applicant submitted amended plans within the notice timed served, the time would be paused. The Officer also informed the

Committee that enforcement action was no longer being sought against the two first floor windows in the east elevation as the applicant had provided the Officer with photographs demonstrating that they were both obscurely glazed and non-opening so the Officer was of the view that they do not create overlooking

Councillor Ashall proposed and it was seconded that the compliance period with the recommended enforcement notice be increased to 12 months.

Majority of members agreed to the compliance period being extended to 12 months for the enforcement notice.

Councillor Morales asked for it to be noted that she was not in support of the recommended recommendations.

RESOLVED

That planning permission be refused and enforcement proceedings be authorised with a compliance period of 12 months

- 6i. ENF/2019/00115 155 Hawthorn Road, Woking**
6j. & ENF/2019/00114 153 Hawthorn Road, Woking

The Committee considered an application for the enforcement of an unauthorised operational development – creation of 4 studio flats by the conversion of a three bedroom home with planning permission for a two storey side and rear extension.

Following a query, the Planning Officer confirmed that once the Enforcement Officer was notified of the breach of planning permission a temporary stop notice was issued immediately. This provided opportunity for the applicant to come forward with newly amended plans. The Local Planning Authority had not since received any communication from the applicant.

Members noted with concern that the applicant seemed to disregard the Planning Authority.

RESOLVED

That formal enforcement proceedings be authorised.

The meeting commenced at 7.00 pm
and ended at 8.44 pm

Chairman: _____

Date: _____