

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 15 October 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 A Azad and J R Sanderson.

Absent: Councillors A J Boote.

1. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 24 September 2019 be approved and signed as a true and correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A 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 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. 2019/0753 New Central Development, Guildford Road, Woking

The Committee were informed that this item had been withdrawn from this agenda by Officers. This item would be added to a future agenda of the Planning Committee.

6b. 2019/0801 Beaufort Primary School, Kirkland Avenue, Woking

[NOTE: In accordance with the procedure for public speaking at Planning Committee, Mrs Cathy Blignaut attended the meeting and spoke in objection to the application and Mr Roger Langham spoke in support.]

The Committee considered an application for the construction of a new indoor swimming pool with gymnasium (Use Class D2) with associated parking, fencing and landscaping.

The Planning Officer commented that the application had been submitted in an attempt to overcome the sole reason for refusal of PLAN/2018/0808 which was detailed in the report. This related to the rearrangement of the pedestrian route to and from the building, which was now contained wholly within the school grounds and did not connect to Hawkswell Walk.

Councillor R Sanderson, Ward Councillor, welcomed the revisions to the application regarding the access to Hawkswell Walk. He noted that the proposed application would provide a much needed resource to the school and other local groups, although he was sympathetic to the resident's concerns. If the application was agreed by the Committee he asked that the impact on residents be mitigated as much as possible with strict application of the Conditions set out in the report.

Some concerns were raised regarding the commercial nature of the operation, parking on the surrounding roads and noise. The Planning Officer reminded the Committee that the application had been previously refused for a sole reason and that to introduce other reasons now for possible refusal would be considered unreasonable.

The Committee were supportive of the application and welcomed the proposed swimming pool which would be a valuable asset to the school and local swimming clubs to improve access to children's swimming lessons. Members agreed that the concerns of the previous refusal had been addressed and that there were no grounds to refuse this application.

RESOLVED

That planning permission be granted subject to the recommended conditions.

6c. 2019/0159 Shah Jahan Mosque, Oriental Road, Woking

[NOTE: The Planning Officer advised the Committee of a proposed additional informative as detailed below;

'The applicant is reminded that measures should be adopted to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users. A programme for works, storage of plant and materials and parking for vehicles of site personnel, operatives and visitors should be formulated.'

The Committee considered an application for the erection of a part two storey part single storey replacement building to accommodate wash-room facilities at ground floor level and educational facilities (D1 Use Class) at first floor level in association with the Shah Jahan Mosque following demolition of the existing storage building.

There was a brief discussion regarding whether the new building would exacerbate existing parking issues and whether the hours of use should be limited. It was agreed that limiting hours of use would not be practical and would be considered unreasonable. It was noted that similar activities already took place in the existing building to those that were proposed for the new building.

RESOLVED

That planning permission be granted subject to the recommended conditions.

6d. 2019/0551 Daydawn Nursery, Milford Green, Chobham, Woking

The Committee considered an application for the erection of replacement barn following removal of the existing barn.

Members were supportive of this application.

RESOLVED

That planning permission be granted subject to the recommended conditions.

6e. 2019/0713 Woking Golf Club, Pond Road, Woking

The Committee considered an application for the erection of a water storage tank and pump house following removal of two existing storage tanks.

RESOLVED

That planning permission be granted subject to the recommended conditions.

6f. 2019/0576 Copperwood, 14a Rectory Lane, West Byfleet

[NOTE: The Planning Officer advised the Committee of an amendment to Condition 3 as detailed below;

'The development hereby permitted shall be carried out in accordance with the following materials unless otherwise agreed in writing with the Local Planning Authority:

Elevations: Prodema Pale natural wood, Siberian Larch cladding Channel Groove Cladding ST6.L and grey/green steel (RAL 150 40 10) by Tata Steel

Roof: Two storey element: grey/green steel (RAL 150 40 10) by Tata Steel and single storey elements: Sedum roof

Windows: Timber

Reason: To protect the visual amenities of the area.'

The Committee considered an application for the erection of a part two storey, part single dwelling (3 x bedrooms) with associated vehicular access, parking and landscaping.

RESOLVED

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

6g. TPO/0006/2019 Land at 481 Woodham Lane, Woking

The Committee considered a recommendation for a Tree Preservation Order to be confirmed following the receipt of one letter of objection to the making of the Order. The Tree Preservation Order protects a mature Oak tree of approximately 22m in height at Longhurst, 481 Woodham Lane, Woking, GU21 5ST.

Members of the Committee felt sympathy for the owner of 481 Woodham Lane who had made enquiries regarding the TPO status of this tree before he purchased the property. The Senior Arboricultural Officer explained that he and his Officers can only provide information that was correct at the point of enquiry, and at that time there was no TPO on the tree. Subsequently, numerous enquiries had been received by the Council from Tree Surgeons and neighbours regarding this tree which had caused the Council to make a site visit to determine whether a TPO was acceptable.

Following a query from Councillor T Aziz, the Senior Arboricultural Officer advised Members that if the TPO was confirmed, the owner of the property would be able to submit an application to carry out pruning works to the tree; Arboricultural Officers would be happy to work with him on this.

RESOLVED

That the Tree Preservation Order ref. TPO/0006/2019 be confirmed without modification.

6h. TPO/0008/2019 Land at Christ Church, Woking

The Committee considered a recommendation for a Tree Preservation Order to be confirmed following the receipt of one letter of objection to the making of the Order. The Tree Preservation Order protects a group of six silver birch trees of approximately 15m in height at Land at Christ Church, Church Street East, GU21 6YG.

RESOLVED

That the Tree Preservation Order ref. TPO/0008/2019 be confirmed without modification.

6i. TPO/0009/2019 Land at Marist RC Primary School, Woking

The Committee considered a recommendation for a Tree Preservation Order to be confirmed following the receipt of one letter of objection to the making of the Order. The

Tree Preservation Order protects a mature oak tree of approximately 18m in height at Land at Marist RC Primary School, 58 Old Woking Road, Woking, KT14 6HS.

RESOLVED

That the Tree Preservation Order ref. TPO/0009/2019 be confirmed without modification.

The meeting commenced at 7.00 pm
and ended at 8.25 pm

Chairman: _____

Date: _____