

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 14 January 2020
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: Councillors G S Cundy and R N Leach.

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 10 December 2020 be approved and signed as a true and correct record.

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. 2019/0534 136 Kingsway, Woking, GU21 6NR

[NOTE 1: The Planning Officer advised the Committee that seven additional letters of objection had been received which mainly reiterated the comments already summarised within the representations section of the report.]

[NOTE 2: The Planning Officer advised the Committee that there had been a change to the Community Infrastructure Levy (CIL) Regulations since the report was published and that CIL contributions would now be calculated based on the calendar year not the financial year.]

[NOTE 3: In accordance with the procedure for public speaking at Planning Committee, Mr Kieran O’Riordan attended the meeting and spoke in objection to the application and Ms Liz Alexander spoke in support.]

The Committee considered an application for the erection of a two storey building with accommodation in the roof space comprising 5 x self-contained flats (3 x two-bedroom and 2 x one-bedroom) and a ground floor unit in Use Class D1 (non-residential institution) unit and associated parking, bin and cycle storage following demolition of existing two storey building in use as an orthodontic clinic (D1 Use).

Councillor G Cundy, Ward Councillor, spoke in objection to the application and commented that it was an overdevelopment of the site. Councillor G Cundy thought that the proposed development lacked amenity space, the window separation distance was inadequate causing overlooking issues to the neighbouring property, the bulk and mass was too great for the site and it had an overbearing impact. The Ward Councillor also thought the provision of parking for a business was inadequate.

Councillor R Leach, Ward Councillor, also spoke in objection to the application and reiterated some of the points raised by Councillor G Cundy. Councillor R Leach supported the view that the height, orientation and proximity of the building was too overbearing. Councillor R Leach thought that it was out of character with the area and would be more appropriate as a three bedroom home. If the Committee was minded to approve the application he asked that consideration be given to adding a condition to ensure that any new tree screening did not encroach on the drains/sewers of Strathmore.

In response to the concerns raised by the Ward Councillors, the Planning Officer explained that this was an unusual site and did not have a conventional relationship with the neighbouring property at Strathmore. In the report the Planning Officer had explained that the oblique view from the window was considered to mitigate the potential overlooking and loss of privacy impact. Overall the orientation of Strathmore and its rear garden and the orientation of the proposed development was considered to result in an acceptable impact on the amenities of this neighbour compared to the existing situation.

Regarding the parking it was suggested that Condition 10 could be amended to show allocation of parking differentiating between residential and business spaces. This was proposed by Councillor L Lyons and seconded by Councillor G Elson; the Committee agreed that Condition 10 should be amended.

Councillor L Morales was disappointed that bicycle storage for D1 use was a combined integral bin and cycle store for use by both residents and customers. It was agreed that an informative would be added regarding a separate cycle storage for D1 use to be in a more accessible location.

Generally the Committee were supportive of the application.

In accordance with Standing Order 22.2, the Chairman deemed that a division should be taken on determining the application. The votes for and against approval of the application were recorded as follows.

In favour: Cllrs S Ashall, T Aziz, A J Boote, S Hussain, L Lyons, N Martin and L M N Morales

TOTAL: 7

Against: Cllr G Elson.

TOTAL: 1

Present but not voting: Cllr G Chrystie (Chairman)

TOTAL: 1

The application was therefore approved.

RESOLVED

That planning permission be granted subject to conditions set out in the report, the amendment to Condition 10 and additional informative as set out in the minutes and Section 106 Agreement to secure a SAMM contribution.

6b. 2019/0968 53 Westfield Road, Westfield, Woking, GU22 9NQ

[NOTE 1: The Planning Officer advised the Committee of an update to Condition 11 as detailed below;

++ No above ground development associated with the development hereby permitted shall commence until details **(including but not limited to cross-sections/product specification) of the measures to be undertaken to upgrade the acoustic performance of the party ceilings/floors and walls, or sufficient acoustic information/justification (including but not limited to cross-section/construction details)** have been submitted to and approved in writing by the Local Planning Authority **to protect the amenities of the occupants of the proposed flats from noise and disturbance associated with the ground floor retail use. If the approved details require upgrades these shall be** completed in accordance with the approved details prior to the first occupation of the development.

Reason: To protect the environment and amenities of the occupants of the approved first and second floor dwellings in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).]

[NOTE 2: The Planning Officer advised the Committee of an update to Condition 15 as detailed below;

Except for daily newspaper and magazine deliveries, no deliveries shall be taken or dispatched from the site outside of the following times:

Fresh Deliveries – 07:00 – 13:30;

Ambient Deliveries – 09.30 – 18.00;

Bread, Sandwiches and Newspapers – 07:00 – 10:30;

Monday – Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the environment and occupants of the approved flats and neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).]

The Committee considered an application for change of use of the ground floor restaurant (Class A3) to a retail store (Class A1), with extensions and alterations for the creation of 7 No. Flats (Class C3) (5 x One-Bedroom and 2 x two-bedroom) on upper floors and associated car/cycle parking, refuse storage and landscaping and the demolition of single storey garage.

Following a query regarding the opening hours of the retail premises, the Planning Officer explained that Environmental Health had assessed the application and that they considered opening any earlier than 7am would be inappropriate with the apartments above.

Following a query regarding updated Condition 15, the Committee noted that, to ensure consistency, the reference to newspapers would be deleted from the phrase “Bread, Sandwiches and Newspapers – 07:00 – 10:30;” This would now read “Bread and Sandwiches – 07:00 – 10:30;”

RESOLVED

That planning permission be granted subject to planning conditions, amended conditions as noted in these minutes and the signing of a section 106 Legal Agreement to secure a Thames Basin Heaths SAMM contribution.

6c. 2019/0988 Chippings, Pyrford Heath, Pyrford, Woking, GU22 8SR

[NOTE: The Planning Officer advised the Committee that there had been a change to the Community Infrastructure Levy (CIL) Regulations since the report was published and that CIL contributions would now be calculated based on the calendar year not the financial year.]

The Committee considered an application for the erection of a single storey, 4 bedroom, replacement dwelling house and detached garage following demolition of the existing building.

RESOLVED

That planning permission be granted subject to conditions.

6d. 2019/0064 Baywood, Kingfield Road, Woking, GU22 9EG

The Committee considered an application for the subdivision of land at Baywood, retention, extension and subdivision of existing dwelling to create a new and attached dwelling (additional rear extension to each dwelling as approved under PLAN/2017/0452).

RESOLVED

That planning permission be granted subject to conditions.

6e. 2019/0679 1-2 Benton House Cottages, Heath House Road, Woking, GU22 0QU

The Committee considered an application for the erection of 2 x two-storey detached dwellings (four-bedroom) following demolition of existing semi-detached dwellings and out buildings.

Following a query from the Chairman the Planning Officer explained that the application was not considered to result in an undue loss of openness to the Green Belt. The replacement buildings were not materially larger than the existing dwellings when viewed in the context of the overall reduction in the footprint of the development and the reduction in the total width of the built development.

RESOLVED

That planning permission be granted subject to conditions.

6f. 2019/0894 Tyree, Horsell Vale, Horsell, Woking, GU21 4QU

The Committee considered an application for the demolition of existing bungalow and garage and erection of two storey dwelling, adjoining garage and boundary wall.

RESOLVED

That planning permission be granted subject to conditions.

6g. 2019/1155 St Johns Hill House, St Johns Hill Road, Woking, GU21 7RQ

[NOTE 1: The Planning Officer advised the Committee that since the report had been written a consultation response had been received from the County Highways Authority which recommended a condition be added which required details of secure cycle storage, prior to the occupation of the development.]

[NOTE 2: The Planning Officer advised the Committee that three additional objections had been received which mainly reiterated the comments already summarised within the representations section of the report.]

[NOTE 3: The Planning Officer advised the Committee that there had been a change to the Community Infrastructure Levy (CIL) Regulations since the report was published and that CIL contributions would now be calculated based on the calendar year not the financial year.]

The Committee considered an application for the erection of a single-storey rear extension, following demolition of part of an existing single storey element, to create 1x two-bedroom flat.

RESOLVED

That planning permission be granted subject to conditions in the report and the additional condition recommended by the County Highways Authority.

6h. 2019/1166 McLaren Technology Centre, Chertsey Road, Woking, GU21 4YH

[NOTE: The Planning Officer advised the Committee that since the report had been written the Council Drainage and Flood Risk Team had responded to the application and had raised no objections.]

The Committee considered an application for the installation of a canopy over the McLaren Shuttlebus waiting area adjacent to the McLaren Technology Centre, and all other necessary on-site works.

RESOLVED

That planning permission be granted subject to conditions.

6i. 2019/1042 Marist RC Primary School, 58 Old Woking Road, West Byfleet, KT14 6HS

The Committee considered an application for the proposed replacement and improvement of the existing outdoor learning area to provide a multi-use Learning Space (including new shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.

RESOLVED

That planning permission be granted subject to conditions.

The meeting commenced at 7.00 pm
and ended at 8.25 pm

Chairman: _____

Date: _____