

12 JANUARY 2021 PLANNING COMMITTEE

6C PLAN/2020/1020

WARD: MH

LOCATION: Evans Triangle, Guildford Road, Woking, Surrey, GU22 7PX

PROPOSAL: Erection of hoarding to enclose site.

APPLICANT: Mrs Louisa Calam

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The application is referred to Committee as the applicant is Woking Borough Council.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal seeks planning permission for the erection of site hoarding around the proposal site.

PLANNING STATUS

- Urban Area
- Woking Town Centre
- Shopping Parade
- Locally Listed Building
- Major Highway Improvement Scheme
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT Planning Permission subject to conditions.

SITE DESCRIPTION

The proposal site comprises part of a triangular shaped piece of land in Woking Town Centre which includes No.1-11 Guildford Road and RSP House on Victoria Road. The site is bounded by Guildford Road to the west and Victoria Road to the north. The site forms part of an intended highways improvement project and Prior Approval has been deemed to be not required for the demolition of the buildings on the site.

RELEVANT PLANNING HISTORY

- PLAN/2020/1014 - Advertisement Consent to display non-illuminated advertisements on site hoarding – Not yet determined.
- PLAN/2020/1017 - Prior Approval for the demolition of No's 1-11 Guildford Road and RSP House, Victoria Road – Prior Approval not required 09/12/2020
- PLAN/2020/0681 - Erection of hoarding to enclose site – Permitted 09.09.2020
- PLAN/2020/0543 – Advertisement Consent to display non-illuminated advertisements on site hoarding – Permitted 09.09.2020

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- PLAN/2020/0402 - Prior Approval for the demolition of Lynton House – Prior Approval not required 04/06/2020
- PLAN/2020/0178 - Prior Approval for the demolition of Southern House and Jubilee House – Prior Approval not required 18/03/2020

CONSULTATIONS

- **County Highway Authority:** No objection.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Woking Borough Core Strategy (2012):

CS2 - Woking Town Centre

CS18 - Transport and Accessibility

CS20 - Heritage and Conservation

CS21 - Design

Woking Development Management Policies DPD (2016):

DM20 - Heritage Assets and their Settings

Supplementary Planning Documents:

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Impact on Character:

1. The proposal is to erect site hoarding to enclose the site which would measure 2.4m in height. The site comprises No.1-11 Guildford Road, which is a Locally Listed Shopping Parade and RSP House on Victoria Road. Locally Listed buildings are heritage assets as defined by the National Planning Policy Framework (2019) which states that Local Planning Authorities should take account of, among other things, the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that the conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.
2. The hoarding would surround the Locally Listed building and is consequently considered to cause harm to the setting of the Locally Listed building. However, Prior Approval has previously been deemed to be not required for the demolition of the building (PLAN/2020/1017). The buildings on the proposal site are therefore intended to be demolished and the proposed site hoarding is intended to enclose the site for safety and visual amenity reasons. The proposed hoarding would provide some visual screening to the site during demolition. In this context, the proposed hoarding is

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considered visually acceptable having regards to the forthcoming works to the heritage asset.

3. The proposed hoarding is therefore considered to have an acceptable impact on the visual amenities of the area.

Impact on Neighbouring Amenity:

4. Residential neighbours in the area are typically located at first floor level and above; there are no residential neighbours in close proximity to the proposed hoarding which would be unduly impacted upon by the proposal in terms of loss of light and overbearing impacts. The proposal is therefore considered to have an acceptable impact on neighbouring amenity.

Impact on Parking and Highway Safety:

5. The hoarding would incorporate parts of the existing pavements and roads around the site, including on-street parking bays with capacity for approximately 7x cars. The loss of these bays would be temporary in nature and it should be borne in mind that demand for these spaces would be reduced as the buildings within the site are intended to be demolished. In the context of parking availability in the wider Town Centre, the proposal is considered to have an acceptable impact on parking. The County Highway Authority has reviewed the proposal and raises no objection.
6. Overall the proposal is therefore considered to have an acceptable impact on parking and highway safety.

CONCLUSION

7. Overall the proposal is considered to have an acceptable impact on the character of the area, the amenities of neighbours and in transportation terms. The proposal therefore accords with Woking Core Strategy (2012) policies CS18, CS20 and CS21, the Woking Design SPD (2015) and the NPPF (2019) and is recommended for approval.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. General Site Notice

RECOMMENDATION

Grant Planning Permission subject to the following conditions:

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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02. The development hereby permitted shall be carried out in accordance with the approved plans numbered:

Unnumbered plan named 'Hoarding line phase One' showing a Location Plan received by the LPA on 17/11/2020

Unnumbered plan named 'Hoarding line phase Two' showing a Block Plan received by the LPA on 17/11/2020

Drawing numbered 04112020 named 'Guildford Road Hoarding plan Phase 02' showing proposed elevations received by the LPA on 13/11/2020

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).
02. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.
03. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority.