

## 26<sup>th</sup> FEBRUARY 2019 PLANNING COMMITTEE

6f 18/1323 Reg'd: 14.12.18 Expires: 08.02.18 Ward: HE  
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**LOCATION:** Junction with Holly Bank Road & Mile Path (West), Woking, Surrey, GU22 0JW

**PROPOSAL:** Erection of two white painted timber gates on verges either side of Mile Path (West), adjacent to the junction with Holly Bank Road.

**TYPE:** Full

**APPLICANT:** Mr Graham Service

**OFFICER:** Tanveer Rahman

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### **REASON FOR REFERRAL TO COMMITTEE**

The proposal involves the erection of gates which would be on land outside of residential curtilage and is recommended for permission. It therefore falls outside of the scheme of delegated powers.

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **PLANNING STATUS**

- Urban Area
- Hook Heath Neighbourhood Plan Area
- Thames Basin Heaths SPA Zone B (400m-5km)

### **SITE DESCRIPTION**

The application site (delineated by the red outline on the submitted location plan) is located at the eastern end of Mile Path (West) at the junction with Holly Bank Road. It consists of parts of two areas of grass verge and the part of the private road (Mile Path (West)) between them.

### **RELEVANT PLANNING HISTORY**

None.

### **PROPOSED DEVELOPMENT**

The application proposes to erect a white painted, non-opening, decorative timber gate on the northern verge and another on the southern verge. The northernmost gate would be 1.48m wide and 1.35m high. The southernmost gate would be 1.75m wide and 1.35m high.

## **CONSULTATIONS**

**Hook Heath Neighbourhood Forum:** No response received.

**LPA Senior Arboricultural Officer:** No objection subject to condition.

## **NEIGHBOUR REPRESENTATIONS**

One letter of support was received.

## **RELEVANT PLANNING POLICIES**

### National Planning Policy Framework (2018):

Section 9 - Promoting sustainable transport  
Section 12 - Achieving well-designed places  
Section 15 - Conserving and enhancing the natural environment

### Woking Core Strategy (2012):

CS18 - Transport and accessibility  
CS21 - Design  
CS24 - Woking's Landscape and Townscape

### Development Management Policies DPD (2016):

DM2 - Trees and landscaping

### Hook Heath Neighbourhood Plan 2015-2027 (2015):

BE1 - Design of New Developments  
OS1 - Amenity Value  
OS5 - Trees

### Supplementary Planning Documents

*Woking Design SPD (2015)*  
*Outlook, Amenity, Privacy and Daylight (2008)*  
*Parking Standards (2018)*

## **PLANNING ISSUES**

The main issues to consider in determining this application are impact on character, trees, neighbours and car parking provision and highway safety having regard to the relevant policies of the Development Plan.

### Impact on character

1. Policy CS21 of the *Woking Core Strategy (2012)* states that new development should create "*places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*". Policy BE1 of the *Hook Heath Neighbourhood Plan 2015-*

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2027 (2015) states that development should “ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials”. *Working Design SPD* (2015) states that “Boundary treatment should be in keeping with adjacent properties and appropriate to the immediate streetscape condition”.

2. The area of Mile Path (West) and Holly Bank Road near the application site has a verdant and open character. A large contributing factor to the open nature are the front boundary treatments of properties. These boundary treatments consist predominantly of hedging and low-level close-board timber fencing. It is noted however that there are two white painted timber gates on the northern and southern verges of Mile Path (East) approximately 25 - 30m north east of the application site. There are also similar gates approximately 250m north of the site in Golf Club Road, close to the junction with Holly Bank Road
3. Given the scale, form, character and location of the two proposed gates as well as the presence of the similar decorative gates mentioned above it is considered that on balance they would have an acceptable impact on the character of the area.

### Impact on neighbouring amenity

4. Given the proposed siting, scale, massing and design of the proposed gates it is considered that they would not create unacceptable overlooking issues, they would not unacceptably impact daylight levels and they would not appear unacceptably overbearing towards neighbouring properties.

### Impact on trees

5. It is noted that there is a tree on the southern verge close to the proposed location of the southernmost gate however the LPA's Senior Arboricultural Officer has raised no objection subject to condition.
6. The proposal is therefore considered to have an acceptable impact on trees subject to condition.

### Impact on car parking provision & highway safety

7. Given the height, width and location of the proposed gates it is considered that they would not obscure views for vehicles travelling from Mile Path (West) onto Holly Bank Road or from Holly Bank Road onto Mile Path (West).
8. It is therefore considered that the proposal would have an acceptable impact on car parking provision and highway safety.

### Local finance consideration

9. The proposal would not lead to an increase in floor space and is not therefore liable for financial a contribution to the Community Infrastructure Levy (CIL).

## **CONCLUSION**

Overall it is considered that the proposal would have an acceptable impact on character, trees, neighbouring amenity and car parking provision and highway safety. The proposal Sections 9, 12 and 15 of the *National Planning Policy Framework* (2018),

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Policies CS18, CS21 and CS24 of the *Woking Core Strategy* (2012), Policy DM2 of the *Development Management Policies DPD* (2016), Policies BE1, OS1 and OS5 of the *Hook Heath Neighbourhood Plan 2015-2027* (2015), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards* (2018).

### **BACKGROUND PAPERS**

Site visit photographs (05.02.2019)

### **PLANNING OBLIGATIONS**

None.

### **RECOMMENDATION**

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

1. The development hereby permitted shall be commenced not later than three years from 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).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:

- 1:1250 location plan (received by the LPA on 11.12.2018)
- 1:100 proposed block plan (received by the LPA on 11.12.2018)
- Gate A proposed elevation (received by the LPA on 11.12.2018)
- Gate B proposed elevation (received by the LPA on 11.12.2018)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The external finishes of the development hereby permitted shall be those stated on the submitted application form.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in the NPPF and Policy CS21 of the *Woking Core Strategy* (2012).

4. No development-related works shall be undertaken on site (including clearance and demolition) until tree protection details have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 (2012) and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced

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Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

### **Informatives**

01. Proactive Working:

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 (2018)*. The application was considered acceptable upon receipt.

02. Site Inspections:

You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

03. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.