

WOKING BOROUGH COUNCIL

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MINUTES-07/07/09-Planning Committee

MINUTES

OF A MEETING OF THE

PLANNING COMMITTEE

held on 7 July 2009

Present:

Cllr A C L Bowes (Chairman)

Cllr A W Branagan (Vice-Chairman)

Cllr M Bashir Cllr A E Roberts

Cllr S G Brown Cllr R P J Sanderson

Cllr D McCrum Cllr C Scott

Cllr G Preshaw Cllr E Watson Green

Absent: Councillors M A Ali, S J Bellord and I Eastwood

Also Present: Councillors D J Bittleston, G S Cundy, I Johnson and J Kingsbury and Parish Representatives Mrs M Bridgeman, Mrs J Morton and Mrs M McIntyre

MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 16 June 2009 be approved and signed as a true and correct record.

DECLARATIONS OF INTEREST

In accordance with the Local Code of Conduct, Councillor D McCrum declared a personal and prejudicial interest in Agenda Item 5, item 1, Land at Moor Lane,

Westfield, arising from the proximity of his residence to the application site. As this item was subject to public speaking, the Code allowed Councillor McCrum to make representations to the Committee. Councillor McCrum made his representations immediately after the public speaker and then left the Chamber during consideration and determination of the item.

In accordance with the Local Code of Conduct, Councillor E Watson Green declared a personal and prejudicial interest in Agenda Item 5, item 2, Land at 31 Winern Glebe, Woking, arising from a close friend living in the road. The interest was such that Councillor E Watson Green left the Council Chamber during the consideration and determination of the item.

PLANNING AND ENFORCEMENT APPEALS

The following appeals had been lodged with the Secretary of State for the Environment in respect of the planning applications listed below.

08/1191

Application for redevelopment of private open space to provide 42 residential units together with associated highways improvements, open space provision, car parking and landscaping on land at Rydens Way (Central Reservation Area), Old Woking. Refused at Planning Committee 7 April 2009
Appeal lodged 10 June 2009.

08/1366

Application for demolition of existing building and erection of a part 3-storey and part 4-storey building comprising A1 use at ground level, two one-bedroom, 18 two-bedroom and one three-bedroom flats at 1-10 Vanners Parade, Byfleet. Refused by Delegated Powers 28 May 2009
Appeal lodged 24 June 2009.

09/0199

Application for change of use to enclose land at side of house by a 1.8 m fence at 1 Avonmead, Woking. Refused by Delegated Powers 26 May 2009
Appeal lodged 17 June 2009.

The following appeal decisions had been received from the Secretary of State for the Environment in respect of the planning application listed below.

08/1139

Application for renovation and extension of the existing nursing home at Crann Mor Nursing Home, 151 Old Woking Road, Woking.	Refused at Planning Committee 6 January 2009 Appeal lodged 13 February 2009 Appeal dismissed 1 June 2009.
<u>08/0807</u>	
Application for change of use from light industrial to residential and erection of a one bedroom detached bungalow on land at 122 Station Road, West Byfleet.	Refused by Delegated Powers 4 September 2008 Appeal lodged 9 March 2009 Appeal allowed and planning permission granted 10 June 2009.
<u>08/0841</u>	
Application for demolition of attached garage with store above and construction of a two-storey front extension to form a garage with side staircase entrance to bedroom and bathroom above at 42 Dartnell Park Road, West Byfleet.	Refused by Delegated Powers 7 October 2008 Appeal lodged 26 March 2009 Appeal allowed and planning permission granted subject to conditions 22 June 2009.
<u>08/0782</u>	
Application for erection of two five-bedroom detached two storey houses with rooms in the roof on land to the rear of Oak House, Ridgeway, Horsell, Woking.	Refused at Planning Committee 2 December 2008 Appeal lodged 5 March 2009 Appeal dismissed 24 June 2009.
<u>08/0938</u>	
Application for prior approval for the installation of a 10 m slim line monopole with 1 tri-sector antenna and associated ground based equipment cabinet on	Refused by Delegated Powers 2 July 2008. Appeal lodged

a site at Harelands Roundabout, Lockfield Drive, Woking.
23 November 2008
Appeal allowed and planning permission granted. Costs awarded against Council.
24 June 2009. PLA09-022

RESOLVED

That the report be noted.

DEVELOPMENT: MAJOR 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.

Note: A = Approved D = Deferred R = Refused W = Withdrawn

ENF = Enforcement Notice (F.D.A. = Full Detailed Application)

09/0434 - Woking Borough Council

[NOTE: In accordance with the Local Code of Conduct, Councillor D McCrum declared a personal and prejudicial interest in this item arising from the proximity of his residence to the application site. As this item was subject to public speaking, the Code allowed Councillor McCrum to make representations to the Committee. Councillor McCrum made his representations immediately after the public speaker and then left the Chamber during consideration and determination of this item.]

[NOTE: In accordance with the procedure for public speaking at Planning Committee, Ms Kerry Denholm-Price attended the meeting and spoke in objection to the application.]

The Committee considered an application for the formation of three vehicular and pedestrian access points to reserved housing land at Moor Lane, Westfield at Quartermaine Avenue, Quartermaine Avenue and Newlands Avenue and Westfield Way, Woking (F.D.A.).

It was noted that the legal agreement from plan 06/0399 was awaiting completion.

Members expressed concern that not enough information had been provided on the number of dwellings planned so that more informed decisions could be made on the impact it would have on traffic issues.

After some debate it was proposed and duly seconded that the application be refused on

the ground that there was insufficient information contained within the application to demonstrate that 470 dwellings could be served by the accesses proposed.

The Committee was advised that the quantum of development of the Moor Lane site, and its impact on the existing transport network were not matters that could be considered as part of this application. These issues would only be relevant when a detailed application for the Moor Lane site was submitted. The Head of Legal Services, Peter Bryant, advised the Committee that it would be acting unreasonably if it refused the application for the reasons given. This advice was endorsed by both the Borough Planning Officer, Adrian Bishop, and the Chairman.

In accordance with Standing Order 10.8, as the Chairman considered that a division was required on refusal of the application, the names of the Members voting for and against were recorded as follows:

In favour of refusal: Councillors M Bashir, S G Brown, A E Roberts, R P J Sanderson and C Scott

TOTAL in favour – 5

Against refusal: Councillors A W Branagan, G Preshaw and E Watson-Green

TOTAL against refusal - 3

Present not voting: Councillor A C L Bowes

TOTAL present not voting - 1

The motion was therefore carried by 5 votes to 3 votes.

RESOLVED

That the application be refused on the ground that there was insufficient information contained within the application to demonstrate that 470 dwellings could be served by the accesses proposed.

09/0294 - Laurus Ltd

[NOTE: In accordance with the Local Code of Conduct, Councillor E Watson-Green declared a personal and prejudicial interest in this item arising from a close friend living in Winern Glebe. The interest was such that Councillor E Watson Green left the Council Chamber during the consideration and determination of the item.]

[NOTE: In accordance with the procedure for public speaking at Planning Committee,

Mr Mark Slater attended the meeting and spoke in objection to the application and Mr Lalji Vekaria spoke in support of the application.]

The Committee considered an application for the erection of ten bungalows with habitable accommodation contained in the roof and integrated garages with associated hardstanding and landscaping on land at 31 Winern Glebe, Byfleet (F.D.A.).

The Committee was informed of the minor amendments proposed to the application that had been refused on 2 July 2008 and that the SPA payment had now been made. The Planning Inspector's comments when dismissing the appeal were also stated.

Members expressed concern that the development was out of keeping with the surrounding area, the number of proposed dwellings was too high and potential safety issues from cars being reversed out of properties.

At 8.43 pm the Planning Committee adjourned for 1 minute whilst a member of the public was escorted from the Council Chamber.

In accordance with Standing Order 10.8, as the Chairman considered that a division was required on approval of the application, the names of the Members voting for and against were recorded as follows:

In favour of approval: Councillors M Bashir, A W Branagan, S G Brown, D McCrum, G Preshaw and R P J Sanderson

TOTAL in favour – 6

Against approval: Councillors A E Roberts and C Scott

TOTAL against refusal - 2

Present not voting: Councillor A C L Bowes

TOTAL present not voting - 1

The motion was therefore carried by 6 votes to 2 votes.

RESOLVED

That the application be approved.

At 8.45 pm the Planning Committee adjourned for 10 minutes whilst members of the public were escorted from the Council Chamber.

<u>Reference Number and Applicant</u>	<u>Details</u>	<u>Decision</u>
09/0281 E A Humberstone and Co Ltd	Application for demolition of existing buildings and erection of a courtyard development comprising ten two-bedroom flats and four one-bedroom flats over three and four storeys with car parking, relocated vehicular access, plant room, cycle and refuse stores and landscaping at 29-31 Walton Road, Woking PLA09-023 (F.D.A.)	A

RESOLVED

That the decisions recorded as determined above be noted.

MAJOR APPLICATIONS NOT YET DETERMINED AS AT REPORT DATE PLA09-024

RESOLVED

That the report be noted.

The meeting commenced at 7.00 pm
and ended at 9.02 pm

Chairman: _Date:

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