

**WA/2021/02518** – Erection of a place of worship following demolition of existing building (as amplified by plans received 18/11/2021) at THE MUSIC WORKS NEW ROAD GODALMING GU8 5BE

Committee: Eastern  
Meeting Date: 08/12/2021

Applicant: Mr Neville Burch - Eastbrook Gospel Hall Trust  
Parish: Witley CP  
Ward: Milford  
Grid Reference: E: 494287  
N: 142050

Case Officer: Lara Davison  
Neighbour Notification Expiry Date: 09/11/2021  
Expiry Date: 14/12/2021

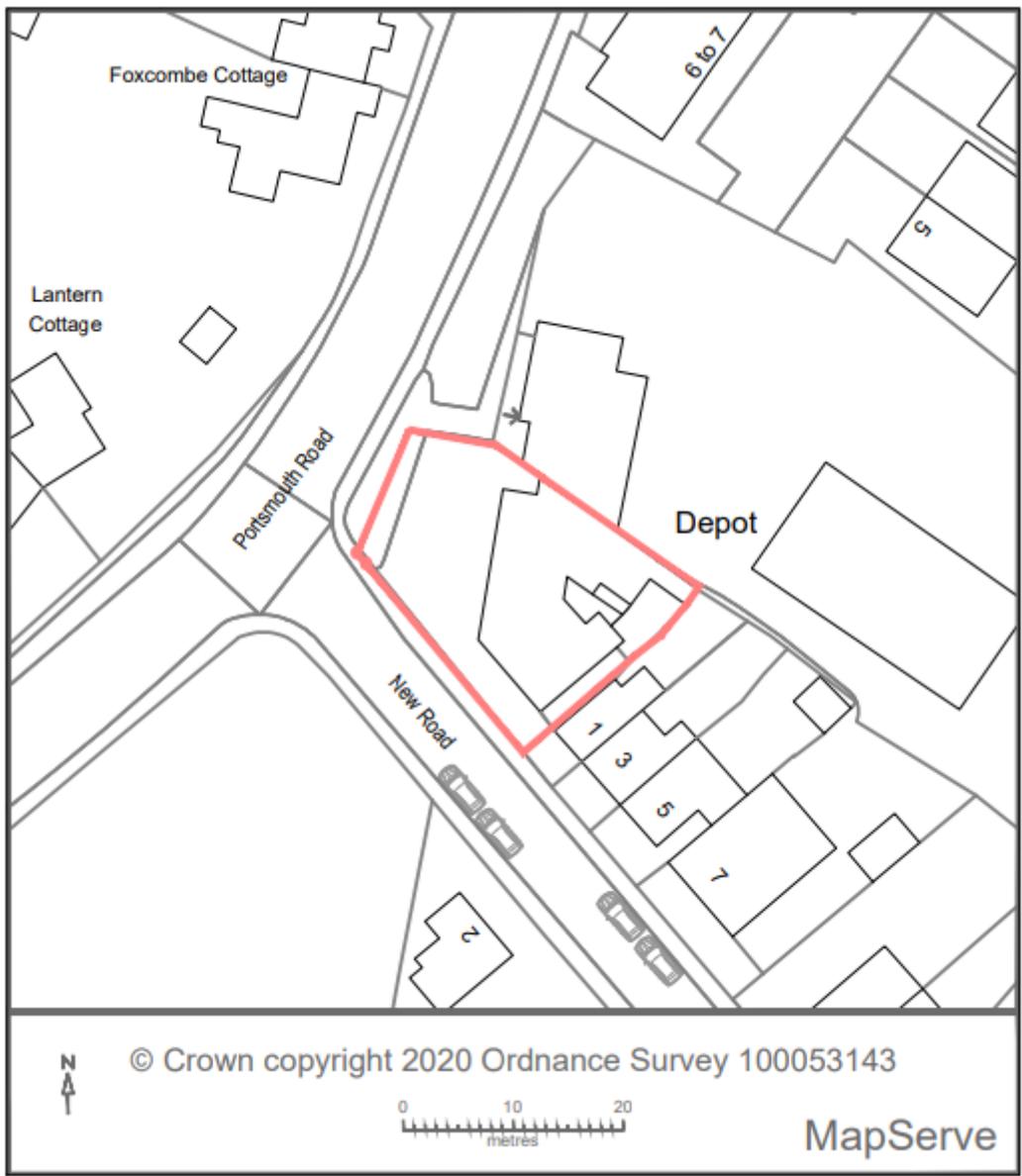
RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

## 1. Summary

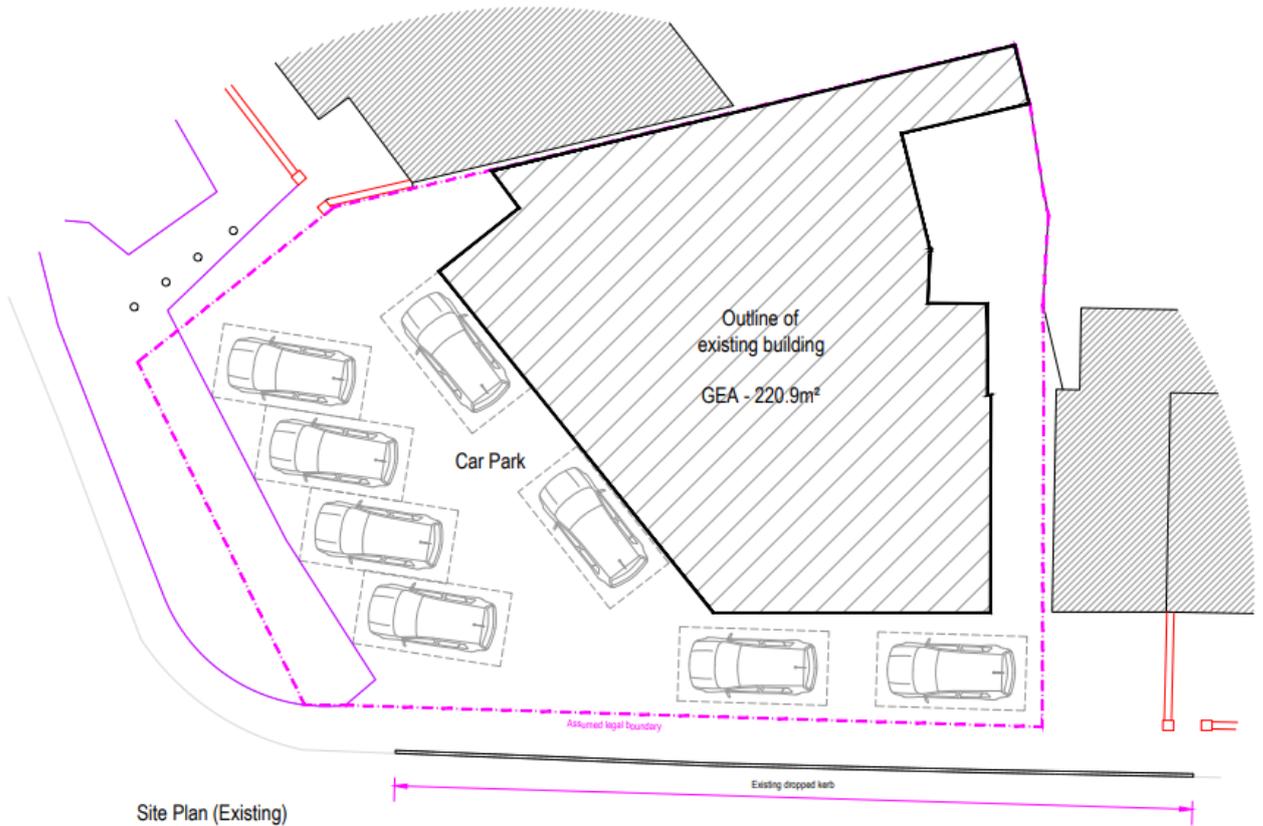
This application has been brought before the Area Committee by the Local Ward Member. The planning reasons for call in relate to parking concerns and numbers using the building.

The application proposes the erection of a place of worship following the demolition of the existing place of worship. The proposed development would result in a smaller place of worship than the existing building, with an increased amount of parking places proposed. The existing number of car parking spaces is 8, the proposed amount of car parking spaces is 12. The proposal would result in the demolition of a building with little architectural merit within the Rural Settlement and replacement with a place of worship which would respect the local heritage and building style of Milford. No concerns are raised in relation to residential amenity and subject to appropriate conditions and the conditions which are currently in place from the WA/2019/0963 permission, this application is recommended for approval.

# Location Plan



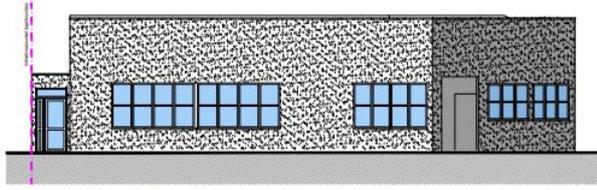
## Existing Block Plan



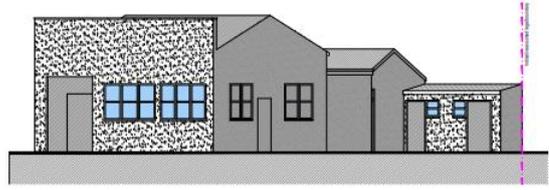
## Proposed Block Plan



## Existing Elevations



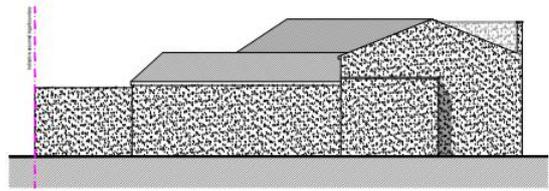
Front Elevation (Existing)



Side 1 Elevation (Existing)



Rear Elevation (Existing)

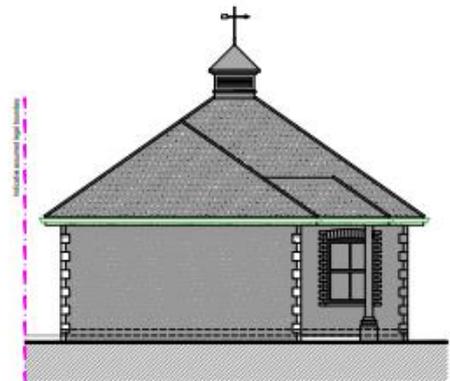


Side 2 Elevation (Existing)

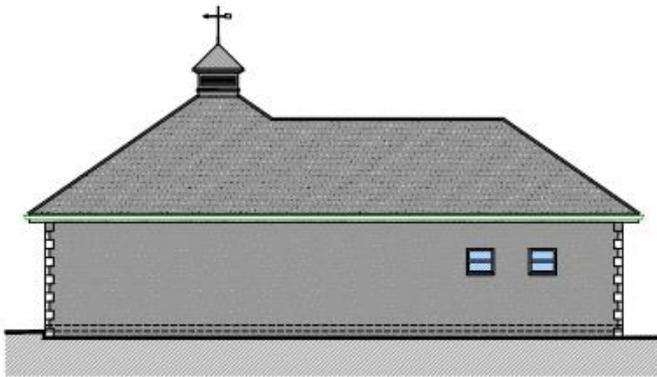
## Proposed Elevations



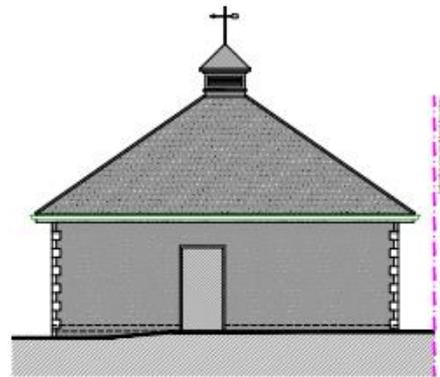
Front Elevation (Proposed)



Side Elevation (Proposed)



Rear Elevation (Proposed)



Side Elevation (Proposed)

## 2. Site Description

- The application site is located on the junction of Portsmouth Road and New Road
- Property Type: Place of Worship (Use Class F1(f))
- Character: Residential with surrounding commercial uses
- Site Levels: Relatively flat

## 3. Proposal

- Demolition of existing place of worship
- Erection of a replacement place of worship
- Increase in number of parking spaces

## 4. Relevant Planning History

WA/2019/0693	Change of use from a music school (Use Class D1) to a place of public worship (Use Class D1) (restrictive condition) (as amended by block plan received 19/06/2019 and additional information received 19/08/2019).	Granted 30/10/2019 Implemented 19/10/2011
WA/2011/0693	Change of use from D1 music studio to D1 place of worship.	Granted 19/10/2011

## 5. Relevant Planning Constraints

Rural Settlement – Milford  
Wealden Heaths SPA 1km Buffer Zone

## 6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):

SP1: Presumption in Favour of Sustainable Development

ST1: Sustainable Transport

ICS1: Infrastructure and Community Facilities

TCS2: Local Centres

TD1: Townscape and Design

NE1: Biodiversity and Geological Conservation

CC2: Sustainable Construction and Design

- Waverley Borough Local Plan 2002 (retained policies February 2018):

D1: Environmental Implications of Development

D4: Design and Layout

RD1: Rural Settlements

- Witley Neighbourhood Plan 2017 – 2032:

ND5: General Design Principles

ND7: Safeguarding Residential Amenity

ND8: Safe and Secure Design

T3: Parking

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council’s Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)

## 7. Consultations and Parish Council Comments

Parish Council	Objection – concerns over parking, congregation size and use of the building
County Highway Authority	No objection subject to conditions

## 8. Representations

11 letters have been received raising objection on the following grounds:

- Parking concerns on New Road
- Disturbance resulting from construction of the place of worship
- Disruption to surrounding businesses in the area via noise, disturbance, reduced amount of on street parking
- Safety concerns and dangers to pedestrians on New Road
- Building works in New Road since 2019
- Negative impact on beauty salon which provides relaxation treatments due to disruption due to building works
- Neighbour notification letter concerns
- Access to the side alley to residents of New Road

## 9. Planning Considerations:

## 10. Infrastructure and Community Facilities

Policy ICS1 of the Local Plan (Part 1) 2018 states that the Council will resist the loss of key services and facilities unless an appropriate alternative is provided for. In line with the NPPF, social and community facilities include places of worship.

Officers would note that this application does not relate to the change of use of the site, permission was granted under WA/2019/0693 to allow the change of use from a music school to a place of worship.

The proposal results in the loss of the existing place of worship and replacement with a new place of worship within the same site. As such, the proposed development would accord with Policy ICS1 of the Local Plan (Part 1) 2018.

## 11. Design and impact on visual amenity and the Rural Settlement

Retained Policy RD1 of the Local Plan 2002 states that within the Rural Settlement boundaries the Council will only permit development which is well related in scale and location to existing development and which takes account of the form, setting, local building style and heritage of the settlement. Policy RD1 is afforded substantial weight in relation to its accordance with the NPPF 2021.

Policy ND5 of the Witley Neighbourhood Plan 2017 – 2032 states that all new developments must integrate with existing development and should take account of Section 3 of the WPC Design Guidelines.

The proposed development would result in the demolition of the existing structure which lacks architectural interest and is positioned on a prominent position on the junction of New Road and Portsmouth Road. The existing structure consist of white cladding and a flat roof structure at odds with the surrounding dwellings along New Road and Portsmouth Road. The existing place of worship occupies a corner plot with most of the built form occupying the eastern area of the site. Officers do not consider that the existing building contributes to the local building style and heritage of the Rural Settlement.

The proposed development would result in the erection of a replacement place of worship. External materials would consist of brickwork and plain tiles, consistent with the surrounding dwellings within the locality. The existing place of worship has a gross external area of 220.9 sq. m, the proposed place of worship has a gross external area of 112.3 sq. m. The building would be mainly contained to the north-eastern area of the application site to allow a large area designated for parking to the front of the building, parking is however discussed in more depth in a later section of this report.

The front elevation of the proposed place of worship would front New Road, measuring 14.4m width x 8.7m depth x 3.1m height to eaves x 7.4m height to ridge.

Officers consider the design of the place of worship to take into account the form, setting, local building style and heritage of the settlement and as such would be appropriate within the Rural Settlement and the wider public realm.

The proposal would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, Policy ND5 of the Witley Neighbourhood Plan 2017 - 2032, retained Policies D1, D4 and RD1 of the Local Plan 2002.

## 12. Impact on residential amenity

The application site is positioned on the junction of New Road and Portsmouth Road. The adjacent sites both need to be taken into account in terms of residential amenity.

### **The Roofing Centre, Portsmouth Road**

The Roofing Centre Depot is positioned to the north of the application site, fronting Portsmouth Road. The existing place of worship abuts the northern shared boundary, the proposed place of worship would occupy the majority of the similar area along this shared boundary. As such, Officers consider that the impact upon the roofing centre in terms of overbearing impact and loss of light would be the same. Two windows are proposed on the ground floor rear elevation, both of which serve bathrooms. Both these windows would be conditioned to be obscurely glazed to ensure privacy is retained as such. No further windows are proposed which would affect the privacy of The Roofing Centre.

### **1 New Road**

1 New Road is a hairdressing salon known as George Olivers. The proposed replacement place of worship would result in the built form adjacent to the side elevation of the salon to be removed, and replaced with an increased parking area. As such, Officers consider the replacement building to have a reduced impact in terms of overbearing impact and loss of light to 1 New Road. The side elevation facing 1 New Road would not have any windows, it would only have a side door to allow access to the area between the shared boundary and the side elevation of the proposed place of worship. The existing fence and railings are to be retained.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policies TD1 of the Local Plan (Part 1) 2018, Policy ND7 of the Witley Neighbourhood Plan 2017 - 2032, retained Policies D1 and D4 of the Local Plan 2002.

## 13. Impact on Highways

The application has been assessed by the County Highway Authority, who have undertaken an assessment in terms of safety, capacity and policy grounds and

recommends conditions on any permission granted. The County Highway Authority considers that the proposal will not have a material impact on highway safety.

Officers note that as a result of the replacement place of worship, there would be an increased area for parking available to those using the facility. The existing place of worship has space for 8 cars, the proposed place of worship would have space for 12 cars, including one space for disabled users. Officers consider it reasonable to include all previous conditions attached to the original change of use application to restrict the number of worshippers allowed during any congregation. As such, there would be 12 car parking spaces available for 30 worshippers. The Councils Parking Guidelines indicate that 1 car parking space should be available for every 10 worshippers or an individual assessment and justification. Given the concerns from residents and the limited availability of parking on New Road, it is considered that the amount of parking available in combination with the restricted condition on numbers, is adequate to control any concerns in relation to parking and congestion. Officers would further add that in granting this application, the parking situation would improve in regards to the availability of parking spaces than the existing situation.

The County Highway Authority have further requested a condition in regards to a Parking Management Plan to include details of car sharing and methods to minimise the need for cars to park on the public highway. This scheme would be submitted to the Local Planning Authority and reviewed by the County Highway Authority. Given this additional control in regards to parking at the site, Officers consider the proposed development is acceptable in parking and highways terms.

The proposal would be in accordance with Policy ST1 of the Local Plan Part 1 (2018).

#### 14. Third Party Matters

Officers acknowledge the concerns from residents in relation to the construction of the replacement building resulting in noise and disturbance due to building works, however Officers would note that this is a temporary disturbance which is not considered a reason to refuse planning basis due to previous permissions within the local area being constructed within the last couple of years.

#### 15. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

#### **Recommendation**

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

HA/2114/1 rev 1a - Plans and Elevations Proposed

HA/2114/2 rev 1a - Plans and Elevations Existing

HA/2114/3 - Block & Site Plans Existing and Proposed

The development shall be carried out in accordance with the approved plans.

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the approved plans shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition:

The premises shall not be used for any purpose except for a place of public worship as set out in the application, as defined in Class Use Class F1(f) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall not be used for any other purpose, including any other use within Class D1 of the Schedule to that Order, or in any provision equivalent to the Class in any Statutory Instrument revoking and re-enacting that Order.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition:

The use hereby permitted shall not operate outside the hours of 10:00 to 20:00 Mondays to Fridays, 08.00 to 17:00 Saturdays and 06.00 to 18.00 Sundays. The use shall not operate Bank Holidays or recognised Public Holidays excluding Easter Sunday, Easter Monday, Good Friday and Christmas Day.

Reason:

To protect the amenities of the adjacent properties in accordance with Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

5. Condition:

Prior to the first use of the place of worship hereby permitted space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

To ensure the development shall not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan (Part 1) 2018 and the NPPF 2021.

6. Condition:

Prior to the first use of the place of worship hereby permitted at least 1 of the proposed parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the development shall not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan (Part 1) 2018 and the NPPF 2021.

7. Condition:

Prior to the first use of the place of worship hereby permitted an updated Parking Management Plan to include details of car sharing and methods to minimise the need for cars to park on the public highway to be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved information shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure the development shall not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan (Part 1) 2018 and the NPPF 2021.

8. Condition:

The congregation shall not exceed 30 persons at any one time. No variation shall take place without the prior written approval of the Local Planning Authority.

Reason:

To protect the amenities of the adjacent properties in accordance with Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

9. Condition:

The ground floor windows in the north eastern elevation shall be fixed shut to a height of 1.7m and glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason:

Having regard to the relationship with neighbouring properties and to accord with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

10. Condition:

No development shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

(c) storage of plant and materials

(d) programme of works (including measures for traffic management)

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

Reason:

To ensure the development shall not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Local Plan (Part 1) 2018 and the NPPF 2021.

**Informatives:**

1. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in

place if required. Please refer to:  
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
3. 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 Paragraph 38 of the National Planning Policy Framework 2021.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.