

**MINUTES OF THE PLANNING, PROPERTY & RETAIL  
COMMITTEE MEETING HELD ON WEDNESDAY 19 JULY  
2023 AT MADLINS LLP, NOVA SCOTIA HOUSE, 70  
GOLDSWORTH ROAD, WOKING GU21 6LQ**

**PRESENT:** Steve Hall                      Boris Rusen                      Richard Newsam  
Tom Simpson                      Will Park                      John-Paul Jackson

**APOLOGIES:** Dave Peet                      Clare Charrett                      Ian Reynolds                      Daniel Ashe  
Chris Lacey                      Franco Orlando                      Richard Taylor                      Nigel Dickason  
Mark Abbott

ITEM	DETAIL	ACTION
1.	<p><b>APOLOGIES:</b></p> <p>The meeting was opened, and apologies noted.</p>	
2.	<p><b>MINUTES OF THE LAST MEETING:</b></p> <p>Minutes of the last Meeting held on 19<sup>th</sup> April 2023 now issued.</p>	
3.	<p><b>INTRODUCTIONS</b></p> <p>Tom Simpson introduced himself to the meeting. Tom is Planning Policy Officer at Woking Borough Council and replaces Gillian Bernadt on the Committee.</p>	
4.	<p><b>CHAMBER EXECUTIVE UPDATE</b></p> <ul style="list-style-type: none"> <li>• The last Chamber Exec Meeting was held on 27<sup>th</sup> June 2023.</li> <li>• The next WCC Monthly Networking Event will be at Doubletree Hotel from 12:00-14:00hrs on Friday 27<sup>th</sup> July 2023.</li> </ul>	
5.	<p><b>PLANNING</b></p> <ul style="list-style-type: none"> <li>• Woking BC are undertaking a review of their Core Planning Strategy with the intention of re-issuing updated policies. They are targeting going to the Council Executive in October 2023 and then out for consultation thereafter. SH advised that WCC can push this out to a wider audience via the Chamber website at the appropriate time.</li> <li>• Following a review by Woking BC the Masterplan is to be incorporated into the Local Plan. This will be a 2-3 year process.</li> <li>• Approved schemes underway at Portugal Road, Maybury (72 residential units) and Botanical Place, West Byfleet (Extra Care units and retail space).</li> <li>• Planning consent recently granted for 86 new dwellings and a Care Home at Egley Road, Mayford.</li> <li>• New applications received for 59 affordable units in Board School Road, Woking, an expansion of the Woking Community Hospital and redevelopment of Goldsworth Road Industrial Estate.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Planning refused on the redevelopment of Technology House in Woking for an affordable housing scheme of 224 units. Refused on design and lack of parking.</li> </ul>	
6.	<p><b>COMMERCIAL &amp; RESIDENTIAL PROPERTY</b></p> <p><b>Curchod &amp; Co</b></p> <ul style="list-style-type: none"> <li>• RN reported that the phones are still ringing and viewings are ongoing although with the start of the summer holidays they are noticing a slow down as people go away.</li> <li>• Office rents are moving on.</li> <li>• Many enquiries are from businesses who are downsizing.</li> <li>• Lots of interest in Victoria Gate with demand 3 x over for the building and enquiries ongoing for space in Export House.</li> <li>• Not a huge amount of new stock coming to the market and new Grade A Space is required.</li> <li>• Lease now completed on a 15,000SF unit in Sheerwater.</li> <li>• Offer received for a unit on Woking Business Park.</li> <li>• Retail Unit under offer in Woking Town Centre.</li> <li>• RN advised that various prospective Tenants have expressed concern about the state of Woking BC's finances and whether this will impact their businesses. This is disappointing given the expenditure in the Town Centre and it was felt that Woking BC need to outline their strategy and promote the positives.</li> <li>• Curchod &amp; Co are pushing the positives when lettings and enquiries occur.</li> </ul> <p><b>Madlins</b></p> <ul style="list-style-type: none"> <li>• Housing Association and School work continue to be busy.</li> <li>• Commercial work continues to lag.</li> <li>• Fee bidding for new work is busy.</li> </ul> <p><b>BBF</b></p> <ul style="list-style-type: none"> <li>• Work for Woking BC has tailed right off.</li> <li>• Mortgage rates are putting people off extending their houses.</li> <li>• Lack of activity on the commercial front.</li> <li>• Local builders workload is reducing.</li> </ul> <p><b>Hurst Warne (e-mail update from Clare Charrett)</b></p> <ul style="list-style-type: none"> <li>• Woking office market remains remarkably strong with lots of enquiries and viewings taking place.</li> <li>• Woking seems to be in its own little "bubble of activity" which is really encouraging.</li> <li>• Very little industrial stock despite ever increasing demand.</li> <li>• Retail enquiries have tailed off but could be indicative of moving into the holiday period.</li> </ul>	
7.	<p><b>PARKING &amp; NEIGHBOURHOOD</b></p> <ul style="list-style-type: none"> <li>• Richard Taylor had sent his apologies as he is on leave, so nothing reported.</li> </ul>	

8.	<p><b>RETAIL</b></p> <p><b>Shopping Centres</b></p> <ul style="list-style-type: none"> <li>• Footfall is ticking up and was at 165k per week for June 2023 an increase of 12% year on year.</li> <li>• Average footfall for the year is 155k per week.</li> <li>• Year on year turnover for June 2023 has also increased with very few retailers reporting a downturn.</li> <li>• Wenzels continue to trade well.</li> <li>• The big screen was again up for Wimbledon fortnight in Jubilee Square and was as popular as ever.</li> <li>• Crazy Golf to be organised for next year.</li> <li>• Woodland Wonderland is being set up for children visiting the Town Centre during August and there is a Classic Car Show arranged for Sunday 27<sup>th</sup> August.</li> </ul> <p>Letting Details as under:-</p> <ul style="list-style-type: none"> <li>• Snappy Snaps are now open in Commercial Way.</li> <li>• A Pop Up has taken the old Paperchase unit.</li> <li>• Bare &amp; Fair have closed their unit in The Peacocks.</li> <li>• Auntie Anne's have renewed their lease in The Peacocks.</li> <li>• Komo Woking have appointed liquidators.</li> <li>• Some viewings taking place of vacant units in The Peacocks.</li> <li>• Escape Rooms fit out is almost complete in Morris House.</li> </ul> <p><b>Chertsey Road</b></p> <ul style="list-style-type: none"> <li>• Seems quieter than usual but could be due to the start of the summer holiday period.</li> <li>• Management of on street parking continues to be more efficient.</li> </ul>	
9.	<p><b>ANY OTHER BUSINESS</b></p> <ul style="list-style-type: none"> <li>• Nothing raised.</li> </ul>	
10.	<p><b>NEXT MEETING:</b></p> <ul style="list-style-type: none"> <li>• Due to the Summer Holiday Period we will not be having a meeting in August.</li> <li>• The next meeting will be 12:30-13:30hrs on Wednesday 20<sup>th</sup> September 2023 – venue to be confirmed.</li> </ul>	