

MINUTES OF THE PLANNING COMMITTEE

10 NOVEMBER 2010

Present:

Councillor H.A. Thomson (Chairman)

Councillor R.A Smith-Ainsley (Vice-Chairman)

Councillors:

Mrs. P.C Amos

Mrs. S.A Dunn

Jack D. Pinkerton

I.J Beardsmore

Ms N.A Hyams

R.W Sider

S.E.W Budd

Apologies: Councillor T.W Crabb, Councillor S.J Fairfax, Councillor G.E Forsbrey and Mrs. M.W Rough

In Attendance

Where Councillors are not members of the Committee but attended the meeting and addressed the Committee in relation to applications in their ward this is indicated below in relation to the relevant application.

Councillor K.E Flurry – **10/00508/FUL** – Broad View, Long Lane, Stanwell

343/10 MINUTES

The minutes of the meeting held on 13 October 2010 were approved as a correct record.

344/10 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor R.A. Smith-Ainsley reported that he had received correspondence in relation to applications **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury but had maintained an impartial role and had not expressed any views.

Mrs P.C Amos reported that he had received correspondence in relation to applications **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury and **10/00781/FUL** – The Clock House Tower, Ashford Recreation, Clockhouse Lane, Ashford but had maintained an impartial role and had not expressed any views.

Councillor I.J Beardsmore reported that he had received correspondence in relation to application **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury but had maintained an impartial role and had not expressed any views.

Councillor S.E.W Budd reported that he did not receive any correspondence in relation to any of the applications but had maintained an impartial role and had not expressed any views.

Councillor Mrs S.A. Dunn reported that she had received correspondence in relation to application **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury but had maintained an impartial role and had not expressed any views.

Councillor Miss N. A. Hyams reported that she had received correspondence in relation to application **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury but had maintained an impartial role and had not expressed any views.

Councillor Jack D. Pinkerton reported that he had received correspondence in relation to application **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury but had maintained an impartial role and had not expressed any views.

Councillor R.W. Sider reported that he had received correspondence in relation to application **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury but had maintained an impartial role and had not expressed any views.

Councillor H.A Thompson reported that he had received correspondence in relation to applications **10/00205/FUL** – The George Public House, 244 Staines Road East, Sunbury and **08/00566/OUT** – Land Including the former Majestic House to the North of High Street but had maintained an impartial role and had not expressed any views.

345/10 PLANNING APPLICATIONS DETERMINED

The planning applications listed below were considered by the Committee together with the recommendations contained in the written report of the Deputy Chief Executive.

All written representations received on the applications were made available for inspection by Members of the Committee prior to the start of the meeting. Planning Officers reported on any additional letters of representation and any other information received after the written report was prepared, as indicated below under the relevant application.

In accordance with the procedure for public speaking at meetings views were expressed in relation to certain applications, as indicated below under the relevant applications.

RESOLVED that the following planning applications be determined as indicated below:

ITEM 1.

Application No.	Address
10/00205/FUL	The George Public House, 244 Staines Road East, Sunbury

Description:

Erection of 4 no. of 3-bedroom terraced houses, conversion of a former public house to 3 no. of flats, part demolition and alteration to the existing stable block to accommodate parking spaces, together with associated parking spaces, together with other associated parking.

Additional Information:

The Planning Officers reported on further comments received from the County Highways Authority raising no objection to the proposal subject to an additional condition.

The Planning Officer also reported that a further letter was received from Kempton Residents Association objecting to proposal on following grounds:

- Proposed houses represent overdevelopment of site
- Inadequate parking
- Inadequate time given in site notice to comment on amended plans.

During the debate the following issues were raised:

- Retention of both locally listed buildings welcomed and is required to be given weight to the overall consideration of the application.
- To ensure that the materials used are appropriate for the area.

Public Speaker:

There were no public speakers for this item.

Decision:

GRANT outline planning permission as set in the report of the Deputy Chief Executive and subject to the following additional condition:

19. Before the development is occupied the proposed vehicular accesses onto Sunbury Court Road shall be designed/constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

Reason

19. The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

ITEM 2.

Application No.	Address
10/00508/FUL	Broad View, Long Lane, Stanwell

Description:

Demolition existing property and outbuildings and erection of 2 buildings (one 2-storey and one 3 –storey with top floor within the roof space) incorporating 7 no. 1-bedroom and 5 no. 2-bedroom flats. Provision of new access road, associated parking and landscaping.

Additional Information:

The Planning Officer reported on the amended plans which had omitted the Juliet-style balconies and patio style windows from the 2nd floor of the front elevation of block B.

During the debate the following issues were raised

- The principle of developing on former garden land space
- A development which is out of character with the surrounding area

Public Speaker:

There were no public speakers for this item.

Decision:

REFUSE planning permission for the following reason:

The proposal results in the unacceptable loss of garden land and would create a form of development which is out of character with the surrounding area contrary to policy EN1 of the Spelthorne Core Strategy and Policies DPD

ITEM 3.

Application No.	Address
10/00203/RVC	Holly Lodge, Parkland Road, Ashford

Description:

Variation of condition 1 of planning permission 03/00625/RVC to allow the planting of three no.4m high cherry and beech trees.

Additional Information:

The Planning Officer referred to the plans as set out in the report of the Deputy Chief Executive and had informed the committee that the separation distance of 12.5m referred to in Paragraph 7.3 is between the rear wall of 73 Clockhouse Lane and the rear boundary of 36 Clifford Grove. The distance between the rear walls of both properties is 37m.

Public Speaker:

There were no public speakers for this item.

Decision:

GRANT planning permission as set out in the report of the Deputy Chief Executive subject to an amendment to the second line of Condition 1 which is highlighted in bold below:

That three 4 meter high Beech and Cherry trees shall be planted on the site in the positions shown on the plan the plan **received on 03 November 2010, and** hereby approved, in the period between November 2010 and March 2011. The planting so provided shall be maintained for a period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is sooner, of any trees/shrubs that may die, are removed or become seriously ill damaged or diseased , with other of a similar size and species, unless the Local Planning Authority gives written permission to any variation.

ITEM 4.

Application No.	Address
10/00781/FUL	The Clock House Tower, Ashford Recreation, Clockhouse Lane, Ashford

Description:

Removal of covered area attached to Victorian Clock Tower and replacement with ornamental buttressing.

Additional Information:

No additional information reported

Public Speaking:

There were no public speakers for this item.

Decision:

GRANT planning permission as set out in the report of the Deputy Chief Executive.

ITEM 5.

Application No.	Address
08/00361/OUT	Land fronting and located between Explorer Avenue , Holywell Way, Long Lane and Mulberry Avenue, Stanwell

Description:

Outline planning application for demolition of existing dwellings and phased development of a total of 304 residential units comprising affordable and private

dwellings including an extra facility (44 affordable units), community centre, provision of associated car parking, access and landscaped public open space (Phase 2,3 and 4 of Stanwell Residential Development and Regeneration Scheme).

Additional Information:

No additional information reported

Decision:

APPROVE the amendment to condition 1 on application 08/00361/OUT which was approved by the Planning Committee on 13 October 2010 (subject to the completion of a legal agreement) is amended as set out in the report of the Deputy Chief Executive.

ITEM 6.

Application No.	Address
09/00566/OUT	Land including the former Majestic House site to the North of High Street extending to Mill Mead and Fairfield Avenue and land to the west

Description:

Outline planning application with all matters reserved except for means of access to the development comprising, or to provide up to, 39,750 sq m gross external area of built floor space (in total) for: Class B1(a); Class C1; Class C3; Class D2; Class A1, A2, A3, A4, A5. Such development to include: Highways and public transport facilities; pedestrian, cyclist and vehicular ways; vehicle parking; laying out open space; landscaping; ground works; drainage works; provision and/or upgrade of services and related media and apparatus; miscellaneous ancillary and associated engineering and other operations.

Additional Information:

No additional information reported

Decision:

APPROVE the recommendation that the appellant and PINS be advised that in the event that PINS accept the amendment to the scheme proposed on 10 November 2009, there is no objection to 09/00566/OUT subject to the completion of a Section 106 obligation to cover the heads of terms below and also subject to the conditions as set out in the report of the Deputy Chief Executive.

PLANNING APPEALS

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on the Appeals lodged and decisions received since the last meeting they should contact the Head of Planning and Housing Strategy.

RESOLVED that the report of the Deputy Chief Executive be received and noted.

ENFORCEMENT NOTICES

The Chairman informed the Committee that if any Member had detailed queries regarding the progress report on enforcement matters they should contact the Head of Planning and Housing Strategy.

RESOLVED that the report of the Deputy Chief Executive be received and noted.

COMPLETED CASES

The Chairman informed the Committee that if any Member had any detailed queries regarding the completed cases they should contact the Head of Planning and Housing Strategy.

RESOLVED that the report of the Deputy Chief Executive be received and noted.