

MINUTES OF THE PLANNING COMMITTEE

12 JANUARY 2011

Present:

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

Councillors:

Mrs P.C. Amos	T.W. Crabb	Ms N.A. Hyams
I.J. Beardsmore	Mrs S.A. Dunn	Jack D. Pinkerton
S.E.W. Budd	G.E. Forsbrey	R.W. Sider

Apologies: Councillor 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 Miss M.M. Bain:

10/00740/HOU - 40 Richmond Road, Staines

10/00473/RVC – Our Lady of the Rosary School Park Avenue, Staines

1/11 MINUTES

The minutes of the meeting held on 22 December 2010 were approved as a correct record subject to Councillor Mrs P.C. Amos and Jack D. Pinkerton having their apologies recorded.

2/11 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

There were no disclosures made.

3/11 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor H.A. Thompson reported that he had received correspondence in relation to applications 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford, 10/00856/HOU - 33 Fontmell Park, Ashford and 10/00740/HOU- 40 Richmond Road, Staines but had maintained an impartial role and had not expressed any views.

Councillor R.A. Smith-Ainsley reported that he had received correspondence in relation to applications 10/00930/FUL - Land at Green Street, Sunbury, 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford and 10/00740/HOU- 40 Richmond Road, Staines but had maintained an impartial role and had not expressed any views.

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Councillor Mrs P.C. Amos reported that she had received correspondence in relation to application 10/00801/FUL – Casa Mia, Coolgardie Close, 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 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford but had maintained an impartial role and had not expressed any views.

Councillor S.E.W. Budd reported that he had received correspondence in relation to applications 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford, 10/00473/RVC - Our Lady of the Rosary School, Park Avenue, Staines and had undertaken a site visit, 10/00856/HOU - 33 Fontmell Park, Ashford and 10/00740/HOU - 40 Richmond Road, Staines but had maintained an impartial role and had not expressed any views.

Councillor T.W. Crabb reported that he had received correspondence in relation to applications 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford, 10/00856/HOU - 33 Fontmell Park, Ashford and 10/00740/HOU - 40 Richmond Road, Staines 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 applications 10/00930/FUL - Land at Green Street, Sunbury, 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford and 10/00740/HOU - 40 Richmond Road, Staines but had maintained an impartial role and had not expressed any views.

Councillor G.E. Forsbrey reported that he had received correspondence in relation to applications 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford, 10/00856/HOU - 33 Fontmell Park, Ashford and 10/00740/HOU - 40 Richmond Road, Staines but had maintained an impartial role and had not expressed any views.

Councillor Ms N.A. Hyams reported that she had received correspondence in relation to applications 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford, 10/00856/HOU - 33 Fontmell Park, Ashford and 10/00816/HOU - 10 Cassocks Square, Shepperton 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 applications 10/00815/FUL - Blackburn Trading Estate, Northumberland Close, Stanwell, 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford and 10/00740/HOU - 40 Richmond Road, Staines 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 applications 10/00801/FUL – Casa Mia, Coolgardie Close, Ashford, 10/00740/HOU - 40 Richmond Road, Staines and 10/00816/HOU - 10 Cassocks Square, Shepperton but had maintained an impartial role and had not expressed any views.

4/11 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	Address
10/00930/FUL	Land at Green Street, Sunbury

Description:

Use of land as a skate park of approximately 450sqm

Additional Information:

Councillor I.J. Beardsmore did not take part in the debate and decision on this application.

Councillor R.A. Smith-Ainsley being the Chairman of the Area Improvement Programme Project Board for Sunbury Cross was advised by the Monitoring Officer that there was no need to declare an interest in this application.

The Planning Officer informed Members that a consultation reply was received from the Highways Agency and County Highway Authority raising no objection to the scheme but directing/recommending additional conditions.

A consultation reply was received from the Environmental Health section commenting on submitted air quality assessment and raising no objection to proposal on air quality grounds.

Members were also informed that two late letters of representation were received together with letter from LOSRA.

Public Speaker:

There were no public speakers for this item.

During the debate the following key issues were raised:

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- There was much support for proposal in pre application consultation
- Significant benefit results from proposal in providing activities for young people

Decision:

GRANT planning permission as set out in the report of the Deputy Chief Executive subject to the deletion of Condition 4 and insertion of following conditions:

- 4) Details of the proposed design, layout and illumination of any floodlights shall be submitted to and agreed in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport)
- 5) An unclimbable barrier shall be erected along the boundary of the site and the M3.
- 6) The barrier erected in accordance with condition 5 shall be maintained in perpetuity.

Reasons for conditions 4-6:

To ensure that the M3 Motorway continues to be an effective part of the national system of routes in accordance with section 10 of the Highways Act 1980 and to satisfy requirements of road safety.

- 7) No development shall commence until a scheme has been submitted to and approved in writing by the highway authority to provide directional signage to the site. The approved scheme shall then be constructed before the skateboard park is brought into use.

Reason: HR1

and subject to the following Informatives:
H(Inf) 13 and H(Inf)23

ITEM 2.

Application	Address
10/00815/FUL	Blackburn Trading, Estate, Northumberland Close, Stanwell

Description:

Redevelopment of existing industrial estate to provide 4 units (use classes B1(c), B2 and B8) totalling 21,961m² gross internal floor space together with ancillary offices, landscaping, service areas and car parking.

Additional Information:

The Planning Officer reported that a consultation reply was received from the Head of Environmental Health raising no objection to the proposal.

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 including the completion of the legal agreement and subject to Condition 2 being amended as follows:

After first sentence insert "The landscaping scheme shall include the provision on a wild area to provide shelter for small animals including the provision of bird and bat boxes."

ITEM 3.

Application	Address
10/00801/FUL	Casa Mia, Coolgardie Road, Ashford

Description:

Erection of a detached chalet-style dwelling following demolition of existing bungalow

Additional Information:

The Planning Officer reported to Members that a request from the applicant was received to defer the application to enable them to submit amended plans.

Public Speaker:

There were no public speakers for this item.

Decision:

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

ITEM 4.

Application	Address
10/00473/RVC	Our Lady of the Rosary School, Park Avenue, Staines

Description:

Removal of condition 2 of planning permission 09/00290/FUL to allow all weather games court and mini tennis courts to be used during school holidays

by Our Lady of the Rosary Holiday Club between 10am – 3pm and for use by children one evening a week between 6pm- 8pm and on Saturday morning between 10am-12 noon as detailed in the application letter dated 18 November 2010.

Additional Information:

The Planning Officer informed Members that 8 late letters of representation were received objecting to the proposal on grounds already summarised in report.

Public Speaker:

In accordance with the procedure for public speaking at meetings, Mr Noudi spoke against the application. The issues relating to planning were:

- Noise and disturbance to local residents resulting from increased usage of facilities

In accordance with the procedure for public speaking at meetings, Mr McNamara spoke for the application. The issues relating to planning were:

- The benefits in providing additional facilities for young people

During the debate the following key issues were raised:

- The need for a trial period to assess the effects of the proposal

Decision:

GRANT planning permission as set out in the report of the Deputy Chief Executive subject to the following alterations:

1. Replace Condition 1 with Limited Permission Use (C008) – insert 1 year....expiring on 12.01.12

Reason: To enable the Local Planning Authority to assess the impact of the increased usage of the pitches on local residents.

2. Condition 3 to be amended as follows:

c) for use by children one evening a week between 18:00 hours and 20:00 hours in the months of June, July, and August

d) for use by children on a Saturday morning between 10:00 hours and 12:00 hours

e) and not at any other time without the prior consent of the Local Planning Authority.

ITEM 5.

Application	Address
10/00856/HOU	33 Fontmell Park, Ashford

Description:

Erection of a two-storey side and rear extension, a two-storey front porch and installation of a rear dormer.

Additional Information:

There were no further updates provided on this application.

Public Speaker:

In accordance with the procedure for public speaking at meetings, Mr Corr spoke for the application.

Decision:

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

ITEM 6.

Application	Address
10/00740/HOU	40 Richmond Road, Staines

Description:

Erection of a two-storey rear extension

Additional Information:

There were no further updates provided on this application.

Public Speaker:

In accordance with the procedure for public speaking at meetings, Mr Van Der Beeck spoke against the application. The issues relating to planning were:

- The impact of the proposal on the adjoining property particularly its side facing window

In accordance with the procedure for public speaking at meetings Mr Lock spoke for the application. The issues relating to planning were:

- The scheme has been amended to take into account impact on side facing window

During the debate the following key issues were raised:

- The side facing window significantly overlooks the applicant's garden.

- The amended scheme was considered to be a reasonable compromise which adequately safeguards light to the window

Decision:

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

ITEM 7.

Application	Address
10/00816/HOU	10 Cassocks Square, Shepperton

Description:

Conversion of double garage into a granny annex

Additional Information:

There were no further updates provided on this application.

Public Speaker:

In accordance with the procedure for public speaking at meetings, Mr Shore spoke for the application. The issues relating to planning were:

- The desirability of providing granny annex type of accommodation for an elderly relative

During the debate the following key issues were raised:

- The degree of separation of the annex was not considered to be acceptable

Decision:

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

ITEM 8.

Application	Address
10/00955/HOU	88 Manor Lane, Sunbury

Description:

Erection of a single storey outbuilding for S Bowden

Additional Information:

There were no further updates provided on this application.

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.

5/11 PLANNING APPEALS

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

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

6/11 SECTION 106 AGREEMENTS

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Section 106 Agreements to contact the Head of Planning and Housing Strategy.

Members requested that in future, the commentary in the comments column is set out in full.

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

7/11 DECISIONS TAKEN AGAINST OFFICER RECOMMENDATION

The Chairman informed the Committee that if any member had any detailed queries regarding the report, they should contact the Head of Planning and Housing Strategy.

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