

MINUTES OF THE PLANNING COMMITTEE

15 SEPTEMBER 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

Miss N. A. Hyams

R. W. Sider

T.W. Crabb

Apologies: Councillors S.E.W Budd, G.E. Forsbrey, Mrs M.W. Rough and M.T. Royer

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 -10/00422/COU – 1A Langley Road, Staines

Councillor A. P Hirst – 10/00555/FUL – Riverside Works (Island Site), Forbridge Road, Sunbury

Councillor Mrs V.J Leighton – 10/00543/FUL – Thamesmead School, Manygate Lane, Shepperton

Councillor Mrs C.E. Nichols – 10/00514/HOU – 9 Furzewood, Sunbury

Councillor L.E. Nichols – 10/00555/FUL – Riverside Works (Island Site), Forbridge Road, Sunbury

280/10 MINUTES

The minutes of the meeting held on 18 August 2010 were approved as a correct record.

281/10 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

The following disclosure was made.

Application	Councillor	Interest (personal/prejudicial)	Reason
10/00543/FUL – Thamesmead School, Manygate Lane, Shepperton	R.W. Sider	Personal	Councillor R.W. Sider declared a personal interest due to attending social functions at the school. On the advice from the Monitoring Officer Councillor Sider confirmed he would take part in the discussion and voting on the application.

282/10 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor R.A. Smith-Ainsley reported that he had received correspondence in relation to applications **10/00555/FUL - Riverside Works (Island Site), Fordbridge Road, Sunbury, 10/00609/MIS - Riverside Works (Island Site), Fordbridge Road, Sunbury, 10/00543/FUL - Thamesmead School, Manygate Lane, Shepperton, 10/00590/FUL - Bulldog Nursery, Town Lane, Ashford and 10/00514/HOU - 9 Furzewood, 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 applications **10/00555/FUL- Riverside Works (Island Site), Fordbridge Road, Sunbury, 10/00609/MIS- Riverside Works (Island Site), Fordbridge Road, Sunbury, 10/00543/FUL- Thamesmead School, Manygate Lane, Shepperton, 10/00590/FUL - Bulldog Nursery, Town Lane, Ashford and 10/00514/HOU- 9 Furzewood, Sunbury** but had maintained an impartial role and had not expressed any views.

Councillor Mrs P.C. Amos reported that she had received correspondence in relation to application **10/00514/HOU - 9 Furzewood, 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 applications **10/00555/FUL- Riverside Works (Island Site), Fordbridge Road, Sunbury, 10/00609/MIS - Riverside Works (Island Site), Fordbridge Road, Sunbury and 10/00514/HOU- 9 Furzewood, 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 applications **10/00555/FUL- Riverside Works (Island Site), Fordbridge Road, Sunbury, 10/00609/MIS- Riverside Works (Island Site), Fordbridge Road, Sunbury and 10/00543/FUL - Thamesmead School, Manygate Lane, Shepperton** 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 **10/00555/FUL**- Riverside Works (Island Site), Fordbridge Road, Sunbury, **10/00609/MIS**- Riverside Works (Island Site), Fordbridge Road, Sunbury **10/00590/FUL** - Bulldog Nursery, Town Lane, Ashford and **10/00514/HOU**- 9 Furzewood, Sunbury 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 **10/00555/FUL**- Riverside Works (Island Site), Fordbridge Road, Sunbury, **10/00609/MIS** - Riverside Works (Island Site), Fordbridge Road, Sunbury **10/00590/FUL** - Bulldog Nursery, Town Lane, Ashford and **10/00514/HOU**- 9 Furzewood, Sunbury but had maintained an impartial role and had not expressed any views.

Councillor I.J. Beardmore reported that he had received correspondence in relation to application **10/00555/FUL**- Riverside Works (Island Site), Fordbridge Road, Sunbury, **10/00609/MIS**- Riverside Works (Island Site), Fordbridge Road, Sunbury and **10/00514/HOU**- 9 Furzewood, Sunbury but had maintained an impartial role and had not expressed any views.

The Chairman, Councillor H.A. Thomson, reported that he had received correspondence in relation to applications **10/00555/FUL**- Riverside Works (Island Site), Fordbridge Road, Sunbury, **10/00609/MIS**- Riverside Works (Island Site), Fordbridge Road, Sunbury, **10/00543/FUL**- Thamesmead School, Manygate Lane, Shepperton, **10/00590/FUL**- Bulldog Nursery, Town Lane, Ashford, **10/00422/COU** - 1A Langley Road, Staines and **10/00514/HOU**- 9 Furzewood, Sunbury but had maintained an impartial role and had not expressed any views.

283/10 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:

1.

Application No.	Address
<u>10/00555/FUL</u>	Riverside Works (Island Site), Fordbridge Road, Sunbury

Description:

Erection of a new workshop building replacement covered storage area and general improvements to existing storage and parking areas together with new landscaping.

Additional Information:

The Planning Officers reported on two late letters of representations received. The Officer went on to report that the application submitted to Elmbridge Borough Council had been refused on 6 September 2010.

The Officer reported on the consultation responses received from:

- 1) Elmbridge Borough Council who raised an objection to the application.
- 2) The County Highway Engineer raised no objection to the application subject to 3 conditions that had been included within the officer's recommendation.
- 3) The Noise Officer required a condition to control noise from the workshop building.
- 4) The Tree Officer raised no objection to the proposal.
- 5) The Environment Agency clarified the use of the site in the event of flooding.
- 6) Letter received from Savills, acting on behalf of applicant, which summarised the survey undertaken, and the conclusion that there was no suitable alternative site.

Public Speakers: In accordance with the procedure for public speaking at meetings Mr J. Webster spoke against the application and Ms H. Hancock spoke for the application.

Decision: REFUSE planning permission for the following reasons:

The proposed workshop is considered to represent inappropriate development in the Green Belt which adversely affects the openness of the site, and for which no very special circumstances have been demonstrated to justify it. The development is therefore contrary to policy GB1 of the Spelthorne Borough Local Plan and Planning Policy Guidance 2: Green Belts.

2.

Application No.	Address
10/00609/MIS	Riverside Works (Island Site), Fordbridge Road, Sunbury

Description:

Consultation from Elmbridge Borough Council for the erection of a new workshop, covered storage area, new landscaping and relocated car parking.

Additional Information:

The Planning Officers reported that the application submitted to Elmbridge Borough Council had been refused on 6 September 2010.

Decision: OBJECTION to planning permission

ELMBRIDGE BOROUGH COUNCIL to be informed that this Council objects to the proposal on the grounds that the proposed workshop is considered to represent in appropriate development in the Green Belt which adversely affects the openness of the site, and for which no very special circumstances have been demonstrated to justify it.

3.

Application No.	Address
10/00460/FUL	St James School, Church Road, Ashford

Description:

Planning permission for the erection of phase two of a senior school quadrangle including two storey laboratories, classrooms and an assembly hall. Erection of new junior school quadrangle including classrooms following demolition of existing classrooms. Demolition of St David's House and adjoining sheds an erection of new boarding house. Erection of new changing room facilities and a new pavilion.

Additional Information:

The Planning Officers reported on the consultation responses received from the County Highway Authority raising no objection to the proposal, subject to an appropriate legal agreement and additional conditions.

Decision:

GRANT planning permission as set out in the report by the Deputy Chief Executive subject to:

1. The appropriate legal agreement to secure:
 - a) A sum of £10,000 towards the implementation of waiting restrictions and traffic management measures within the vicinity of the site.
 - b) A sum of £6150 towards the auditing of the Travel Plan.
2. The imposition of the following additional conditions:
 12. HC6 - (a) No new development shall be occupied until space has been laid

out in accordance with the approved plans for cars/cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning area shall be used and retained exclusively for its designated use.

13. HC7 - The development shall not be occupied until details of the management and use of the existing/proposed parking have been submitted to and agreed in writing by the Local Planning Authority, this will include:

- (a) A hierarchy for priority of use (e.g. disabled, drop off, visitors, high occupancy vehicles, and coach)

These details shall be submitted for approval by the Local Planning Authority or included in a Travel Plan and only the approved details shall be implemented.

14. HC8 - No development shall take place until a Method of Construction Statement, 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

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

15. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided and must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

16. HC12 - No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide secure lit, covered cycle parking and changing facilities and shall thereafter be permanently maintained.

12- 16 Reason for above conditions: HR1

17. The applicant shall implement the approved travel plan entitled 'St James Boys' School, School Travel Plan 2010/2011 v5b' prior to first occupation and for each subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

17. Reason: To accord with policies CC2 and CC3 of the Core Strategy and Policies DPD 2009

Standard Informative H (Info) 7.

4.

Application No.	Address
10/00461/LBC	St James School, Church Road, Ashford

Description:

Listed Building Consent for the erection of phase two of a senior school quadrangle including two storey laboratories, classrooms and an assembly hall. Erection of new junior school quadrangle including classrooms following demolition of existing classrooms. Demolition of St David's House and adjoining sheds an erection of new boarding house. Erection of new changing room facilities and a new pavilion.

Additional Information:

Consideration was given to the use of high quality materials to ensure the application was in keeping with the character of the school surroundings.

Decision:

GRANT Listed Building consent as set out in report of the Deputy Chief Executive.

5.

Application No.	Address
10/00543/FUL	Thamesmead School, Manygate Lane, Shepperton

Description:

Formation of synthetic turf pitch and erection of a 3 metre high wire mesh fencing to perimeter of pitch. Creation of earth mound from excavated material.

Additional Information:

The Planning Officers reported on an Email received from the applicant confirming that the 2m high fence shown on the plan was a temporary fence to be maintained during the construction period.

Part of the site was within the 1 in 1000 flood area. The Environment Agency had confirmed that in view of the nature of the proposal they did not wish to be consulted on the application. The proposal had been assessed against Policy LO1 of the CS&P DPD and it was recommended that the following additional conditions be imposed:

8) Land Raising Wholly (CEA11)

9) There shall be no spoil or building materials deposited or stored within the area of the site liable to flood, other than that shown on the approved plan, before, during or after the construction of the development hereby permitted.

10) The all weather pitch shall be made of porous material, or provision shall be made to direct run-off from the hard surface to a permeable or porous area or surface within the curtilage of the school.

Reason: To prevent the increased risk of flooding

Email received from a local resident objecting to application on the following points:

- Site is within flood area and no flood risk assessment has been carried out. Considers application should be deferred to enable this to be addressed.
- Considers transport assessment should have been submitted.
- Considers reason for imposition of Condition 6 (no illumination) should also refer to protecting potential protected species because there is strong likelihood that there are bats in the area.

Public Speaker: In accordance with the procedure for public speaking at meetings Mr P. Creasey spoke against the application and Mr P Rodin spoke for the application.

Decision:

DEFER consideration for the following reason:

To enable the applicant to consider relocating the pitch further away from the adjoining residential properties or demonstrate why this was not possible.

6.

Application No.	Address
10/00590/FUL	Bulldog Nursery, Town Lane, Ashford.

Description:

Erection of a two storey block of 10 flats including accommodation within the roof space together with a new vehicular access and provision of 13 car parking spaces.

Additional Information:

Councillor Mrs Rough was unable to attend the meeting and therefore the Chairman, Councillor H.A. Thomson, read out a statement on behalf of the Councillor.

Additional information of dormer sizes were required and drawings of the building composition.

Public Speaker: In accordance with the procedure for public speaking at meetings Mr K. Turner spoke for the application.

Decision:

DEFER to enable the applicant to submit more detailed and annotated plans particularly of the dormers.

7.

Application No.	Address
10/00259/FUL	147 – 149 Charlton Road, Shepperton

Description:

Erection of 3 no. houses comprising of 2 no. semi detached houses and 1 no. detached house together with ancillary access and parking.

Additional Information:

Clarification was given to conditions of necessary street works and improvements to the access areas.

Public Speaker: In accordance with the procedure for public speaking at meetings Mr K. Turner spoke for the application.

Decision:

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

8.

Application No.	Address
10/00422/COU	1A Langley Road, Staines.

Description:

Change of use of land for the use of a car cleaning and valeting service and siting of a marquee.

Additional Information:

The Planning Officers reported on the consultation response received from the Council's noise consultant who raised concerns about noise associated with use and prior to any approval the applicant should submit details demonstrating how they intend to minimise noise to an acceptable level.

Consideration was given to the visual impacts of the building and the inappropriate use of an advertising board on the highways.

Decision:

REFUSE planning permission for the reasons set out in the report by the Deputy Chief Executive.

9.

Application No.	Address
10/00514/HOU	9 Furzewood, Sunbury

Description:

Erection of a first floor extension to the north of the property. Erection of a ground floor conservatory to the south and ground floor extension to the north east with glazed roof and erection of a porch.

Additional Information:

The Planning Officers reported on late letters of objection received from residents and reported that the Application had been amended to reduce the size of the first floor element.

Public Speaker: In accordance with the procedure for public speaking at meetings Mrs R. Scott spoke against the application and Mr P. Gogarty spoke for the application.

Decision:

DEFER planning permission to enable the applicant to consider omitting the conservatory from the application as the proposed location on the side of the dwelling was considered obtrusive to the frontage views from the highway.

10.

Application No.	Address
10/00645/FUL	Town Lane Recreation Ground, Town Lane, Stanwell

Description:

Creation of vehicle crossover.

Additional Information:

No late letters of representation received. The impact of the proposal on the character of the area and the neighbouring properties was acceptable and was in accordance with Policy CC2.

Decision:

GRANT planning permission with the conditions as set out in the report by the Deputy Chief Executive.

The meeting having lasted for 3 hours and in accordance with Standing Order 5.1 it was agreed that the meeting continue to complete its business on the Agenda.

11.

Application No.	Address
<u>10/00661/FUL</u>	Bowling Pavilion, Fordbridge Park, Kingston Road, Ashford

Description:

Erection

of a single storey rear extension to Bowling Pavilion.

Additional Information:

The Planning Officers reported on the response from the County Highway Authority who raised no objections. No late letters of representation had been received after 48 public consultation letters were sent out.

Decision:

GRANT planning permission with the conditions as set out in the report by the Deputy Chief Executive.

284/10 ENFORCEMENT ACTION – [09/00256/ENF](#) – 6 BROADLANDS AVENUE, SHEPPERTON

The Committee considered the report of the Deputy Chief Executive on an unauthorised erection of a fence and electric gate fronting the highway.

RESOLVED that an Enforcement Notice be served on the applicant to ensure the removal of the boundary fence and electric gates in question. Such notice to be complied with within 2 months of it coming in to effect.

Reason for Serving the Notice

The boundary fencing and electric gates in terms of its scale and location has an unacceptable obtrusive impact detrimental to the character and amenity of Broadlands Avenue. Therefore, this is contrary to Policy EN1 of the Spelthorne Development Plan- Core Strategy and Policies DPD February 2009.

285/10 URGENT ITEM - 10/00494/FUL – ELMSLEIGH CENTRE, STAINES

The Chairman, Councillor H.A. Thomson, reported that he had agreed to take this matter as an urgent item to enable the legal agreement to be finalised.

The Committee considered the report of the Deputy Chief Executive requesting that the additional Heads of Terms numbered 5 – 15 being secured by way of planning conditions rather than being added to the previously agreed legal agreement. It was noted that all other Heads of Terms of the legal agreement previously agreed by the committee remained unchanged.

RESOLVED that:

(A) the following additional conditions be approved:

1. Notwithstanding the details shown on the approved plan, prior to the commencement of the construction of the permanent new bus station, new plans / a statement shall be submitted to and be approved in writing by the local planning authority which will provide details of the following:

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- a) Boarding platforms at departure bays to cater for dual-doored buses up to 12m length. Platform height to give step-free access for mobility-impaired and wheelchair users into Low Floor buses.
- b) Full road-markings to delineate and separate each departure bay.
- c) "Tripod" or similar metal crash barriers at head of each Bay. Exterior bay signing to guide drivers;
- d) 5m wide Passenger Concourse, fully-enclosed and ventilated, glass-fronted in herringbone or echelon pattern with automatic doors (safety activation measures). Dry environment but not heated. Concourse to be open 30 minutes before the first bus and until 30 minutes after the last bus
- e) Adequate seating on Concourse with range of information displays and signing as specified by SCC.
- f) Any stand situated away from main concourse to have covered waiting facility.
- g) All kerb lines away from "sliding door" area to be fitted with 1100mm anti-pedestrian Guard Railing, including South Street boundary line.
- h) Driver rest room facility, with chairs/tables, power for heat/kettle/vending machines, water supply and waste water disposal.
- i) Provision of all internal wiring and fittings for a Real Time Information system, a 3-line electronic display sign at each stand, a 16-line summary display, Server, associated equipment and Coms link, software, project management and Configuration, all to SCC's specification or any such alternative scheme as agreed with SCC.

The completed bus station shall be built in accordance with the approved details and be maintained thereafter.

(B) Condition 2 previously agreed be amended to read:

"Not more than three weeks after the opening of the retail extension, the proposed bus station shall be constructed and brought into use in accordance with a scheme to be submitted to and approved in writing by the local planning authority prior to the commencement of the development but generally in accordance with that shown on plan 30031/043AC Rev A".

286/10 **PLANNING APPEALS**

The Chairman informed the Committee that if any Member had any detailed queries regarding the report 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.