

MINUTES OF THE PLANNING COMMITTEE
21 SEPTEMBER 2011

Present:

Councillor G.E. Forsbrey (Chairman)
Councillor R.A. Smith-Ainsley (Vice-Chairman)

Councillors:

Mrs S.A. Dunn	N. Gething	R.W. Sider
M.P.C. Francis	A.J. Mitchell	S.D. Taylor
A.E. Friday	Ms D. Patel	Mrs S. Webb

Apologies: Councillors I.J. Beardsmore, Ms J.R. Sexton and Mrs C.L. Spencer

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 A.C. Patterson – 11/00420/FUL, 11/00421/ADV, 11/00422/ADV and 11/00423/ADV - McDonalds, Two Rivers Retail Park, Mustard Mill Road, Staines.

Councillor Mrs M.W. Rough – 11/00366/HOU – 37 Osborne Avenue, Stanwell

242/11 MINUTES

The minutes of the meeting held on 24 August 2011 were approved as a correct record, subject to amendment of the wording at Item 4 by substituting 'Management of the flats' with 'Maintenance of the flats'.

243/11 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

No disclosures were made.

244/11 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor G.E. Forsbrey reported that he had received correspondence in relation to applications 11/00420/FUL and 11/00422/ADV - McDonalds, Two Rivers Retail Park, Mustard Mill Road, Staines but had maintained an impartial role and had not expressed any views.

245/11 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.

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

ITEM 1.

Application	Address
11/00311/FUL	48 Park Road, Ashford

Description:

Demolition of a 3 bedroom bungalow, detached double garage and outbuildings and construction of 2 no. 1 bedroom and 2 no. 2 bedroom flats with car parking and amenity space.

Additional information:

The Planning Officer informed the Committee that an amended plan had been received showing a slight variation to the design of the roof on the rear elevation.

A letter had been received from residents of 3 properties in Park Road expressing concerns that:

- An amended floor plan had been received (amendment actually related to additional parking space at rear)
- The design and access statement submitted by the applicants still incorrectly referred to No's 44 and 46 Park Road being flats

Public Speaker:

There were no public speakers for this item.

During the debate the following key issues were raised:

- Impact of proposal on congested area close to school entrance
- Potential overlooking
- Relationship to adjoining properties

Decision:

APPROVE subject to conditions as set out in the report of the Deputy Chief Executive and subject to the following additional conditions:

13) No deliveries of construction materials shall be made to the site between the hours of 0800-0900 and 1445-1545 on Mondays to Fridays during the term time of the adjacent school

Reason: To safeguard highway safety at the times children are dropped off and collected from the adjacent school

14) Standard Obscure Glazing Condition (C042)
Insert second floor window....south elevation

Reason: To protect the privacy of neighbouring amenities.

ITEM 2.

Application	Address
11/00420/FUL	Mcdonalds, Two Rivers Retail Park, Mustard Mill Road, Staines

Description:

Provision of a new folded roof, two small under-eaves extension (16sqm), extended patio area with new Buton-Style furniture and Buton-style fence, elevational changes to the restaurant cladding, painting, new sliding entrance doors, changes to hard and soft landscaping (removal of some shrubs and hedges and replacement with slate chippings and turf), 1no. New Customer Order Display Unit and Canopy and 1no. New height restrictor (Gateway sign).

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees, Mr T. Davis spoke against the proposal. He raised the following issues:

- Concern that an increase in floor space and replacement of soft landscaping by hard, would exacerbate the existing problems neighbouring residents suffered in relation to noise and disturbance

Councillor A.C. Patterson spoke against the proposal raising concerns about the hours of opening and that residents would suffer an increase in the noise and disturbance already experienced, as a result of this application.

During the debate the following key issues were raised:

- Proposal likely to increase the number of people visiting premises and exacerbate existing problems residents suffer
- Adequacy of parking
- Extensions may make access by people with buggies difficult
- Hours of opening

Decision:

DEFER to enable further information to be provided in relation to:

- investigations being carried out by Environmental Health regarding noise complaints and
- any condition limiting opening hours and licensing restrictions.

ITEM 3.

Application	Address
11/00421/ADV	Mcdonalds, Two Rivers Retail Park, Mustard Mill Road, Staines

Description:

Advertisement consent for 3no. Roof mounted “McDonalds” text signs and 5no. Roof mounted Golden Arch symbols (two of which are on a khaki green and white background with DRIVE lettering)

Public Speaker:

In accordance with the Council’s procedure for public speaking at Committees Mr T. Davis spoke against the proposal. The issues relating to planning were:

- Concern that adverts would draw more people to the site and exacerbate the existing problems neighbouring residents suffered in relation to noise and disturbance
- Concerns that glare from adverts would be visible from neighbouring residential properties

During the debate the following key issues were raised:

- The extent that the signs would be visible from neighbouring properties
- Whether the size and extent of the signs would result in them being obtrusive

Decision:

APPROVE subject to conditions as set out at (A) in the report of the Deputy Chief Executive, and **REFUSE** the two golden ‘M’ Drive signs as set out at (B) in the report of the Deputy Chief Executive.

ITEM 4.

Application	Address
11/00422/ADV	Mcdonalds, Two Rivers Retail Park, Mustard Mill Road, Staines

Description:

Advertisement Consent for the display of 13no. Internally-illuminated free-standing signs (1no. Gateway sign, 4no. Totem 3 Signs, 1no. Hero Poster Board, 1no. New Customer Order Display Unit and Canopy, 2no. Welcome_Goodbye Directional Signs, 1no. ERDDS Banner Unit and 2no. Special Menu Boards)

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees, Mr T. Davis spoke against the proposal. The issues relating to planning were:

- Concern that adverts would draw more people to the site and exacerbate the existing problems neighbouring residents suffered in relation to noise and disturbance
- Concerns that glare from adverts would be visible from neighbouring residential properties

During the debate the following key issues were raised:

- The extent that the signs would be visible from neighbouring properties
- Whether the size and extent of the signs would result in them being obtrusive
- The design signs could be considered to be more attractive than the ones they replaced

Decision:

APPROVE subject to conditions as set out in the report of the Deputy Chief Executive and subject to the following additional conditions:

3) Prior to the erection of the signs hereby approved, external signs requesting customers to be considerate of neighbours shall be erected alongside the drive through route in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The signs shall be retained thereafter.

Reason: To safeguard the amenity of neighbouring residential properties

4) The Hero Sign hereby approved shall only be single sided facing into the site, and shall be constructed to prevent its illumination being visible on the non display side facing the railway line.

Reason: To safeguard the amenity of neighbouring residential properties

ITEM 5.

Application	Address
11/00423/ADV	Mcdonalds, Two Rivers Retail Park, Mustard Mill Road, Staines

Description:

Replace existing pole sign with a 6.5 metre internally illuminated Totem sign.

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees, Mr T. Davis spoke against the proposal. The issues relating to planning were:

- Concern that adverts would draw more people to the site and exacerbate the existing problems neighbouring residents suffered in relation to noise and disturbance
- Concerns that glare from adverts would be visible from neighbouring residential properties

During the debate the following key issues were raised:

- The extent that the sign would be visible from neighbouring properties
- Whether the size and height of the sign would result in it being obtrusive
- Whether the sign would obstruct the view of approaching drivers
- The design of the sign could be considered to be more attractive than the one it replaced

Decision:

APPROVE subject to conditions as set out in the report of the Deputy Chief Executive.

ITEM 6.

Application	Address
11/00366/HOU	37 Osborne Avenue, Stanwell

Description:

Erection of a two storey side extension and a part two storey part single storey rear extension.

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees, Mr G. White spoke for the proposal. He raised the following issue:

- The scheme had been designed to take account of the Council's SPD

Councillor Mrs Rough spoke against the proposal, primarily raising concern about the loss of the side access track.

During the debate the following key issues were raised:

- Whether the maintenance of the side access track was a relevant issue to be considered.
- Recognition that the scheme complied with all the requirements of the SPD

Decision:

APPROVE subject to conditions as set out in the report of the Deputy Chief Executive.

246/11 TREE PRESERVATION ORDER – 239/2011, DUNCOMBE COURT FLATS, THAMES SIDE, STAINES

The Committee considered the report of the Deputy Chief Executive for the Tree Preservation Order.

The Planning officer advised that a letter had been received from a local resident in support of the promotion of the Order.

Two letters had been received from local residents expressing the view that the Order was unnecessary because the management company for the flats already dealt professionally with tree care in their grounds.

RESOLVED that the Tree Preservation Order 239/2011 relating to one Blue Atlas Cedar at Duncombe Court Flats, Thames Side, Staines TW18 2HE be confirmed without modification.

247/11 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 of the Deputy Chief Executive be received and noted.