

MINUTES OF THE SPECIAL PLANNING COMMITTEE
23 FEBRUARY 2011

Present:

Councillor H.A. Thompson (Chairman)

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

Councillors:

I.J. Beardsmore

Mrs S.A. Dunn

R.W. Sider

T.W. Crabb

G.E. Forsbrey

Apologies: Councillors S.E.W. Budd, Ms. N.A. Hyams and Mrs. M.W. Rough

49/11 MINUTES

The minutes of the meeting held on 09 February 2011 were approved as a correct record.

50/11 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

The following disclosure was made:

10/01020/RMA - Land fronting and located between Explorer Avenue, Holywell Way, Long Lane and Mulberry Avenue Stanwell.	Councillor R.A. Smith-Ainsley declared that he had a personal interest in application being a member of the Housing Infrastructure Environment Group.
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51/11 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor H.A. Thompson reported that he did not receive any correspondence in relation to application 10/01020/RMA but had been present at the official opening of Stanwell New Start phase one but had maintained an impartial role and had not expressed any views.

Councillor R.A. Smith-Ainsley reported that he did not receive any correspondence in relation to application 10/01020/RMA but had been present at the official opening of Stanwell New Start phase one but had maintained an impartial role and had not expressed any views.

Councillor I.J. Beardsmore reported that he did not receive any correspondence in relation to application 10/01020/RMA and had maintained an impartial role and had not expressed any views.

Councillor T.W. Crabb reported that he did not receive any correspondence in relation to application 10/01020/RMA and had maintained an impartial role and had not expressed any views.

Councillor Mrs S.A. Dunn reported that she did not receive any correspondence in relation to application 10/01020/RMA and had maintained an impartial role and had not expressed any views.

Councillor G.E. Forsbrey reported that he did not receive any correspondence in relation to application 10/01020/RMA and had maintained an impartial role and had not expressed any views.

Councillor R.W. Sider reported that he did not receive any correspondence in relation to application 10/01020/RMA and had maintained an impartial role and had not expressed any views.

52/11 APPLICATION 10/01020/RMA - LAND FRONTING AND LOCATED BETWEEN EXPLORER AVENUE, HOLYWELL WAY, LONG LANE AND MULBERRY AVENUE, STANWELL

All written representations received on the application were made available for inspection by Members of the Committee prior to the start of the meeting. The Committee considered the report of the Deputy Chief Executive.

Description:

Reserved Matters Application so as to accommodate 181 dwellings (32 x 1 bed, 42 x 2 bed, 66 x 3 bed, 41 x 4 bed dwellings) together with a 44 bed affordable extra care facility and associated community facility, access road, car parking, landscaping and open space. Details of layout, scale, appearance, access and landscaping pursuant to conditions 1, 2, 3, 4, and 7 of planning application 08/00361/OUT, together with details of proposed materials pursuant to condition 6, site investigations pursuant to condition 8, archaeological program of works pursuant to condition 9, demolition works pursuant to condition 10, surface water drainage strategy pursuant to condition 11, renewable energy strategy pursuant to condition 12, and biodiversity measures pursuant to condition 13.

Additional Information:

The Planning Officer reported the following:

- Consultation reply received from the Environment agency raising no objection to the proposal
- Consultation reply received from the County Archaeologist raising no objection to the proposal
- Consultation reply received from County Highway Authority raising no objection to proposal subject to Conditions and Informatives as detailed in the decision below
- Amended plans received concerning the landscaping and biodiversity issues
- Material samples submitted by the applicants satisfy condition 6

- Street scene (SBC) confirmed that the proposed refuse facilities are adequate in size.

Public Speaker:

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

- Further consideration was given to open spaces resulting in fewer development of houses
- The siting of the development was given careful consideration with a focus on lowering the density of the development
- Pedestrian accessible roads and parking facilities

During the debate the following key issues were raised:

- The improved layout of plans
- Open spaces are user friendly and will benefit residents of Stanwell
- The need for adequate foul water discharge drainage systems and availability of dog bins within open spaces
- Further information and consultation from Surrey Wildlife Trust
- Financial implications for Section 106 agreement

Decision:

RESOLVED that

- (1) Subject to the prior completion of the S106 Planning Obligation in respect of the outline planning application, 08/00361/OUT and the subsequent issuing of the decision notice and subject to the requirements of the County Highway Authority being met in terms of the layout
- (2) **GRANT** the approval of the reserved matters 10/01020/RMA and discharge conditions as set out in the report of the Deputy Chief Executive and the Conditions and Informatives of the Highways Authority as set out below:
 1. Approve the Reserved Matters in respect of appearance, layout, scale and access
 2. Approve the discharge of conditions 6, 7, 9, 11, 12
 3. No development shall be occupied until, the proposed vehicular accesses to the public highway within the site, and alterations to the southern part of Mulberry Avenue, have been constructed in accordance with the approved drawings, and thereafter maintained with the visibility zones kept permanently clear of any obstruction.
 4. No development shall take place until the new access roads, including the junctions with Mulberry Avenue and Longford Way, and Holywell Way have been constructed in accordance with the approved plans. No development shall begin before that

junction and the new roads have been completed and the visibility zones included in the design shall be part of the new road and shall not be included in any plot or other sub-division of the site.

5. No development shall be occupied until any redundant existing accesses from the site to any part of the public highway within the site have been permanently closed and any kerbs, verge, footway, fully reinstated by the applicant to conform with the existing surfaces.
6. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning areas shall be used and retained exclusively for its designated purpose.
7. In relation to the care home and block G conditions be imposed relating to:
 - a) The secondary windows being obscure glazed; and
 - b) No additional flank windows

Reasons

HR1: The conditions above are required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

HR2 - Conditions above are required in recognition of Planning Policy Guidance Note 13 - Transport.

Standard Informatives

The following Informatives be attached: SI No's 3, 5, 7, 8, 12-16, 23.