

MINUTES OF THE PLANNING COMMITTEE
24 AUGUST 2011

Present:

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

Councillors:

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

Apologies: Councillors I.J. Beardsmore and Mrs S.A. Dunn

In attendance: Sue Faulkner, Vice-Chairman of the Standards Committee

221/11 MINUTES

The minutes of the meeting held on 27 July 2011 were approved as a correct record.

222/11 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

The following disclosures were made:

Councillor	Reason
R.A. Smith-Ainsley Item 4 – 11/00161/FUL	Councillor Smith-Ainsley declared a prejudicial interest in the application on the basis that he was appointed to the board of A2D. He left the Council Chamber for the discussion and voting on this item.

223/11 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor G.E. Forsbrey reported that he had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES 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 application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES and made a site visit, but had maintained an impartial role and had not expressed any views.

Councillor M.P.C. Francis reported that he had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford

TW15 1ES but had maintained an impartial role and had not expressed any views.

Councillor A.E. Friday reported that he had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES but had maintained an impartial role and had not expressed any views.

Councillor A.J. Mitchell reported that he had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES but had maintained an impartial role and had not expressed any views.

Councillor Ms D. Patel reported that she had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES but had maintained an impartial role and had not expressed any views.

Councillor R.W. Sider reported that he had received correspondence and made site visits in relation to applications 11/00172/REN and 11/00178/REN – 554 London Road, Ashford TW15 3AE and 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES, but had maintained an impartial role and had not expressed any views.

Councillor Mrs C.L. Spencer reported that she had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES but had maintained an impartial role and had not expressed any views.

Councillor S.D. Taylor reported that he had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES but had maintained an impartial role and had not expressed any views.

Councillor Mrs S. Webb reported that she had received correspondence in relation to application 11/00391/FUL – Casa Mia, Coolgardie Road, Ashford TW15 1ES but had maintained an impartial role and had not expressed any views.

224/11 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
11/00172/REN	554 London Road, Ashford, TW15 3AE

Description:

Erection of a hotel on lower ground, ground, first, second and third floors, new and altered access, parking, and a relocated electric substation (Renewal of planning permission 07/00775/OUT granted on appeal in 2008) for Fewhurst Land Ltd.

and

ITEM 2.

Application	Address
11/00178/REN	554 London Road, Ashford, TW15 3AE

Description:

Erection of a hotel on lower ground, ground, first, second and third floors, new and altered access, parking, and a relocated electric substation (Renewal of planning permission 06/00711/OUT granted on appeal in 2008) for Fewhurst Land Ltd.

Additional information

The Planning Officer informed the Committee of a correction to the report at Paragraph 7.9, line 6 – “(*now only in relation to commercial schemes*)” – to be deleted as the following quoted paragraph from PPG13 by the Inspector is relevant to both residential and commercial schemes.

Public Speaker:

In accordance with the Council’s procedure for public speaking at Committees Hannah Baker of Indigo planning spoke for the proposal. The following issues were raised:

- No material change in circumstances since the previous appeal schemes
- No relevant change in planning policy since the previous appeals

The Chairman, Councillor G.E. Forsbrey, read out a statement submitted by the ward councillor, Councillor Mrs M.W. Rough, in her absence. She spoke against the proposal and raised the following issues:

- Access problems
- Valet parking – not workable
- Number of vehicle movements including service vehicles, valet, taxis and staff vehicles

- Impact of other developments being built/to be built near this site

During the debate the following key issues were raised:

- The previous appeals decisions
- Amendments to Government planning policy
- The proposed valet parking arrangements
- The limited on-site parking provision
- Increase in on-street parking
- Impact on highway safety
- Height and scale of the new building
- Renewable energy

Decision:

Subject to the prior completion of the unilateral undertaking which was received by the Local Planning Authority unsigned on 23 May 2011, **APPROVE** both applications subject to conditions as set out in the report of the Deputy Chief Executive.

ITEM 3.

Application	Address
11/00391/FUL	Casa Mia, Coolgardie Road, Ashford, TW15 1ES

Description:

Erection of a detached dwelling following demolition of existing bungalow.

Additional Information:

The Planning Officer informed the Committee that in view of the site being surrounded by existing residential properties it was recommended that the following condition was imposed in relation to hours of construction:

Condition 8

Demolition or construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees, Scott Robinson spoke for the proposal. The issues relating to planning were:

- Existing mobile home
- Previous refusals of planning permission
- Objections from local residents

During the debate the following key issues were raised:

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- The lack of first floor windows
- The proposed dwelling being set back further from the boundaries compared to previous schemes
- Removal of Permitted Development Rights
- Control over bonfires
- Outstanding appeals
- Use of the void roof space

Decision:

GRANT planning permission subject to conditions as set out in the report of the Deputy Chief Executive, subject to the following additional condition and reason: -

Condition 8

Demolition or construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties

ITEM 4.

Application	Address
11/00161/FUL	Spelthorne House, Thames Street, Staines, TW18 4TA

Description:

Conversion and extension of existing building to a mixed use residential /commercial scheme comprising:

- (i) Extension to existing roof to create an additional storey
- (ii) Creation of 14 no. 2-bedroom flats in the top 3 floors
- (iii) Retention and refurbishment of existing offices (Class B1) on ground, first and second floors
- (iv) Alterations to external elevations and other alterations

Additional Information:

The Planning Officer updated the Committee regarding the existing Section 106 Agreement and lease arrangement with the Council, and that it was not considered necessary to amend the legal agreement (to provide replacement public parking). Consequently, the recommendation to grant planning permission in paragraph 8.1 of the report was unchanged.

The applicant had confirmed they were aware of the agreements in place/lease restraints and that they were willing to discuss the issue with the Council.

A consultation response had been received from the Staines Town Society raising no objection.

Public Speaker:

There were no public speakers for this item.

During the debate the following key issues were raised:

- Increase in the height of the building
- Management of the flats
- Renewable energy

Decision:

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

ITEM 5.

Application	Address
11/00418/SCC	Oak Leaf Farm, Horton Road, Stanwell Moor, Staines, TW19 6AQ

Description:

Non-material amendment to planning permission Sp08/0992 comprising the increase in base level within compound to 21m AOD from 20m AOD.

This application had been referred to Committee for consideration at the request of Councillor S.D. Taylor.

Public Speaker:

There were no public speakers for this item.

Decision:

RESOLVED that Surrey County Council be informed that this Council raises NO OBJECTION to the proposal subject to the provisos set out in the report.

225/11 PLANNING APPEALS

The Planning officer reported that an appeal had now been lodged on the refusal of permission at Hithermoor Farm, Hithermoor Road, Stanwell Moor for application 10/00922/FUL.

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.