

MINUTES OF THE PLANNING COMMITTEE

27 JULY 2011

Present:

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

Councillors:

I.J. Beardsmore	N. Gething	R.W. Sider
Mrs S.A. Dunn	Ms D. Patel	S.D. Taylor
M.P.C. Francis	Ms J.R. Sexton	Mrs S. Webb

Apologies: Councillors A.E. Friday, A.C. Harman, A.J. Mitchell and Mrs C.L. Spencer

In attendance: Murray Litvak and Sue Faulkner, Chairman and Vice-Chairman of the Standards Committee respectively.

209/11 MINUTES

The minutes of the meeting held on 29 June 2011 were approved as a correct record.

210/11 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

The following disclosures were made:

Councillor	Reason
I.J Beardsmore – Item 4 - 11/00253/FUL	Councillor I.J. Beardsmore declared a personal interest in the application on the basis that he lived on the same road but not close enough to be affected by the application.
I.J Beardsmore – Item 5 - 98/00643/SCC	Councillor I.J. Beardsmore declared a personal interest in the application on the basis that it was a Surrey County Council application and he is a Surrey County Councillor. Councillor Beardsmore refrained from taking part in the discussion but exercised his right to listen to the debate.

211/11 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor Mrs S.A. Dunn reported that she had received correspondence in relation to applications 11/00107/REN - Land to Rear of 85-89 (odd) Upper Halliford Road, and 1 and 2 Chestnut Grange, Upper Halliford and 11/00253/FUL - The George Public House, 244 Staines Road East, Sunbury On Thames, TW16 5AX 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 11/00107/REN - Land to Rear of 85-89 (odd) Upper Halliford Road, and 1 and 2 Chestnut Grange, Upper Halliford and 11/00253/FUL - The George Public House, 244 Staines Road East, Sunbury On Thames, TW16 5AX 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 application 11/00253/FUL - The George Public House, 244 Staines Road East, Sunbury On Thames, TW16 5AX 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 11/00107/REN - Land to Rear of 85-89 (odd) Upper Halliford Road, and 1 and 2 Chestnut Grange, Upper Halliford, and 11/00172/REN and 11/00178/REN - 554 London Road, Ashford, TW15 3AE and 11/00253/FUL - The George Public House, 244 Staines Road East, Sunbury On Thames, TW16 5AX but had maintained an impartial role and had not expressed any views.

212/11 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
11/00107/REN	Land to Rear of 85-89 (odd) Upper Halliford Road, and 1 and 2 Chestnut Grange, Upper Halliford

Description:

Erection of a three storey building comprising 12 no. two bedroom apartments, with associated vehicular access, car parking and landscaping.

This application was deferred at the Committee meeting on 29 June 2011 to enable further consideration to be given to any changes to parking and access issues.

Public Speaker:

There were no public speakers for this item.

Decision:

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

ITEM 2.

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 3.

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 that if they were minded to grant this permission it would be subject to Grampian conditions. These conditions stipulated that no development could take place until the measures required by the condition were delivered.

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees Hannah Baker spoke for the proposal. The following issue was raised:

- Applications were identical to the previously approved schemes with no material change since the grant on appeal in 2008.

The Chairman, Councillor G.E. Forsbrey, read out a statement submitted by the ward councillor, Councillor Mrs M.W. Rough, in her absence.

During the debate the following key issues were raised:

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- New developments given permission at two other sites on this road junction result in a material change.
- Changes to national planning policy guidance result in material change to assessment of application.

Decision:

Application **DEFERRED** to enable officers to give consideration in the report to:

- a more detailed explanation of the policy changes that have occurred since the appeal decision and to examine the impact of these on the consideration of the application.
- address the potential impact on the scheme, of the proposed residential developments at both Ashford Hospital and adjacent to the reservoir opposite the proposed scheme, in terms of traffic generation.

ITEM 4.

Application	Address
11/00253/FUL	The George Public House, 244 Staines Road East, Sunbury On Thames, TW16 5AX

Description:

Conversion of former public house to 1 no.3-bed and 3 no. 2-bed flats including the erection of dormers and other alterations, part demolition and extension to existing stable block to create a 3-bed unit and parking spaces, and erection of 4 no. terraced houses with 3 floors of accommodation. Creation of new access off Sunbury Court Road and provision of other associated parking and landscaping.

Additional Information:

The Planning Officer reported that consultation replies had been received from the Council's Historic Buildings advisor who supported the reason for refusal and the Council's Tree advisor who raised no objections.

He also reported that letters had been received from; Kempton Park Residents' Association objecting to the scheme and the applicant's agent requesting deferral of the application from this meeting.

Public Speaker:

In accordance with the Council's procedure for public speaking at Committees Michael Wakefield spoke against the proposal. The issues relating to planning were:

- Excessive density of proposal
- Inadequate parking
- Poor design
- Inadequate amenity space
- Impact on neighbouring properties

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

- No objections received from Highways Authority
- No impact on neighbours
- Future retention of listed building secured
- No adverse impact on setting of locally listed building
- Amenity space meets Council's standards

The Chairman, Councillor G.E. Forsbrey read a statement submitted by Councillor A.E. Friday, who was the ward councillor and had called-in the application, in his absence.

During the debate the following key issues were raised:

- Scheme considered to be unacceptable for reasons set out in report.
- Additionally, concern raised about the extent of demolition of the stable block and adequacy of parking provision.

Decision:

REFUSE planning permission as set out in the report of the Deputy Chief Executive subject to altering the penultimate sentence to read"out of character with the surrounding area, and lack of adequate on site parking provision"

ITEM 5.

Application	Address
98/00643/SCC	Laleham and Shepperton Pit, Littleton Lane, Shepperton

Description:

Approval of conditions relating to working of remaining minerals (under existing processing plant) and restoration of site. (Review of Old Mineral Workings Permission - ROMP application).

Additional Information

The Planning Officer updated the Committee by clarifying that the start date of extraction of the remaining minerals at the application site was 2015 (referred to in paragraphs 4.2 and 8.5 of the report).

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.

The Planning Committee asked officers to send a letter to Surrey County Council asking them to strictly enforce the restrictions on the hours of use of

the site which had recently been breached by lorry movements into and out of the site.

213/11 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.

214/11 ENFORCEMENT NOTICES

The Council's solicitor gave updates on enforcement notices 07/00337/ENF – 261 Ashford Road, Laleham and 07/00075/ENF – 2A School Road, Ashford and agreed to update Councillor Francis on Breach of Condition Notice 06/00142/ENF – The Orchard, Leacroft, Staines. The Chairman requested that action on these matters be expedited.

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