

MINUTES OF THE PLANNING COMMITTEE

6 APRIL 2011

Present:

Councillor H.A. Thomson (Chairman)

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

Councillors:

T.W. Crabb

G.E. Forsbrey

Mrs M.W. Rough

Mrs S.A. Dunn

Jack D. Pinkerton

R.W. Sider

Apologies: Councillors Mrs P.C. Amos, I.J. Beardsmore, S.E.W Budd, Ms. N.A Hyams and M.T. Royer

101/11 MINUTES

The minutes of the meeting held on 9 March 2011 and the adjourned meeting held on 23 March 2011 were approved as a correct record.

102/11 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTEREST

The following disclosures were made:

Councillor	Reason
T.W. Crabb – 11/00042/HOU	Councillor T.W. Crabb reported that he lived in The Avenue. He had a personal but not prejudicial interest so would therefore remain at the meeting and take part in the discussion and voting.

103/11 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillor H.A. Thomson reported that he had received correspondence in relation to application 11/00042/HOU – 72 The Avenue, Sunbury-on-Thames 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 11/00042/HOU – 72 The Avenue, Sunbury-on-Thames, 11/00049/HOU – 309 Ashford Road, Laleham, 11/00145/FUL – 100-102 Long Lane, Stanwell and 09/00720/SCC – Laleham Nurseries and Shepperton Studios, Shepperton Road, Shepperton 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 11/00042/HOU – 72 The Avenue, Sunbury-on-Thames and 09/00720/SCC – Laleham Nurseries and Shepperton Studios, Shepperton Road, 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 application 11/00042/HOU – 72 The Avenue, Sunbury-on-Thames 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 application 11/00042/HOU – 72 The Avenue, Sunbury-on-Thames 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 11/00042/HOU – 72 The Avenue, Sunbury-on-Thames but had maintained an impartial role and had not expressed any views.

104/11 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
11/00042/HOU	72 The Avenue, Sunbury On Thames

Description:

Erection of a part two/part single storey side extension to replace existing garage/garden room. Infill of existing porch and erection of a first floor extension to the front. Alterations to existing front dormer at first floor to provide taller dormer with pitched roof and erection of a glazed canopy over new front entrance.

Additional Information:

The Planning Officer reported that there were no updates.

Public Speaker:

There were no public speakers for this item.

During the debate the following key issues were raised:

During the debate the following key issues were raised:

- The proposal was considered to be a sympathetic addition to this property, overcoming concerns raised with previous applications.

Decision:

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

ITEM 2.

Application	Address
11/00049/HOU	309 Ashford Road, Laleham

Description:

Conversion of existing bungalow to two storey dwelling erection of single storey rear and side extensions and new front porch.

Additional Information:

The Planning Officer reported that an amended Plan had been received changing the position of first floor bedroom and bathroom, to overcome potential overlooking from side window.

Public Speaker:

There were no public speakers for this item.

Decision:

GRANT planning permission as set out in the report of the Deputy Chief Executive subject to Condition 2 being amended to refer to Plan No's 1-3 and 6-7 received 16 March 2011, and 4-5 received 25 March 2011.

ITEM 3.

Application	Address
11/00145/FUL	100-102 Long Lane, Stanwell

Description:

Demolition of existing garage/store and erection of a two-storey flank extension to No. 100 and conversion of building to provide 3 no. 2-bedroom houses. Provision of associated parking.

Additional Information:

The Planning Officer reported the following:

- Amended plan showing relocated position of access and parking space;
- Consultation reply received from Environment Agency raising no objection to the proposal subject to the following condition:

Prior to the commencement of development, a working method statement to cover all works within 4 metres of West Bedfont Ditch shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason:

The construction phase of any proposed development affecting the West Bedfont ditch culvert poses significant risks of flooding should the culvert collapse due to stockpiling or building on top of the culvert.

Public Speaker:

There were no public speakers for this item.

During the debate the following key issues were raised:

- It was not considered significant weight should be given to the existing commercial use as a means to justify the shortfalls in the scheme below the Council's adopted standards: in particular
 - Rear amenity space below Council's minimum standard
 - Overlooking from first floor window
 - Density not compatible with EN1a) and b)

Decision:

REFUSE planning permission for the following reason:

The proposal is considered to represent an overdevelopment of the site, with an excessive density, poor relationship to adjoining properties, and having inadequate amenity space, contrary to Policies EN1 and HO5 of the Core Strategy and Policies DPD and the Councils Residential Design Guidance SPG

ITEM 4.

Application	Address
09/00720/SCC	Laleham Nurseries and Shepperton Studios, Shepperton Road, Shepperton

Description:

Extraction of sand and gravel; importation of inert fill material; temporary use of land as outdoor film sets including backlot filming facility; use of the conveyor link to transport sand and gravel to the processing plant and use of the processing plant and concrete batching plant at Shepperton Quarry, Littleton Lane; use of the existing Home Farm access to the B376; and restoration back to nursery use and use of land permitted under planning permission ref PA/98/0078 dated 13 February 2001.

Additional Information:

The Planning Officer reported that there were no updates.

Public Speaker:

There were no public speakers for this item.

During the debate the following key issues were raised:

- Concern about hours of operation and impact on delaying restoration of Littleton Lane site.

Decision:

RESOLVED that Surrey County Council be informed that this Council raises NO OBJECTION in principle, provided measures are put in place to ensure no slippage in the timescale for the working and restoration of the application site.

If Surrey County Council is minded to approve the application it is also asked to have particular regard to the following issues: -

- (1) Dust management plan.
- (2) Aftercare scheme for the restored site.
- (3) The proposal will delay the implementation of the approved landscaping scheme for the backlot site. To minimise this, the County is requested to:
 - a. Ensure that extraction commences soon after granting of permission.
 - b. The approved landscaping plan is implemented progressively and as soon as possible after in-filling of each phase.
- (4) The Council consider the hours of use on Saturday should be restricted to 8am to 1pm and this, and the other hours of operation proposed, should be strictly enforced.
- (5) Secure provision for a walk along the River Ash and habitat enhancements to the river corridor.
- (6) Use of the land to the north of the nursery buildings as a temporary backlot filming facility would require a full planning application to be submitted to Spelthorne Borough Council and cannot be determined by Surrey County Council.

ITEM 5.

Application	Address
09/00973/SCC	Land And Existing Lake at Shepperton Quarry, Littleton Lane, Shepperton

Description:

Disposal of silt arising from the processing of mineral extracted at Home Farm Extension into the existing lake at Shepperton Quarry, Littleton Lane and use of the silt to form reed beds as part of the restoration of the lake and revised restoration scheme for Shepperton Quarry.

Additional Information:

The Planning Officer reported that there were no further updates.

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 adequate measures being in place to secure the restoration of Shepperton Pit in accordance with an

approved scheme, at the earliest opportunity following cessation of extraction at the Home Farm Extension.

105/11 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.