

**Minutes of the Planning Committee  
7 March 2018**

**Present:**

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

Councillors:

C.B. Barnard	R. Chandler	N. Islam
R.O. Barratt	S.M. Doran	A.T. Jones
I.J. Beardsmore	Q.R. Edgington	R.W. Sider BEM
J.R. Boughtflower	M.P.C. Francis	

**Apologies:** Apologies were received from Councillor S.J. Burkmar and Councillor D. Patel

**In Attendance:**

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

**51/18 Minute Silence for Gerry Ceaser, FRICS, MBEng,**

The Committee Chairman, Councillor Smith-Ainsley, offered the follow words of tribute to Gerry Ceaser.

“Many of us here will have been saddened when we heard of the death of past mayor and former Council Leader Gerry Ceaser

Gerry died at St Peter's Hospital on Sunday 25 February, after a short illness

Gerry's career at the Council spanned 34 years during which he was Leader of the Council twice, from November 1995 to May 1997 and from May 2005 to April 2007

Gerry served on many of the Council's committees and was Chairman of the Policy and Finance, Leisure and Recreation and Planning Committees and his many achievements include leadership for Staines Town Centre redevelopment and the First local authority in Surrey to attain Investors in People.

Ln October 2007, Gerry was awarded Honorary Freeman of the Borough of Spelthorne in recognition of his eminent voluntary service to the local community

He was always an active member of the community supporting many youth sporting activities in Surrey and was a personal friend to many of us and will be greatly missed”.

The Chairman then invited Members, Officers and Members of the Public to stand for a minute’s silence in respect of the sad passing of Gerry Ceaser FRICS, MBE.

#### **52/18 Minutes**

The minutes of the meeting held on 7 February 2018 were approved as a correct record.

#### **53/18 Disclosures of Interest**

##### **a) Disclosures of interest under the Members’ Code of Conduct**

The Chairman declared for all Members in relation to Item 4a 18/00123/FUL – Benwell House, Green Street, Sunbury-on-Thames because it had been made by the Council.

##### **b) Declarations of interest under the Council’s Planning Code**

Councillors C. Barnard and Sider BEM reported that they had received correspondence in relation to application 17/01759/RVC ‘Kenavon’, Ferry Lane, Shepperton but had maintained an impartial role, had not expressed any views and had kept an open mind.

#### **54/18 18/00123/FUL - Benwell House, Green Street, Sunbury-on-Thames.**

##### **Description:**

This application sought approval for the conversion of existing third floor roof space to provide six x 1 bed units, erection of dormers and other associated works.

##### **Additional Information:**

There was none.

##### **Public Speaking:**

There were no Public Speakers or Ward Councillors who wished to speak.

##### **Debate:**

During the debate the following key Planning issues were raised:

- Query over pitch of roof
- Query over Surrey County Council Highways comments

##### **Decision:**

The Application was **approved** as per the Officer’s Report.

**55/18 17/01759/RVC - Kenavon, Ferry Lane, Shepperton**

**Description:**

The proposal sought the retention of the replacement dwelling as built with differences compared to the previously approved scheme under Ref: 16/01210/FUL.

The current application is for a variation of Condition 7 (plan numbers) of that permission, to allow the substitution of plans showing an increase in height of the dwelling, increase in size of dormers realignment on the plot and other external alterations.

**Additional Information:**

There was none.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, Perry Hearne spoke **Against** the proposed development raising the following key Planning points:

- Overlooking, loss of privacy
- Scale of building
- Contrary to Council's SPD
- Notification letter on new dormers for original application not sent to neighbours (Officer note: letters advising neighbours of additional plans received were sent by the Council)

In accordance with the Council's procedure for speaking at meetings, Eddie Rouke spoke **For** the proposed development raising the following key Planning points:

- Environment Agency and Surrey CC have raised no objection
- Proposal is acceptable in planning terms

In accordance with the Council's procedure for speaking at meetings, Councillor, and Committee Member, Colin Barnard, who called in the Item, spoke as Ward Councillor against the proposed development raising the following key Planning points:

- Green Belt and Flood Plain concerns
- Height of building and dormers are the main concerns
- A condition should be imposed to obscure glaze north facing windows

**Debate:**

During the debate the following key Planning issues were raised:

- Large increase in the main ridge and height of building
- Queries over the internal floor area
- Floor area raised to meet the requirements of the Environment Agency
- Queries over the levels
- Query over why the location of the building was moved
- Query over if there was a loss of light

- Dormers are visible from the Uppings
- Too big
- Query over distance of dormers to the Uppings
- Dormers should be moved down
- Dormer window was required to be removed elsewhere in the Borough and replaced with a Velux.

**Decision:**

The Application was **approved** as per the Officer's recommendation.

**56/18 TPO 257/2017 - Open Space Outside 145-147 Manygate Lane, Shepperton**

**Description:**

This Tree Preservation Order sought to protect the Sycamore because of its 'significant contribution to the visual amenities of the locality'.

**Additional Information:**

There was none.

**Public Speaking:**

There were no Public Speakers.

**Debate:**

During the debate no key Planning issues were raised.

**Decision:**

The TPO was **confirmed without modification**.

**57/18 Planning Appeals Report**

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 Planning Development Manager.

**Resolved** that the report of the Planning Development Manager be received and noted.

**58/18 Urgent Items**

There were none.