

**Minutes of the Planning Committee  
31 May 2017**

**Present:**

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

Councillors:

R.O. Barratt	R. Chandler	A.T. Jones
I.J. Beardsmore	M.P.C. Francis	R.W. Sider BEM
J.R. Boughtflower	N. Islam	

**Apologies:** Apologies were received from Councillor C.B. Barnard, S.J. Burkmar, S.M. Doran, P.C. Forbes-Forsyth and D. Patel

**440/17 Minutes**

The minutes of the meeting held on 18 May 2017 were approved as a correct record.

**441/17 Disclosures of Interest**

**a) Disclosures of interest under the Members' Code of Conduct**

Councillor R.A. Smith Ainsley declared an interest on behalf of all members of the Committee in relation to Item 4e, 17/00628/HOU at 92 Village Way, Ashford as the applicant was Councillor A. J. Mitchell.

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

Councillors R.A. Smith-Ainsley, R.O. Barratt, J. Boughtflower, M.P.C. Francis and R.W. Sider BEM reported that they had received correspondence or been contacted in relation to application 16/01158/FUL at 17-51 London Road, Staines-upon-Thames but had made no comment.

Councillor M.P.C. Francis reported that he had received correspondence in relation to applications 16/01591/FUL and 16/01592/LBC at Hithermoor Farm, 6 Farm Way, Stanwell Moor but had made no comment.

**442/17 16/01158/FUL - 17-51 London Road, Staines-upon-Thames, TW18 4AE**

**Description:**

Redevelopment of the site to provide 5 buildings of varying height comprising 12,787 square metres of office floor space (Use Class B1a) and 253

residential units (Class C3), provision of a new landscaped area, vehicular access, car parking, cycle storage and energy centre.

**Additional Information:**

The Assistant Head of Planning (Development Management) reported an update in respect of ecology matters by reference to the Habitat Regulations Assessment which had been circulated to the Committee. Reference was drawn to the 2<sup>nd</sup> page – “Note in respect of the former Centrica site:”

“The application site is in close proximity (433 metres) to the nearest part of the South West London Waterbodies Special Protection Area (SPA) which is a European designated site and also designated under the Ramsar Convention.

The reservoir is elevated above ground level and there is no public access to the top of the embankment. Between the application site and the reservoir is the A30 Staines Bypass which is a dual carriageway with no footways, the Thames Water Reservoir Aqueduct across which public access is confined to very limited routes and also other intervening open space at Birch Green and Moormede Park which the public can use for recreation. Staines Moor is also a large area of common land to the west of the Reservoir.

Under the Conservation of Habitats and Species Regulations 2010 (Regulation 61) (referred to as the ‘Habitat Regulations’) the Council, as ‘competent authority’, before making a planning decision in this case, must have regard for any potential impacts the proposal may have. This is called a ‘Habitat Regulations Assessment’. In making this assessment the Council must consult the appropriate nature conservation body which in this case is Natural England. It has also consulted Surrey Wildlife Trust.

Having regard to the conservation objective for the SPA, which is to maintain it in a favourable condition, Natural England has raised no objection to the proposal (letter dated 4 August 2016). It has commented specifically *“the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment”*. In justification for their conclusion they refer to the intervening barriers and nearby open space which is closer than the reservoir. As a matter of clarification both the applicant in its Preliminary Ecological Appraisal and Natural England in their letter refer to the reservoir aqueduct as a railway. This is a factual error, but both are structures protected from public access with the aqueduct being at least as great a barrier as a railway and I consider the conclusions provided therefore remain sound. Surrey Wildlife Trust has not made any objection to the proposal in respect of significant adverse impact on the South West London Waterbodies SPA.

My assessment under the Regulation 61 of the ‘Habitat Regulations’ is that, having regard to the advice given, this proposal will have no significant effect on the South West London Waterbodies SPA and on this issue planning permission can be safely granted.”

The Assistant Head of Planning (Development Management) reported the following amendments to the Committee report:

8.22, 4<sup>th</sup> line should read “Block E”.

8.29 should also refer to 2 further studio units of 34 sq m.

8.48, 4<sup>th</sup> line – should refer to Staines Moor not Stanwell Moor

8.118 – Conclusion – delete paragraph and replace with:

“For the reasons set out in detail above, it is considered that the application is acceptable having regard to the Council’s adopted policies contained in the Core Strategy and Policies DPD and national guidance. This is subject to the prior completion of a S106 agreement as set out in 9 below and a number of conditions and informatives. In the event that the S106 is not completed to the satisfaction of LPA and an extension of time to determine the application is not agreed by the applicant, the application should be refused planning permission as set out on pages 47 and 48 of the Planning Committee report.

Amendment to the Heads of Terms set out on page 47 to add the following:

h) Stopping up of the highway within the application site and dedicating land as part of the highway in accordance with Peter Bret plan 3467 022A and an email dated 29/09/2016 titled Staines Central Land Ownership Issues sent to SCC highways.

Consultation response received from the Pollution Control Officer recommending additional conditions and informatives as follows:

**Substitute condition 11 with the following condition:**

Prior to occupation, details of a scheme electric vehicle charging provision are to be submitted to and approved in writing by the local planning authority. A minimum of 16 charging bays (including two fast charging bays) are to be installed for residential occupiers for use from first occupation, and cable provision made for a minimum of a further 26 charging bays. A minimum provision of 5% of vehicle parking spaces for occupiers of the offices are to be installed with fast electric charging for use from first occupation.

**Reason:** - To ensure that the development accords with policies CC2 and EN3 of the Cores Strategy and Policies DPD in respect of air quality impacts and sustainable travel.

**Informative:** The scheme for electric charging provision should include location and infrastructure plans of the charging bays, technical specification of the charger units, access arrangements (including any payments) and procedures for provision of additional charging units. Installation means that the units are fully operational, all signage and marking is complete, and any payment systems are active. All office charging spaces should be installed with fast chargers rather than trickle points – so that electric vehicles for office

workers and visitors can achieve an 80% charge within 3-4 hours fitting the parking demand and user profile.

**Condition:** Prior to occupation, details of public rapid electric vehicle charging provision are to be submitted to and approved in writing by the local planning authority. Charging is to be installed in accordance with the approved plans.

**Reason:** - To ensure that the development accords with policies CC2 and EN3 of the Cores Strategy and Policies DPD in respect of air quality impacts and sustainable travel.

**Informative:** The scheme for electric charging provision should include location and infrastructure plans of the charging bays, technical specification of the charger units, access arrangements (including any payments) and procedures for provision of additional charging units. Installation means that the units are fully operational, all signage and marking is complete, and any payment systems are active

**Condition:** Prior to occupation, a car club scheme for the residential units containing relevant provisions will be submitted to and approved in writing by the local planning authority and thereafter the scheme shall be carried out in accordance with those details. Such a scheme should contain the following:

- a. Confirmation of approval of the particular car club provider and location of the dedicated car club bay(s), readily accessible to both on-site residents and the wider community;
- b. Confirmation that on first occupation of each of the residential units forming part of the development and thereafter from first occupation a new resident shall be notified in writing of
  1. the existence of the car club;
  2. explaining that each residential unit is entitled to join the car club without being liable for payment of the membership fee; and
  3. details of how to become a member of the car club.
- c. Confirmation that the car club membership shall be fully transferable from outgoing residents to incoming residents; and
- d. Confirmation that the applicant will provide on written request by the Council evidence of the car club membership for each residential unit within the *development*.

**Reason:** - To ensure that the development accords with policies CC2 and EN3 of the Cores Strategy and Policies DPD in respect of air quality impacts and sustainable travel

**Additional condition** as follows:

Details of the proposed pedestrian refuge to Fairfield Avenue shall be submitted to and approved by writing by the Local Planning authority and provided as agreed prior to the development hereby approved being brought into use.

**Reason:** To provide a safe means of access across Fairfield Avenue and in order that the development should not prejudice highway safety, nor cause inconvenience to other highway user, and to accord with the NOPPF 2012 and policy cc2 of the Spelthorne CS DPD 2009.

**Amended condition**

Condition 31 amended as follows:

~~∴ Prior to use a~~ “Within three months of the commencement of the development hereby approved, a noise report...”

**Public Speaking:**

In accordance with the Council’s public speaking procedures, Jeff Field spoke for the proposal raising the following key points:

- Site remained undeveloped for far too long
- Have worked with Council staff on scheme
- NPPF supports housing and economic development
- Have responded to comments from Design South East
- Site is highly accessible
- Improved design over previous scheme, higher quality
- High specification residential

**Debate:**

During the debate the following key issues were raised:

- Housing design is favourable
- Parking issues
- Too many bicycles
- Air pollution concerns
- Concerns over light loss to dwellings
- Query over Habitat Regs.
- Concern that £3.6m is a small amount of money for this scheme
- Good that something is happening with the site after many years
- Concern over off site affordable housing contribution and lack of sites within the Borough to provide affordable housing. Provision should be on site
- Lack of on-site play space for children
- Off-site nearest play space is small
- Concerns over car club
- Height and density concerns
- Development is bigger than previous approval
- CIL will not pay for education, doctors surgery needed

**Decision:**

The application was **approved** as per the officer report and subject to the amendments set out above and the prior completion of the S106 agreement. If the S106 is not completed satisfactorily and the applicant does not agree an extension of time, the application is refused.

**443/17 16/01591/FUL - Hithermoor Farm, 6 Farm Way, Stanwell Moor, Staines-upon-Thames, TW19 6AY**

**Description:**

Application for planning permission for: -

- (i) Conversion of 4 no. buildings and farmhouse to 14 dwellings;
  - (ii) Alterations to the external elevations;
  - (iii) Demolition of remaining redundant farm/light industrial buildings;
  - (iv) Erection of 3 no. 2-storey buildings to create 9 dwellings;
  - (v) Provision of associated parking, bin stores, cycle stores, private and communal amenity space, and other alterations,
- For overall development comprising 23 no. dwellings

**Additional Information:**

The Assistant Head of Planning (Development Management) reported an amended site location plan had been received. Consequently, Condition 2 of 16/01591/FUL needed to be amended as set out below:

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

2014A/26/P02; /P04; /P05; /P06; /P06A; /P07; /P08; /P09; /P10; /P11; /P13; /P14; /P15; /P16; /P17; /P18; /P19; /P20; /P21; /P22; /P23; /P24; /P25; /P26; /P27; /P28; /P29; /P30; /P31; /P34; /35; /36; /P37; /P38 received 21 September 2016.

2014A/26/P41; /P42; /P43; /P44 ~~and site location plan~~ received 27 October 2016.

2014A/26/P01 Rev. B; /P12 Rev. A; /P32 Rev. A; /P33 Rev. A; /P39 Rev. A; /P40 Rev. A received 08 December 2016.

2014A/26/P03 Rev. B; /P45 Rev. A received 27 April 2017.

2014A/26/P-LOC Rev. B received 30 May 2017.

Reason: For the avoidance of doubt and in the interest of proper planning

An additional informative is to be added to the decision notice:

*The applicant is advised that the removal of dense shrubbery/vegetation and buildings with nesting opportunity should be done outside the main bird nesting season (March to August inclusive) to avoid adverse effect to nesting birds.*

**Public Speaking:**

There were no public speakers for this item.

**Debate:**

During the debate the following key issues were raised:

- Size and footprint virtually no different to the previous hotel permission.
- Query over height of buildings
- Concern over where off site affordable housing provision would go
- A nice development
- No on-site affordable housing proposed
- Paddock area will be retained
- Concern over access to the site
- There have been a number of previous applications on the site

**Decision:**

The application was **approved** as per the officer report subject to the amendments set out above and the prior signing of a s106 agreement.

**444/17 16/01592/LBC - Hithermoor Farm, 6 Farm Way, Stanwell Moor, Staines-upon-Thames, TW19 6AY**

**Description**

Application for Listed Building Consent for: -

- (i) Conversion of 4 no. building and farmhouse to 14 dwellings;
- (ii) Internal and external alterations to the 4 no. buildings and farmhouse;
- (iii) Other associated works,

For overall development comprising 23 no. dwellings

**Additional Information**

The Assistant Head of Planning (Development Management) reported an amended site location plan had been received. Consequently, Condition 3 of 16/01592/LBC need to be amended as set out below:

Condition 3

2014A/26/P02; /P04; /P05; /P06; /P06A; /P07; /P08; /P09; /P10; /P11; /P13; /P14; /P15; /P16; /P17; /P18; /P19; /P20; /P21; /P22; /P23; /P24; /P25; /P26; /P27; /P28; /P29; /P30; /P31; /P34; /35; /36; /P37; /P38 received 21 September 2016.

2014A/26/P41; /P42; /P43; /P44 ~~and site location plan~~ received 27 October 2016.

2014A/26/P01 Rev. B; /P12 Rev. A; /P32 Rev. A; /P33 Rev. A; /P39 Rev. A; /P40 Rev. A received 08 December 2016.

2014A/26/P03 Rev. B; /P45 Rev. A received 27 April 2017.

2014A/26/P-LOC Rev. B received 30 May 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

**Public Speaking:**

There were no public speakers for this item.

This item was debated in conjunction with the previous application – 16/01591/FUL.

**Decision**

The application was **approved** as per the officer report subject to the amendments set out above.

**445/17 17/00262/FUL - 8-12 Clarendon Road, Ashford, TW15 2QE**

**Description:**

Demolition of existing buildings and erection of a new building with 2 floors of accommodation to provide 10 flats (4 no. 1-bed and 6 no. 2- bed) together with associated parking and amenity space.

**Additional Information:**

The Assistant Head of Planning (Development Management) reported that the last paragraph of Section 2 of the report (Page 116) should be updated as follows:

16/01326/FUL: Appeal allowed 26 May 2017

**Public Speaking:**

There were no public speakers for this item.

**Debate:**

During the debate the following key issues were raised:

- Impact on adjoin properties and within the street scene is an improvement.
- Reduction in internal floorspace compared with appeal scheme
- Increase in amenity space compared with appeal scheme

**Decision:**

The application was **approved** as per the officer report.

**446/17 17/00628/HOU - 92 Village Way, Ashford, TW15 2JU**

**Description:**

The erection of a new front porch and for an extension to the existing bay window.

**Additional Information:**

There was no additional information reported.



**Public Speaking:**

There were no public speakers for this item.

**Debate:**

During the debate the following key issues were raised

- The extensions are within the existing roof line
- There are no objections

**Decision:**

The application was **approved** as per the officer report.

**447/17 Urgent Items**

There was none.