

**Minutes of the Planning Committee
9 January 2019**

Present:

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

Councillors:

C. Barnard	S.M. Doran	S.C. Mooney
I.J. Beardsmore	T.J.M. Evans	R.W. Sider BEM
S.J. Burkmar	M.P.C. Francis	
R. Chandler	N. Islam	

Apologies: Apologies were received from Councillor Q.R. Edgington

1/19 Minutes

The minutes of the meeting held on 12 December 2018 were approved as a correct record subject to the recording of Councillor Chandler's apologies when leaving the meeting following the decision on application no. 18/010443/FUL.

2/19 Disclosures of Interest

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

There were none.

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

Councillor C. Barnard reported that he had been contacted by a Councillor for Staines in regard to application no. 18/01000/FUL but had made no comment.

**3/19 Application 18/01159/FUL - Staines Ex-Servicemen's Club, 6
Laleham Road, Staines-upon-Thames, TW18 2DX**

This application was **withdrawn** by the applicant on 9 January 2019 and a decision could therefore not be made on it.

4/19 Application 18/01000/FUL - Jewson Builders Merchant, Moor Lane, Staines-upon-Thames.

Description:

This application sought the demolition of existing buildings and redevelopment of the site to provide 36 residential units comprising 25 houses and 11 flats together with associated accesses, car parking, amenity space and landscaping. This application was a renewal of planning permission 14/01882/FUL which had expired.

Additional Information:

The Planning Manager informed the Committee of the following updates:

Amended Plan

An amended proposed site layout plan had been received showing the bin stores in the revised location (drawing no. FNH392/P/302 Rev. B). Condition 2 (drawing numbers) should be updated to refer to this revised drawing:

Condition 2

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

FNH392 LS/01 received 10 July 2018

FNH392/P/301; /302B; /303B; /310B; /311B; /312B; /313B; /314B; /315B; /316B; 317B; /330A received 10 July 2018

Existing Site Plan received 24 July 2018

533009 & 533006A received 27 July 2018

FNH392/P/340A received 30 November 2018

FNH392/P/302 Rev. B received 08 January 2019

1. Heads of Terms 3 and several of the conditions refer to the incorrect transport assessment and drawings. Corrections are set out below:

Heads of Terms 3

Within a period of 5 years following occupation of the development, if required by Surrey County Council the applicant shall fully fund the cost of advertising and implementing a Traffic Regulation Order (TRO) for a traffic management scheme on the southwest side of Moor Lane (as shown by the blue coloured parking restrictions on Milestone's Drawing No. ~~14080/02~~ 18072/002), or an alternative scheme as determined by Surrey County Council.

Condition 8

Prior to first occupation of the proposed development :-

- (a) the proposed vehicular accesses to Moor Lane (D3286) shall be constructed in accordance with the approved plans and provided with the visibility splays shown on Drawing No. ~~14080/04~~ 18072/001 'Visibility Requirements'. The visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m above the carriageway.
- (b) the proposed footway on the south-western side of the application site, adjacent to Moor Lane, shall be constructed in accordance with Fairview Homes' Proposed Site Layout Drawing No. FNH392/P/302 Revision B.

Condition 10

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans and Milestones Transport Assessment ~~October 2014~~ May 2018 for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning areas shall be used and retained exclusively for its designated purpose.

Condition 11

Notwithstanding the proposed plans and the accompanying Milestone's Transport Assessment dated ~~October 2014~~ May 2018 no new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide a secure, covered and accessible storage area for a minimum of 11 bicycles and shall thereafter be permanently retained for their designated use.

2. Second part of Relevant Planning History (Section 2) on page 48 to be corrected:

14/01882/FUL

Demolition of existing buildings and redevelopment of the site to provide 36 residential units comprising 25 houses (7 no. 2-bed, 8 no. 3-bed and 10 no. 4-bed) and 11 flats (3 no. 1-bed and 8 no. 2-bed), together with associated accesses, car parking, amenity space and landscaping (renewal of planning permission 11/00941/FUL).

Approved

03/09/2012 03/09/2015

3. Correction to paragraph 3.2:

The application site is triangular in shape. To the east of the site lies Wraysbury Gardens a traditionally styled residential estate built in the early 2000's, comprising terraced and semi-detached dwellings with flats to the

south of the site. To the north lies Victoria Road which comprises late 19th century cottages and to the east ~~west~~ lies the Lammas Close residential development.

4. Condition Reasons 8, 9 and 12 (same wording) on pages 65 and 66 to be corrected:

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework ~~2012~~ 2018 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, David-Mackenzie-Rapin spoke against the proposed development raising the following key points:

- Overbearing – too high
- Overlooking to Langley House and Marley Croft in Moor Lane
- Loss of light to Wraysbury Gardens
- Parking problems – inadequate parking
- Refuse/delivery problems
- Increase in accidents
- Increased use of the site 24/7 compared with the existing use

In accordance with the Council's procedure for speaking at meetings, Phoebe Juggins spoke for the proposed development raising the following key points:

- Site is allocated in the local plan for housing – forms part of the Council's 5 year housing land supply
- It is a Brownfield site
- Permission was granted in 2015 for the residential development
- No changes to the 2015 permission except to refuse arrangements at the request of the Council
- Complies with the Council's SPD
- No statutory objections
- Section 106 heads of terms proposed
- On site affordable housing proposed plus a contribution of over £69,000

Debate:

During the debate the following key issues were raised:

- Precedent has been set as the proposal is identical to the previous permission / no material change since the 2015 permission
- Query over size of units but they do comply with Government guidance
- Pleased to see on site affordable housing
- Inadequate affordable housing – should provide 40% as the 2018 NPPF has been published
- Parking on Moor Lane

- Query over parking adequacy

Decision:

The recommendation to **approve** was agreed subject to the amendments above and subject to the prior approval of a Section 106 agreement.

5/19 Development Management Performance

The Planning Development Manager highlighted Spelthorne's performance statistics against the Government's performance measures for Local Planning Authorities in the determination of planning applications for the year ending September 2018.

Resolved to note the report.

6/19 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.

7/19 Urgent Items

There were no urgent items.