

Please reply to:

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Date: 11 April 2019

Notice of meeting

Planning Committee

Date: Tuesday, 23 April 2019

Time: **Call Over Meeting** - 6.45 pm

The Call Over meeting will deal with administrative matters for the Planning Committee meeting. Please see guidance note on reverse

Committee meeting – Immediately upon the conclusion of the Call Over Meeting

Place: Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames

To the members of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)
H.A. Thomson (Vice-Chairman)
C. Barnard
R.O. Barratt
I.J. Beardsmore

S.J. Burkmar
S. Capes
R. Chandler
S.M. Doran
Q.R. Edgington

T.J.M. Evans
M.P.C. Francis
A.L. Griffiths
R.W. Sider BEM
J.R. Sexton

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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Call Over Meeting

Guidance Note

The Council will organise a meeting immediately prior to the Planning Committee meeting (a "Call Over") which will deal with the following administrative matters for the Committee:

- Ward councillor speaking
- Public speakers
- Declarations of interests
- Late information
- Withdrawals
- Changes of condition
- any other procedural issues which in the opinion of the Chairman ought to be dealt with in advance of the meeting.

The Call-Over will be organised by Officers who will be present. Unless there are exceptional circumstances, the meeting will be held in the same room planned for the Committee. The Chairman of the Planning Committee will preside at the Call-Over. The Call-Over will take place in public and Officers will advise the public of the proceedings at the meeting. Public speaking at the Call-Over either in answer to the Chairman's questions or otherwise will be at the sole discretion of the Chairman and his ruling on all administrative matters for the Committee will be final.

Councillors should not seek to discuss the merits of a planning application or any other material aspect of an application during the Call-Over.

Planning Committee meeting

Start times of agenda items

It is impossible to predict the start and finish time of any particular item on the agenda. It may happen on occasion that the Chairman will use his discretion to re-arrange the running order of the agenda, depending on the level of public interest on an item or the amount of public speaking that may need to take place. This may mean that someone arranging to arrive later in order to only hear an item towards the middle or the end of the agenda, may miss that item altogether because it has been "brought forward" by the Chairman, or because the preceding items have been dealt with more speedily than anticipated. Therefore, if you are anxious to make certain that you hear any particular item being debated by the Planning Committee, it is recommended that you arrange to attend from the start of the meeting.

Background Papers

For the purposes of the Local Government (Access to Information) Act 1985, the following documents are to be regarded as standard background papers in relation to all items:

- Letters of representation from third parties
- Consultation replies from outside bodies
- Letters or statements from or on behalf of the applicant

AGENDA

Page nos.

1. Apologies

To receive any apologies for non-attendance.

2. Minutes - 3 April 2019

5 - 8

To confirm the minutes of the meeting held on 3 April 2019.

3. Disclosures of Interest

To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.

Planning Applications and other Development Control matters

To consider and determine the planning applications and other development control matters detailed in the reports listed below.

4. Application No: TPO 261/2018 - Street Corner of Leacroft Close, adjacent to 51 Leacroft, Staines-upon-Thames, TW18 4PB
Staines

9 - 12

This Tree Preservation Order seeks, with immediate effect, to protect one *London Plane* tree on this site.

Officer Recommendation:

TPO 261/2018 be confirmed without modification.

5. Application No: TPO 262/2019 - The Old Vicarage, Church Street, Sunbury-on-Thames, TW16 6RQ
Sunbury East

13 - 16

This Tree Preservation Order seeks, with immediate effect, to protect one *Holm Oak* tree on this site.

Officer Recommendation:

TPO 262/2019 be confirmed without modification.

6. Planning Appeals Report

17 - 20

To note details of the Planning Appeals submitted and decisions received between 18 February and 9 April 2019.

7. Urgent Items

To consider any items which the Chairman considers as urgent.

**Minutes of the Planning Committee
3 April 2019**

Present:

Councillor R.A. Smith-Ainsley (Chairman)

Councillor H.A. Thomson (Vice-Chairman)

Councillors:

C. Barnard

S.J. Burkmar

M.P.C. Francis

R.O. Barratt

S.M. Doran

R.W. Sider BEM

I.J. Beardsmore

T.J.M. Evans

Apologies: Apologies were received from Councillor S. Capes, Councillor Q.R. Edgington and Councillor J.R. Sexton

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.

Councillor D. Patel – Application 18/01259/FUL

110/19 Minutes

The minutes of the meeting held on 6 March 2019 were approved as a correct record subject to Councillor Doran's apologies being recorded.

111/19 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 Evans reported that he had had conversations with Mrs McGrath and spoken to the County Highways Officer in relation to application 18/01259/FUL but had maintained an impartial role, not expressed any views and had kept an open mind.

Michael Graham, Head of Corporate Governance, reported an acquaintance with Mrs McGrath, the public speaker against the application, through a professional membership association involved in local government.

112/19 Application No. 18/01259/FUL - The Old Police Station, 69 Staines Road East, Sunbury on Thames, TW16 5AA

Description:

This application sought approval for the erection of a first floor rear extension and conversion of the existing former Police Station building into 4 no. two bedroom flats and erection of a detached two storey building to provide 4 flats, comprising 2 no. two bedroom flats and 2 no. one bedroom flats together with associated parking, amenity space, cycle and refuge storage following demolition of existing garages and outbuildings.

Additional Information:

The Planning Development Manager gave the following update:

Page 16, para. 5.1 – The number of representations should read 16, not 5. This included a response from SCAN making comments over the Equalities Act and lift provision.

Public Speaking:

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

- Inadequate car parking
- Highway safety/danger concerns
- No pedestrian crossing facility
- 14 children live in Priory Close
- Loss of light to surrounding dwellings
- Loss of privacy to surrounding dwellings

In accordance with the public speaking procedures, Laura Dootson spoke for the proposal raising the following comments:

- The Old Police Station building was of local heritage and the design preserved this and treated it with respect.
- Further accommodation was needed to finance the conversion of the Old Police Station building
- The BRE guidance for light had been used and concluded there would be no detrimental impact
- Cars would be able to enter and leave Priory Close in forward gear
- Will assist with housing targets

In accordance with the public speaking procedures, Ward Councillor Daxa Patel spoke against the proposal raising the following comments:

- The site access was located off a narrow road and the access was narrow
- The density was higher than the surroundings

- Inadequate amenity space would be provided

During the debate, the following key issues were raised:

- Adverse impact on residents in Prior Close
- Site was economically challenging to develop
- Adverse impact on highway congestion
- Adverse impact on highway safety
- No objection from the County Highway Authority
- Inadequate amenity space
- It was not practical to cross the road to walk to the amenity space off The Avenue
- Concerns over refuse collection

The application was **deferred** to enable a site visit to take place between the County Highway Authority and the Planning Committee and to enable the Committee members to discuss their concerns with the County Highway Authority.

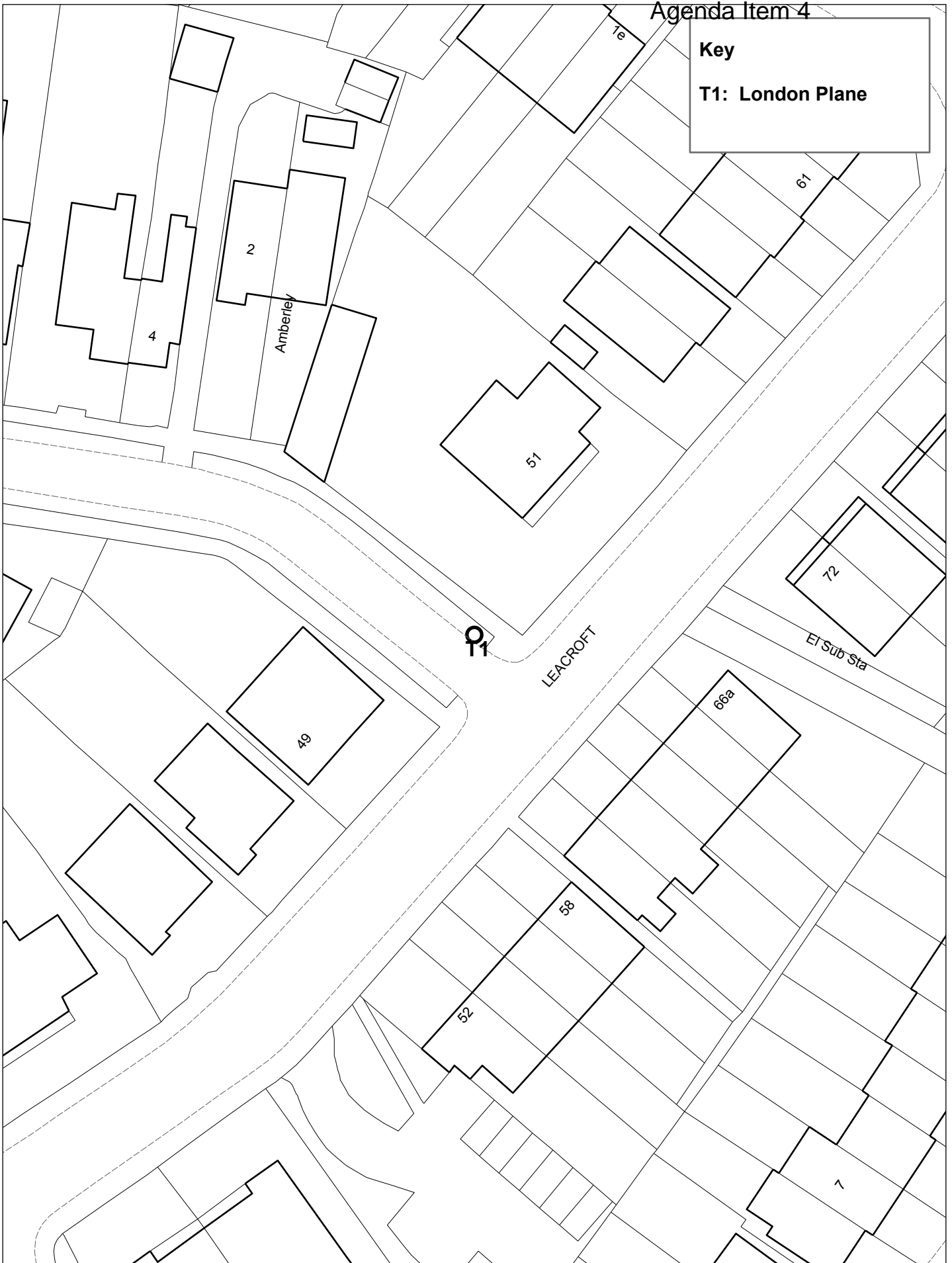
113/19 Urgent Items

There were none.

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Key

T1: London Plane



TPO 261/2018

Street Corner of Leacroft Close, adjacent to 51 Leacroft, Staines-upon-Thames, TW18 4PB



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Date: 21 November 2018

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	Tree Preservation Order
TPO No.	TPO 261/2018
Site Address	Street corner of Leacroft Close, adj to 51 Leacroft, Staines-upon-Thames, TW18 4PB
Date Served	22 November 2018
Expiry Date	22 May 2019
Ward	Staines
Executive Summary	Confirmation of TPO 261/2018
Recommended Decision	Confirm without modification

MAIN REPORT

1. Details of Order

- 1.1 On 22 November 2018 Tree Preservation Order 261/2018 was served with immediate effect to protect one London Plane tree on this site.

2. Background

- 2.1 The tree is located on the street corner of Leacroft Close, adjacent to 51 Leacroft, Staines-upon-Thames.
- 2.2 Following receipt of planning application 18/01468/FUL for the demolition of existing buildings and redevelopment of the site with a three storey apartment building comprising 9 no two-bedroom units with associated car parking, landscaping and amenity space, the tree officer assessed the tree.
- 2.3 Although the planning application did not show the tree to be removed the Tree Officer considered that in order for the development to go ahead there would be a significant threat to the tree as the crown would require a significant amount of pruning back on one side.
- 2.4 Assessment of the tree showed it to be mature, healthy and stable with no obvious defects and with a full balanced crown structure. The tree is very prominent in the street scene from Leacroft and Leacroft Close. The Tree Officer therefore recommended that a TPO should be made to ensure its long term protection.
- 2.5 A TPO was therefore served to protect the London Plane tree because of its 'significant contribution to the visual amenities of the locality'.

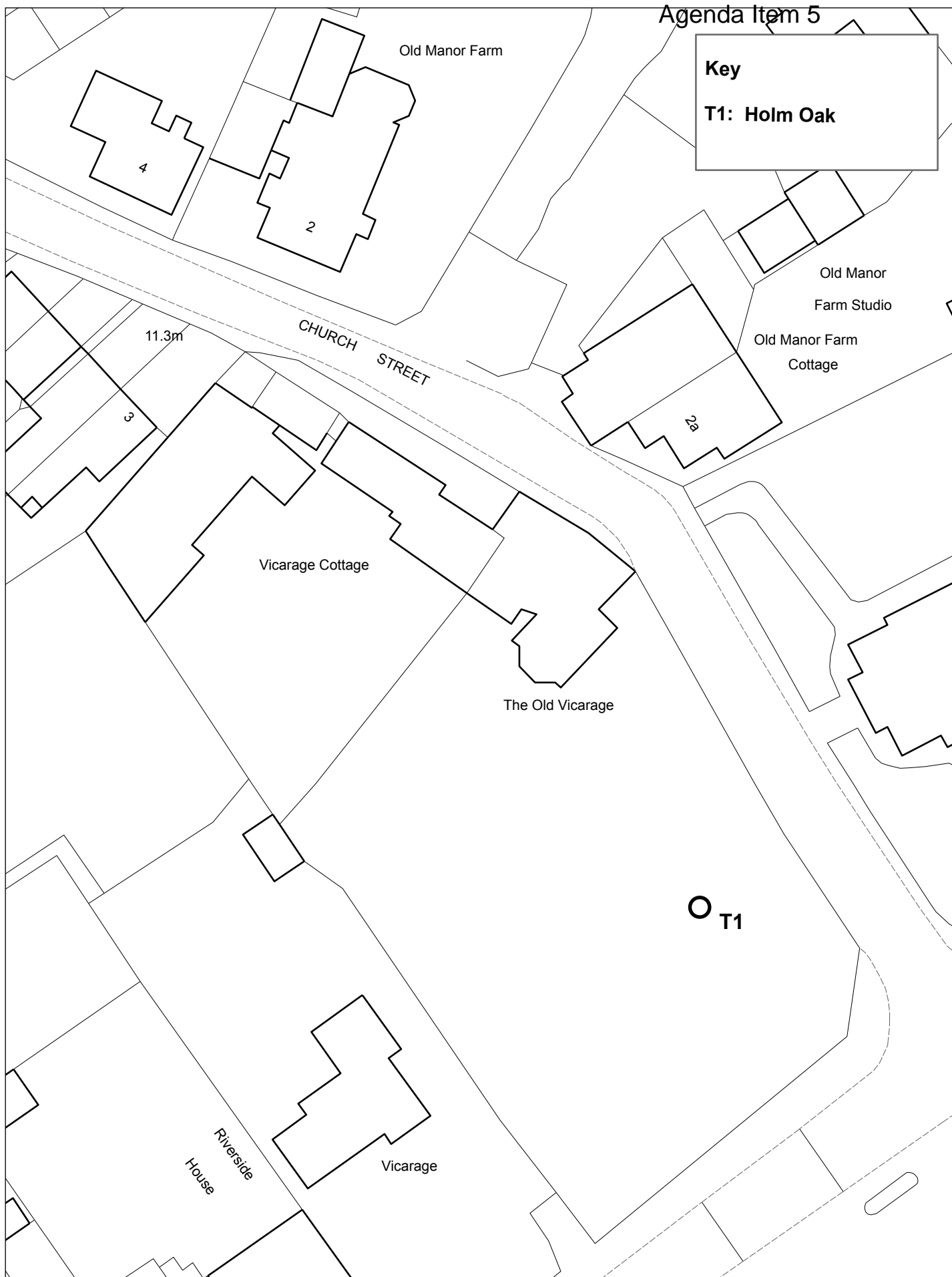
2.6 The planning application was subsequently withdrawn in March 2019.

3. Third Party Representations

3.1 As required under the legislation all affected parties were served with copies of the Tree Preservation Order. No representations have been received.

4. Recommendation

4.1 Tree Preservation Order 261/2018 be confirmed without modification.



TPO 262/2019

The Old Vicarage, Church Street, Sunbury-on-Thames, TW16 6RQ



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Date: 17 January 2019

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	Tree Preservation Order
TPO No.	TPO 262/2019
Site Address	The Old Vicarage, Church Street, Sunbury-on-Thames, TW16 6RA
Date Served	17 January 2019
Expiry Date	16 July 2019
Ward	Sunbury East
Executive Summary	Confirmation of TPO 262/2019
Recommended Decision	Confirm without modification

MAIN REPORT

1. Details of Order

- 1.1 On 17 January 2019 Tree Preservation Order 262/2019 was served with immediate effect to protect one Holm Oak on this site.

2. Background

- 2.1 The tree is located in the rear garden of The Old Vicarage, Church Street, Sunbury-on-Thames. It is within the Sunbury Conservation Area and has important amenity value to the wider area with the upper half of its crown being visible from Church Street and the whole crown from Thames Street.
- 2.2 A planning application (17/00760/HOU) for the 'erection of an outbuilding for garage and fitness use following demolition of existing garage' was approved on 15 November 2017. As part of this application an Arboricultural Report was received outlining the tree protection measures that would be put in place to protect the trees to be retained on site. The Council's Tree Officer was also consulted and involved from the pre-application stage as the proposed outbuilding was located beneath the Holm Oak tree. He was satisfied with the steps that were taken to protect this particular tree and the work has now been completed without any detrimental impact on the tree.
- 2.3 A notification for works to trees in a Conservation Area (18/01741/TCA) was subsequently received in December 2018 to 'reduce the limbs of the Holm Oak overhanging the newly erected building by 3 metres to relieve weight and overhang'.
- 2.4 Following receipt of this notification the Tree Officer re-assessed the tree and considered that despite the recent building work it was healthy, stable and in good

condition. He commented as follows: 'The large old holm oak appears healthy and stable and is showing no obvious sign of disease or decay. It has a spreading crown that has been propped in places but this is on the elongated heavy limb that extends over the garden to the west. The remaining branches extend out over the building but are not considered excessively heavy; some minor pruning was carried out in 2017 to reduce weight. The main concern now seems to be contact with the building due to branches moving in the wind; these potential problems were pointed out at the design stage and the Council were assured that this was not an issue and that the building had been designed with this in mind'.

- 2.5 It was therefore considered that having designed and implemented the building to retain the tree without the need for excessive pruning, it was entirely inappropriate for major pruning work to be proposed to avoid branches overhanging the building. For this reason a TPO was made so that any inappropriate pruning could be controlled in the future.
- 2.6 A TPO was therefore served, before the expiry of the 6 week notification period, to protect the Holm Oak because of its 'significant contribution to the visual amenities of the locality'.
- 2.7 The Council's response to the S211 notification was sent on 24 January 2019 advising the landowner that the Council had objected to the work and had accordingly made a TPO on 17 January 2019.

3. Third Party Representations

- 3.1 As required under the legislation all affected parties were served with copies of the Tree Preservation Order. No representations have been received, although one letter of objection was received regarding the notification for works application (18/01741/TCA).

4. Recommendation

- 4.1 Tree Preservation Order 262/2019 be confirmed without modification.

Planning Appeals**List of Appeals Submitted Between 18 February and 9 April 2019**

Planning Application / Enforcement Number	Inspectorate Ref.	Address	Description	Appeal Start Date
18/00147/ENF	APP/Z363 5/C/19/32 20221	41 Nursery Road, Sunbury-on-Thames, TW16 6LH	Construction of a carport and extension of existing front wall.	19/02/19
18/01168/PDH	APP/Z363 5/D/18/32 15554	Sans Souci 35 Hamhaugh Island Shepperton TW17 9LP	Prior approval notification for a single storey rear extension measuring 8 metres in depth beyond the rear wall of the original dwelling house with a maximum height of 4 metres and a height to the eaves of 3 metres.	19/02/19
17/00262/ENF	APP/Z363 5/C/18/32 12752	The Orchard Church Island Staines-upon-Thames	Erection of a building on land without planning permission.	20/02/19
18/00102/ENF	APP/Z363 5/C/18/32 15550	1A Priory Stables, Shepperton	Construction of two brick walls with piers, at the access way, with the installation of metal entrance gates and close boarded fencing to southern boundary, on Green Belt land.	20/02/19
8/00432/T56	APP/Z363 5/W/18/32 14801	Grass Verge Opposite The Parade at Junction of Vicarage Road Sunbury On Thames	Installation of a 17.5m Shrouded High Jupiter Street Pole (Grey); 1 x 0.3 Microwave Dish; 3 x equipment cabinets (Green) and ancillary equipment	21/02/19

18/00435/FUL	APP/Z363 5/W/19/32 21761	Old Pumping Station Wheatsheaf Lane Staines-upon- Thames	Erection of 1 No. detached 3 No. bedroom dwelling with associated parking and amenity space, following demolition of existing pump house	27/03/19
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Appeal Decisions Received Between 18 February 2019 and 9 April 2019

Site	Land To The Rear Of Grandera House 61 - 73 Staines Road West Sunbury On Thames TW16 7FE
Planning Application No.:	18/00472/FUL
Proposed Development:	Erection of a two and three storey development to provide 3 no. two bedroom maisonettes and 2 no. one bedroom maisonettes with associated parking.
Reasons for Refusal	<p>In terms of its scale, height, massing, and materials the proposed development is considered to be visually obtrusive and out of keeping with the character of the area and fails to make a positive contribution to the locality. The proposal is therefore contrary to adopted policy EN1 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document (February 2009) and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.</p> <p>The proposed development is considered to represent a cramped and contrived form of development which would result in an overdevelopment of the site, would provide a poor standard of amenity for future occupiers with poor outlook and daylight and sunlight, contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011.</p> <p>Due to its height, design and location the proposal would have an unacceptable overbearing impact and cause significant loss of outlook and privacy to surrounding residential properties, contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011.</p>
Appeal Reference:	APP/Z3635/W/18/3214726

Appeal Decision Date:	22/02/2019
Inspector's Decision	The appeal is dismissed
Inspector's Comments:	<p>The Inspector considered that the main issues were the effect of the proposal on the character and appearance of the locality, living conditions for future occupiers, and living conditions of neighbours. The Inspector disagreed with the appellant who had argued that the development would form a suitable transition between the main road properties and the suburbia to the rear of the site and instead considered that it would be 'inappropriate and alien in almost every regard' and continued to state that the development 'would be jarring on the eye and make no positive contribution to the character of the area'.</p> <p>The Inspector considered that the access to the proposed block would be a 'thoroughly dispiriting experience' and that the restricted outlook from the proposed flats 'would offer little positive relief' although he considered that the roof gardens would have some benefits. The Inspector also considered that the proximity and substantial mass of the development would be overbearing and cause loss of outlook. He was also concerned that there would be unacceptable overlooking from the proposed development onto Grandera House.</p> <p>The Inspector concluded that the appeal proposal would have unacceptable adverse effects on the character and appearance of the locality as well as on living conditions for future occupiers and neighbours.</p>

Site	29 Hawkewood Road Sunbury On Thames TW16 6HL
Planning Application No.:	18/01494/HOU
Proposed Development:	Conversion of bungalow to two storey dwelling with front and side extensions following demolition of existing side and rear conservatories.
Reason for Refusal	The proposed development, in terms of its size, design and location, is considered not to respect the character of the surrounding area and would appear visually obtrusive in the street scene contrary to Policy EN1(a) of the Core Strategy and Policies DPD 2009 and the

	Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
Appeal Reference:	APP/Z3635/D/19/3220182
Appeal Decision Date:	22/03/2019
Inspector's Decision	The appeal is allowed
Inspector's Comments:	The Inspector considered that the main issue in this case is its effect on the character and appearance of the area. He commented that the new upper floor and hipped roof over this front element would result in the building appearing more prominent in the street scene. However, he felt that its "overall form would be an improvement on the existing flat roof and the building as a whole would be more in keeping with the general scale and bulk of the other properties in the street." Whilst the inspector acknowledged that the design was "somewhat bland", this would not be sufficient, on its own to refuse the proposal.

Future Hearing / Inquiry Dates

Council Ref.	Type of Appeal	Site	Proposal	Case Officers	Date
18/01101 /FUL	Inquiry	17 - 51 London Road Staines-upon-Thames TW18 4EX	Erection of six buildings to provide 474 residential homes (Class C3) and flexible commercial space at ground and first floors (Class A1, A2, A3, B1, D1 or D2) car parking, pedestrian and vehicular access, landscaping and associated works.	Russ Mounty/ Matthew Churchill	15/10/19 7 day Inquiry