

**Minutes of the Planning Committee
16 December 2015**

Present:

Councillor R.A. Smith-Ainsley (Chairman)
Councillor C.M. Frazer (Vice-Chairman)

Councillors:

R.O. Barratt	V.J. Leighton	R.W. Sider BEM
S.J. Burkmar	A. Neale	H.A. Thomson
Q.R. Edgington	O. Rybinski	

Apologies: Apologies were received from Councillor A.E. Friday, Councillor A.L. Griffiths, Councillor N. Islam and Councillor A.T. Jones

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.

298/15 Minutes

The minutes of the meeting held on 18 November 2015 were approved as a correct record.

299/15 Disclosures of Interest

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

The Chairman explained that in accordance with paragraph 27 of the Council's Planning Code under Part 5 Section (d) of the Council's Constitution applications 15/01395/HOU - 17 Rosefield Road, Staines-upon-Thames and 15/01442/HOU - Boundary House, 7 The Wickets, Ashford, TW15 2RR had been reported to the Committee.

Councillors R.A. Smith Ainsley, C.M. Frazer, R.O. Barratt, S.J. Burkmar, V.J. Leighton, A. Neale, O. Rybinski, R.W. Sider BEM, H.A. Thomson and Q.R.

Edgington declared a conflict of interest in relation to application 15/01395/HOU - 17 Rosefield Road, Staines-upon-Thames, TW18 4NB because the applicant Mrs J. Sexton was a fellow Conservative Councillor. They all confirmed that they had maintained an impartial role and had not expressed any views. They therefore took part in the debate and voted on the item.

Councillors R.A. Smith Ainsley, C.M. Frazer, R.O. Barratt, S.J. Burkmar, V.J. Leighton, A. Neale, O. Rybinski, R.W. Sider BEM, H.A. Thomson and Q.R. Edgington declared a conflict of interest in relation to application 15/01442/HOU - Boundary House, 7 The Wickets, Ashford, TW15 2RR because the applicant Mr Terry Cheshire was an employee of the Council. All councillors present confirmed that they had maintained an impartial role and had not expressed any views on the application. They therefore took part in the debate and voted on the item.

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

Councillors R.A. Smith Ainsley, C.M. Frazer, R.O. Barratt, S.J. Burkmar, A.E. Friday, V.J. Leighton, A. Neale, O. Rybinski, R.W. Sider BEM and Q.R. Edgington reported that they had received correspondence in relation to application 15/01206/RVC - The Workshop At The Boat Yard, The Boathouse, Sandhills Meadow, Shepperton, TW17 9HY but had maintained an impartial role, had not expressed any views and had kept an open mind.

300/15 15/01243/SCC - Brett Aggregates Limited, Hithermoor Quarry, Leylands Lane, Stanwell Moor, Staines-upon-Thames, TW19 6AZ

Description:

The construction and use of a soil treatment facility within the existing site.

Additional Information:

The Assistant Head of Planning informed the Committee there had been a consultation response from the Environmental Health Officer raising no objection on noise grounds.

Public Speaking:

There was no public speaking.

Debate:

During the debate the following key issues were raised:

- One councillor had personal experience elsewhere of this facility and it worked well.
- Concern over inadequate wheel washing facilities for HGVs leaving the site.
- Concern over adequacy of lagoon.

As Councillor Q.R. Edgington arrived after the debate had begun he did not participate or vote on the item.

Decision:

The consultation response was modified as set out below:

That Surrey County Council be informed that this Council **OBJECTS** to the current proposal for the construction and use of a soil treatment facility within the existing site, unless the following matters are satisfactorily addressed:

- a) The imposition of a condition requiring the HGV movements associated with the soil treatment facility to be no greater than the overall number of movements as permitted within the existing permission;
- b) The completion of an updated Dust Action Plan; and the imposition of associated conditions requiring the measures outlined in the Dust Action Plan and Air Quality Assessment are implemented;
- c) Confirmation from the applicant that the installation of the surface water lagoon has sufficient capacity to contain all runoff associated with the treatment facility.
- d) Adequate wheel washing facilities for HGVs are installed at the site and enforced.

301/15 15/01206/RVC - The Workshop At The Boat Yard, The Boathouse, Sandhills Meadow, Shepperton, TW17 9HY

Description:

Variation of condition 5 of planning permission ref E/88/767 (referring to the use of the building only for purposes ancillary to the existing boat hire business) to allow for the protective treatment of vehicles within the workshop area.

Additional Information:

The Assistant Head of Planning informed the Committee that there was an amendment to the description of the proposal in the published agenda papers which referred to the use of the building not site. She explained that the description of the proposal should read:

Variation of condition 5 of planning permission ref E/88/767 (referring to the use of the building only for purposes ancillary to the existing boat hire business) to allow for the protective treatment of vehicles within the workshop area.

The Assistant Head of Planning explained that an amended site plan had been submitted by the applicant which deleted reference to any storage of car parking within the site.

In addition a late consultation response had been received from the Chair of the Sandhill's Meadow and Las Palmas Estate Residents Association which raised the following points:

- Video clips were attached showing noise created at the workshop in the summer.
- Site will change from light industrial to general industrial use
- Incompatible with a residential area
- unacceptable levels of noise and parking
- Conditions are unenforceable.

The Assistant Head of Planning recommended that the following conditions be amended:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: location plan received on 08/09/2015 and block plan received on 16/12/2015.

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

3. All works undertaken within the development hereby approved are to be undertaken within the workshop with the doors closed.

Reason:

To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with policies SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. The noise from the use hereby approved must be 5 dB below background at the nearest noise sensitive premises.

Reason:

To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with policies SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. That the use hereby approved, in regards to works on motor vehicles, shall be limited to the protective treatment involving steam cleaning and polishing.

Reason: - To protect the amenities of the local area.

7. That the use hereby approved for the protective treatment of vehicles shall be limited to no more than 49% of the hours worked on motor vehicles and the additional hours worked shall be on boats. The applicant shall submit details to the LPA during the months of March and September of works undertaken to comply with this condition.

Reason: -

To ensure at least 49% of the hours worked are carried out on boats which would be ancillary to the boat yard use.

The Assistant Head of Planning recommended that that the following Additional condition be included:

- The permission hereby approved shall be limited to a temporary period of 1 year expiring on 16/12/2016; when the use hereby approved shall be discontinued.

Reason: In the interests of the amenity of the area and to allow the use to be monitored.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings David Grant spoke against the proposal raising the following key points:

- Change of use from light to general industrial use
- Concern with impact of day to day activities especially in the summer
- Parking on roadway outside workshop causing danger and inconvenience
- The painting of the building black and the adverts are out of character with the surrounding area.

In accordance with the Council's procedure for speaking at committee meetings, Michael Cook spoke for the proposed development and raised the following key points:

- Accepts the report and the conditions (as amended)
- Conditions achieves the right balance between residential amenity and the needs of the business
- Boatyard has been on the site for over 100 years

Debate:

During the debate the following key issues were raised:

- Strong conditions are imposed
- Proposal is for a one year temporary permission
- Is within the Greenbelt, Plotlands, Area of Special Character (Officer note: it is not within the Area of Special Character but is within the Flood Plain).
- It is a mixed area not just a residential area
- If the conditions are not adhered to over the year, this will be taken into account if permission is sought to renew
- Building should be painted white
- Concern with enforcing conditions
- Should start at 9am on Saturdays not 8am (a motion to change the condition was lost)
- Noise has not been a problem in the past/noisy activity
- If it goes to appeal, they could work any hours they wish
- Need to protect amenity of residents not business sustainability
- Concern over steam cleaning in summer with doors closed
- Sandhills Meadow is a private road

- Surrounding dwellings are close
- Use is not ancillary to the boatyard
- Concerns over vehicle activity
- Ceramic Pro is a worldwide franchise.

An amendment to condition 2 was moved by Councillor Q.R. Edgington and seconded by Councillor O. Rybinski to read:

"2. That the premises are not used for the purposes hereby permitted before 08.00 or after 18.00 on Monday to Fridays or before 09.00 and 13.00 on Saturdays and not on Sundays or Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with policies SP6, EN1, EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009."

The amendment was lost.

Decision:

The application was **approved** as set out in the report of the Head of Planning and Housing Strategy subject to the following amendments to conditions and one additional condition as set out in the additional information as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: location plan received on 08/09/2015 and block plan received on 16/12/2015.

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

3. All works undertaken within the development hereby approved are to be undertaken within the workshop with the doors closed.

Reason:

To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with policies SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. The noise from the use hereby approved must be 5 dB below background at the nearest noise sensitive premises.

Reason:

To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with policies SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. That the use hereby approved, in regards to works on motor vehicles, shall be limited to the protective treatment involving steam cleaning and polishing.

Reason: - To protect the amenities of the local area.

7. That the use hereby approved for the protective treatment of vehicles shall be limited to no more than 49% of the hours worked on motor vehicles and the additional hours worked shall be on boats. The applicant shall submit details to the LPA during the months of March and September of works undertaken to comply with this condition.

Reason: -

To ensure at least 49% of the hours worked are carried out on boats which would be ancillary to the boat yard use.

Additional Condition:

- The permission hereby approved shall be limited to a temporary period of 1 year expiring on 16/12/2016; when the use hereby approved shall be discontinued.

Reason: In the interests of the amenity of the area and to allow the use to be monitored.

302/15 15/00977/FUL - 36B Kingston Road, Staines-upon-Thames, TW18 4LN

Description:

Installation of temporary car wash facility to Staines Tyres existing forecourt.

Additional Information:

The Assistant Head of Planning informed the Committee that an amended plan had been received from the applicant and as a consequence condition 1 was amended to reflect the plan as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan received on 15/07/2015, drawing no 15-039/A3/SK004 P1 received on 06/10/2015 and 15-039/A3/SK003 P3 received on 02/12/2015.

Public Speaking:

There was no public speaking.

Debate:

During the debate the following key issues were raised:

- The proposal was refused previously because of water pollution but this has now been resolved.

Decision:

The application was **approved** as set out in the report of the Head of Planning and Housing Strategy subject to the following amendment to condition 1:

The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan received on 15/07/2015, drawing no 15-039/A3/SK004 P1 received on 06/10/2015 and 15-039/A3/SK003 P3 received on 02/12/2015.

303/15 15/01395/HOU - 17 Rosefield Road, Staines-upon-Thames, TW18 4NB

Description:

Erection of a part two storey, part single storey side and rear extension and installation of front and rear dormers to create a loft conversion.

Additional Information:

There was none.

Public Speaking:

There was no public speaking.

Debate:

During the debate the following key issues were raised:

- The proposal has already been approved but this is for a smaller scheme.

Decision:

The application was **approved** subject to the conditions and informatives as set out in the report of the Head of Planning and Housing Strategy.

304/15 15/01442/HOU - Boundary House, 7 The Wickets, Ashford, TW15 2RR

Description:

Erection of a two storey side extension and single storey rear extension.

Additional Information:

There was none.

Public Speaking:

There was no public speaking.

Debate:

During the debate the following key issues were raised:

- Proposal complies with policy
- We take particular care with Council Officer applications
- No adverse impact on street scene

Decision:

The application was **approved** subject to the conditions and informatives as set out in the report of the Head of Planning and Housing Strategy.

305/15 Standard 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 Head of Planning and Housing Strategy.

Resolved that the report of the Head of Planning and Housing Strategy be received and noted.