



*Please reply to:*

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Date: 8 December 2015

## Notice of meeting

### Planning Committee

**Date:** Wednesday, 16 December 2015

**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 member of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)  
C.M. Frazer (Vice-Chairman)  
R.O. Barratt  
I.J. Beardsmore  
S.J. Burkmar

Q.R. Edgington  
A.E. Friday  
A.L. Griffiths  
N. Islam  
A.T. Jones

V.J. Leighton  
A. Neale  
O. Rybinski  
R.W. Sider BEM  
H.A. Thomson

**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** **1 - 4**  
To confirm the minutes of the meeting held on 18 November 2015 (copy attached).
- 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.
- 4. Planning Applications and other Development Control matters**  
To consider and determine the planning applications and other development control matters in the report of the Head of Planning and Housing Strategy (copy attached).

  - a) 15/01243/SCC - Brett Aggregates Limited, Hithermoor Quarry, Leylands Lane, Stanwell Moor, Staines-upon-Thames, TW19 6AZ **5 - 28**
  - b) 15/01206/RVC - The Workshop At The Boat Yard, The Boathouse, Sandhills Meadow, Shepperton, TW17 9HY **29 - 40**
  - c) 15/00977/FUL - 36B Kingston Road, Staines-upon-Thames, TW18 4LN **41 - 52**
  - d) 15/01395/HOU - 17 Rosefield Road, Staines-upon-Thames, TW18 4NB **53 - 62**
  - e) 15/01442/HOU - Boundary House, 7 The Wickets, Ashford, TW15 2RR **63 - 74**
- 5. Standard Appeals Report** **75 - 80**  
To note the details of the Standard Appeals Report.
- 6. Urgent Items**  
To consider any items which the Chairman considers as urgent.

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**Minutes of the Planning Committee  
18 November 2015**

**Present:**

Councillor C.M. Frazer (Chairman)

**Councillors:**

R.O. Barratt	A.E. Friday	R.W. Sider BEM
I.J. Beardsmore	A.L. Griffiths	H.A. Thomson
S.J. Burkmar	N. Islam	
Q.R. Edgington	V.J. Leighton	

**Apologies:** Apologies were received from Councillor R.A. Smith-Ainsley and Councillor O. Rybinski

**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 I.T.E. Harvey	15/00237/FUL – Orchard Meadow, The Avenue, Sunbury On Thames
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**293/15 Minutes**

The minutes of the meeting held on 21 October 2015 were approved as a correct record.

**294/15 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 A.E. Friday reported that they had received correspondence in relation to application 15/00237/FUL – Orchard Meadow, The Avenue,

Sunbury On Thames but had maintained an impartial role, had not expressed any views and had kept an open mind.

**295/15 15/00237/FUL - Orchard Meadow, The Avenue, Sunbury On Thames**

**Description:**

Creation of children's play area including the erection of natural play equipment and the provision of bark safety surfacing.

**Additional Information:**

The Assistant Head of Planning informed the Committee that a consultation response had been received from Surrey Playing Fields which raised no objection and gave full support to the proposal which seeks to address the shortfall in children's play areas.

Additionally the Assistant Head of Planning advised that there have been three further letters of representation, two which supported the creation of a play area and one which objected to the application if the play area is to be located in Sunbury Park.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, Gerry Ceaser spoke for the proposal raising the following key points:

- Speaking as Chairman of 'Friends of Sunbury Park'
- Proposal promotes a healthy lifestyle through encouraging active play for young children.
- Although Orchard Meadow is in green belt the play area would be acceptable
- Allows children to appreciate our natural environment and open spaces
- Ample parking provision
- The play area is over 200ft from properties and therefore noise should not be a problem
- Proposal abides by local planning policies

Councillor I.T.E. Harvey spoke for the item as ward member raising the following key points:

- Definite need for a play facility in lower Sunbury
- There are currently no play facilities in this ward
- Proposal has no ecological impact
- It will encourage people to be outdoors
- It is a natural play facility made of mostly wood
- More than sufficient car parking spaces
- Proposal would significantly enhance the quality of life of residents
- Negligible local impact
- Support has been expressed from Sunbury Manor School
- Site will not become a centre of crime

**Debate:**

During the debate the following key issues were raised:

- The substance of public comments are in favour of the proposal
- Proposal recognises a genuine need for a play facility in the area
- The proposal will be built from natural materials and subdued colours so minimal impact to area
- Supports the wellbeing of young people
- A good location and practical for parents to park
- The area is small in size and not likely to attract criminal activity.

**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.

**296/15 TPO 252/2015 - Kingscroft Residential Home, Fairmead, 1A Worple Road, Staines-upon-Thames, TW18 1ED**

**Description:**

Tree Preservation Order 252/2015 to protect one Copper Beech tree at Kingscroft Residential Home, Fairmead, 1a Worple Road, Staines-upon-Thames.

**Additional Information:**

There was none.

**Debate:**

During the debate the following key issues were raised:

- The importance of preserving trees.

**Decision:**

It was **approved** that the Tree Preservation Order 252/2015 relating to Kingscroft Residential Home, Fairmead, 1a Worple Road, Staines-upon-Thames, TW18 1ED be confirmed without modification.

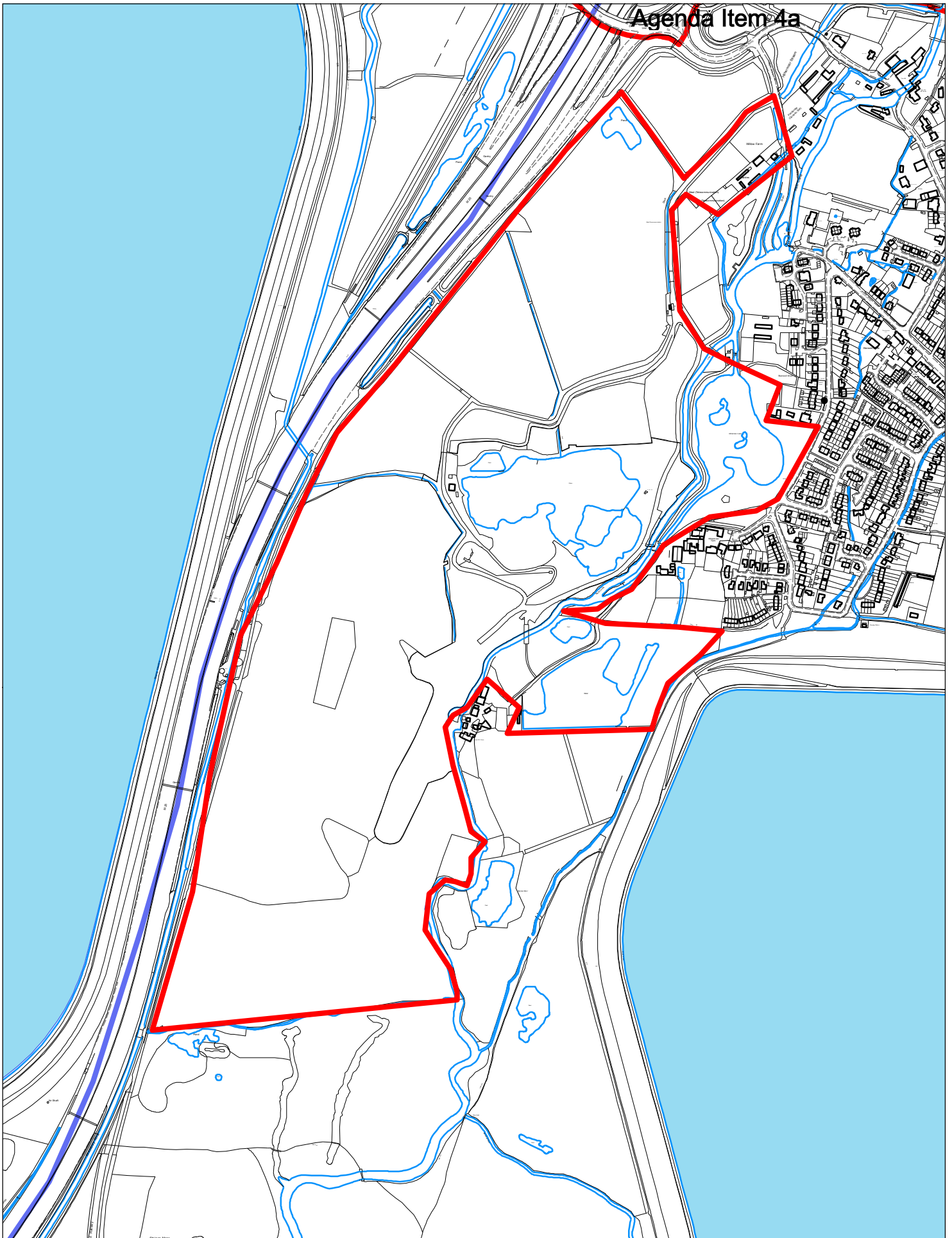
**297/15 Standard Appeals Report**

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.

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15/01243/SCC

**Brett Aggregates Limited, Hithermoor Quarry  
Leylands Lane, Stanwell Moor, TW19 6AZ**

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<b>Application No.</b>	15/01243/SCC		
<b>Site Address</b>	Hithermoor Quarry, Leylands Lane, Stanwell Moor, TW19 6AZ		
<b>Proposal</b>	The construction and use of a soil treatment facility within the existing site.		
<b>Applicant</b>	Brett Aggregates Limited		
<b>Ward</b>	Stanwell North		
<b>Call in details</b>	None		
<b>Application Dates</b>	Valid:15.9.15	Expiry: 10.11.15	Target: Over 8 weeks
<b>Executive Summary</b>	<p>Surrey County Council is the relevant planning authority in Waste and Mineral applications. As Hithermoor Quarry is located within the Borough of Spelthorne Borough, the Council is being consulted by the County so that comments can be expressed that are considered relevant to the application.</p> <p>The proposed development consists of the provision of a soil treatment facility on 73 hectares of land, for the treatment of contaminated soils through bio-remediation. The by-product of this process is anticipated to be water vapour and CO<sub>2</sub>. Soils will be delivered to site and placed in 3 metre high stockpiles on impermeable pads, regularly turned (aerated) over a period of 12-16 weeks to promote optimal conditions to encourage the breakdown of the soil contamination by microorganisms assisted by the addition of water and low volumes of fertilisers.</p> <p>The soil treatment facility would be serviced by a segregated drainage system, taking runoff from the soil treatment pads to a purpose built, lined lagoon where the water will either be recycled or removed and discharged to a suitably licensed facility. The drainage system for the treatment facility will remain isolated from the overall drainage system of the wider treatment facility.</p> <p>Once the soil concentrations have reached acceptable levels it is proposed that the materials will be reused on site during the restoration phase or sold.</p> <p>The proposed soil facility would handle up to 75,000 tonnes of material per year which would still be within the 250,000 tonnes expected total and would not represent additional material above that which is allowed under the Environmental Permit.</p>		

	Taking the above into account together with the permissions already issued on this site; including the established use of the site and the county policies on waste and recycling, it is not considered that the proposal would lead to a material or notable change in the activity that already occurs on the site.
<b>Recommended Decision</b>	That Surrey County Council be informed that Spelthorne Council raises <b>NO OBJECTION</b> to the current proposal, subject to a number of recommended conditions.

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- GB1 - Saved Local Plan Policy (Green Belts).
- EN3 - Air Quality
- EN15 - Contamination
- EN11 - Noise and Disturbance
- Surrey Minerals Plan

### 2. Planning History

2.1 Surrey County Council is the relevant planning authority in Waste and Mineral applications. As Hithermoor Quarry is located within the Borough of Spelthorne Borough, the Council is being consulted by the County so that comments can be expressed that are considered relevant to the application.

2.2 There are a number of planning applications that have been submitted in respect of the site and the most relevant ones are highlighted in the box below.

Application Number	Proposal	Decision
03/01212/SCC	Mineral extraction together with mineral processing, including material from windfall operations, recycling of construction and demolition wastes, together with concrete production, provision and operation of County aggregate bagging plant, and restoration to nature conservation, public access and agricultural uses	Approved 28.11.11 (Surrey County Council)
10/00657/SCC	The construction of an engineered clay cap to the closed landfill at Hithermoor Quarry	Approved 29.3.11

	utilising suitable imported clays with landscaping including the provision of a final soil layer.	(Surrey County Council)
12/00471/SCC	Continuation of mineral extraction together with mineral processing, including material from windfall operations, recycling of construction and demolition wastes together with concrete production, provision and operation of aggregate bagging plant and restoration to nature conservation, public access and agricultural uses; without compliance with conditions 1 and 11 of planning permission ref: SP03/1212 dated 28 November 2008 and to allow retention and use of the Temporary Junction Improvement Works at the junction of Horton Road and Leylands Lane for the duration of the development permitted under SP03/1212.	Withdrawn by applicant 3.6.15

### 3. **Description of the Site and Background**

- 3.1 The application site comprises 73 hectares of land to the east of the M25 motorway and south of Leylands Lane, which provides vehicular access to the land. The site has been used for mineral extraction for many years, and there is processing plant on the eastern part of the land which incorporates a concrete plant. In the northeast of the site was a coating plant operation used by Colas Limited. This and the mineral processing operations are served by a haul road on the eastern area of the site. Lower Mill Farm is situated as a prong off the eastern side of the main site area. Restoration has occurred on much of the Hithermoor Quarry site, with a large landfill mound in the southern part of the site.
- 3.2 To the south of the village is Staines Moor, and to the south east is King George VI Reservoir. The village of Stanwell Moor, and its residences is off to the east of the site.
- 3.3 The site is designated as Green Belt, is within the Colne Valley Park and parts of the site are in an Area Liable to Flood, within the Public Safety Zone, within areas of high archaeological potential and areas of nature conservation importance.
- 3.4 There is an extensive planning history associated with the Hithermoor Quarry site. According to the Council's records, it is evident that permission existed to extract sand and gravel from the site up until 31 December 2003 (Ref SP02/0182). In addition, it is noted that the Colas roadstone coating plant; in the northeast corner of the Hithermoor Quarry site; also had planning permission (Ref SP02/1169) until the end of that year and the ready-mix concrete plant, under conditions attached to the original consent, can remain whilst there is mineral to use from the site.

- 3.5 In 2003, the current owners, Bretts Aggregates, sought permission to establish a recycling facility on the site linked to a superior restoration scheme. This included planting woodland on the greater part of the domed landform and providing permissive footpaths across the site. Although this particular scheme was not approved at that time, consent was subsequently granted for an amended scheme under application number 03/01212/SCC for further mineral extraction and processing, recycling, concrete production, aggregate bagging and Nature Conservation restoration works. This followed a long planning process which included a Public Inquiry and involvement and the decision of the Secretary of State for the Environment, as the application was viewed as a major development as well as a departure from policy on Green Belt grounds.
- 3.6 This approved scheme also included a much improved landscape restoration for the whole site plus provision via a Section 106 agreement for financial contributions to the management of Staines Moor. The scheme started in June 2011 and the first payment was received in July 2011.
- 3.7 Copies of the Council's committee report on application 03/01212/SCC is included as an Appendix.

#### 4. **Description of Current Proposal**

- 4.1 The existing permission for Hithermoor Quarry has already established the principle of the importation and recycling of soils and their use in the restoration of the site. Since the original permission has been granted it is understood that soil recycling has become more commercially viable to the extent that less material requiring mechanical treatment only is available to the site. The applicants advise in their Planning Statement that in order to fulfil the restoration requirements of the consent there is a need to be able to undertake a wider variety of recycling processes.
- 4.2 The Planning Statement describes one such technique which is known as bio-mediation which is concerned with the controlled aeration and turning of soils which are contaminated with hydrocarbons and related pollutants. Over a period of weeks, the soils are gradually turned and aerated which encourages microorganisms to break down the hydrocarbons into by products such as carbon dioxide and water vapour. This process would then enable the soils to be put into restoration use at Hithermoor Quarry and in other sites.
- 4.3 In order to carry out the soil treatment operation, a new facility is proposed within the existing yard area approved under the original permission. The process would involve soil being loaded onto 2 large impermeable pads (up to a height of 3 metres) that would be regularly turned and rotated to create the necessary aeration conditions for the recycling to take place. The two pads and a central gully would approximately measure a total of 63 metres wide by 103 metres long. A system of pipework would be installed between the pads and the soil to allow air to be pumped into the soil to optimise the process. The Planning Statement confirms that the 2 pads would hold approximately 28,000 tonnes of material and the soil would remain on the pads for between 12 and 16 weeks. It is understood that there would be regular chemical testing of the soil throughout this process.

4.4 Copies of the most relevant plans are included as an appendix.

## 5. **Consultations**

5.1 The following table shows those bodies consulted and their responses.

<b>Consultee</b>	<b>Comment</b>
<b>Environmental Health (Pollution)</b>	No objection, subject to the imposition of appropriate planning conditions.
<b>Environmental Health (Noise)</b>	Any comments to be verbally reported to Members.
<b>The Council's Arboricultural Advisor</b>	Any comments to be verbally reported to Members.

## 6. **Public Consultation**

6.1 As Surrey County Council are the determining authority, they have sent neighbouring notification letters to the properties adjoining the site. Spelthorne have received one letter of representation from the Association for the Preservation of Staines Moor, raising objection to the consultation on the following grounds:-

- No details of the County Officer's pre-application discussions;
- Incomplete sections on the planning application form;
- Impact of potential contamination from process and waste into the water courses upon flora and fauna of Staines Moor;
- Unknown details of where the contaminated soil originates from;
- Further traffic movements would cause hold-ups on the M25;
- Lack of detail on traffic movements
- Reference is made to have regard to the Environment Agency permit;
- Comments referring to the bio mediation process and the use of chemicals which should be used in controlled conditions, not in run-off into a lagoon.
- Environmental damage through noise, air and water pollution and flooding;
- The Environment Agency permit was issued to allow recycling of registered building waste, not to convert it to a brownfield site with huge building, office space and car parking.

## 7. **Planning Issues**

- Green Belt
- Highway
- Noise
- Contamination

## 8. Planning Considerations

### Green Belt

- 8.1 The site lies within Green Belt. Saved Local Plan Policy GB1 seeks to ensure only appropriate development is allowed in the Green Belt. National Planning Policy is largely set out in the National Planning Policy Framework (NPPF) (March 2012) and paras 142 to 149 deal with how local authorities should both prepare local mineral policies and determine related planning applications. It stresses that minerals are essential to support sustainable economic growth and quality of life and it is important to ensure there is a sufficient supply to provide the infrastructure, buildings, energy and goods that the country needs (para 142). Mineral planning authorities are required to plan for a steady and adequate supply of aggregate and identify specific sites to meet targets for productive capacity. This is in effect a continuation of previous long-standing government guidance on the subject. It goes on to say that minerals are a finite natural resource, and can only be worked where they are found so it is important to make best use of them. However there is the need to ensure there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety and the need to take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality.
- 8.2 The advice acknowledges that mineral working can be noisy and states that when developing noise limits, local authorities should recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction (para 142). Paragraph 142 goes on to states that in determining planning applications local authorities should, '*give great weight to the benefit of the mineral extraction, including to the economy.*' The NPPF goes on to address mineral extraction in the Green Belt and states in para 90 that mineral extraction is not 'inappropriate development' in the Green Belt provided the openness is preserved and it does not conflict with the purposes of including land within Green Belt. Therefore National Policy indicates that mineral extraction is a necessity and acceptable in Green Belt locations such as this.
- 8.3 The Planning Statement confirms that the proposed soil facility would handle up to 75,000 tonnes of material per year. This compares with the total of 250,000 tonnes of material per year which the entire facility at Hithermoor Quarry which is anticipated to handle under the Environmental Permit. However, it is important to emphasise that the soils which will be processed using the proposed soil treatment equipment would still fall be within the 250,000 tonnes total and would not represent additional material above this limit. Taking this into account; together with the permissions already issued on this site including the established use of the site and the county policies on waste and recycling, it is not considered that there would be a material or notable change in the activity which would occur on the site. On this basis, it is considered that the proposed development would comply with the Council's adopted Green Belt policy GB1 as well as the NPPF.

### Highway Matters

- 8.4 As this a County application, Surrey County will consult their own Highway Authority for their comments.

- 8.5 It is noted that the existing road layout has already been approved and is currently in use. The main impact upon Spelthorne residents is that the junction currently gives priority to lorries on Leylands Lane, with users of Horton Road having to give way to these lorries, which appears to be a safe and sensible arrangement.
- 8.6 The Association for the Protection of Staines Moor have raised a strong objection about the potential further traffic movements causing hold-ups on the M25 as well as the lack of detail regarding the expected traffic movements arising from the introduction of the new soil treatment facility. However, the Planning Statement has confirmed that there would be no increase in HGV movements due to the operation of the bioremediation process as the amount of soils will be within the overall total waste importation for the whole of the Hithermoor site as permitted under SP03/1212. Taking this into account, it is considered that a condition should be recommended to Surrey County Council suggesting that the HGV movements associated with the soil treatment facility are linked to the overall number of movements as permitted within the existing permission.
- 8.7 The Planning Statement also confirms that there would be additional car and van movements of up to 15 per week due to staff travel, taking samples away from the site for testing and the delivery of a small quantity of materials. On this basis, it is not considered that this additional traffic would be so significant to justify the refusal of permission, despite the objections raised.

#### Noise

- 8.8 At the time application 03/01212/SCD was considered by Spelthorne Borough Council in 2008, the Council's Noise officer considered that the submitted noise assessments were generally within Surrey County Council guidelines for mineral extraction, which were in turn based on Government advice in Mineral Planning Guidance Note MPG11. The application included a proposal to construct bunds to mitigate noise, and no night working was to take place and the application was considered acceptable on noise grounds, subject to the imposition of appropriate conditions strictly controlling noise from the site. On the basis of the previous comments and consideration and as the operation would be within the operating limitations already agreed for the site, it would seem unlikely that a noise objection could be justified for the new soil treatment facility. However, comments from Environmental Health on noise grounds are still awaited and will be reported in the update letter to Members of the Planning Committee at their meeting.

#### Contamination

- 8.9 Brett Aggregates propose to install a soil treatment facility at their existing plant which is expected to remain separated from the other works which take place on the site to prevent cross contamination of soils. Whilst it is proposed that the site will accept wastes during the hours permitted under permission SP03/01212, Environmental Health has still recommended a similar operating hour's condition relating to the new soil treatment facility.



- 8.10 The control and management of the pollution related aspects of the operations of the proposed soil treatment facility will be covered by the site wide Environmental Permit EPR/AB3006CE.
- 8.11 Dust emissions are the subject of planning conditions 32 and 33 of permission SP03/01212 and the subject of a Dust Action Plan dated 2012. It is noted that this action plan was compiled prior to the application for a soil treatment facility and therefore does not cover the proposed activities. Provided the site is operated in accordance with the mitigation measures proposed within the Dust Action Plan and those outlined in the Air Quality Assessment; Environmental Health has advised that a dust nuisance should not ordinarily result. The implementation of the proposed mitigation measures will be required to be increased; subject to weather conditions and need. Environmental Health state that should permission be granted, the Dust Action Plan would need to be updated to reflect the proposed changes to the site operations that will be taking place. This would need to be controlled by a planning condition; as well as the need for a further condition to ensure that the measures outlined both in the Dust Action Plan and Air Quality Assessment is implemented.
- 8.12 Conditions are imposed under the Environmental Permit which requires the applicant to submit plans relating to Emissions Management, Odour, Noise and Vibration. In addition, schedules detailed within the Environmental Permit already cover the type of waste permitted on site and requirements for monitoring and sampling of the soil. It is considered that these measures would satisfactorily mitigate against any adverse effects arising from the proposed development.
- 8.13 The surface water/ waste water that results as a product of the treatment process will be entirely contained within the treatment area although the material does not include inspection details and the design / volume of the lagoon. Whilst the Planning Statement considers there to be no increased flood risk from the proposals, confirmation should be sought from the applicant that the installation of the surface water lagoon has sufficient capacity to contain all runoff associated with the treatment facility, which has been suggested by condition.
- 8.14 It is stated that the current journey rates to and from the site will not significantly increase (i.e. no notable increase in HGV movements) under the proposed operations as the quantum of soils (75,000 tonnes per annum) will fall within the overall total waste importation volume (250,000 tonnes per annum) permitted for the entire Hithermoor site. This is therefore considered to have no impact on the borough wide AQMA (for annual average concentrations of nitrogen dioxide).
- 8.15 The previously submitted Air Quality Assessment in support of the earlier application made no direct reference to the impact of traffic on existing levels of air quality. The planning statement recommends that overall HGV movements and numbers are controlled by a suitable condition to accord with the existing permissions, an approach which is welcome by Environmental Health subject to the imposition of a suitable condition.

## Other Matters

- 8.16 Other objections received from the Association for the Preservation of Staines Moor concern the fact that details of the County Officer's pre-application discussions are not included within the material as well as reference to incomplete sections on the planning application form. Whatever these discussions were, the application now submitted is what must be determined. The absence of any details of pre-application discussions is not a justifiable ground to raise an objection to the consultation from Surrey County Council.

## Conclusion

- 8.17 The proposal conforms to the requirements of the NPPF in terms of Green Belt policy and as well as other Council policies and county wide policies on minerals and waste. For this reason is therefore recommended that no objection be raised to the consultation.

## 9. **Recommendation**

- 9.1 That Surrey County Council be informed that this Council raises **NO OBJECTION** to the current proposal for the construction and use of a soil treatment facility within the existing site, providing the following matters are covered:-
- (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.



Revision/Date	Revision/Notes
08/09/2015	Application boundary revised

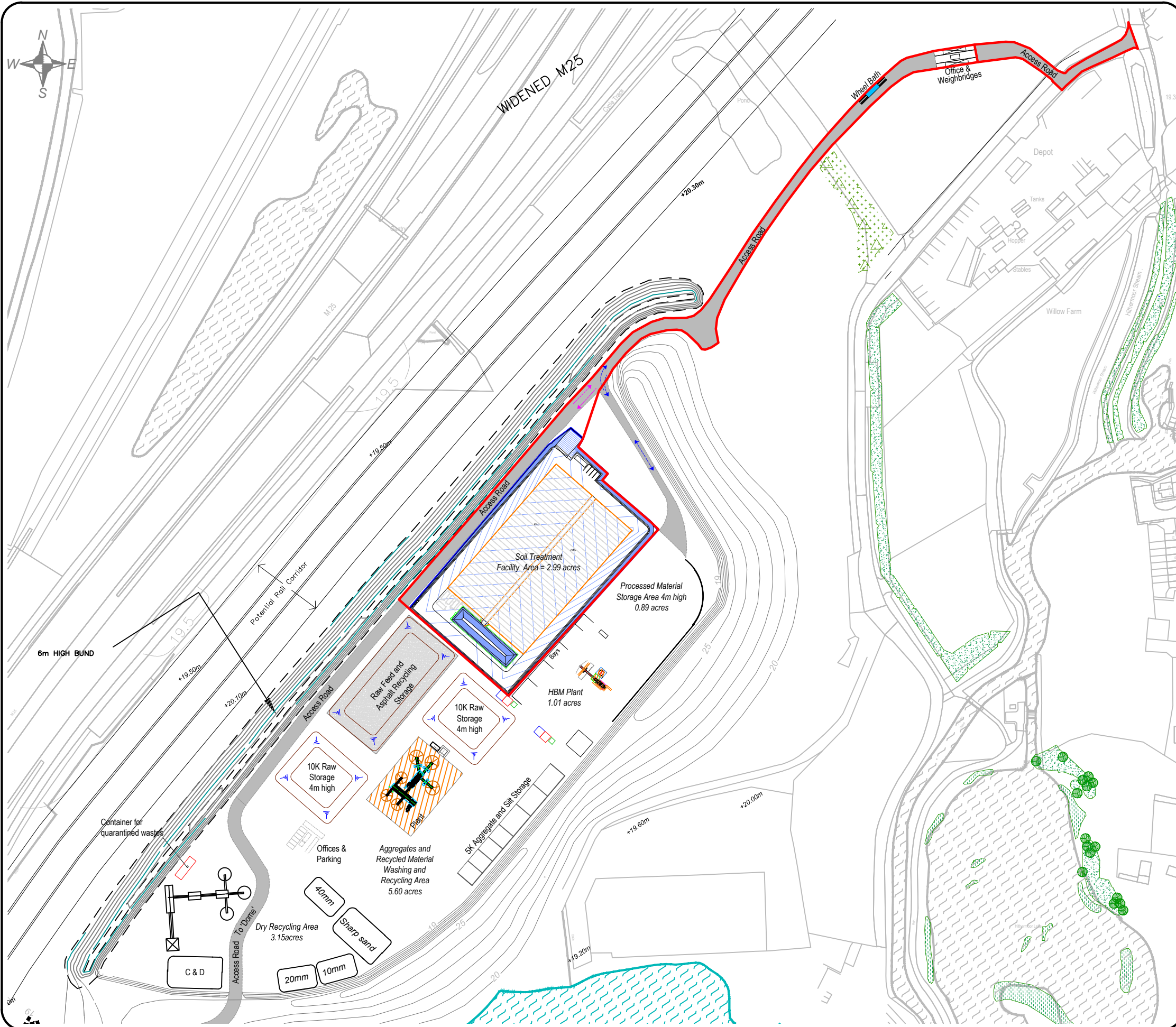
General Notes	
Soil Treatment Application Boundary	
Other Land in Control of Applicant	

Company/ Site Location Brett Aggregates/Hithermoor		
Drawing Title Soil Treatment Application Boundary showing Other Land in Control of Applicant		
Drawn By JC	Verified By JO	Drawn Size A3
Control Status CONTROLLED	Scale 1:10000	Date Created 07/09/2015
	Revision A	Revision Date 08/09/2015
Drawing Number HM/98		



**built on relationships**

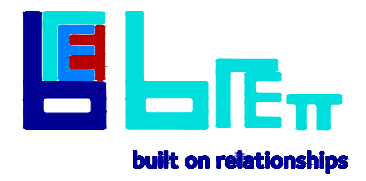
Brett Aggregates Limited  
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 Faversham, Kent, ME13 7UD  
 Tel: 01795 594000 - Fax: 01795 594027  
 Info@brett.co.uk



General Notes

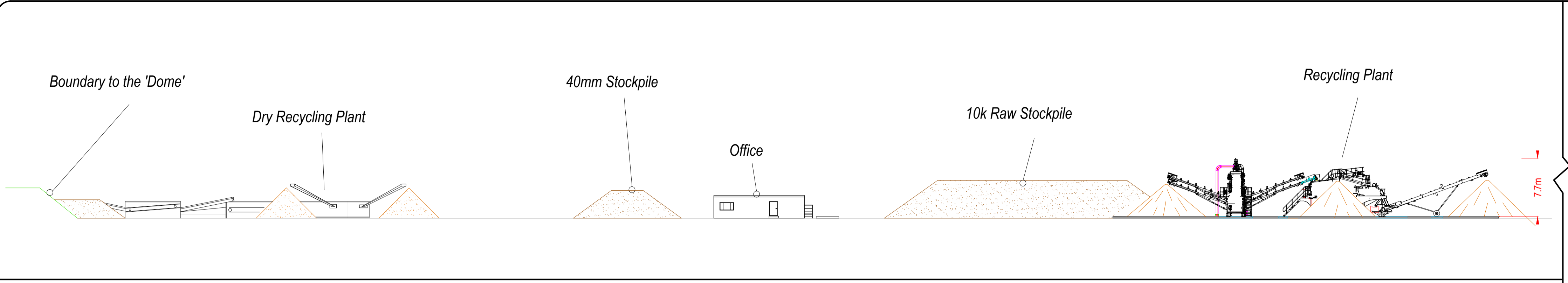
— Soil Treatment Application Boundary

Revision/Date	Revision/Notes
08/09/2015	Application boundary revised.

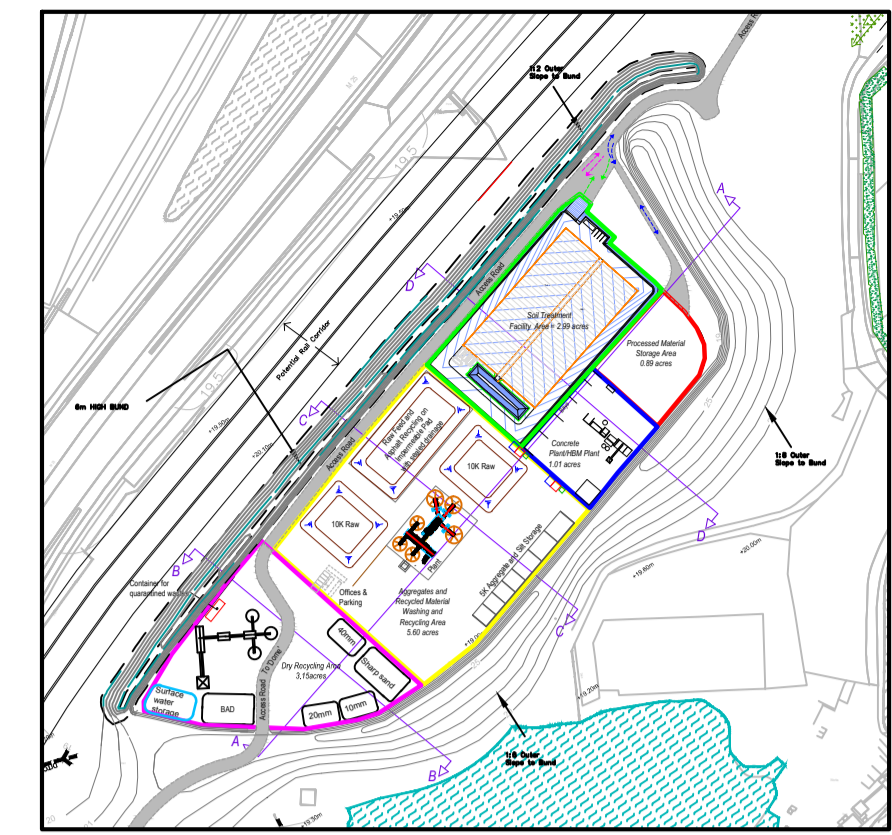


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 Tel: 01795 594000 - Fax: 01795 594027  
 Info@brett.co.uk

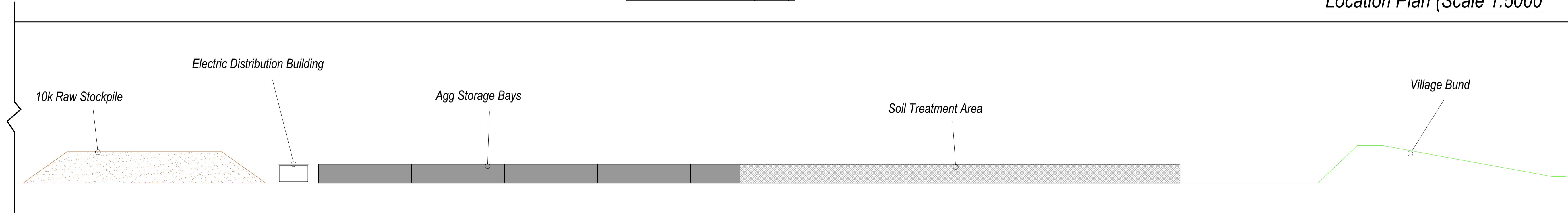
Company/ Site Location			Brett Aggregates - Hithermoor
Drawing Title			Soil Treatment Application Boundary
Drawn By	Verified By	Paper Size	A3
JC	JO	Scale	1:2500
Control Status	Scale	Date Created	07/09/2015
CONTROLLED	A	Revision Date	08/09/2015
Drawing Number			HM/97



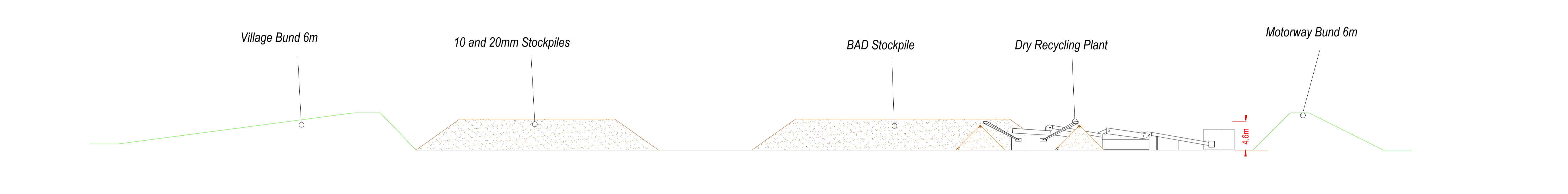
Section at A - A (Part)



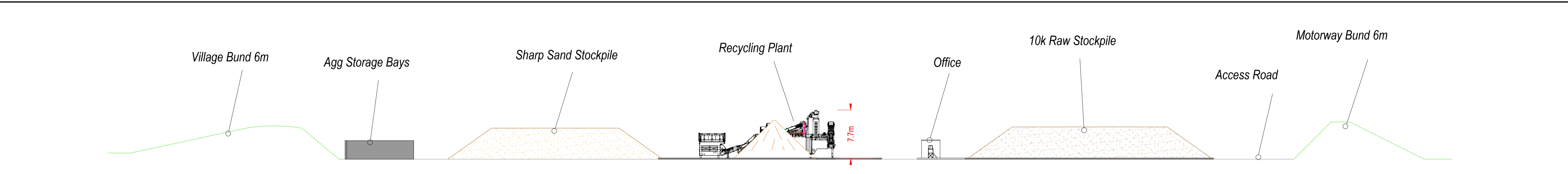
Location Plan (Scale 1:5000)



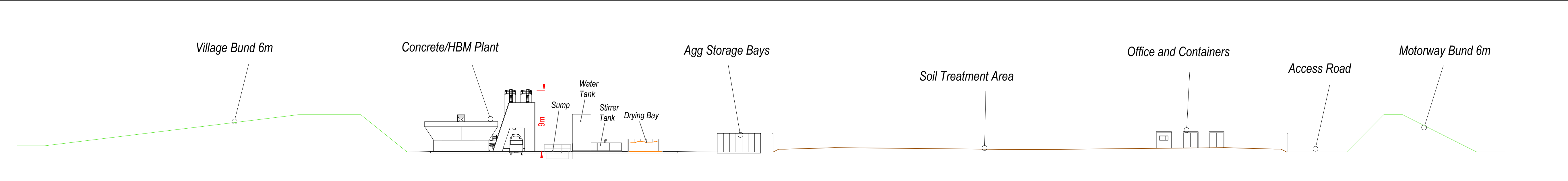
Section at A - A (Continued)



Section at B - B



Section at C - C

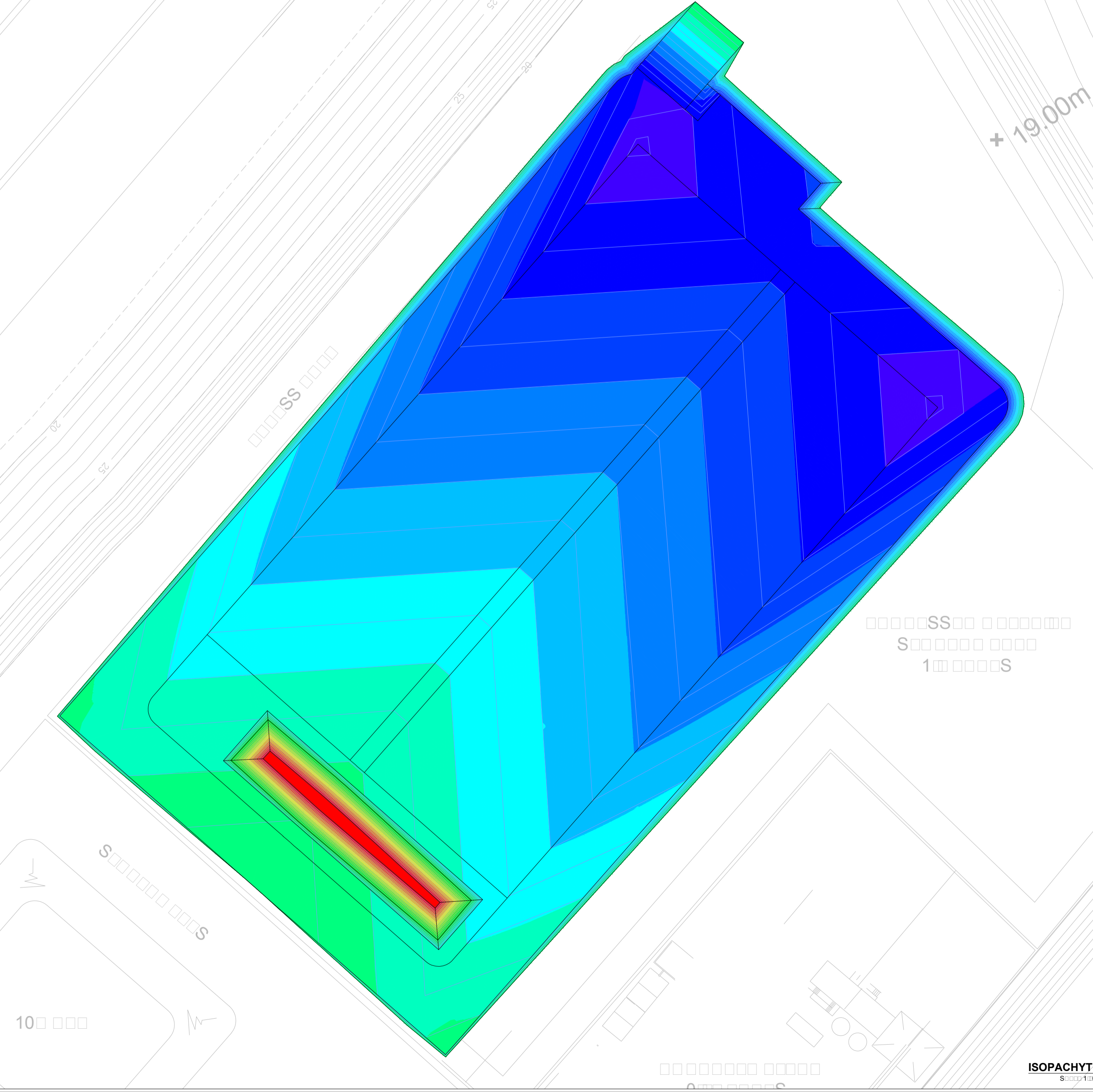
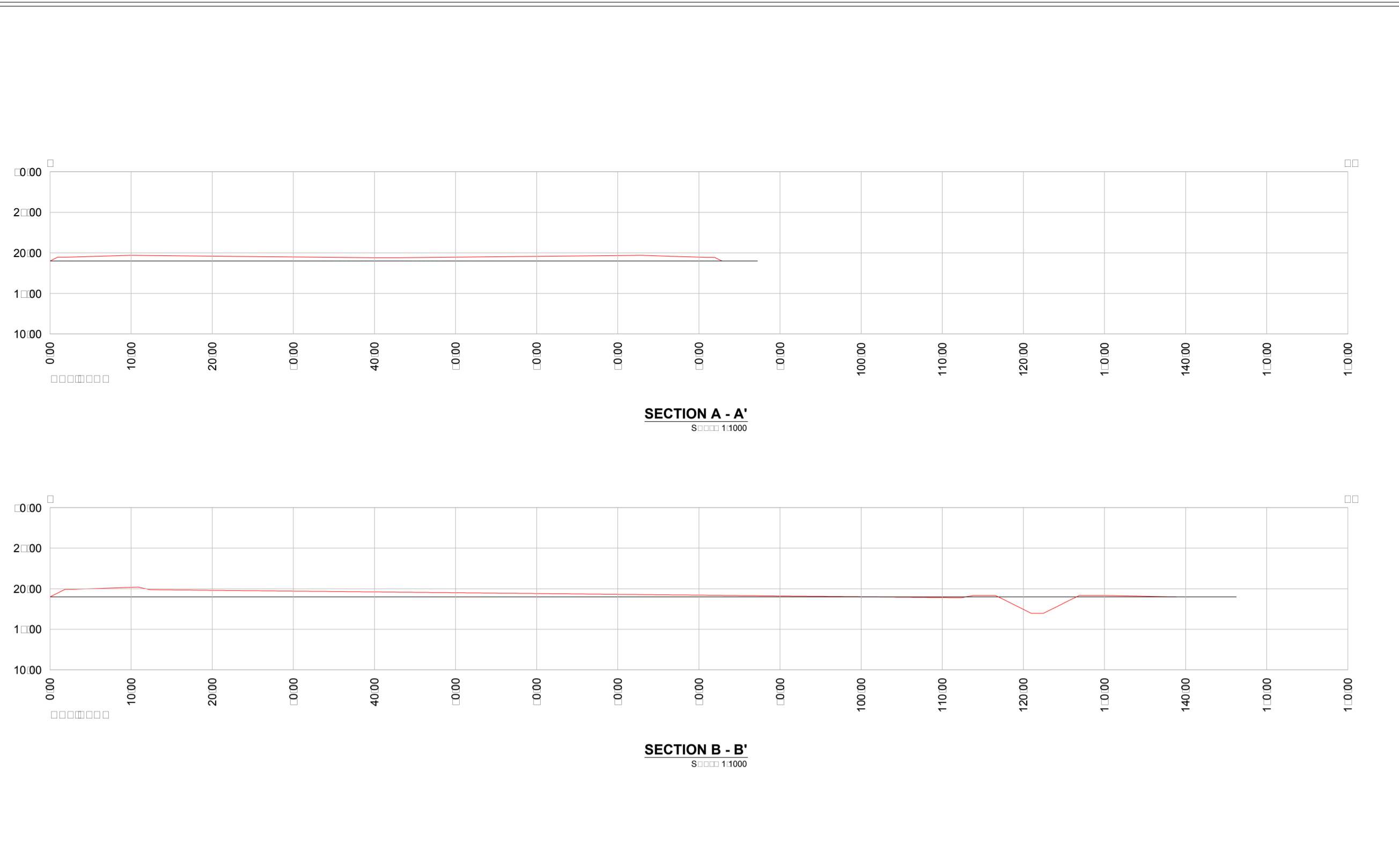
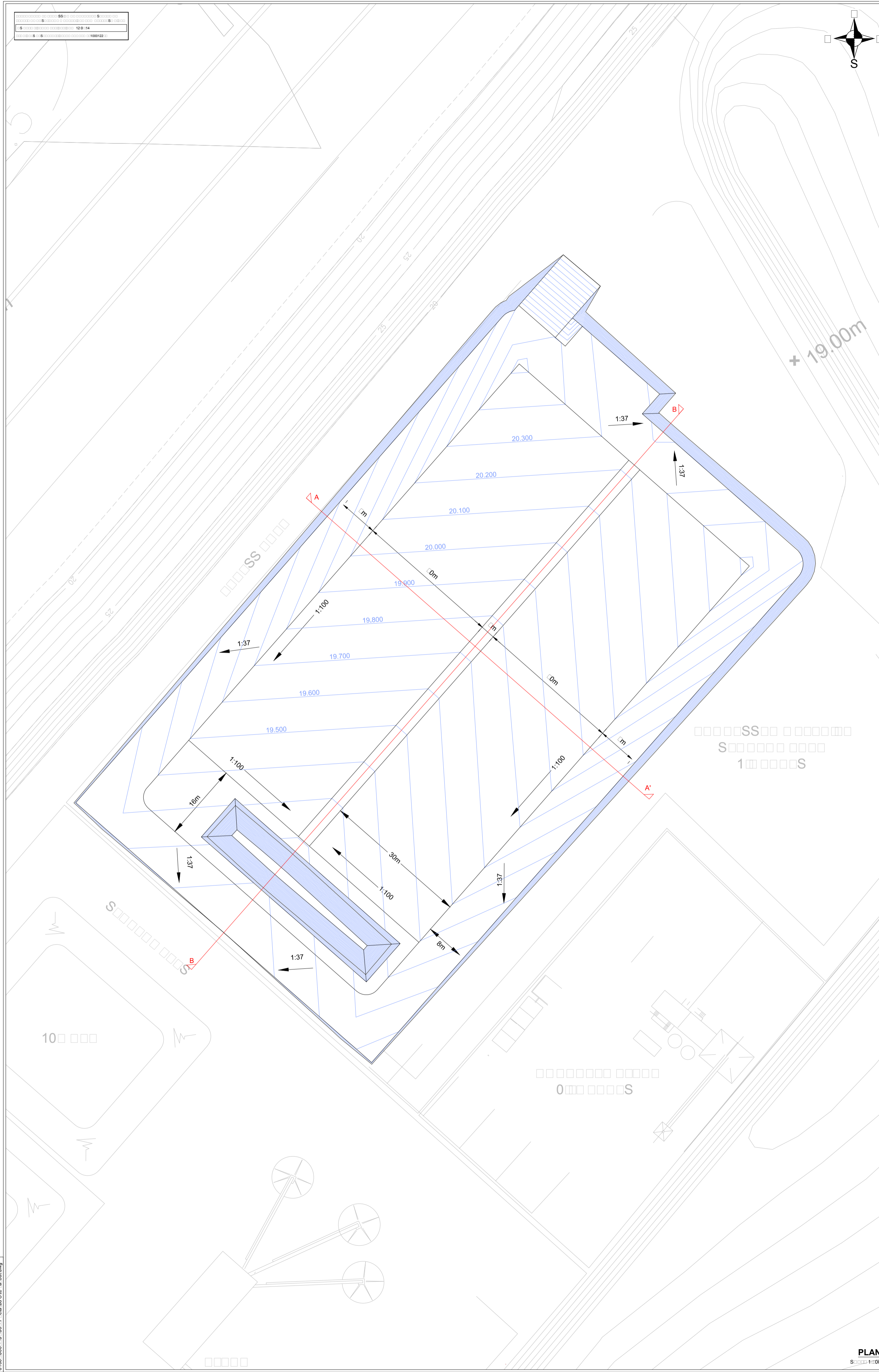


Section at D - D

Event/Date	Event/Date

**Bred Aggregates Limited**  
 Bred House, Spring Mount Rd  
 Faversham, Kent, ME13 7SD  
 Tel: 01795 584000 Fax: 01795 584027  
 info@brat.co.uk

Bred Aggregates Limited			
Event/Date			
Event/Date			
JC	DB	A1	
CONTROLLED	1:500	11/12/2013	



Color	Value 1	Value 2	Value 3	Value 4
Red	2.00	1.10	0.00	0.00
Orange	1.00	1.50	0.00	1.12
Yellow	1.00	1.40	0.00	2.22
Light Green	0.40	1.20	0.00	4.22
Green	1.20	1.00	0.00	1.12
Light Blue	1.00	0.00	0.00	1.10
Blue	0.00	0.00	0.00	1.10
Dark Blue	0.00	0.40	0.00	1.10
Very Dark Blue	0.40	0.20	0.00	40.00
Purple	0.20	0.00	0.40	41.00
Dark Purple	0.00	0.20	0.00	1.10
Black	0.20	0.40	1.00	1.10
Grey	0.40	0.10	1.40	1.10
Light Grey	0.00	0.00	1.40	1.10
White	0.00	1.00	1.40	1.42
Lightest Grey	1.00	1.20	1.40	1.10
Very Lightest Grey	1.20	1.40	1.00	1.10
White	1.40	1.10	0.00	42.00
Lightest White	1.10	1.10	0.00	0.00
White	1.10	2.00	0.00	0.00

**EARTWORK VOLUME**

4.1m<sup>3</sup>

0.4m<sup>3</sup>

1.2m<sup>3</sup>

1	12.0	14	12.0	14	12.0	14	12.0	14
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Revision table:

Revision	Date	Comments
1		
0		

**SLR**

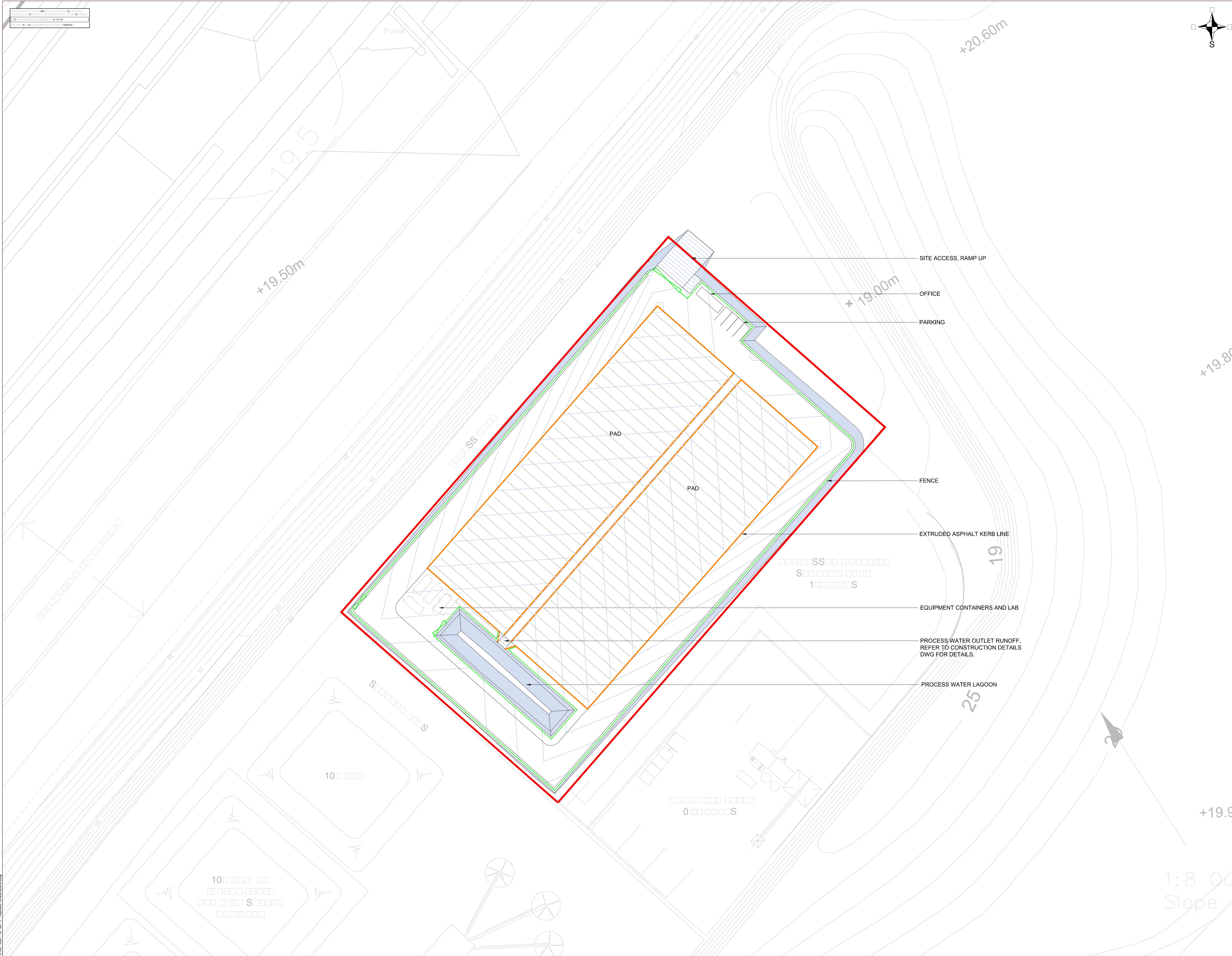
Site: \_\_\_\_\_

Project: \_\_\_\_\_

Drawing title: **DETAILED SITE LAYOUT**

Scale: \_\_\_\_\_ Date: \_\_\_\_\_ 2014

Drawing number: **006** Revision: **1**



0000 S  
 10 000000 00 S 1:100m 000  
 100mm 00000000  
 VOLUME = 386m³

	Site boundary
	Process Area boundary
	Equipment area boundary
	Office and parking boundary

SITE ACCESS, RAMP UP

OFFICE

PARKING

FENCE

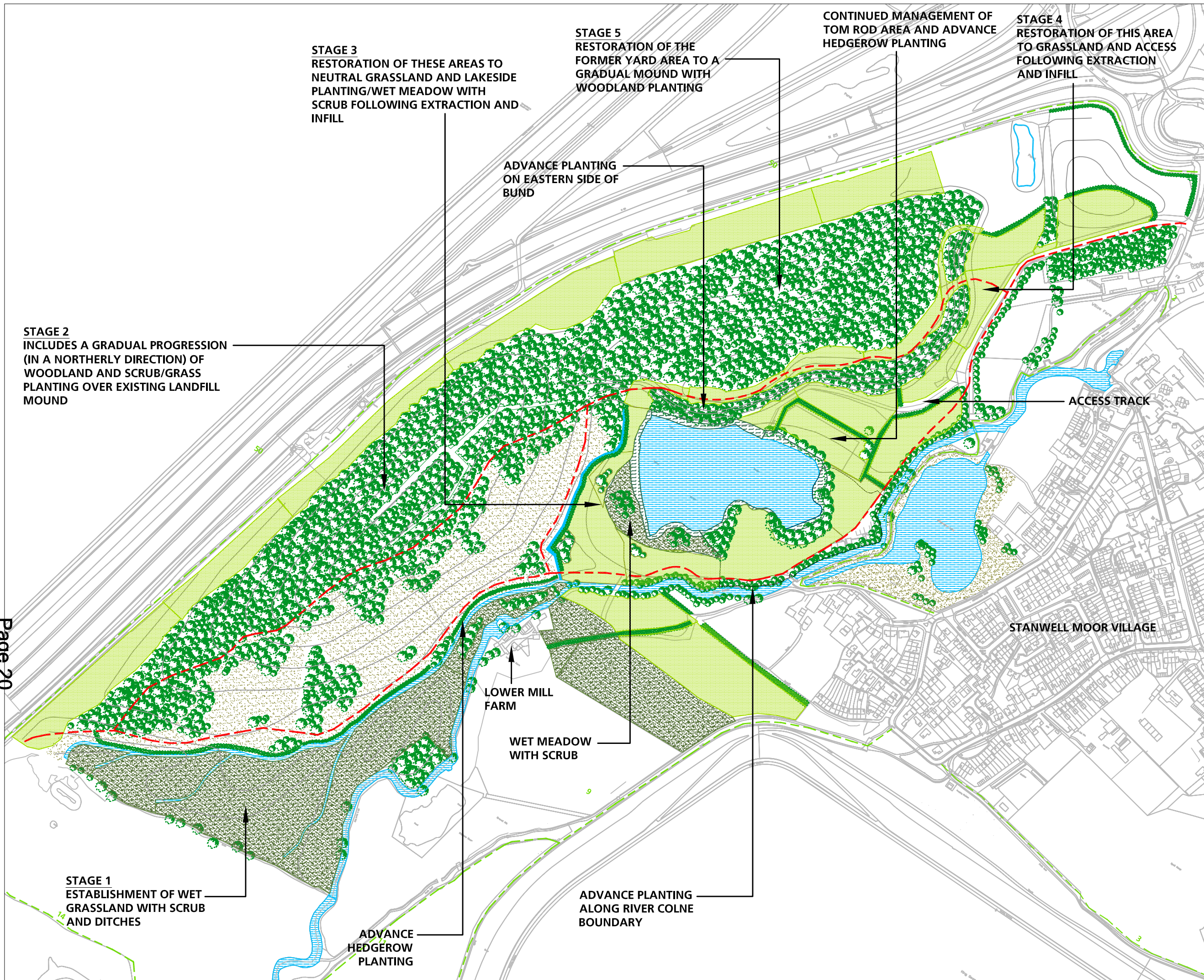
EXTRUDED ASPHALT KERB LINE

EQUIPMENT CONTAINERS AND LAB

PROCESS WATER OUTLET RUNOFF.  
 REFER TO CONSTRUCTION DETAILS  
 DWG FOR DETAILS.

PROCESS WATER LAGOON

1	00	00	12/01/14	High ridge High ridge
0	00	00	01/01/14	Flow on bed from pan due to re location near Site entrance
Revision	Number	Date	Comments	
Site: Project: Drawing title: <b>PROPOSED INFRASTRUCTURE</b>				
Scale:	1:00	Date:	01/01/2014	
Drawing number:	005	Revision:	1	



**STAGE 3**  
RESTORATION OF THESE AREAS TO NEUTRAL GRASSLAND AND LAKESIDE PLANTING/WET MEADOW WITH SCRUB FOLLOWING EXTRACTION AND INFILL

**STAGE 5**  
RESTORATION OF THE FORMER YARD AREA TO A GRADUAL MOUND WITH WOODLAND PLANTING

**CONTINUED MANAGEMENT OF TOM ROD AREA AND ADVANCE HEDGEROW PLANTING**

**STAGE 4**  
RESTORATION OF THIS AREA TO GRASSLAND AND ACCESS FOLLOWING EXTRACTION AND INFILL

**STAGE 2**  
INCLUDES A GRADUAL PROGRESSION (IN A NORTHERLY DIRECTION) OF WOODLAND AND SCRUB/GRASS PLANTING OVER EXISTING LANDFILL MOUND

ADVANCE PLANTING ON EASTERN SIDE OF BUND

ACCESS TRACK

LOWER MILL FARM

WET MEADOW WITH SCRUB

STANWELL MOOR VILLAGE

**STAGE 1**  
ESTABLISHMENT OF WET GRASSLAND WITH SCRUB AND DITCHES

ADVANCE HEDGEROW PLANTING

ADVANCE PLANTING ALONG RIVER COLNE BOUNDARY

- KEY**
- SCRUB-GRASSLAND MOSAIC
  - WET GRASSLAND WITH SCRUB
  - NEUTRAL GRASSLAND
  - MARGINAL PLANTING
  - OPEN WATER
  - GREENHAMS POND / FRESHWATER LAKE
  - TREES & SHRUBS
  - TREES
  - HEDGE PLANTING
  - EXISTING FOOTPATHS / BRIDLEWAYS
  - PROPOSED FOOTPATHS / BRIDLEWAYS



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Revision		
Rev D	MAR 2009	Restoration scheme altered to minimise attractiveness to bird strike species of concern
Rev C	AUG 2006	Base map updated and other related adjustments
Rev B	AUG 2003	Amended in accordance with HM10 rev C
Rev A	AUG 2002	Revised following changes to HM10 Rev A

**DAVID JARVIS ASSOCIATES**  
planning development landscape environment  
DAVID JARVIS ASSOCIATES LIMITED  
1 Tennyson Street Swindon Wiltshire SN1 5DT  
Tel: 01793 612173 Fax: 01793 613625  
Email: mail@davidjarvis.biz

Client  
**BRETT AGGREGATES LTD.**

Project  
**HITHERMOOR**

Drawing Title  
**FINAL RESTORATION**

Scale <b>1:5000 at A3</b>	Date <b>APRIL 2006</b>
Drawing No. <b>8/H Rev D</b>	



## COUNTY MATTER APPLICATION: SECTION D

### ITEM NUMBER 6

APPLN. NO.: : 03/01212/SCC  
VALID DATE : 11/12/2003  
CTTEE DATE : 05/03/2008 (WH)

Hithermoor Quarry, Leylands Lane, Stanwell Moor

Mineral extraction together with mineral processing, including material from windfall operations, recycling of construction and demolition wastes, together with concrete production, provision and operation of aggregate bagging plant, and restoration to nature conservation, public access and agricultural uses; for Brett Aggregates Limited.

WARDS : Stanwell North, and Staines

### INTRODUCTION

This application was reported to the Planning Committee, in its original form, on 28 April 2004. The Committee strongly objected to the proposal in that form.

However, the County Council deferred consideration of the application, at the applicant's request. Amendments were made to the original submission, and it was reported to the Committee on 3 January 2007. No resolution was made, and the application was deferred to enable further discussions between the applicant and officers of this Council. Extensive discussions have taken place, resulting in the proposal as now presented (see in particular para 3.9 of the report below).

The application will be reported to the County Council's Planning Committee once this Council's Planning Committee has made a resolution on the proposal.

#### **1. Borough Local Plan/Local Development Framework**

- Green Belt
- Colne Valley Park
- Area Liable to Flood (part)
- Public Safety Zone (part)
- Sites and areas of high archaeological potential (part)
- Sites of nature conservation importance (part)

#### **2. Relevant Planning History**

- 2.1 There is an extensive planning history associated with the Hithermoor Quarry site. Permission existed to extract sand and gravel from the site up until 31 December 2003 (Ref SP02/0182). The Colas roadstone coating plant; in the northeast corner of the Hithermoor Quarry site; also had planning permission (Ref SP02/1169) until the end of that year and the ready-mix concrete plant, under conditions attached to the original consent, can remain whilst there is mineral to use from the site.
- 2.2 In December 2000 the County Council's Planning and Regulatory Committee resolved to grant planning permission for a proposal submitted by RMC Aggregates, to recycle inert waste, including concrete crushing, at Stanwell Quarry (a site to the northeast of Park Road/Stanwell Moor Road) for a temporary period of ten years (Ref SP99/0718).

## COUNTY MATTER APPLICATION: SECTION D

- 2.3 The application was forwarded to the Secretary of State as a departure from the development plan. The Secretary of State decided to call in the application and to determine it himself after holding a Public Inquiry due to commence in May 2002. However, in mid April two planning applications were submitted by Brett Aggregates Ltd (Bretts), proposing the recycling of inert waste; one relating to Hithermoor Quarry and Stanwell Quarry (Ref SP02/0522) and a second application just relating to Hithermoor Quarry (Ref SO02/0524). The RMC Inquiry opened and adjourned on the first morning, the Inspector reporting that the Secretary of State was aware of the two applications submitted by Bretts and was minded to adjourn the Inquiry so that all three applications could be considered together. The two Bretts applications were called in by the Secretary of State at the end of May. At the end of July the applications submitted by RMC for Stanwell Quarry and by Bretts for Hithermoor Quarry were both withdrawn. This left the Bretts application for Hithermoor Quarry and Stanwell Quarry as the sole application to be considered at the re-opened Inquiry in October 2002. The understanding behind the withdrawals was that both companies were going forward with the one remaining application.
- 2.4 At their meeting in September 2002 the County Council's Planning and Regulatory Committee resolved that had the application not been called in by the Secretary of State they would have refused planning permission on Green Belt grounds.
- 2.5 During the Inquiry reference was made by Bretts to a legal agreement being prepared between themselves and RMC committing both companies to the combined application thus guaranteeing the very special circumstances with respect to Stanwell Quarry that formed the basis of the case for Bretts in making an exception on Green Belt policy. The Inquiry ended, however, without the legal agreement being submitted. RMC did not participate in the Inquiry.
- 2.6 The Inspector in her report considered that a case had been made out by Bretts for making an exception to Green Belt policy, but concluded that, in the absence of a legal agreement between Bretts and RMC, the very special circumstances that she considered clearly outweighed the harm to the Green Belt, such that an exception to Green Belt policy could be made, could not be guaranteed. Accordingly, she recommended to the Secretary of State that planning permission be refused.
- 2.7 The Secretary of State, in a letter dated 2 May 2003, indicated that he was minded to disagree with his Inspector, subject to the legal agreement being completed. The Secretary of State allowed two months for this process to be completed. This period was subsequently extended at the request of the applicants and in a letter dated 30 July 2003 the Secretary of State gave the parties a further two weeks to complete the agreement. With the legal agreement still not forthcoming the Secretary of State refused planning permission in his letter of 28 August 2003.
- 2.8 Following the Secretary of State's decision Bretts submitted a revised application (Ref SP03/01212) in December 2003 relating just to Hithermoor Quarry, which is the current application.

### **3. Description of Current Proposal**

- 3.1 The application site comprises 73 hectares of land to the east of the M25 motorway and south of Leylands Lane, which provides vehicular access to the land. The site has been used for mineral extraction for many years, and there is processing plant on the eastern part of the land which incorporates a concrete plant. In the northeast of the site was a coating plant operation used by Colas Limited. This and the mineral

## COUNTY MATTER APPLICATION: SECTION D

processing operations are served by a haul road on the eastern area of the site. Lower Mill Farm is situated as a prong off the eastern side of the main site area. Restoration has occurred on much of the Hithermoor Quarry site, with a large landfill mound in the southern part of the site.

- 3.2 To the south of the village is Staines Moor, and to the south east is King George VI Reservoir. The village of Stanwell Moor, and its residences is off to the east of the site.
- 3.3 There are five main elements of the proposal:
- (a) Mineral extraction with mineral processing;
  - (b) Recycling operation;
  - (c) Concrete production;
  - (d) Aggregate bagging;
  - (e) Restoration.

The initial phases of the proposal would involve the dismantling of existing plant on the eastern and northern part of the site, and the existing haul road. This would allow the extraction of the remaining minerals on such land, which covers 3.1 hectares. The new mineral processing plant and items (b) – (d) would be located in a new six hectare compound on the western side of the site close to the M25 motorway. This compound would be screened by an earth bund 4m – 5m high with tree and shrub planting on it, plus a 2m fence on the M25 boundary. The existing Leylands Lane access would be realigned, and a new access road to the new compound constructed.

- 3.4 The mineral extraction on the 3.1 hectares would be undertaken in three phases, with subsequent restoration, with the Colas Limited site being the last item. 2m high temporary screen bunding would be provided to the eastern side of the extraction working areas, apart from for Colas, where a 3.5m screen would be on the northern boundary. Days and hours of operation would be 7.30am – 5.30pm (Mondays – Fridays), and 7.30am – 1.00pm (Saturdays). To complete restoration, the three phases would take two years, nine months and 24 months respectively.
- 3.5 Turning to the new compound, the new mineral processing operation would be on the southern section of the new compound. The plant involved would be 4m high in the main, but with a feed conveyor 5.7m high. Stockpiles would be up to 6m high. The majority of the sand and gravel produced will be utilised by the new concrete and aggregate bagging plants (items (c) and (d)). This operation would work 7.30am – 5.30pm (Mondays – Fridays), and 7.30am – 1.00pm (Saturdays). Items (b) – (d) would be located in the northern part of the compound. The existing concrete plant which is to be dismantled on the eastern part of the application site would be replaced by two new plants. One of these plants would have the majority of its production allied to the proposed recycling operation (item (d)). The concrete plants would be mainly 7m high, but with 9m high aggregate bins. They would supply projects within a 15 kilometre radius of the site. The upper limit of production would generate an average of 27 deliveries per day, with six/seven mixer trucks involved, plus two tankers coming to the site. Days and hours of operation would be 7.00am – 6.00pm (Mondays – Fridays), and 7.00am – 1.00pm (Saturdays), with occasional other weekend working (15 events a year). The aggregate bagging plant would involve the erection of a steel framed building clad with plastic coated profiled steel panes, measuring 18m long x 12m wide x 7.8m high. Open stacks would be 3m high. Three vehicles are likely to operate out of the site, each making three/four deliveries a day. Six/seven staff would be employed on site. The recycling operation that is proposed would produce a variety of materials and have plant up to 7m high. Those materials in excess of the

## COUNTY MATTER APPLICATION: SECTION D

production and storage capacity of the recycling facilities together with process residues would be used on the application site for landfill. The aim of the recycling operation is to produce a recycled aggregate capable of replacing primary aggregate. Days and hours worked would be 7.00am – 5.30pm (Mondays – Fridays), and 7.00am – 1.00pm (Saturdays).

- 3.6 The restoration element of the proposal, beyond that mentioned in para 3.4 above, would take place towards the end phases of the proposal, being completed at the end of 11 years from the start of the overall project. As compared with the presently approved restoration of the site (excluding Lower Mill Farm), there would be much more woodland/scrub provided, especially on the western side of the site. Also, the lake in the north eastern part of the site would be larger. Further, there would be more permissive footpaths provided on the site. This restoration would allow for nature conservation, agriculture, and public access after uses on the site.
- 3.7 Lower Mill Farm would be restored. This would take two years and would occur in years eight and nine of the proposal.
- 3.8 The actual area to be infilled under the proposal is 5.5 hectares, with further enhancement work undertaken over much of the remaining application area.
- 3.9 The items now put forward, following the extensive discussions with officers of this Council, and which would be the subject of a Section 106 (Legal) Agreement are as follows:
- (a) Staines Moor would not be worked for gravel extraction for 50 years (previously this was to be for 30 years).
  - (b) The following financial contributions would be made by the applicant in respect of annual conservation/maintenance of Staines Moor:-
    - (i) an annual sum of £25K for 11 years;
    - (ii) fencing improvements : total value of £10K;
    - (iii) Colne Valley interpretation boards : total value of £10K;
    - (iv) extension to the Colne Valley Trail : maximum contribution of £50K;
    - (v) a “conservation herd” to assist in the effective grazing of Staines Moor : a one-off payment of £20K;
    - (vi) payment for an educational facility concentrating on biodiversity at Church Lammas : total value of £20K.
  - (c) The following non-financial contributions would be made by the applicant:-
    - (i) improved partnership working;
    - (ii) co-ordinated timings of pest and weed treatments;
    - (iii) pro-active involvement in the Staines Moor Management Committee.

## 4. Consultations

- 4.1 These were undertaken for the 28 April 2004 report.

4.2 Head of Environmental Health and Building Control

- (i) **NOISE:** The submitted noise assessments are generally within Surrey County Council guidelines for mineral extraction, which are in turn based on Government advice in Mineral Planning Guidance Note MPG11. Bunds will be constructed to mitigate noise, and no night working would take place: this should prevent the disturbance from early morning activity at the Colas plant, which has been the subject of complaint from nearby residents in the past. On this basis it is considered that the proposal would be acceptable from a noise point of view.

Appropriate conditions would be necessary to cover all relevant noise-related points.

- (ii) **DUST:** Certain matters in this respect would be covered by permits and licences under non-planning legislation. From a planning aspect a condition governing dust emissions is recommended including monthly monitoring of dust levels on the boundary of the site, with any consequently necessary mitigation measures.
- (iii) **AIR POLLUTION:** A condition is recommended for an air quality management plan to be submitted and approved prior to the implementation of the proposal.
- (iv) **ON-SITE BURNING:** This should be prohibited.
- (v) **CONTAMINATION:** An operational strategy would be required to prevent this.

4.3 It should be standard practice for the County Council to impose conditions dealing with matters such as noise, dust, air pollution, and contamination.

5. Third Party Representations

5.1 Letters were received from 33 residences, Councillor Pinkerton, Stanwell Moor Residents Association, and the Association for the Preservation of Staines Moor, objecting to the originally submitted proposal on the following grounds:-

- Green Belt
- Basically commercial development
- Would delay restoration, in comparison with the existing situation
- Recycling facility is unnecessary, would not help Surrey to meet waste targets and no viable market for recycled concrete
- Cumulative impact on Stanwell Moor, with other developments in the general locality
- Loss of amenity to Stanwell Moor: dust and pollution, with possible toxic effects and health implications
- Noise and vibration
- Infrastructure of Stanwell Moor would not be able to cope
- Traffic generation and safety
- Contrary to County Transport Plan
- Mud on highway
- Flooding
- Devaluation of property

## COUNTY MATTER APPLICATION: SECTION D

5.2 Further representations were received from 17 residences for the 3 January 2007 report, and on behalf of Stanwell Moor Residents Association.

5.3 Some of the previous objections were reiterated, but in addition the following objections were raised:

- The planning gains and environmental benefits are insufficient
- Maintenance work has been carried out on Sundays

### **6. Issues**

6.1 - Would the proposed amendments justify no objection to the proposal.

### **7. Planning Considerations**

7.1 The original submission sought to establish that very special circumstances applied to it to justify approval for the proposed development in the Green Belt. In effect, what was then proposed at Hithermoor Quarry, was sufficient to make up for the omission of Stanwell Quarry, which had been included in the SP/02/0522 scheme (see paras 2.3 – 2.7 above). This was not accepted by this Council, and thus the strong objection in April 2004.

7.2 What now needs to be assessed is whether the amendments are due sufficient weight such that these would establish that there are very special circumstances applying. This would then justify this Council having no objection to the proposal.

7.3 To set the amendments in some form of context I would make the following comments with regard to Stanwell Quarry. Whilst it is not possible to quantify precisely the weight which the Inspector and the Secretary of State placed on the Stanwell Quarry benefits, it is possible from a careful consideration of the Inspector's report and the decision notice to gauge, in general terms, the importance that was placed on Stanwell Quarry elements. Examination of the planning application and decision letter show that there was a material benefit in removing the existing processing plant at Stanwell Quarry and all processing being carried out at Hithermoor. There would have been a further material improvement in the foregoing of mineral extraction underlying and surrounding the Site of Nature Conservation Importance (SNCI), with a phased programme of working and an enhanced restoration programme to secure nature conservation objectives and restore part of the garden and parkland. Restoration would have offered new countryside access through provision of permissive paths and long term management. Had permission been granted by the Secretary of State conditions would have been attached requiring a detailed restoration plan for Stanwell Quarry including a scheme of management, restoration of the parkland and the layout and specification of all routes providing public access. Further conditions would have required a scheme of aftercare for five years and a management plan. Thus had permission been granted there would have been considerable benefits which would have been provided and maintained to the benefit of the residents and the ecology of the area. It is against this package of benefits which cannot now be delivered at Stanwell Quarry that I consider the revised package on offer by Bretts must be judged.

7.4 The major change to the proposal as now presented is the package of items noted in para 3.9 of this report. These include both financial and non-financial elements, which would be of benefit to the ecology of the area and to residents and visitors to Staines Moor. I would therefore attach a reasonable weight to this package.

## COUNTY MATTER APPLICATION: SECTION D

- 7.5 Beyond that there is also the restoration of Lower Mill Farm (see para 3.7 above). Lower Mill Farm has not been restored after working, and although there were conditions covering some later extensions to the working, it remains a fact that the main part of the site is not covered by any restoration conditions. The current proposal represents the only opportunity at present to achieve a satisfactory final restoration. I consider that this is due some weight.
- 7.6 Further, there is temporary permission for a recycling facility at Littleton Lane, Shepperton (04/00750/SCC). The applicant has offered to relocate the plant at Littleton Lane to Hithermoor Quarry if they obtain planning permission for the current proposal. This would represent a benefit for Shepperton in terms of reduced HGV movements. However, the permission is only due to run until 21 May 2009, and by the time the Hithermoor Quarry plant was active the benefit would only represent a short period of time. I consider that this is due some weight, though not a particularly substantial weight.
- 7.7 I consider the matter of whether the proposal as now presented would involve very special circumstances thus removing the previously noted objection is finely balanced. With regard to item (a) noted in para 3.9 above, it would have been preferable that 100 years rather than 50 years was agreed. However, with certain important caveats; I consider that such very special circumstances can be said to apply and no objection should now be raised subject to those caveats being suitably dealt with.
- 7.8 The caveats are as follows:-
- (1) With regard to item (b)(i) noted in para 3.9 above, the annual sum of £25K should continue for any additional years until such time as the site has been fully restored in accordance with any grant of planning permission. Thus if the site is not restored within the 11 years the applicant intends, this would be a safeguard for that situation.
  - (2) There are several statements made in the Environmental Statement accompanying the application (notably in Volume1 Section 3: Hithermoor Management Plan para 3.7) that suggest some of the countryside access routes "can be established at a relatively early stage". However, the submitted plan only shows these routes at final completion in year ten and that there appears to be no attempt to show how they could be phased in. This means that the public will receive no significant benefit from the proposals until the end of the scheme. Bretts need to demonstrate how the public access benefits can be achieved much sooner.
  - (3) The reinstatement of the Yeoveney Ditch: provided that the Environment Agency and Natural England consider that this would benefit the northern end of Staines Moor.
  - (4) The agreement of this Council to the time periods for the provision of the extension to the Colne Valley Trail (see item (b)(iv) in para 3.9 above); and repayment to the applicant of any sum not spent overall.
  - (5) There being no material objections received from any body consulted by the County Council to the proposal.

## COUNTY MATTER APPLICATION: SECTION D

- 7.9 Turning lastly to the new third party points, noted in para 5.3 above, it is considered that the first point is dealt with above. The question of Sunday maintenance work is a matter for the County Council to decide whether it is expedient to consider enforcement action.

### **8. Recommendation**

That Surrey County Council be informed that on balance, this Council DOES NOT OBJECT to this proposal, subject to the finalisation of an appropriate Section 106 (Legal) Agreement, and the caveats set out in para 7.8 of this report being dealt with: caveats (1) and (4) to be within the Section 106 Agreement.





15/01206/RVC

**The Workshop at the Boatyard, The Boathouse, Sandhills Meadow, Shepperton, TW17 9HY**

N  
1:1,250

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## Planning Committee

16 December 2015



Application Nos.	15/01206/RVC		
Site Address	The workshop at the Boat Yard, Sandhills Meadow, Shepperton		
Proposal	Variation of condition 5 of planning permission ref E/88/767 (referring to the use of the site only for purposes ancillary to the existing boat hire business) to allow for the protective treatment of vehicles within the workshop area.		
Applicant	Mr Michael Cook		
Ward	Shepperton Town		
Call in details	Called in by Cllr Leighton because of concerns over parking, traffic generation, noise and disturbance and odours.		
Application Dates	Valid: 08.09.2015	Expiry: 03.11.2015	Target: over 8 weeks
Officer	Kelly Walker		
Executive Summary	<p>The proposal is for the use of the existing workshop within Site B for the protective treatment of boats and cars, that is not connected to the boat yard use at site A. The permitted use of the site is required to be linked to the boat yard use and the proposed use would be contrary to this condition imposed for the erection of the building ref 88/767 that requires its use to be ancillary to the boat yard use. As such planning permission is required to vary this condition.</p> <p>The proposal is considered to be a use which is comparable to existing uses at the site and is not considered to give rise to any greater impact on amenity to neighbouring residential properties than the existing use. It is considered to have an acceptable impact on highway safety/traffic generation, noise, disturbance and odours.</p>		
Recommended Decision	This application is recommended for approval.		

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN11 (Noise and disturbance)
- CC3 ( parking provision)

### 2. Planning history

#### Application site - Site A

SUN7494	Temporary storage for small rive craft during winter months	Approved 15/08/1963 (1year)
SUN7494a	Continued temporary storage	Approved 21/07/1964 (1 year)
E/87/007	Erection of 4 garages	Approved 01/07/1987 (condition 5 requires garages to be ancillary to existing boat hire business).
E/88/0767	Erection of replacement garage block comprising 2 x double garages for private parking and small boat storage	Approved 14/12/1988 (condition 5 requires the development to be used ancillary to the existing boat hire business).
CLD/97/0002	Certificate of Lawfulness for use of the site as boatyard and car park	Withdrawn 07/10/1999
CLD/99/0012	Use of land as boatyard/boat storage	Not Valid
PA/01/0047	Retention of portacabin for use as office purpose	Refused 25/06/2003 and Enforcement Notice served
01/0001/CLD	Certificate of Lawfulness (for an existing use) of land for boat sale, storage, commissioning of boats, boat parts and parking	Approved 04.02.2004

There is also separate planning history for site B

### 3. Description of Current Proposal

- 3.1 The site (site A) is located at the north of Sandhills Meadow which runs towards the south from Russell Road opposite Halliford School. The Boat Yard itself relates to 2 no. irregular shaped plots with site B adjacent to the river to the east side of Sandhills Meadow, consisting of a large 2 storey building with boat storage, sales and hire with offices and show room. The plot opposite at site A, (to which this application is subject to), is used in connection with the boat yard site and consists of a large area of hard standing with boats and cars stored and parked, and a single storey building which has been used ancillary to the boat yard use. There is also a shed type building behind this. Also along Sandhills Meadow are residential properties including Willow Trees to the south of the site which is located on the common boundary with the application site and also 3 dwellings at Falling Waters, Fairview and Dell Quay opposite site A and to the north of site B fronting the River Thames. The site is located within the 1 in 20 functional flood plain and also within the Green Belt.
- 3.2 The current proposal relates to the use of the existing workshop, consisting of a single storey building, measuring approx. 85 sq. m. There is a small office in the corner and the rest of the building is a workshop area that can be segregated into 2 sections with a retractable partitioning wall. There is a doorway for pedestrians to enter on the side of the building and 2 large garage doors for vehicular access to the frontage, facing towards the road.
- 3.3 The proposal seeks to allow the use of the existing workshop for the protective treatment of vehicles of both cars and boats. Permission is required as the use would not directly relate to the boat yard use and as such would be contrary to Condition 5 of planning permission ref 88/0767 for the erection of the subject workshop, requiring the use of the workshop to be ancillary to the boat yard use. This process of treating vehicles would be operated by an independent person representing a company called Ceramic Pro and the applicant has provided a planning statement which outlines the process as follows:-

*'...steam cleaning that is eco-friendly, has no waste water runoff, uses minimal amount of water in comparison to traditional jet wash and is very effective. To provide further service beyond cleaning to preserve the body of the boat/car ... The range of products I use are tested and certified. The product is eco-friendly, it doesn't dissolve or pollute water like other polishing products as it forms a permanent bond with the paint of the boat/car. It also lasts much longer even up to a lifetime. It is self-cleaning and any future cleaning can be less repetitive and much quicker.'*

In terms of applying the treatment he states that, *'...the application does not involve any spraying or polluting. It is applied by use of a sponge and the product is in a liquid form... no smell or air pollution. I am however keen to install a flue to ensure adequate ventilation is in place to comply with planning regulations and health and safety. Application on boat or car is the same..... The procedure is lengthy and I will not be able to get more than 3-4 cars or 2-3 small boats done in one week.'*

### 3.4 Background

In 1988 permission was approved for the subject workshop (ref 88/0767). It was for the erection of a replacement garage block comprising 2 x double garages for private parking and small boat storage. Conditions were imposed on this consent. Condition 3 relates to its use for parking. Condition 4 refers to the use being solely for the garaging of private motor vehicles and/or privately owned boats and no other boats, either for sale or display or repair or other commercial purposes. Condition 5 requires the development to be used ancillary to the existing boat hire business and Condition 6 refers to no industrial processes.

- 3.5 In 2004 a Certificate of Lawful Development application for an existing use was approved (ref 01/00001/CLD) for the use of up to 70% of the site at site A for boat storage and the display of boats for sale, and boat commissioning, with the remainder of the site being used for car parking ancillary to the boatyard. The Officers report, in the analysis of the evidence, states that, *'...It would appear that approximately 60-70% of the site has been used for the storage and possibly the sale of boats during the last 10 years. It is therefore considered reasonable to restrict the amount of site coverage of boat storage in any Certificate of Lawfulness Granted to 70%.'*

In terms of the use of the building and the conditions restricting it to private parking and small boat storage the Officer noted that *'...local residents state that the building has been used for commissioning of boats and boat storage since 1989. In my opinion, it would appear therefore that on the balance of probability, the condition on the permission restricting its use has been breached for more than the relevant 10 year period and its present use as a boat repair workshop/office is also lawful.'*

- 3.6 As such the Certificate of Lawful development overrides a number of the previous conditions imposed on the original consent for the building ref 88/0767 noted above, namely conditions 3, 4 and 6. As such the current proposal is to vary Condition 5 to allow the use of the workshop to be for a use which is not ancillary to the boatyard use at site A. Given the approval of the Certificate of Lawful Development referred to above, the lawful use of the site, including the workshop, is for boat storage, display of boats for sale, boat commissioning and car parking.

### 3.7 Current proposal

In July 2015 complaints were received in relation to the workshop having changed use and also the installation of advertisements. The Council's Enforcement Officer investigated and it was established that advertisement consent was not required for the display of the advertisement, but because the use was not associated with the boat yard use, it would require planning permission to vary the planning condition. The applicants were invited to submit an application of this nature.

- 3.8 Copies of the proposed site layout are attached as an appendix.

#### 4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection.
Environmental Health Department (odour)	No objection –recommends conditions
Environmental Health Department (noise)	No objection –recommends conditions.

#### 5. Public Consultation

There have been 5 letters of objection received raising the following points:-

- traffic and parking
- noise from power washing and machinery
- company should be operating on industrial estate and not a private road
- now a retail unit selling services to car owners, previous workshop for the boatyard
- chemicals use and disposal – impact on environmental and neighbours
- health and safety issues
- working at unsociable hours
- building has been divided so no boats can be treated in building other than small ones
- no toilet/wash facilities
- makes use of garden adjacent at Willow Trees virtually impossible when cleaning. – loss of amenity
- flooding
- if cars are allowed in the workshop then won't be long before mechanical and bodyworks start which the Council will then need to deal with
- main boat house has already been partially let to a marketing company
- visual impact - building has been painted black with signage now visually obtrusive.
- road partially blocked by vehicles/machinery encroaching on road
- concerns about the type of application submitted and that it should be a change of use

#### 6. Planning Issues

- Principle of use
- Traffic generation and parking
- Impact on neighbouring properties (noise and disturbance)

#### 7. Planning Considerations

##### Principle of development – use

7.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to *'contribute to the achievement of sustainable*

*development*, identifying the three elements of sustainable development as economic, social and environmental. It goes on to say that *'these roles should not be taken in isolation, because they are mutually dependant. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.* It explains further that one of the core planning principles is to *'proactively drive and support sustainable economic development to deliver homes, business and industrial units infrastructure and thriving local places that the country needs.'* .

- 7.2 The lawful use of the subject workshop is for a boat repair workshop/office, as noted above. If the current proposal was carried out on boats associated with the boat yard use, it would not be contrary to Condition 5 and would not require planning permission. The proposal is not considered to be a change of use, but does require the variation of Condition 5 imposed on the workshop, as the proposed use will not be ancillary to the boat yard.
- 7.3 The applicant has specified that he will carry out the protective treatment on cars and boats. As noted above the treatment of boats would be considered to be ancillary to the boat yard use, but works on cars would not. Therefore, it is considered that a condition should be imposed to limit the amount of cars being treated, to not exceed 50% of the work hours. This would result in at least 50% of the work hours being carried out on boats, ancillary to the boat yard use. It is also considered necessary for a condition restricting works on cars to be limited to the protective treatment and associated works only. The imposition of these conditions will restrict the amount and type of work carried out that is not ancillary to the boat yard use, and allow some control over the intensity of this use.

#### Traffic generation

- 7.4 The workshop already exists and is of limited size. The owner of the site has indicated that the use is limited to a small number of vehicles per week. As such it is not considered that the proposal will have a significant impact in terms of traffic generation. The proposed service would be booked by customers and as such the number of vehicles on the site could be controlled and limited due to capacity of the workshop.
- 7.5 The County Highway Authority have raised no objection to the proposal in terms of highway safety and parking provision and it conforms to policy CC3.

#### Impact on Neighbouring Properties

- 7.6 Policy EN11 of the CS & P DPD sets out the Councils general approach to minimising the adverse impact of noise by reducing noise levels from noise generating activities and requiring developments that generate unacceptable level of noise to include measures to reduce noise to an acceptable level.

The Councils Environmental Health Officer in regards to noise has carried out a site visit and spoken with applicant. He notes that *'...the application process for the treatment applied to both boats and cars was explained and there are no fumes produced. However, I understand that the operator is going to*

*purchase portable ventilation equipment. I have no concerns with this application; all the issues can be addressed through conditions.'* He has recommended conditions to restrict noise, including one in relation to the hours of operation which he suggests should be restricted to 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 Saturday.

- 7.7 The Council's Environmental Health Officer, in relation to odour, makes no objection to the proposal, commenting that '*...The applicant is proposing to locate ducting on the north east corner of the building. Neighbouring properties are residential and are the following distances from the proposed duct location: Willow Trees (16m); Falling Waters and Beau Rivage (12m); Dell Quay (16m). These properties are all considered close as they are within 20m of the duct. The proposal is to vent 1m above the roof ridge of the workshop. They are also proposing to install carbon filtration to abate odour from the workshop.'* and as such recommends a condition for the submission of extraction details to be agreed.

### Conclusion

- 7.8 It is not considered that the proposal is for a change of use of the site; the processes proposed could be carried out at the workshop without further permission if they were used ancillary to the boat yard use if solely carried out on boats. However the current use of the site for boat commissioning, storage and sales and car parking, which has been established by the Certificate of Lawful Development application, is not subject to planning controls such as hours of operation. As such this planning permission which can involve the imposition of conditions for the intensity and hours of use of the operation hereby approved could in fact have a tighter control of the use within the building and thereby reduce the impact on the amenity of neighbouring properties compared to the current authorised use.
- 7.9 It is considered that the application will have an acceptable impact on the amenity of neighbouring properties and is recommended for approval subject to conditions.

### **8. Recommendation**

GRANT planning permission subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans no. site location plan and workshop block plan rec on 08.09.2015.

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

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 08.00 and 1300 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 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. All noisy works 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. Should any plant be installed in the future, then the noise from the plant 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.

5. 1. Prior to the commencement of the development hereby permitted:

- a) Details of suitable ventilation and filtration equipment to be installed shall be submitted to and approved by the Local Planning Authority. This should comprise odour abatement and sound attenuation measures (so that the noise levels are 5 dBA below background).
- b) The specific maintenance schedule for the approved abatement system shall be submitted to and approved by the Local Planning Authority. This must be based on the manufacturer's recommendations, taking hours of operation into account.
- c) The approved details shall be installed prior to the occupation of the premises for the use hereby permitted. Proof of correct installation and correct function shall be submitted.

2. The installed ventilation and filtration equipment shall thereafter be operated and maintained to the satisfaction of the Local Planning Authority. Maintenance records should be kept for a period of two years. These should include receipts for consumables, and staff records of changing filters.

Reason: - In the interests of the amenities of the area and the amenities of the occupiers of nearby premises.

6. That the use hereby approved, in regards to works on motor vehicles, shall be limited to the protective treatment and associated works only.

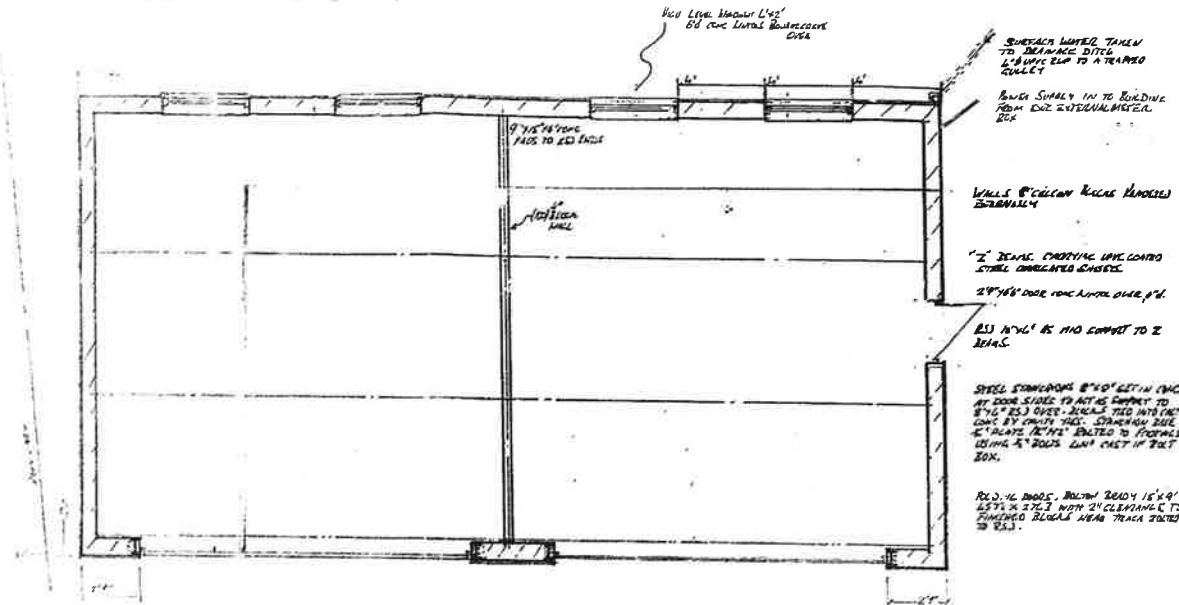
Reason: - To protect the amenities of the local area.

7. That the use hereby approved for the protective treatment of vehicles shall be limited to no more than 50% of the hours worked on motor vehicles and the additional hours worked shall be on boats.

Reason: - To ensure at least 50% of the hours worked are carried out on boats which would be ancillary to the boat yard use.

**Informatives:**

1. The applicant is advised that the details of the ventilation and filtration equipment to be submitted should include (but not limited to): Dimensions of ducting; model, type, and residence time of carbon filtration or other suitable odour suppressing technology; efflux velocity; type of chemical odour to be abated, hours of operation. Receipts will be required for proof of installation; a flow check report will be required for proof of correct function. For further advice and information, the applicant is advised to contact Environmental Health on 01784 446251.



**STRUCTURE**

E.P.C. minimum 4ft. to 35 ft., to all openings and reveals.

New D.P.C. to be laid with floor D.P.C. and to form a "U" channel with any existing floor D.P.C. 500 units of Splagolite below floor level or 1000 units of D.P.C. to be laid 1" above ground level with spline below D.P.C.

D.P.C. to be minimum of 8" above ground level with spline below D.P.C.

Operate 12ft. concrete. Floor above and below 12ft. min. 8".

Size and depth of concrete slab foundations subject to site conditions and 12ft. min. concrete.

**CONCRETE WALLS** - Blocks 9" Thrucrete Tuff or Celcon Solar's blocks 12" thick with 200 3" rebar facing "in" at openings and D.P.C. @ C.P. 200.

All windows and door frames sealed at junctions with render by mastic.

"Bridges" in the courses above any openings and below any openings except 1/2" x 1/2" "bridges" to extend 18" beyond any opening and to be cast in 10" from brick edge.

Expansion gaps to be forced in blocks at a minimum 15" centres.

Surface water taken in 4" UPG or 4" G2.2 galled atmosphere with electric cable laid in 6" granular fill.

Fall 1:50 to roadway minimum 90 on ft dog to gravel area located 15' from an building.

If a storm drain system already exists new surface water runs are to be connected to this system.

Minimum 1/2" UPG half round with 3" UPG down pipes to trapped gullies.

E. 88767

7.11.88

WELTHORNE BOROUGH COUNCIL

**THIS PLAN IS APPROVED**

UNDER THE PROVISIONS OF THE

TOWN & COUNTRY PLANNING ACTS 1990

SUBJECT TO CONDITIONS

**GIBB'S MARINE;**

SANDHILLS MEAD

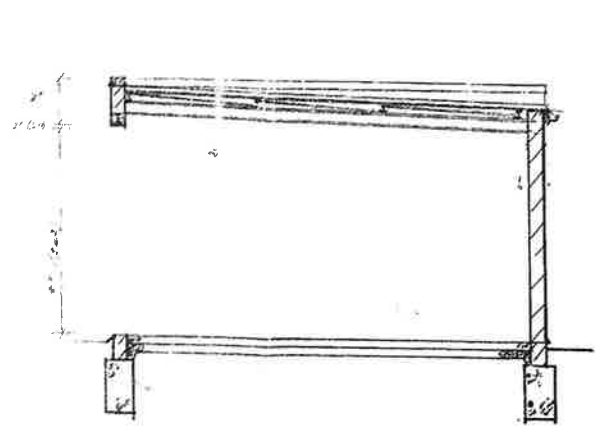
SHEPPERTON.

SC 46/701 DT 24/1/88

The Contractor is responsible for all Dimensions, Tolerances and References. Any discrepancies to be notified with before proceeding with work.

**PLANAPRINT DESIGN CONSULTANTS**

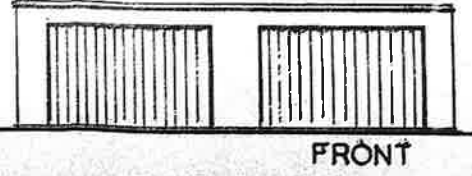
PO BOX 26 WALTON-ON-THAMES SUDBURY TELEPHONE: WALTON-ON-THAMES 71



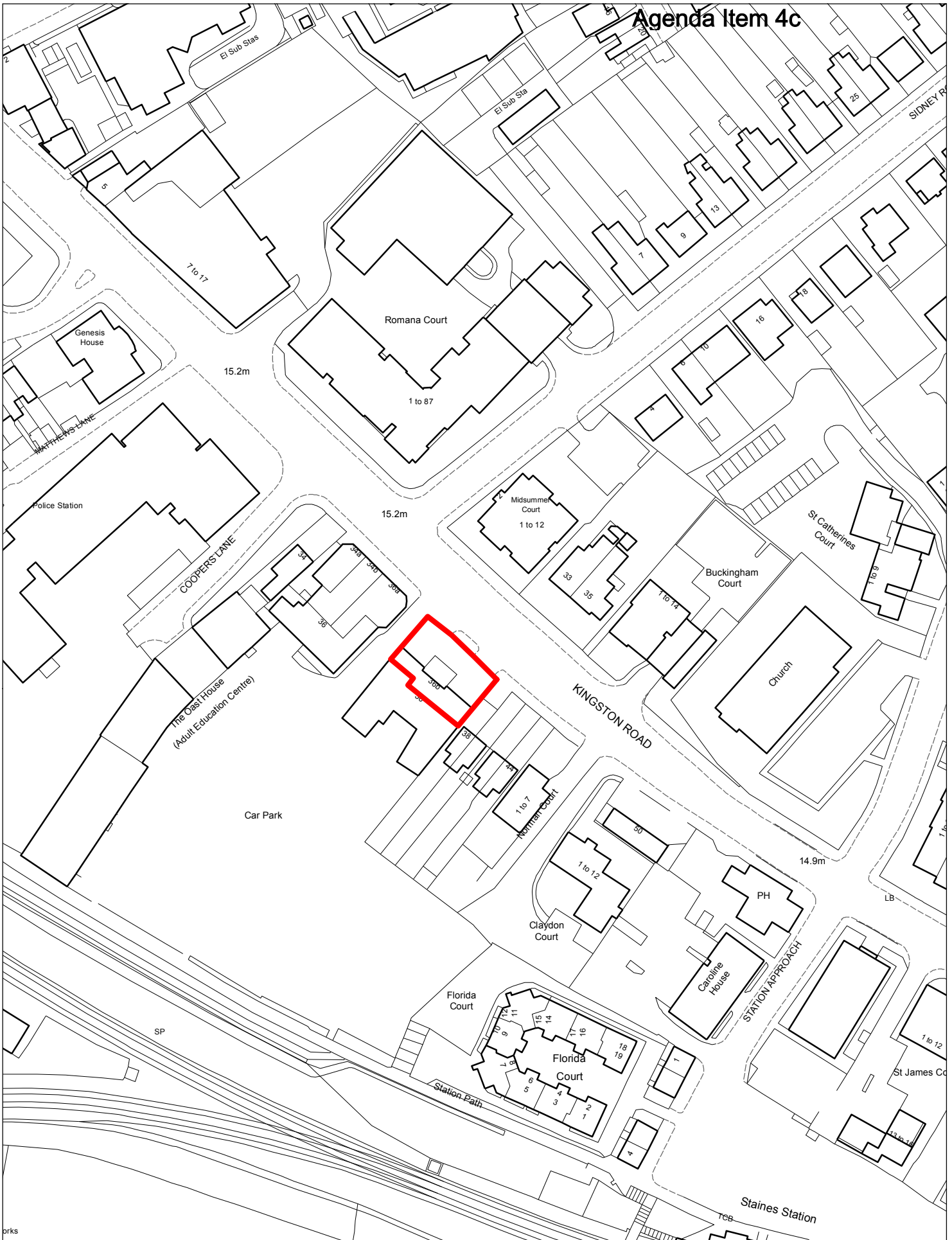
REAR CHAIRING UP CONTROL STAIRS OR REAR CHAIRS

STEEL JOISTING @ 4" X 6" SET IN CONC. BY DOOR SILL TO REAR CHAIR TO 1/2" X 1/2" JOIST. JOISTS TIED INTO FLOOR CONC. BY 2" X 2" TIE. JOISTING TO BE 4" PLATE @ 1/2" TIED TO JOIST.

P.O. TO BLDG. REAR CHAIR 1/2" X 4" 1 1/2" X 2 1/2" WITH 2" CLEARANCE TO FINISHED FLOOR AREA TRUCK TRAIL TO R.L.



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1:1,250

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

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## Planning Committee

16 December 2015



Application Nos.	15/00977/FUL		
Site Address	36B Kingston Road, Staines upon Thames		
Proposal	Installation of temporary car wash facility to Staines Tyres existing forecourt		
Applicant	Mr Darren Chapman		
Ward	Staines		
Call in details	Called in by Cllr Pinkerton because of concerns over contaminated water, drainage and parking/traffic generation.		
Application Dates	Valid: 06.10.2015	Expiry: 01.12.2015	Target: over 8 weeks
Officer	Kelly Walker		
Executive Summary	<p>The proposal is for the use of the existing forecourt of Staines Tyres for a temporary car wash facility. The proposal involves the erection of a screen to protect footpath users and white line markings on the ground to provide a waiting area, washing area and drying area for vehicles.</p> <p>The proposal is considered to be for a use which is comparable to existing uses at the site and is not considered to give rise to loss of amenity to neighbouring residential properties. It is considered to have an acceptable impact on highway safety/traffic generation, noise and disturbance, flooding/contamination. The applicant has sought a temporary consent and is recommended that permission is given for a two year period. This will enable the use to be monitored.</p>		
Recommended Decision	This application is recommended for approval for a temporary period of two years.		

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)
- EN11 (Noise and disturbance)
- CC3 (parking provision)
- LO1 (flooding)

### 2. Planning history

10/00903/FUL	Installation of temporary car wash facility	Refused 22.03.2011
33/34148/FUL	Continued use of building for motor cycle maintenance and tuning purposes for a motor cycle club.	Granted 10.12.1964

### 3. Description of Current Proposal

3.1 The site is located at the south western side of Kingston Road and is a rectangular plot occupied by a single storey building, and a large forecourt area in front, facing Kingston Road with a vehicular ingress and egress. The site is located within the urban area, close to the Staines Town Centre. To the north and west are the properties that form part of the Oast House Adult Education Centre, which is a listed building and is currently vacant. There is a carpark to the rear of the site which is accessed via the road to the north of the site from Kingston Road. To the south east are semi-detached residential dwellings at nos. 38-44 Kingston Road and other residential properties opposite. Although the surrounding area does have residential uses, it also has various other commercial uses including a dental practise opposite.

3.2 The current proposal relates to the use of the existing forecourt of the tyre centre to be used as a temporary car wash. The proposal will utilise the existing concrete forecourt and involve the removal of the existing external car lift, provide a screen to protect the adjacent footpath users from spray, white lines to indicate the waiting/ cleaning spaces and the re-use of the existing drainage. The applicants have submitted a design and access statement which provides details of drainage and waiting areas, and also a statement on flood risk. The process will involve a hand car wash using an industrial pressure washer. The applicant has requested a temporary permission and has not specified the length of time.

### 3.3 Background

In 2010 planning permission ref 10/00903/FUL, was refused for the same proposal. The only reason for refusal was as a result of an objection from the Environment Agency regarding insufficient information being submitted to demonstrate that the risk to pollution to controlled waters was acceptable. Appropriate information has been submitted with the current application. In terms of flooding highway safety and impact on amenity, the previous proposal was considered to be acceptable.

3.8 Copies of the proposed site layout are attached as an appendix.

## 4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection.
Environment Agency	No objection – recommend condition
Environmental Health Department (pollution)	No objection –recommends conditions.
Environmental Health Department (noise)	No objection –recommends conditions.
Thames Water	No objection

## 5. Public Consultation

There have been 3 letters of objection received raising the following points:-

- traffic generation
- drainage/contamination
- entry from road is a Bus Lane
- traffic will block driveway to residential properties, disabled people live nearby and need constant access in and out of driveway.
- noise and disturbance
- area looking unkempt

## 6. Planning Issues

- Principle of use
- Traffic generation and parking
- Impact on neighbouring properties (noise and disturbance)
- flooding/contamination/drainage

## 7. Planning Considerations

Principle of development – use



- 7.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to *'contribute to the achievement of sustainable development'*, identifying the three elements of sustainable development as economic, social and environmental. It goes on to say that *'these roles should not be taken in isolation, because they are mutually dependant. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities'*. It explains further that one of the core planning principles is to *'proactively drive and support sustainable economic development to deliver homes, business and industrial units infrastructure and thriving local places that the country needs.'* .
- 7.2 The applicant's state that the site has been used as a car as a garage/vehicle rental depot for the past 30 years and cars have been washed in the past as part of this service. There are other commercial uses nearby and the site is within close proximity of the town centre. As such the proposal for the temporary car wash is a use which is considered to be comparable to existing/previous uses at the site and acceptable in principle subject to the matters below being satisfactorily addressed.

#### Traffic generation

- 7.3 The garage site already exists and is of limited size. The submitted plans show 3 spaces for waiting vehicles, 3 for cars being washed and also an additional 2 spaces for drying/finishing. The County Highway Authority (CHA) has raised no objection to the proposal on highway safety grounds but has recommended a number of conditions including the provision of drainage at the boundary of the site to prevent runoff onto the highway that could have highway safety issues and also the display of signage for vehicular entry and exit.
- 7.4 The proposal provides space for 7 vehicles to be parked compared with the 6 spaces in the previously refused scheme. (The previous scheme was not refused for highway reason). This should be sufficient to overcome any concerns in most cases. In addition it should be noted that the road is a busy highway into Staines Town Centre and is a bus lane, therefore access issues may already arise at peak times.
- 7.5 The CHA has stated that *'there would be no objection to vehicles waiting on the highway because there is sufficient width within the carriageway to allow for waiting vehicles and yet permit other vehicles to pass by freely on the carriageway.'* He goes on to note that this may lead to blocking of neighbouring accesses, however if someone is being prevented from accessing or leaving their property, this would be a police matter. Queuing is also likely to result across the footway and onto the bus lane. As such the CHA has requested that the applicants submit a plan with a sign stating no queuing across the footway or on the bus lane and a traffic management plan to actively enforce this, which will be imposed by condition. As noted there are 7 onsite parking spaces and it is not considered that the proposal will have a significant impact in terms of traffic generation. As indicated above, it should

also be noted that this issue was not a reason for refusal on the previous application.

- 7.6 The Environmental Health Officer has recommended a condition for signage to be positioned informing waiting customers to switch off their engines, to prevent exhaust emissions from impacting nearby residents.
- 7.7 The County Highway Authority have raised no objection to the proposal in terms of highway safety and parking provision and it conforms to policy CC3.

#### Impact on Neighbouring Properties

- 7.8 Policy EN11 of the CS & P DPD sets out the Councils general approach to minimising the adverse impact of noise by reducing noise levels from noise generating activities and requiring developments that generate unacceptable level of noise to include measures to reduce noise to an acceptable level.
- 7.9 The Councils Environmental Health Officer, in regards to noise, makes no objection to the proposal. The applicant has not stipulated any hours of operation, however it is considered that a condition restricting the hours of operation would help to restrict noise to socialable hours.
- 7.10 The Council's Environmental Health Officer notes that the application drawings show the car washing to take place in the centre of the site. She recommends a condition to ensure this is the case in the interest of amenity of the locality, in particular as it will keep this activity away from the boundary with the neighbouring residential property. The screen provided to the front of the site, adjacent to the footpath will ensure that spray does not impact on passers by using the footpath, which the CHA has welcomed.
- 7.11 As noted above, the site has previously been used as a garage/vehicle rental depot and in view of the previous use; it is not considered that there would be any undue noise and disturbance arising from the proposed use above and beyond that which could exist under the existing legitimate planning uses on the site. The recommended conditions for the hours of use will help to control time limits for the use and restrict it to socialable hours. A condition restricting the use to a temporary period of 2 years will also allow the use to be monitored.
- 7.12 It is considered that the application will have an acceptable impact on the amenity of neighbouring properties

#### Flooding/drainage/contamination

- 7.13 The site is located within the 1 in 100 flood zone and the Environment Agency (EA) have made no comment but referred the authority to their standing advice. The proposal is a 'less vulnerable use' and is considered to be acceptable on flooding grounds, conforming to policy LO1. No new buildings or hardstanding is proposed.
- 7.14 As previously noted the applicants have provided details of drainage and note that the existing forecourt and drainage will be used with no additional works required. They note that the drainage will comprise of the existing combined sewer which crosses the front forecourt, to which the existing gully is

connected. It is intended to add a further three gullies to the forecourt to ensure there is no standing water. These will be connected to the same drainage. The surfacing of the forecourt will be graded to provide falls to each of the gullies to allow the surface water to drain. The ground will be sealed below the site so that no wash can penetrate it.

- 7.15 The Environment Agency has confirmed that the site is located within a Groundwater Protection Zone (SPZ3). However they raise no objection to the proposal, but recommend a condition, and the EA state that, '*...as long as there are no changes to the hard standing and no ground penetration, the pollution risk can be adequately covered by condition.*' They also provide general advice on pollution prevention and land owner/occupiers responsibilities, which has been forwarded to the applicant.
- 7.16 Thames Water have advised that with regard to sewerage infrastructure capacity, they do not have any objection to the proposal and have provided information to the applicant which will be attached as an informative
- 7.17 As such the proposal is considered to overcome the previous reason for refusal and is acceptable from a ground contamination and flooding perspective, conforming to policy LO1. The application is recommended for approval.

## 8. Recommendation

GRANT planning permission subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans no. site location plan rec on 15.07.2015, plan no. 15-039/A3/SK003 P1 and 004 P1 rec on 16.10.2015.

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

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 08.00 and 1300 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 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 3 The proposed development shall not be occupied until space has been provided within the forecourt for vehicles to enter and leave the site in forward gear in accordance with the approved plan numbered 15-039/A3/SK003 Rev P3, all to be permanently retained.

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 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

4. The proposed development shall not be occupied until drainage has been provided in accordance with the approved plan numbered 15-039/A3/SK003 Rev P3, all to be permanently retained.

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 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

5. Notwithstanding the submitted plans the development shall not be occupied until the eastern most access has been provided with an entry sign facing the highway (no exit facing the site) and the western most access has been provided with an exit sign facing the highway (no entry facing the site) in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority.

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 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

6. The development shall not be occupied until the eastern most access has been provided with a sign stating "No Parking Across the Footway or on the Bus Lane" and a traffic Management Document in accordance with a plan and accompanying traffic management document to be submitted to and approved in writing with the Local Planning Authority.

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 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009. Informative

7. Notwithstanding the submitted plans the development shall not be occupied until a sign requiring waiting cars to turn off engines, facing the highway in accordance with a plan to be submitted to and approved in writing with the Local Planning Authority is installed and maintained as such.

Reason: In the interest of the amenity of the locality.

8. All drainage from car washing activities shall go to foul sewer.

Reason: - National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

9. That this permission be for a limited period of 2 years only expiring on the 16.12.2017; when the use hereby permitted shall be discontinued and the works carried out under this permission removed and the land reinstated in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

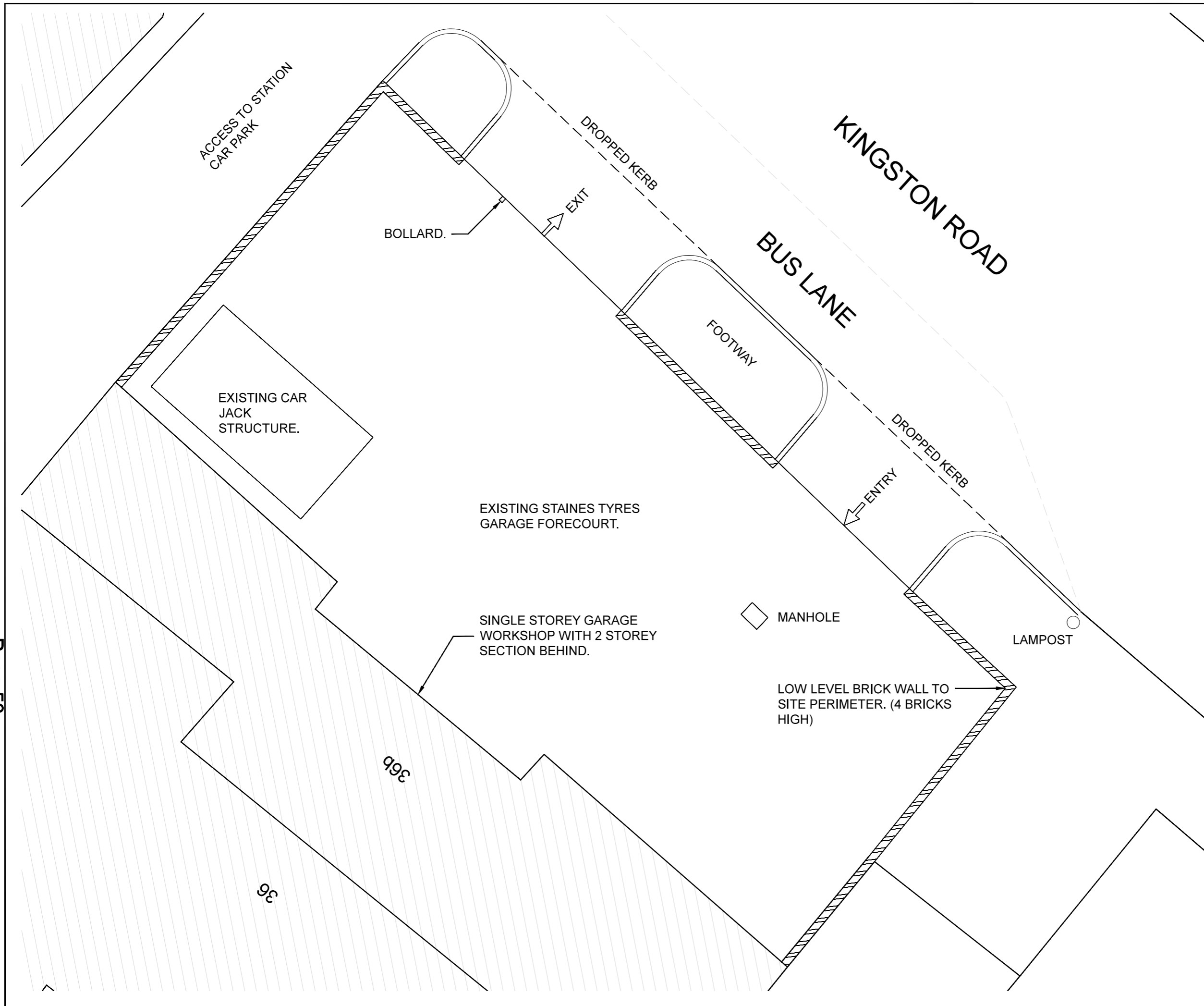
Reason: - In the interest of the amenity of the area and to allow the use to be monitored


#### Informative

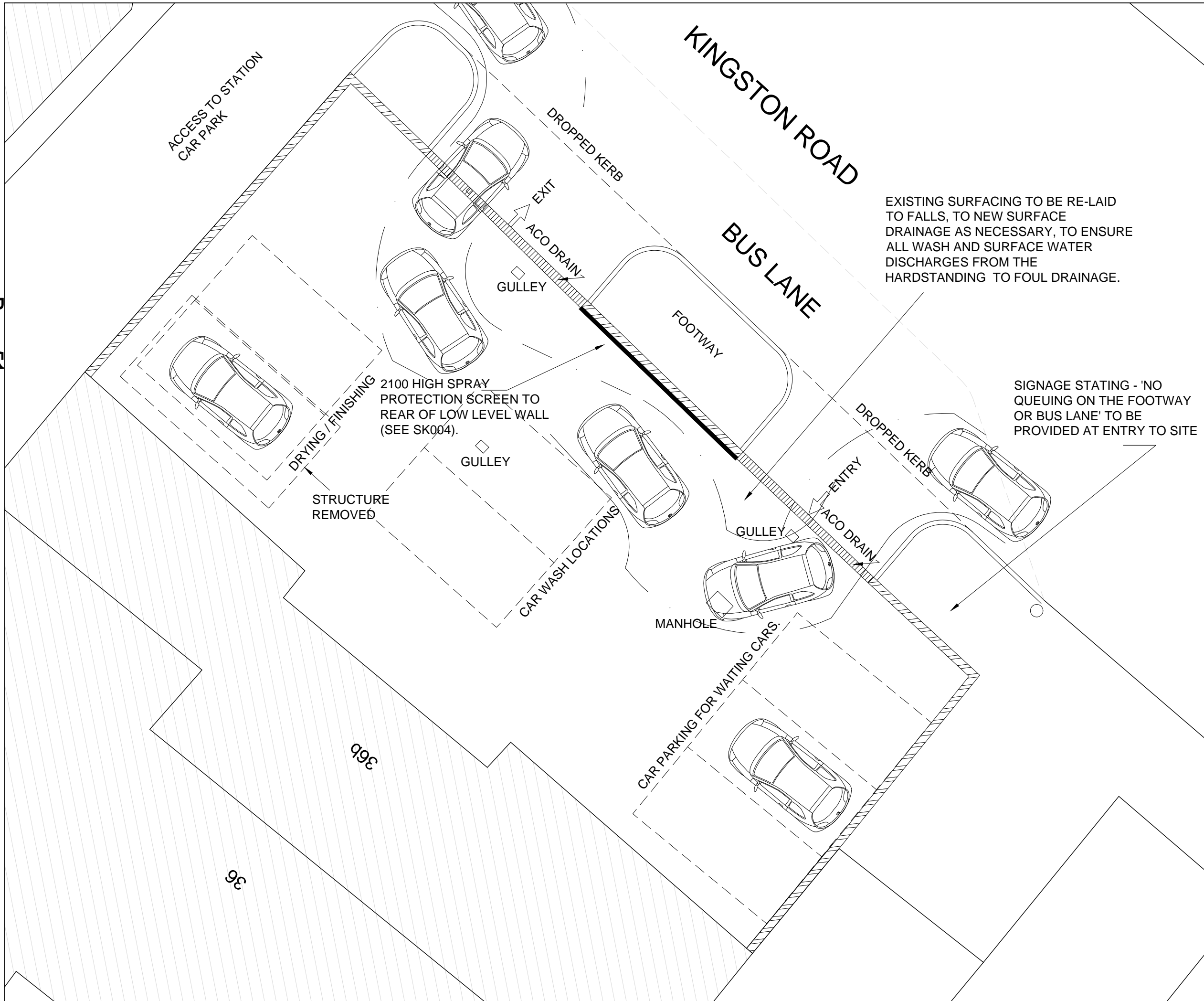
1. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
2. The developer is reminded that water shall be drained into a private foul water sewer and that there shall be no water from the site entering the highway.
3. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc., may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.  
Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses

**notes :**

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rev	amendments	by	date
			
Client:			
<b>Staines Tyres, Staines</b> <b>36B Kingston Rd, Staines, TW18 4LN</b>			
Project:			
<b>Staines Tyres</b> <b>Proposed Temporary Car Wash</b>			
Title:			
<b>Existing Arrangement</b>			
Drawing Status:	Date Created:	Drawing Scale:	
<b>Planning</b>	<b>April 2015</b>	<b>1 : 100</b>	
Drawing Number			Rev:
<b>15-039 / A3 / SK002</b>			<b>-</b>
Project Leader:	Drawn By:	Initial Review:	
<b>DJD</b>	<b>DJC</b>	<b>DJD</b>	



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3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS

P3	Updated further, following comments.	MM	02.12.15
P2	Car turning Radii Added.	MM	01.12.15
P1	Surfacing / drainage note added.	DC	20.08.15

rev	amendments	by	date
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Client:  
**Staines Tyres, Staines**  
**36B Kingston Rd, Staines, TW18 4LN**

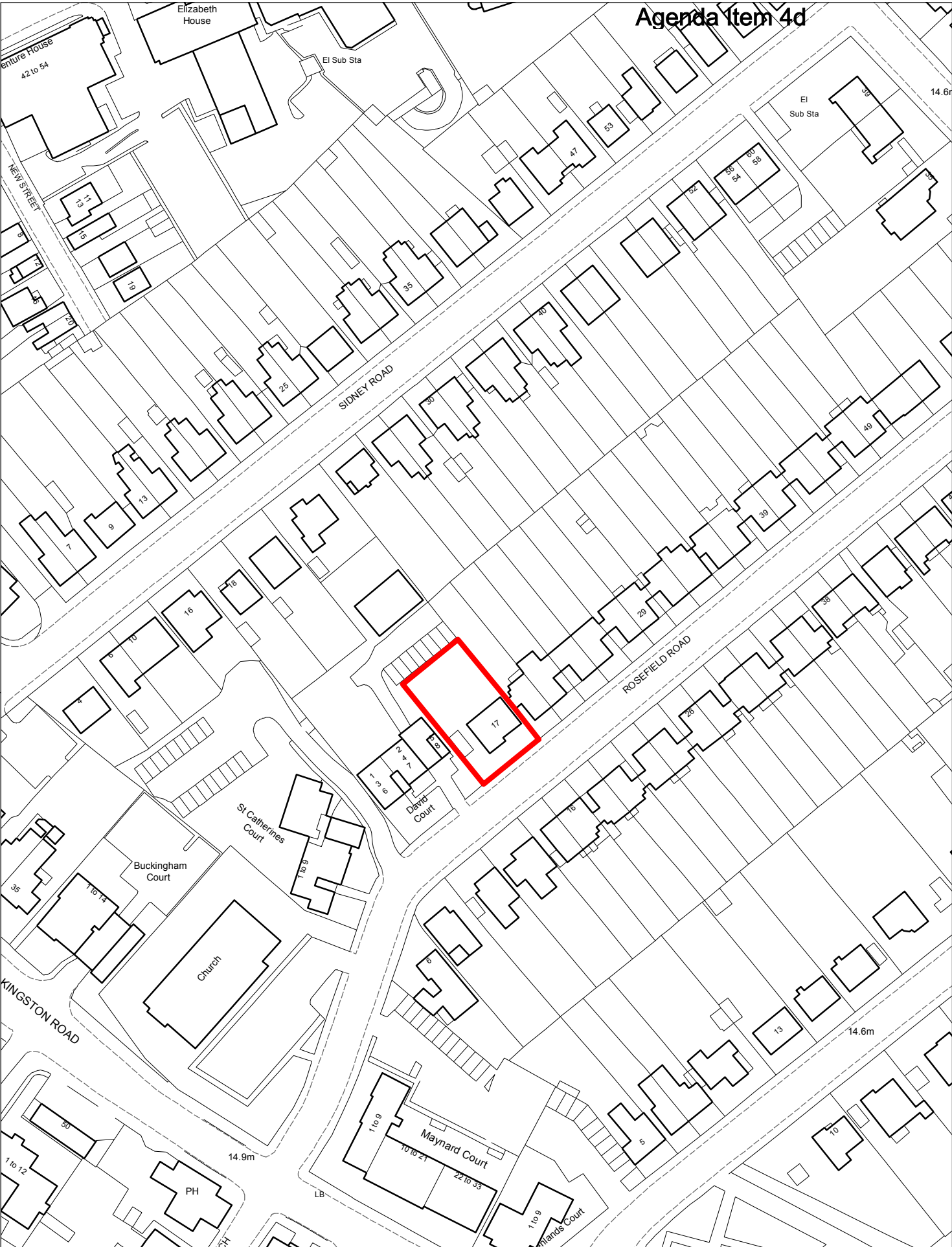
Project:  
**Staines Tyres**  
**Proposed Temporary Car Wash**


Title:  
**Proposed Arrangement**


Drawing Status: <b>Planning</b>	Date Created: <b>April 2015</b>	Drawing Scale: <b>1 : 100</b>
Drawing Number <b>15-039 / A3 / SK003</b>		Rev: <b>P3</b>
Project Leader: <b>DJD</b>	Drawn By: <b>DJC</b>	Initial Review: <b>DJD</b>

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**15/01395/HOU**  
**17 Rosefield Road, Staines-upon-Thames, TW18 4NB**  
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## Planning Committee

16 December 2015



<b>Application Nos.</b>	15/01395/HOU		
<b>Site Address</b>	17 Rosefield Road, Staines-upon-Thames TW18 4NB		
<b>Proposal</b>	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		
<b>Applicant</b>	Mrs J. Sexton		
<b>Ward</b>	Staines		
<b>Call in details</b>	The applicant is an elected member of Spelthorne Borough Council and in accordance with the Planning Code (paragraph 27) this application is being reported to Committee.		
<b>Case Officer</b>	Siri Thafvelin		
<b>Application Dates</b>	Valid: 04.11.2015	Expiry: 30.12.2015	Target: Under 8 weeks
<b>Executive Summary</b>	This application is for the erection of a part single storey, part two storey extension to the side, rear and front of the existing dwelling, also involving a loft conversion and erection of one front and one rear dormer. The application is of a similar design as the previously approved scheme (15/00218/HOU) but has been reduced slightly in scale.		
<b>Recommended Decision</b>	The application is recommended for approval		

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)
- LO1 (Flooding)

### 2. Relevant Planning History

STAINES/FUL/ P2328/2	Erecting a detached bungalow & garage.	Grant Unconditional 30.12.1957
14/01158/FUL	Erection of a terrace of three no. 2.5 storey 4 bedroom townhouses following demolition of the existing dwelling.	Application Refused 07.10.2014
15/00218/HOU	Erection of a part single storey, part two storey extension to the side, rear and front of the existing dwelling, also involving loft conversion to existing dwelling and erection of front and rear dormers.	Grant Conditional 13.05.2015

### 3. Description of Current Proposal

3.1 This application relates to 17 Rosefield Road, Staines-upon-Thames, which is a detached bungalow located on the northern side of the road. The property is located between a two storey end-of-terraced property of 19 Rosefield Road to the north-east and the three-storey block of flats of David Court to the south-west. The garage block associated with David Court is situated immediately to the rear of the application site. The site is within Flood Zone 2 (1 in 1000 flood event area).

3.2 It is proposed to erect a part single storey, part two storey extension to the south-western side, rear and front of the building and the creation of a loft conversion including the erection of one front and one rear dormer. The part single storey, part two storey extension will be situated on the south-western side of the site, adjacent to David Court. It will have a first floor gable feature to the rear and the front with a maximum height of 6.4m and width of 5.3m. The side extension will link up with the single storey rear extension which will measure 11.2m in width, 5m in depth and 3.2m in height. There will also be one dormer and a rooflight in the front elevation, one dormer and two rooflights in the rear elevation and two rooflights in the south-west side elevation.

- 3.3 A similar scheme from a different applicant was approved earlier this year (15/00218/HOU). The proposal differs from the approved scheme in that the part two storey, part single storey rear extension has been reduced to be single storey only. The locations of the dormer windows and rooflights have also been changed slightly but overall the proposals are largely similar.
- 3.4 Copies of the proposed plans and elevations are provided as an Appendix.

#### **4. Consultations**

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection. Refers to highways standing advice.
Environmental Health	No response at time of writing

#### **5. Public Consultation**

- 5.1 18 letters of notification were sent out to neighbouring properties. At the time of writing, no letters of representation had been received.

#### **6. Planning Issues**

- Design and appearance
- Impact on neighbouring properties
- Flooding

#### **7. Planning Considerations**

##### Design and appearance

- 7.1 Policy EN1(a) of the Core Strategy & Policies DPD (CS & P DPD) states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.2 The existing property is located in a residential area characterised mainly by two storey semi-detached Edwardian-style houses. They have a gable feature facing the road and are faced in a mixture of brickwork, coloured render and mock Tudor boarding. There are also several detached houses that have similar design characteristics to the above semi-detached properties. There are two apartment blocks (St Catherine's Court and David Court) located south-west of the application site but these are very much exceptions in the street scene by virtue of their scale, design and set-back from the road. With

its low profile, the existing bungalow at 17 Rosefield Road is also different in style to the prevailing character of the area.

- 7.3 It is considered that the proposal complies with the requirements of Policy EN1 and it will have an acceptable impact on the character of the area. The proposal will effectively alter the character of the building to a chalet-style dwelling which when viewed in the context of the surrounding development will be more in keeping with the character of the area. The two storey gable feature with mock Tudor boarding echoes the gable design of many of the existing houses in the street and is carried through to the existing porch.
- 7.4 While the existing single storey side extension is located on the boundary to David Court the proposed side extension will be set in 1m from the boundary to comply with the separation distance requirements set out in the Council's Supplementary Planning Document on Design of Residential Extensions and New Residential Development 2011.
- 7.5 The building will be set back a minimum of 4.5m from the road to follow the main building line of the street as a whole and will as such project approximately 6.5m forward of David Court. David Court is an exception in the street by virtue of its degree of set-back and by following the prevalent building line of the adjacent semi-detached Edwardian-style houses it is not considered that the proposed development will be visually obtrusive in the street scene.
- 7.6 The proposed dormers in the existing roof are of a relatively modest size and will not appear out of proportion to the building and therefore be in accordance with the SPD on design.
- 7.7 The SPD sets out that while single storey rear extensions may not be visible from the street they will be particularly visible from neighbouring properties and should fit in with the host building. Although relatively large, it is considered that the single storey rear extension complies with the design requirements of the SPD as it will not appear to over dominate the host building or appear out of proportion.

#### Impact on neighbouring properties

- 7.8 Policy EN1(b) of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity of outlook.
- 7.9 The part single storey, part two storey side and rear extension will be located approximately 2.5m from the north-eastern elevation of David Court. This elevation is largely blank with only two high level windows facing the rear garden of 17 Rosefield Road. As stated in paragraph 7.5 the proposal will project approximately 6.5m forward of David Court. The windows in the front elevation closest to the proposal serve a central stair case and the windows to the nearest habitable room will be located a minimum of 6m from the proposal. The two storey side extension does therefore not break a 45°

horizontal or vertical line from a main window and therefore complies with the guidance set out in the SPD on design. As such, it is considered that there will not be any overbearing impact or loss of privacy, daylight or sunlight and that the relationship with David Court will be acceptable.

- 7.10 Whilst the single storey rear extension exceeds the 4m guidance set out in the SPD by 1m, it would be 6m from the boundary to 19 Rosefield Road and there will be no adverse impact.
- 7.11 The proposed dormer and rooflights in the rear elevation will overlook the existing rear garden towards the parking spaces for David Court and would be located a minimum of 30m from the nearest residential development to the rear. It is therefore considered that there will be no significant loss of privacy or adverse impact on the amenity of neighbouring properties will be acceptable.

#### Other matters

- 7.12 The property currently has a garage with an internal width of 1.9m and depth of 4.8m with further parking on the drive in front. The proposal includes the erection of a larger integral garage with an internal width of 4.2-4.8m and depth of 4.1-5.7m. There will be an approximately 5.3m long drive in front of the garage and another in the southeastern corner of the site. It is acknowledged that the length of the drives fall 0.2m below the recommended minimum of 5.5m. However, this length is considered acceptable as it still enables both a vehicle to be parked and access to the boot whilst still within the property. The property is also located on a quiet residential street and is not considered to cause a safety issue as a parked vehicle will not obstruct the footway. Overall the scheme will improve parking provision on the site and provided that adequate pedestrian visibility zones are maintained according to County Highway Authority standing advice it is considered that the parking provision will be acceptable.
- 7.13 The application site is located within the 1 in 1000 year flood event area where there is no objection in principle to extensions on flooding grounds. It is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which are recommended to be attached to this proposal. The application will then be in accordance with policy LO1.
- 7.14 Accordingly, the application is recommended for approval.

## **8. Recommendation**

### **8.1 GRANT subject to the following conditions:-**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

182/004; /501; /502 received 27 October 2015, and 182/504 received 04 November 2015.

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

3. The development hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason:- To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

Reason:-.To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

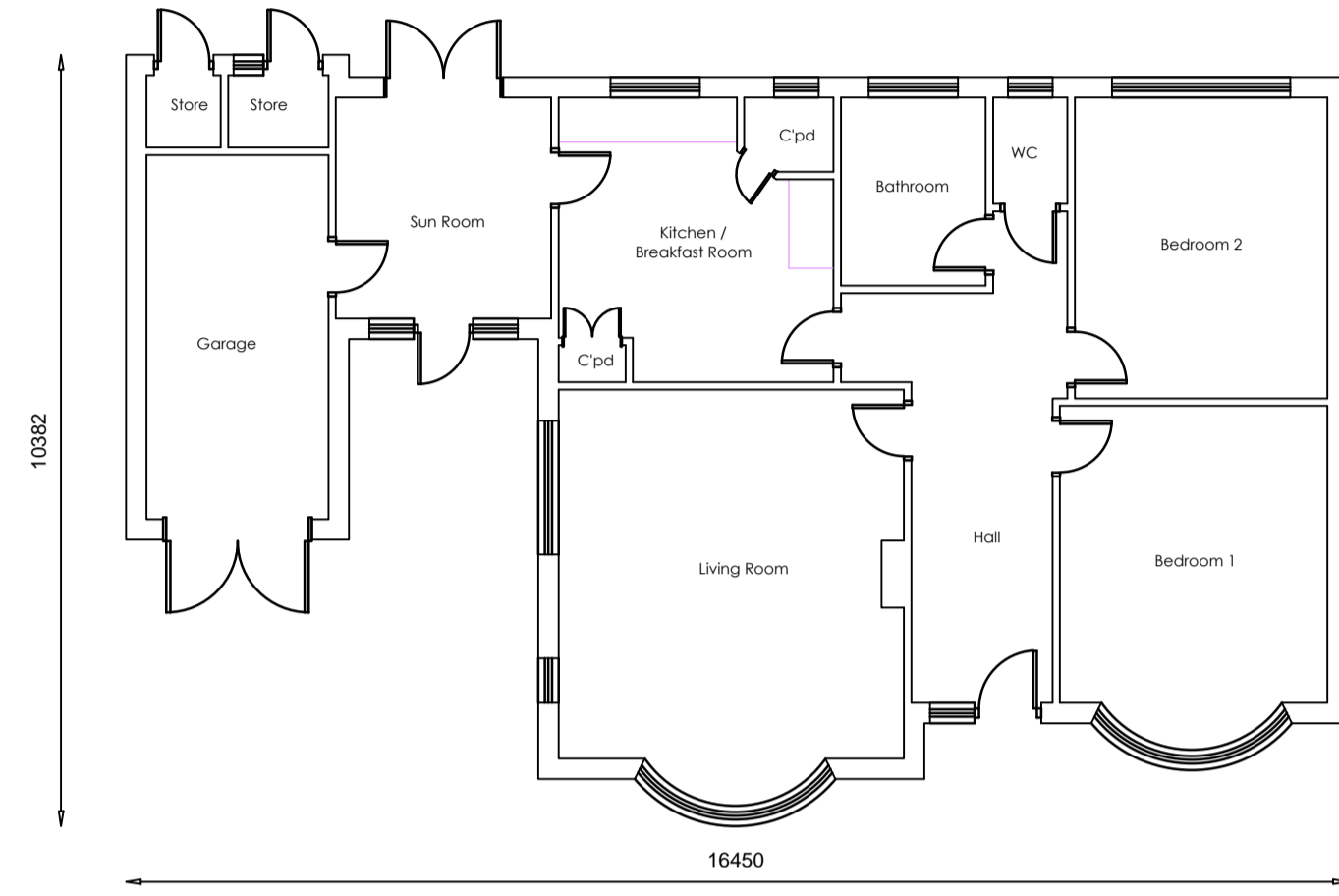
Reason:-.To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

### Informatives

1. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-
  - a) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
  - b) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

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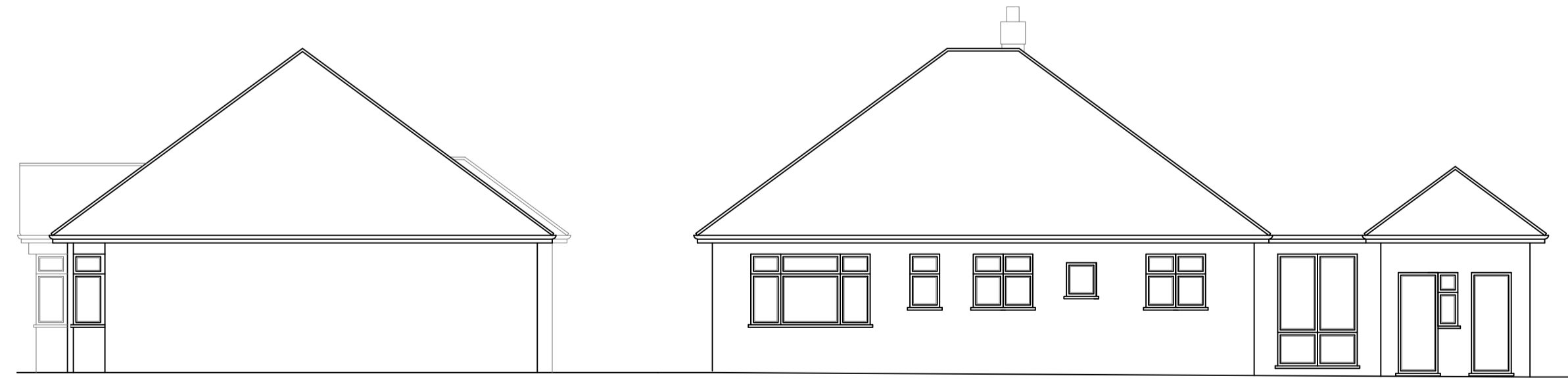


Ground Floor Plan  
 GIA - 113.8 m<sup>2</sup>



Side Elevation

Front Elevation



Side Elevation

Rear Elevation

		Quadrant House, 7 - 9 Heath Road, Weybridge, Surrey, KT13 8SX Tel: 07720 263223 www.iconicad.com	
		Client Revell Homes Ltd	Project Title 17 Rosefield Road Staines upon Thames Surrey TW18 4NB
Dwg No. 2014 P 182 004	Scale 1:100 at A1	Date Jan 2015	Drawn Andrew Long

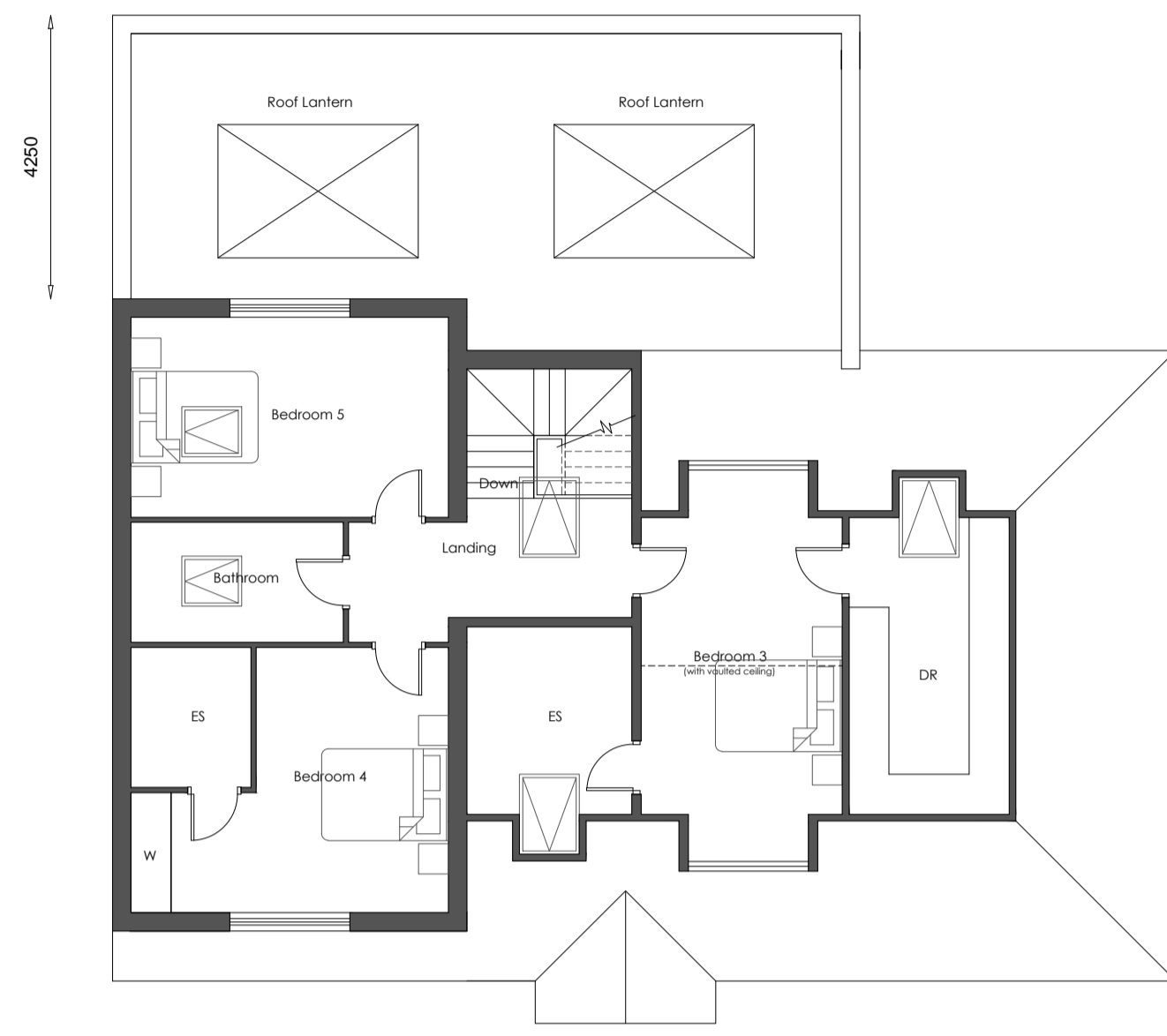


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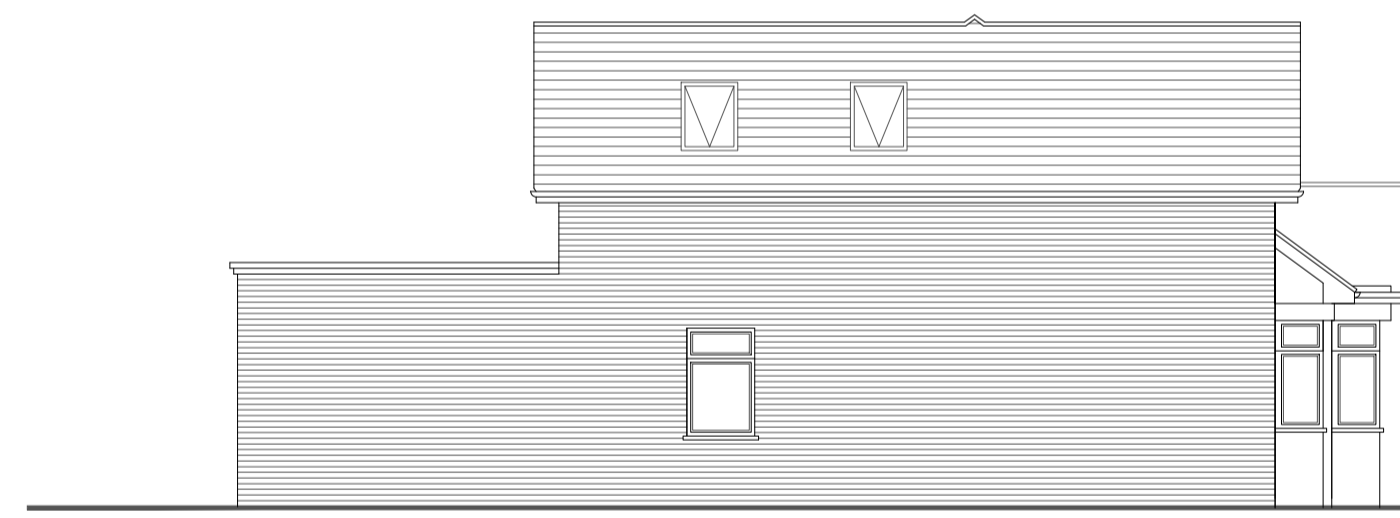
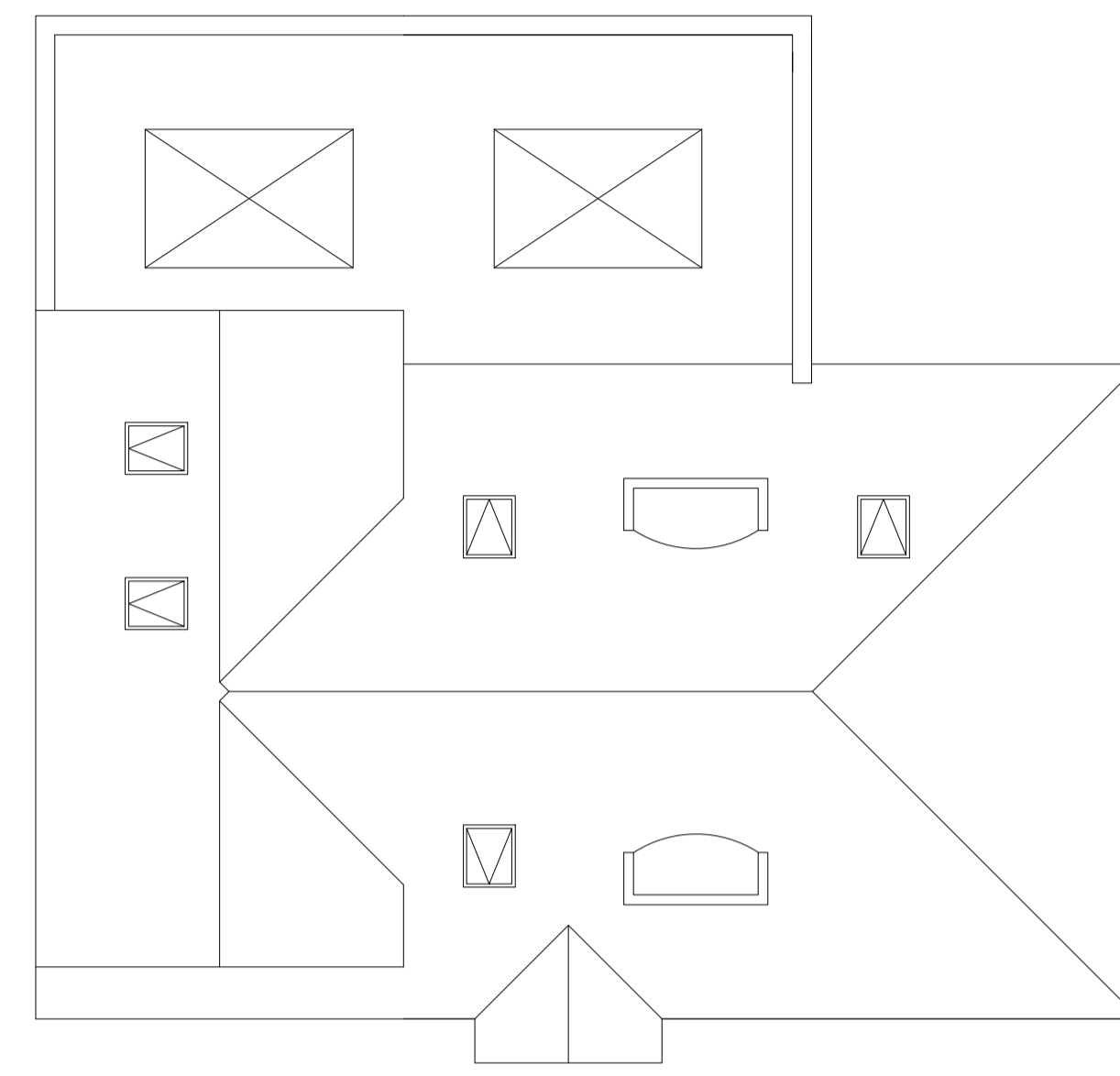
Rev.	Date	Detail



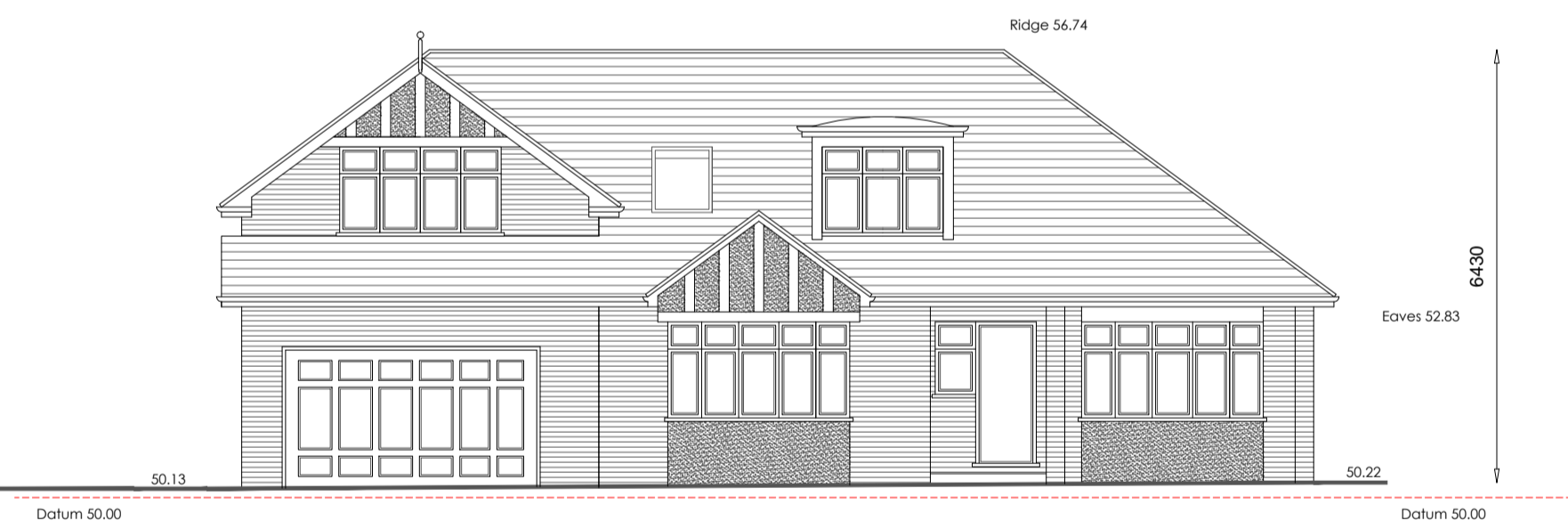
Ground Floor Plan  
 GIA - 184.5 m<sup>2</sup>



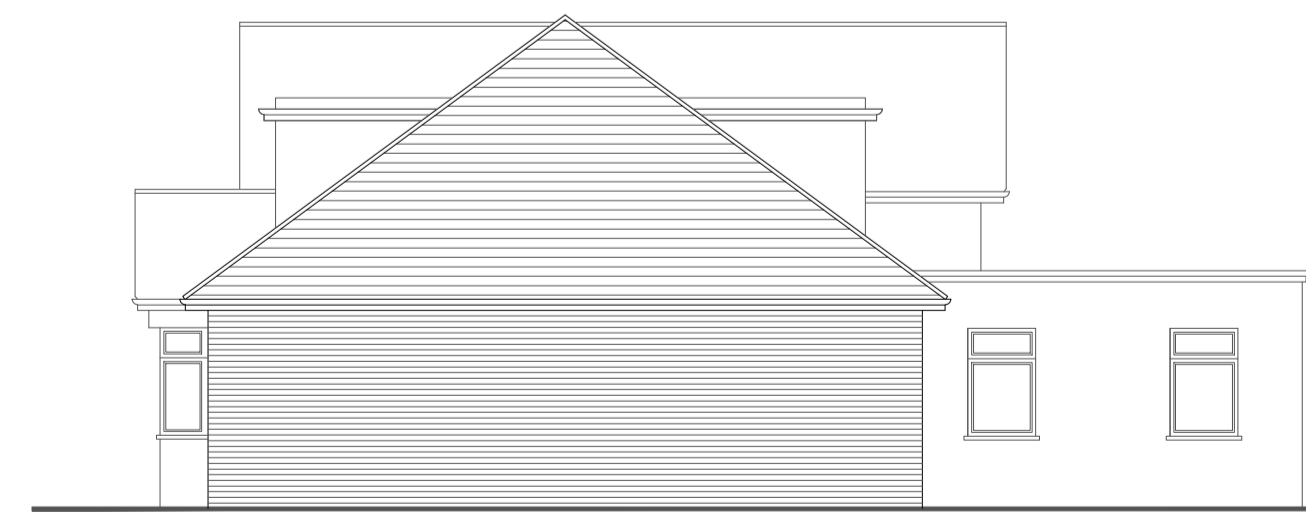
First Floor Plan  
 GIA - 88.5 m<sup>2</sup>



Side Elevation



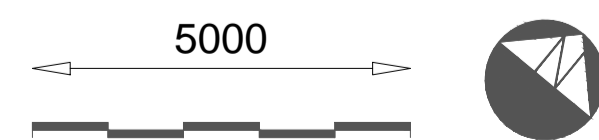
Front Elevation



Side Elevation



Rear Elevation



		Quadrant House, 7 - 9 Heath Road, Weybridge, Surrey, KT13 8SX Tel: 07720 263223 www.iconicad.com	
		Client Mrs J Sexton	Project Title 17 Rosefield Road Staines upon Thames Surrey TW18 4NB
Dwg No. 2014 P 182 502	Scale 1:100 at A1	Date Sept 2015	Drawn Andrew Long

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		Client Mrs J Sexton	Project Title 17 Rosefield Road Staines upon Thames Surrey TW18 4NB
Dwg No. 2014 P 182 501	Scale 1:100 & 1:500 (A1)	Date Sept 2015	Drawn Andrew Long



15/01442/HOU

Boundary House, 7 The Wickets,  
Ashford, TW15 2RR



**SPELTHORNE**  
BOROUGH COUNCIL



1:1,250

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**Planning Committee**

**16 December 2015**



Application Nos.	15/01442/HOU		
Site Address	Boundary House, 7 The Wickets, Ashford, TW15 2RR		
Proposal	Erection of a two storey side extension and single storey rear extension		
Applicant	Mr Terry Cheshire		
Ward	Ashford Town		
Call in details	An employee of the Council has an interest in the property and therefore in accordance with the planning code (paragraph 27), the application has been reported to the Committee.		
Application Dates	Valid: 27.10.2015	Expiry: 29.12.2015	Target: Under 8 weeks
Officer	Matthew Churchill		
Executive Summary	The applicant seeks planning permission for a two storey side extension and single storey rear extension that would follow the demolition of the existing side garage.		
Recommended Decision	This application is recommended for approval.		

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)
- CC3 Parking Provision

Also relevant is the Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development, 2011

### 2. Relevant Planning History

94/00115/FUL	Erection of 38 dwellings with garages and parking, alterations to highway and provision of public open space.	Grant Conditional 15.11.1994
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#### Description of Current Proposal

- 2.1 The application site is occupied by a two storey detached dwelling which is situated on the eastern side of the Wickets, Ashford. The site is located within a designated protected urban open space, and it was noted during the site visit that the eastern side of the Wickets is predominantly characterised by two storey detached dwellings (Note this designation has been created by the approval in 1994 of the Wickets estate and is no longer a material consideration in this case). The property presently contains a single storey side garage, and off-street parking is available at the front of the site. It is also relevant to note that St. Hilda's Church, and no's.105, 107, and 109 Stanwell Road adjoin the rear of the site.
- 2.2 The application is concerned with the erection of a two storey side extension and a single storey rear extension, which would follow the demolition of the existing side garage. The proposed extension would be subordinate to the host dwelling, and would contain three window openings within the front elevation. A gable roof form would be contained over the two storey side element of the scheme, and a pitched roof form would be contained over the single storey element at the rear. Two additional ground floor window openings would be inserted within the existing southern side elevation of the property, and there would be modifications to an existing first floor window located within the rear elevation. In addition the extension would be constructed in materials that match those of the existing dwelling and would consist of brickwork, roof tiles, and UPVC window and door openings.
- 2.3 Copies of the site layout and elevations are provided as an Appendix.

### 3. Consultations

3.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection
The Council's Aboricultural Advisor	No objection
Environmental Health	No objection

### 4. Public Consultation

Nine neighbouring properties were notified of the planning application, and at the time of writing no letters of representation have been received.

### 5. Planning Issues

- Design and appearance
- Amenity of neighbouring and adjoining properties
- Parking Provision
- Trees
- Listed building – St. Hilda's Church to the rear is Grade II Listed.

### 6. Planning Considerations

#### Design and Appearance

- 6.1 Policy EN1 of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land. Also of relevance is the Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development, 2011.
- 6.2 The proposal comprises a two storey side extension, and a single storey rear extension, which as highlighted above, would be constructed following the demolition of the existing side garage. It is relevant to note that the two storey side element of the scheme would measure a width of 4.805 metres, and the single storey rear element would measure a depth of just 0.9 metres. A bay window would also be incorporated within the front elevation of the extension measuring a depth of 0.71 metres.
- 6.3 In design terms, it is considered the proposal would have an acceptable visual impact upon the prevailing street scene. In accordance with the Council's guidelines, the extension would be subordinate to the host building, and it is considered that the proposal would be of an appropriate scale and proportion that would not over-dominate the host dwelling. In adherence to the Council's guidelines, at its closest point, the extension would be located 1 metre from the northern boundary. As such it is considered that a terracing effect would be avoided with the neighbouring

dwelling to the north, no.6 The Wickets. It is also worth noting that the existing garage is located approximately 0.3 metres from the boundary at its closest point. It is acknowledged the extension would be 'set back' 0.9 metres from the existing front elevation, which would not be fully compliant with the Councils guideline 1 metre 'set back' distance for two storey side extensions. It is further noted that a ground floor bay window would measure a depth of 0.71 metres. Whilst this is the case, the proposed 0.9 metre 'set back' distance is viewed to be satisfactory in this particular occasion, and the proposed bay window is considered to have an acceptable visual impact upon the prevailing street scene. The extension would also incorporate a gable roof form, which, as encouraged within the Councils guidelines, would match the roof form over the existing dwelling. It is further noted that the proposed roof form would be subordinate, and as result is considered to be acceptable in design terms. In accordance with the Councils guidelines, the extension would not exceed two-thirds of the width of the host dwelling and the scheme would be constructed in materials that would match those of the existing property. As such it is considered the proposal would have an acceptable visual impact upon the street scene of The Wickets.

- 6.4 The rear elevation of the scheme, whilst not visible from the prevailing street scene and is considered acceptable in design terms. As encouraged within the Councils guidelines, a pitched roof form would be incorporated over the single storey rear element of the extension. An enlarged first floor window would also be inserted within the existing rear elevation, which is considered to be acceptable in design terms by virtue of size and location. As such the rear element of the scheme is considered to be constructed with the design of the property and design approach of dwellings in this small estate.
- 6.5 The design and appearance of the extension is considered to be acceptable in this location, respecting the design of the host building, and the overall character of the area. In design terms it is considered that the proposal would conform to Policy EN1 and the Council's SPD on new residential development.

#### Impact on Neighbouring Properties

- 6.6 Policy EN1 of the CS & P DPD states that new development should achieve a satisfactory relationship with adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. The Councils SPD on new residential development provides detailed guidance on how to assess the impact on neighbouring properties.
- 6.7 In amenity terms, it was noted during the site visit that two ground floor windows were situated within the southern side elevation of neighbouring dwelling to the north no.6 The Wickets. It was established during a review of the planning history of this site, that such windows would appear to serve a living room. It is noted that the southern elevation of no.6 is orientated at a slight angle to northern elevation of the application dwelling, and as such it is viewed that the proposed extension would have an acceptable impact

upon the light and amenity of such windows. It was also noted during the site visit, that an outbuilding within the curtilage of no.6 was situated in close proximity to the furthest forward of the two windows. It is considered that the siting of this outbuilding would further mitigate any adverse impacts of the proposed extension upon the light and amenity of this window. It was also noted during the site visit that a 3 ground floor windows were located within the front elevation of no.6. Whilst reviewing the planning history of this site, it was established that such windows appear to serve a dining room. It is considered that the proposed extension would have an acceptable impact upon the amenity of such windows by reason of siting and location, which is not viewed to have a detrimental impact upon light.

- 6.8 In relation to no.8 The Wickets, situated to the south of the application site, it is noted that the two storey side element of the scheme would be situated approximately 10.25 metres from the southern boundary, and would not project beyond the existing rear elevation of the dwelling. As a result is not considered that the two storey element of the proposal would have a detrimental impact upon light and privacy of no.8. In addition the single storey rear element of the scheme would be located approximately 5.2 metres from the southern boundary, and this distance is considered to mitigate any adverse impacts upon the residential amenity of no.8. It is further noted that two additional ground floor windows would be incorporated within the existing southern side elevation of the application dwelling. It was established that a side garage is located at the north of no.8 The Wickets, and as a result it is not considered additional ground floor windows within the southern elevation would provide an opportunity for overlooking.
- 6.9 The extension is further considered to have an acceptable impact in amenity terms, upon no.105, no.107, and no.109 Stanwell Road, which are all situated to the rear of the application site. This is as a result of the distance and the siting of fence of approximately 1.8 metres in height located at the rear boundary.
- 6.10 The north-eastern corner of the application site adjoins St Hilda's Church, which is a Grade II listed building. Section 66 of the Planning (Listed Buildings And Conservation Areas Act) 1990, requires local planning authorities for a development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The proposed extension would reflect the design of the existing dwelling house, and would be located approximately 40 metres from St Hilda's Church. It is this distance, alongside design, which is considered to mitigate any adverse impacts upon this Grade II listed building and its setting.

#### Parking Provision

- 6.11 It is noted that the scheme would result in a loss of parking provision through the proposed the demolition of the existing side garage. However, the applicant has indicated that two off-street parking spaces will be available, and it was noted during the site visit that there is adequate opportunity for off-street parking available at the front of the dwelling. As a



result it is considered the proposal would have an acceptable impact upon parking provision. In addition the County Highway Authority has indicated that there will be no highway requirements.

### Trees

- 6.12 It was noted during the site visit that a tree is located within the front garden of no.6 The Wickets situated to the north of the application site. This tree would be located in close proximity to the proposed extension. However, the tree is not protected, and the Councils Arboricultural Consultant was notified of the application, and verbally raised no objections. It was also indicated within the block plan that a Silver Birch tree is located within the rear of the site. This tree is not protected, and is located some distance from the proposed extension.

## **7. Recommendation**

### 7.1 GRANT subject to:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-.This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan, BLOCK PLAN, 15/J04/01 (Received 27.10.2015) 15J04/02 Rev A (Received 03.11.2015)

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

3. The extension hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason:-.To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. That no further openings of any kind be formed in the northern side elevation(s) of the extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason:-.To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

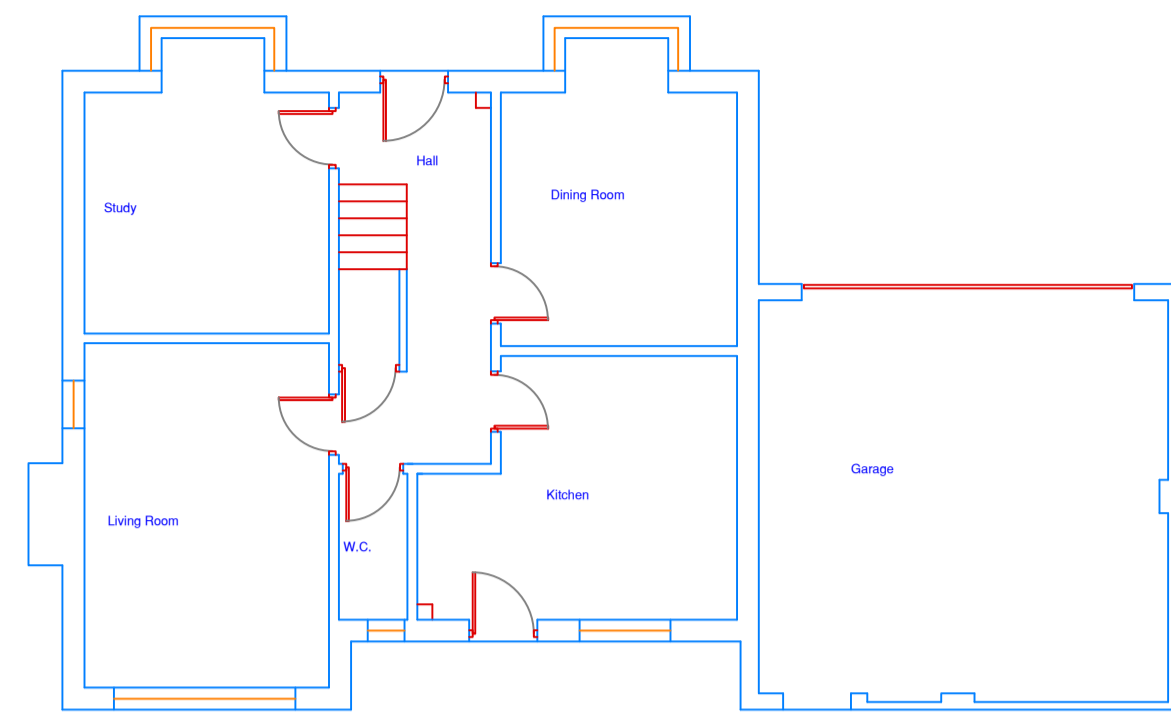
## INFORMATIVES TO APPLICANT

- 1 The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.

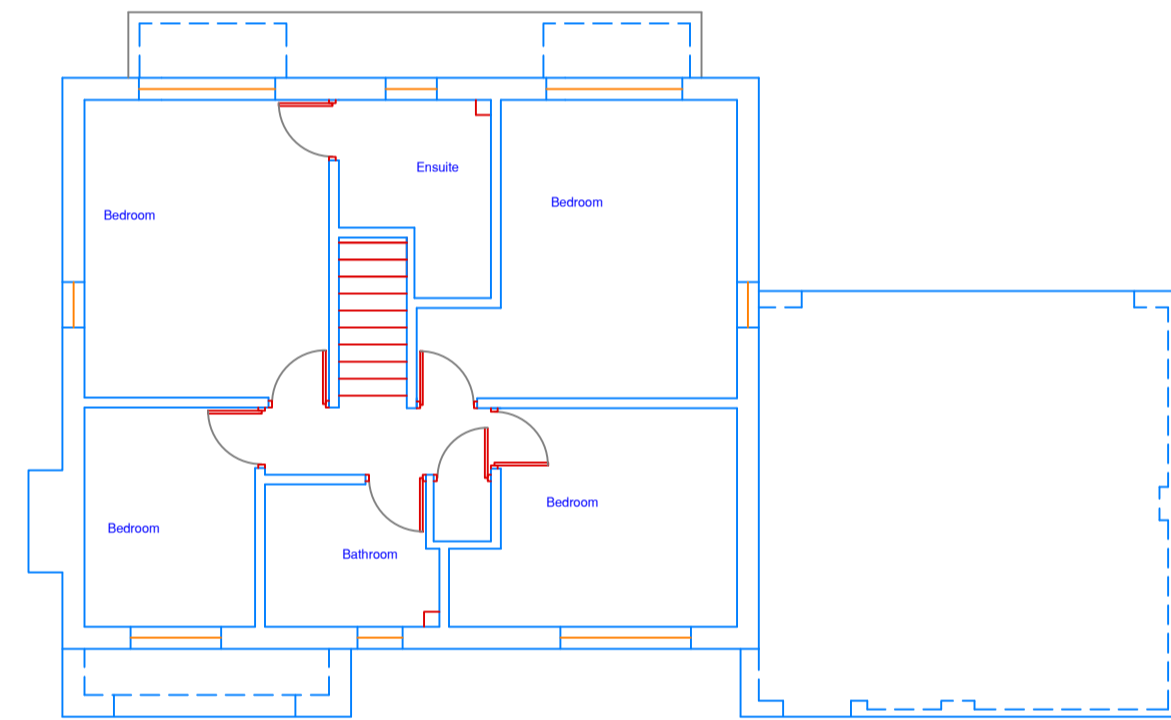
2 .Article 2(3) Development Management Procedure (Amendment) Orders 2012

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

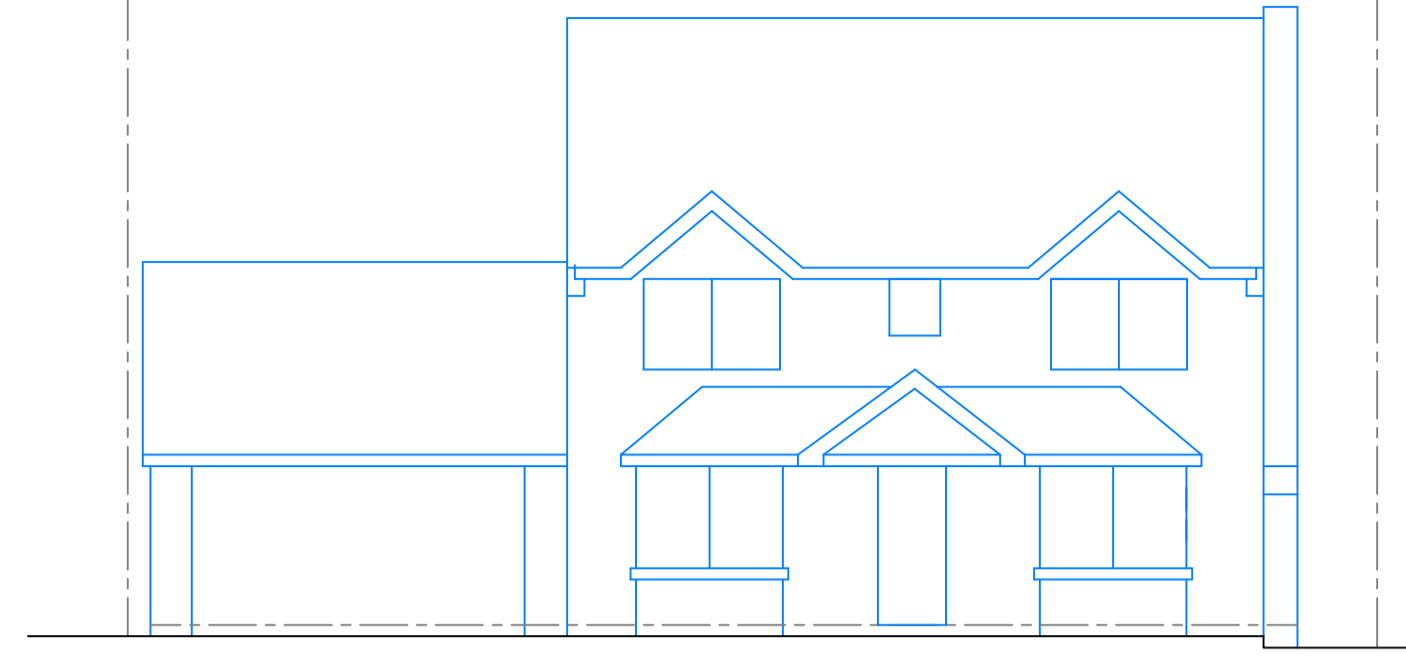
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



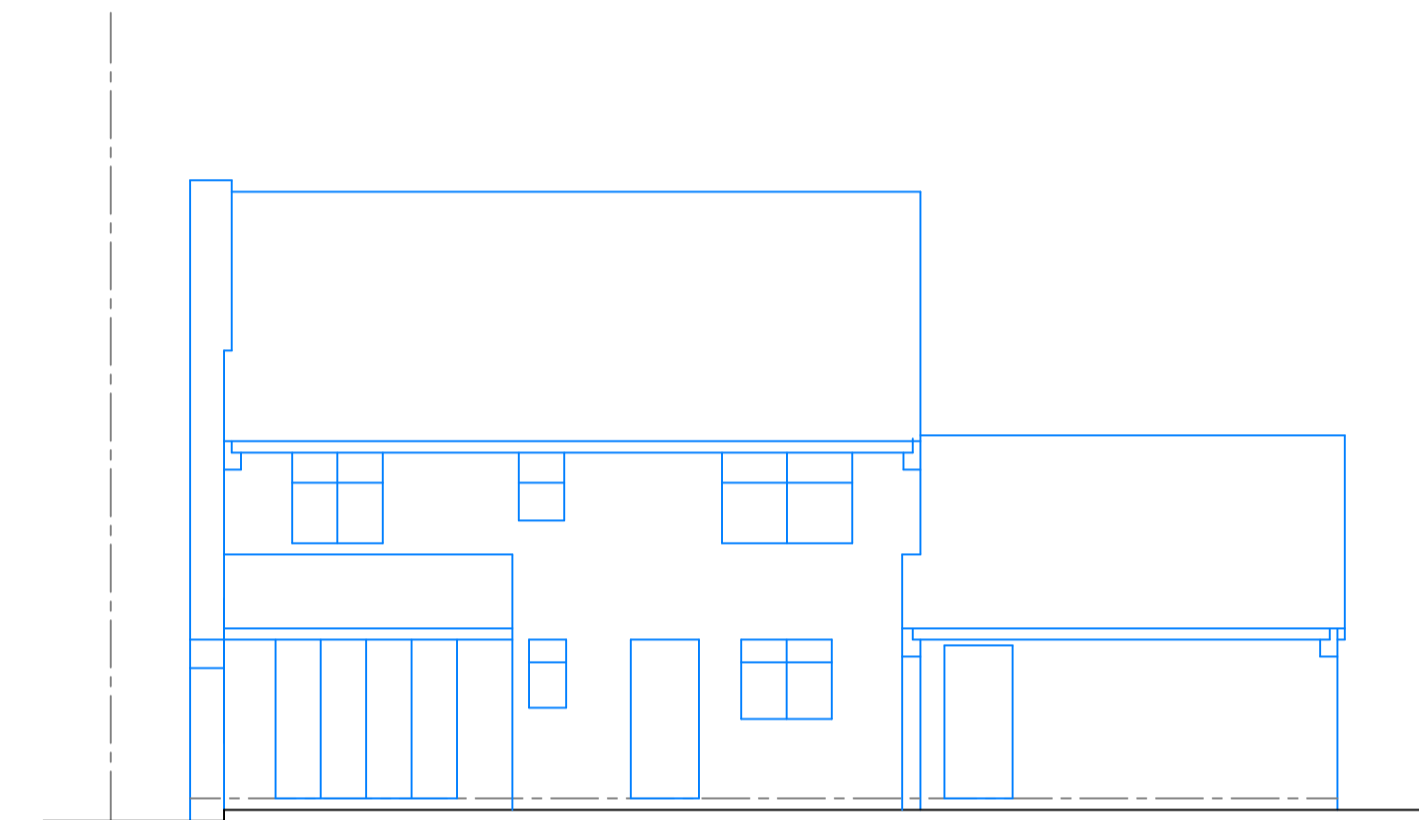
Ground Floor Plan



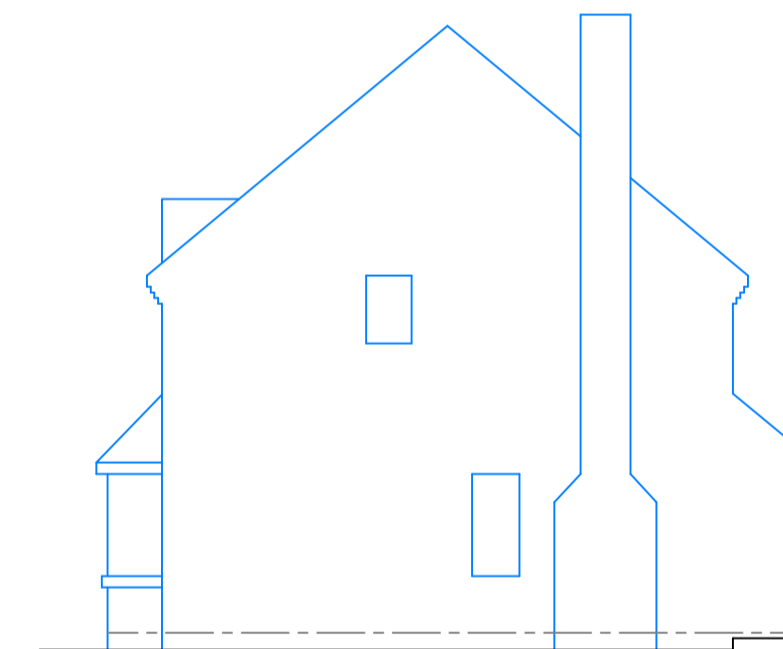
First Floor Plan



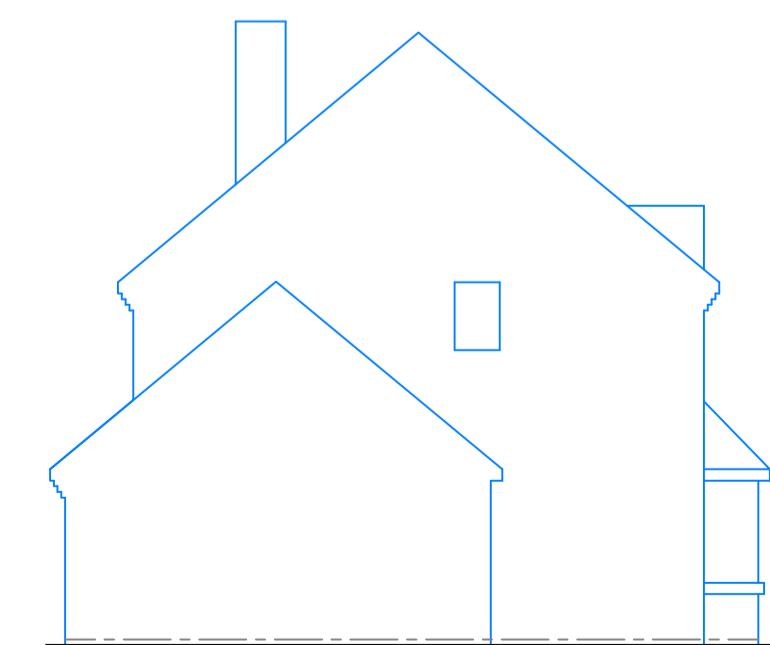
Front Elevation



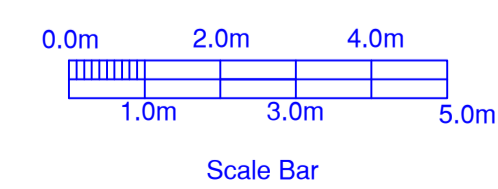
Rear Elevation



Side Elevation



Side Elevation



**NOTES:**

This drawing is to be read in conjunction with all relevant Engineers and Architects drawings. Only figured dimensions are to be used, for construction, all dimensions are to be verified on site prior to work commencing. This drawing is not to be scaled under any circumstances.

REV	AMENDMENT	DATE
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TITLE  
**7 THE WICKETS  
 ASHFORD  
 MIDDLESEX**

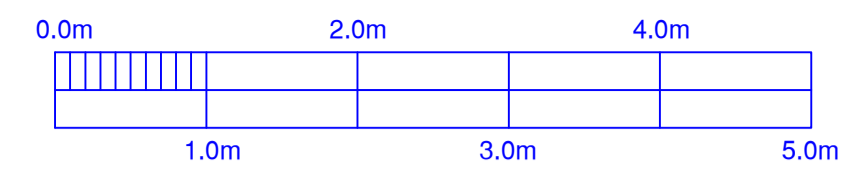
**PROPOSED  
 SIDE AND REAR  
 EXTENSIONS**

DATE: Sept. 2015	SCALE: 1:50
DRAWN: RD	APPROVED:

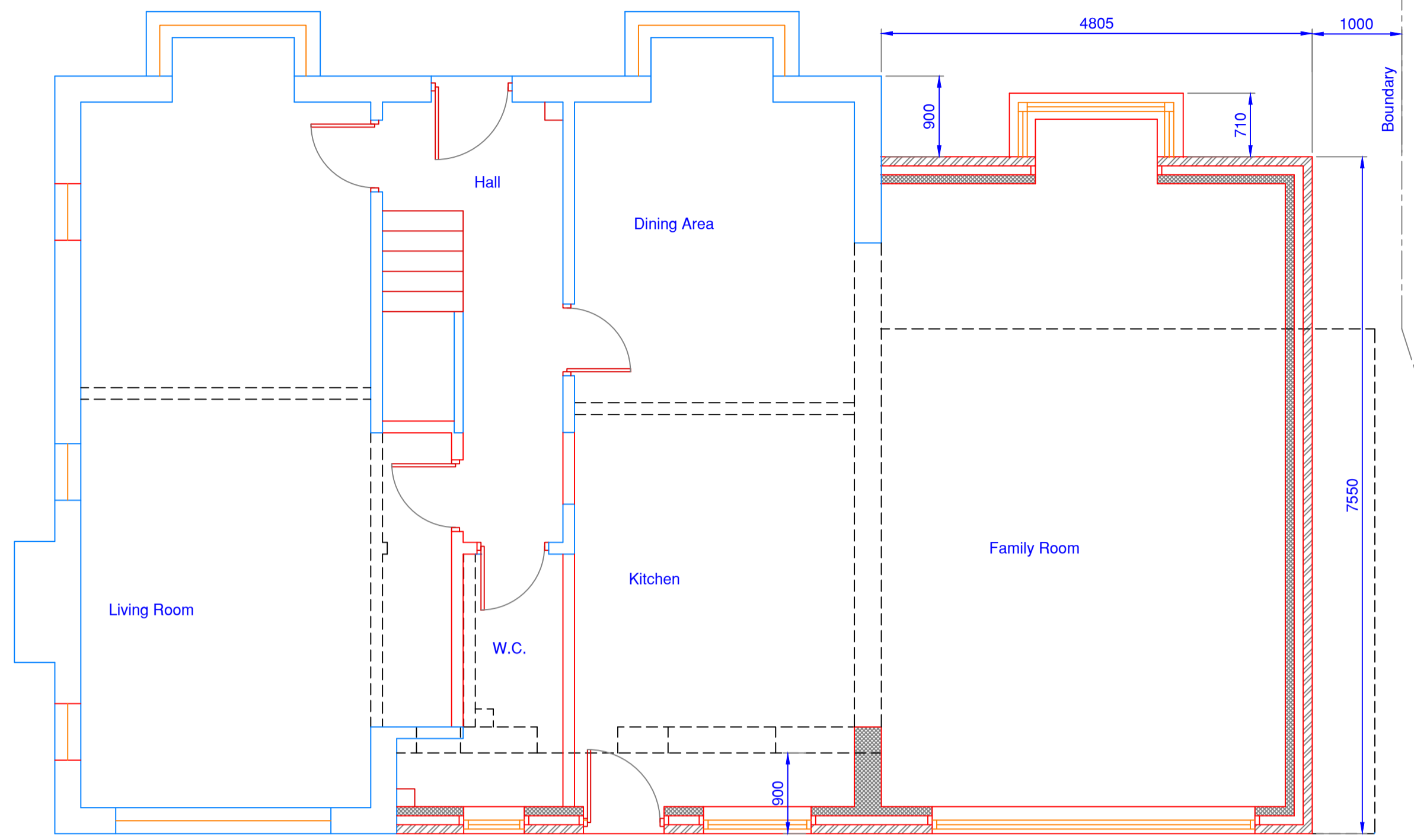
**EXISTING PLANS  
 AND ELEVATIONS**

DRAWING STATUS  
**EXISTING**

DRAWING No <b>15J04/01</b>	REV
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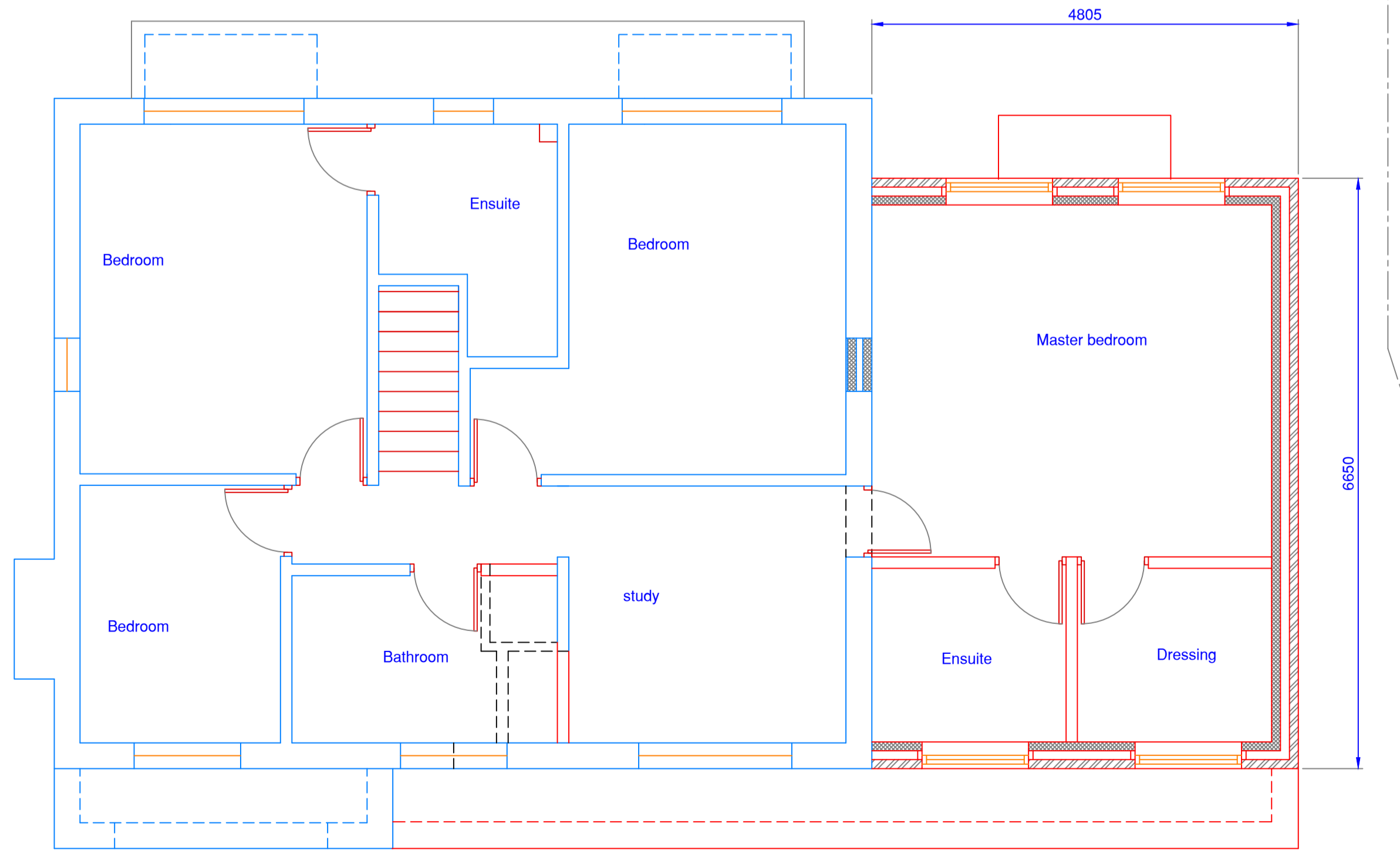


Scale Bar

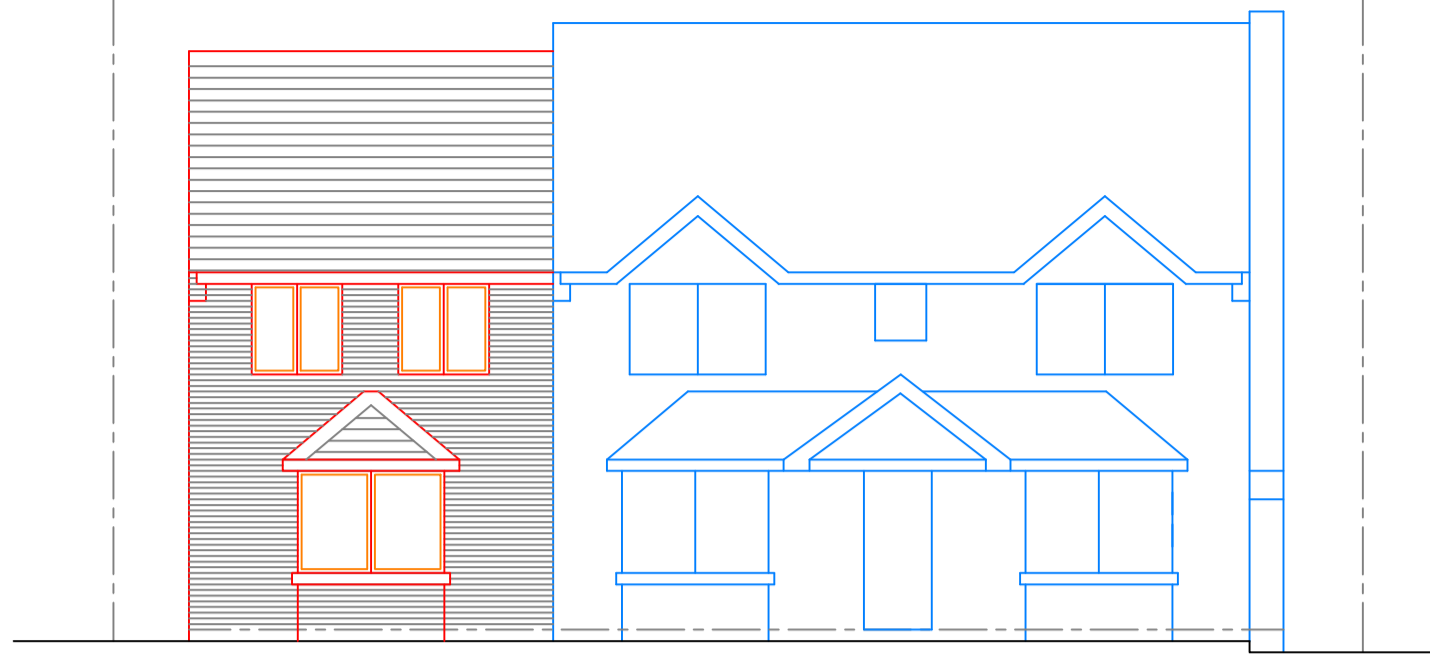


Ground Floor Plan

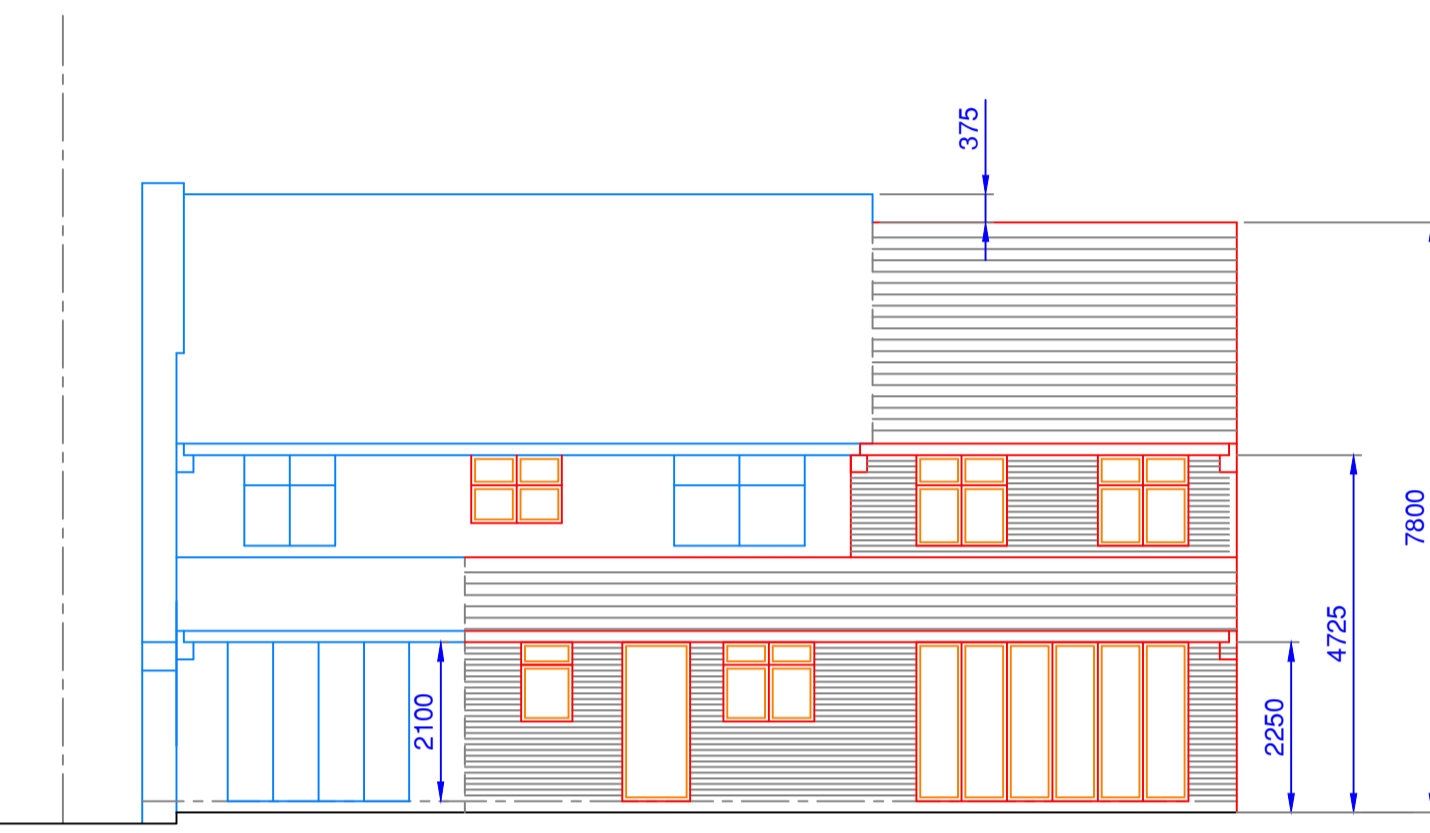
**External Materials**  
 Roof - tiles  
 Walls - facing brickwork with detailing to match existing.  
 Doors and Windows - UPVC double glazed.  
 Fascias and guttering - UPVC.  
 All new materials to match existing.



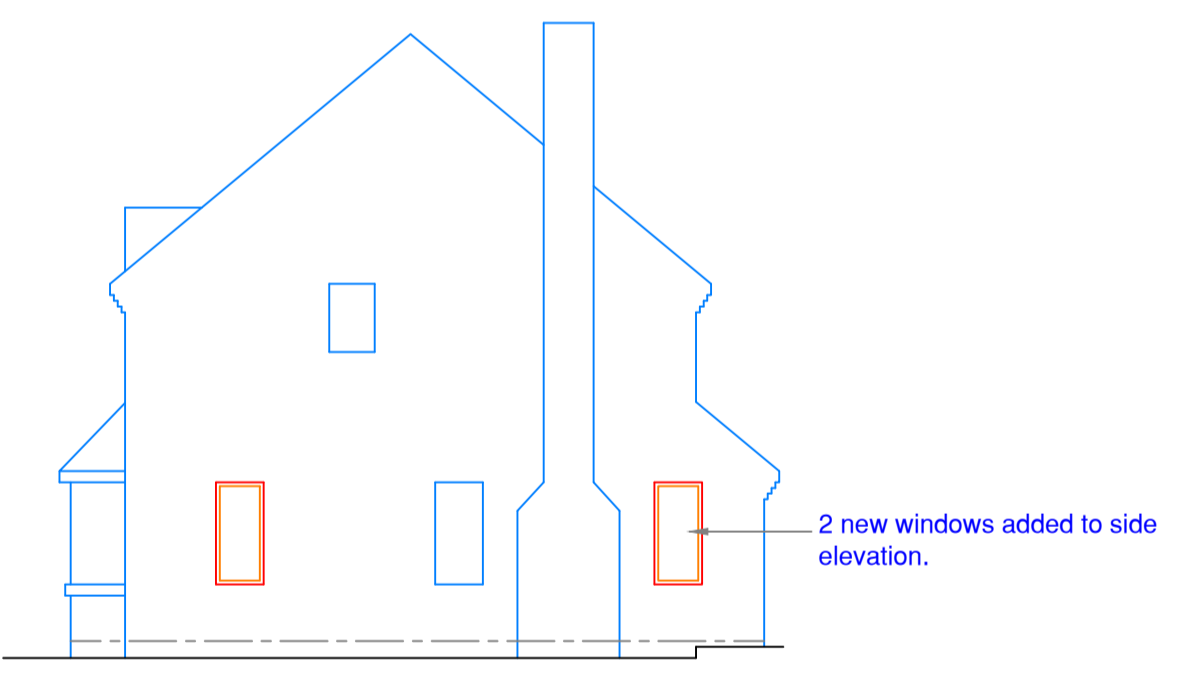
First Floor Plan



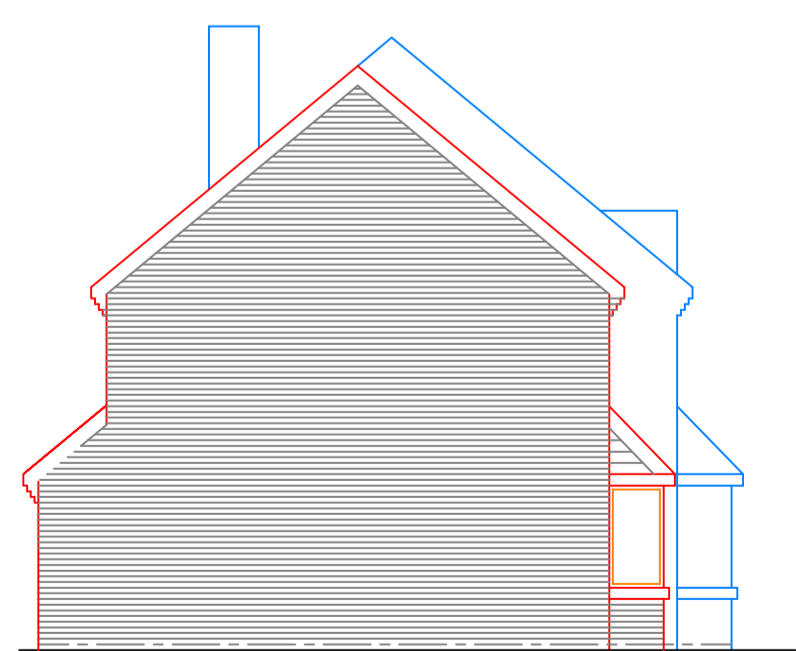
Front Elevation



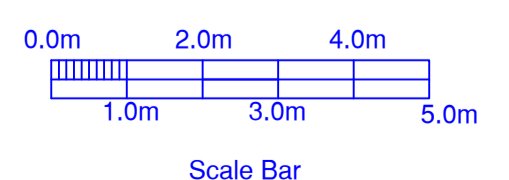
Rear Elevation



Side Elevation



Side Elevation



Scale Bar

**NOTES:**  
 This drawing is to be read in conjunction with all relevant Engineers and Architects drawings. Only figured dimensions are to be used, for construction, all dimensions are to be verified on site prior to work commencing.

A	External Dimensions Added	02/11/15
REV	AMENDMENT	DATE

**TITLE**  
 7 THE WICKETS  
 ASHFORD  
 MIDDLESEX

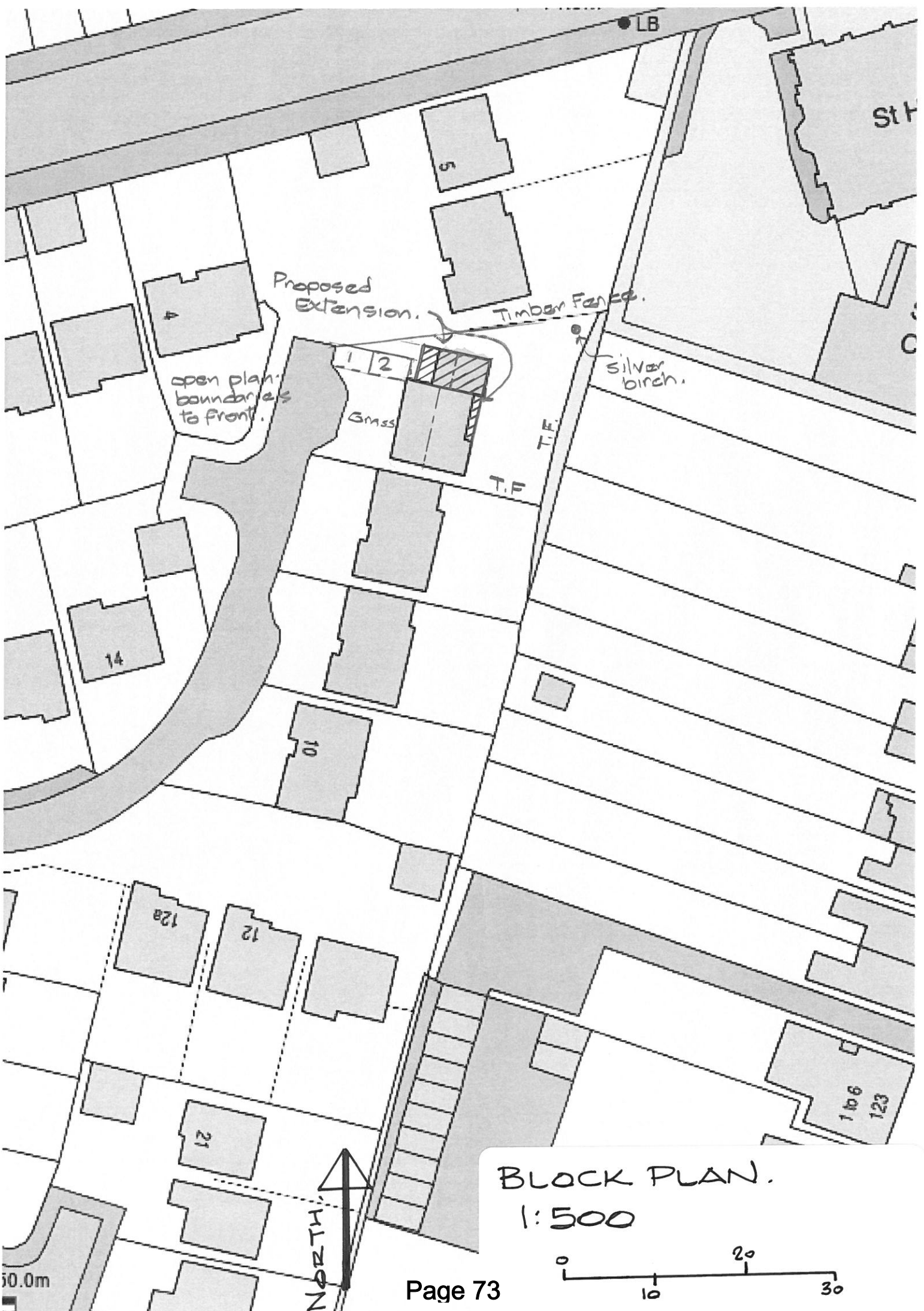
**PROPOSED SIDE AND REAR EXTENSIONS**

DATE:	Sept. 2015	SCALE:	1:50
DRAWN:	RD	APPROVED:	

**PROPOSED PLANS AND ELEVATIONS**

**DRAWING STATUS**  
 PROPOSED

DRAWING No	REV
15J04/02	A



BLOCK PLAN.  
1:500

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**PLANNING APPEALS**

**LIST OF APPEALS SUBMITTED BETWEEN 6 NOVEMBER AND 3 DECEMBER  
2015**

<b><u>Planning Application/ Enforcement No.</u></b>	<b><u>Inspectorate Ref.</u></b>	<b><u>Address</u></b>	<b><u>Description</u></b>	<b><u>Appeal Start Date</u></b>
15/00033/ENF	APP/Z3635/C/1 5/3136493	Satsun, Park Road, Shepperton	Enforcement notice relating to the erection of rear and side extension following demolition of toilet and shower building and use of the building as a permanent residential dwelling.	19/11/2015
15/00814/FUL	APP/Z3635/W/ 15/3135863	3 Douglas Road, Stanwell	Erection of two-bedroomed end of terraced dwelling.	27/11/2015 notified that appeal has been <b><u>withdrawn</u></b>
14/01943/FUL	APP/Z3635/W/ 15/3139090	25-27 High Street, Stanwell	Erection of 2 no. 3 bed houses, conversion of existing grade II Listed Building into 2 no. dwellings and erection of detached garage/orangery building, along with associated parking and landscaping following demolition of existing pool house and garage.	30/11/2015

**APPEAL DECISIONS RECEIVED BETWEEN 6 NOVEMBER AND 3 DECEMBER  
2015**

<b>Site</b>	Haroldene, Towpath, Shepperton,
<b>Enforcement Notice</b>	15/00012/A/ENF

<b>Number:</b>	
<b>Appeal Reference</b>	APP/Z3635/C/15/3005234
<b>Appeal Decision Date:</b>	18 November 2015
<b>Inspector's Decision</b>	The appeal is dismissed and the enforcement notice is upheld with variations and corrections.
<b>Proposal</b>	The breach of planning control as alleged in the notice is 'The carrying out on the land of building, engineering, mining or other operations at variance to Planning Permission 14/00878/FUL.
<b>Reasons for Issuing the Enforcement Notice:</b>	The unauthorised development as it is at present proceeding, results in a building that is unacceptable in a plotland area within the Green Belt, and within an area liable to flood and could result in the loss of amenity to adjoining residential properties contrary to Policy EN1: Design of New Development of the Spelthorne Core Strategy and Policies DPD 2009.
<b>Inspector's Comments</b>	<p>The Inspector considered that as the site lies within the Metropolitan Green Belt, the main issues were whether the development constitutes inappropriate development; the effect of the development on the openness of the Green Belt and whether any harm by way of inappropriateness is clearly outweighed by other considerations and, if so, whether there exist Very Special Circumstances to justify the development.</p> <p>The Inspector observed that the appeal building is materially larger than the buildings it replaced and as such it is contrary to guidance contained in the NPPF and is therefore inappropriate development, which by definition, is harmful to the Green Belt.</p> <p>In terms of openness, the Inspector noted the increased size of the dwelling and in particular, the increased height, volume and footprint of the garage. She concluded that in view of the increased footprint, height and volume of the built structure above that permitted by the original planning permission, the development in its current form has reduced the openness of the Green Belt.</p> <p>The Inspector did not consider that the fact that the original dwelling (now demolished) had not been extended was a material consideration, nor the fact that views of the enlarged garage were limited. Additionally, the existence of other enlarged properties in the locality, the more recent 2015 approval on this site for a replacement dwelling without the garage and the method of construction did not weigh in favour of the scheme.</p> <p>The Inspector concluded that the proposal is inappropriate</p>



	development which is harmful to the Green Belt and also found harm to the openness of the Green Belt. The combined weight of other considerations did not clearly outweigh the totality of harm identified and as such the Very Special Circumstances necessary to justify inappropriate development in the Green Belt do not exist. The development was therefore contrary to the relevant provisions of the National Planning policy Framework.
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<b>Site</b>	Highways Land West Side of Worples Road, Staines upon Thames
<b>Planning Application Number</b>	14/02078/T56
<b>Appeal References</b>	APP/Z3635/W/15/3129047
<b>Appeal Decision Date:</b>	26/11/2015
<b>Inspector's Decision</b>	The appeal is dismissed
<b>Proposal</b>	Installation of a 15m high telecommunications street pole housing 6 no. antennas with 3 no. associated equipment cabinet.
<b>Reason for Refusal</b>	The proposed telecommunications mast, in view of its siting on an open area of land and its height and bulk would appear visually intrusive in the street scene. The proposal therefore does not comply with Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009).
<b>Inspector's Comments</b>	<p>The Inspector considered that the main issue was whether or not the proposal constitutes permitted development, having regard to the effect of the proposal on the character and appearance of the area. The Inspector observed that the rear is largely residential, although the proposed equipment would be located on the edge of an area of open space. He also acknowledged the need to improve network coverage in the area and that the mast would be shared by two providers which were material considerations in favour of the proposal.</p> <p>However, he considered that due to the appeal site's location on the edge of the open space, the proposed monopole would be prominently sited and very exposed. The appellant's argument that the location is appropriate as the open space provides a break in built development in the area was dismissed as the Inspector considered that this added to the prominent nature of the proposal and would detract from the welcome relief that the</p>

	<p>open space provides from the wider built environment.</p> <p>The Inspector viewed the surrounding street furniture as being relatively limited and considerably smaller in height and thickness than the proposed monopole. Similarly, the existing trees in the locality, which are smaller than the monopole, would do little to screen or soften the impact of the monopole, particularly when viewed from the south and in winter months. The Inspector also considered that the monopole would tower over the adjoining dwellings and represent an unacceptably dominant feature in the views from these properties.</p> <p>In conclusion, by virtue of its siting, height and thickness, the Inspector considered that the proposal would be unacceptably prominent, overly dominant and incongruous and that the scheme would cause significant harm to the character and appearance of the area and to views from nearby properties and these factors are not outweighed by other material considerations. As such it was considered to be contrary to policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009).</p>
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<b>Site</b>	Land at Station Road, Shepperton
<b>Planning Application Number:</b>	14/01868/FUL
<b>Appeal Reference</b>	APP/Z3635/W/15/3130694
<b>Appeal Decision Date:</b>	30/11/2015
<b>Inspector's Decision</b>	The appeal is dismissed.
<b>Proposal</b>	Erection of a two storey block comprising 2 no. 2 bed and 2 no. 1 bed flats together with parking for 7 residents car parking spaces including turning head, passing bay and 5 additional car parking spaces.
<b>Reason for Refusal</b>	The proposed development would involve the permanent loss of part of a wooded area that now has some protected replacement trees and by virtue of the size, width, bulk and location of the proposed buildings would result in a development that would be out of character with the local area resulting in a detrimental impact upon the visual appearance of the area. The loss of the wooded area, and existing and future trees as a collective group would cause significant demonstrable harm to the amenities of the surrounding properties in terms of screening and outlook. The proposal will also result in the loss of an attractive area of open

	<p>space which makes a significant contribution to the quality and character of this street. The proposal is therefore contrary to policies EN1, EN4 and EN7 of The Spelthorne Development Plan - Core Strategy and Policies Development Plan Document (2009).</p>
<p><b>Inspector's Comments</b></p>	<p>The Inspector considered that the main issue is the effect of the proposal on the character and appearance of this part of Shepperton, with particular reference to the loss of trees and the wooded area; the effect on residential outlook and the loss of an open space.</p> <p>The Inspector observed that the appeal site is seen as a 'green strip' within a heavily built up area with a variety of house types in the locality. He acknowledged various factors in favour of a housing development on the site, notably the presumption in favour of sustainable development and the principle of housing development on land which in effect is a 'brown field' and 'windfall' site. The fact the land itself was not designated as Protected Urban Open Space was noted. However the Inspector recognised that for new developments to be fully sustainable in environmental terms, they need to ensure that they are not harmful to the overall environment of their surroundings; that they are well-designed and that they do not cause harm to the character and appearance of the locality.</p> <p>In terms of trees, the inspector considered that as a whole, the trees add positively to the character and appearance of this part of Shepperton. The necessary re-positioning of some trees already planted as part of a Tree Replacement Notice would exacerbate the loss of trees which were removed previously. This would result in visual harm being caused to the character and appearance of this open space along Station Road. The inspector considered that as one of the few open green spaces in the immediate locality it is extremely important in environmental terms.</p> <p>The Inspector also considered that the block of four houses would be perceived as being cramped development at the end of a Cul-de-Sac. This cramped appearance would be emphasised by the proximity of the main elevation of two of the units facing the railway being hard up to the boundary fence which would result in an oppressive and overbearing effect for occupiers of these units. There were also concerns regarding the general design not improving the character and quality of the area.</p> <p>While acknowledging that existing residents have no right to the retention of their existing views, the Inspector concluded that for those residents living opposite the proposed building, the outlook onto the site would be perceived as being oppressive and overbearing.</p> <p>The inspector considered that rather than improving the character</p>

	<p>and quality of the immediate locality, the proposed scheme would detract from the appearance of this part of Shepperton. Any benefits of the scheme would be significantly and demonstrably outweighed by the adverse impacts which were outlined in the decision letter and were contrary to Policy EN1 and EN4 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and guidance contained within the National Planning policy Framework.</p>
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**FUTURE HEARING / INQUIRY DATES**

<b>Council Ref.</b>	<b>Type of Appeal</b>	<b>Site</b>	<b>Proposal</b>	<b>Case Officer</b>	<b>Date</b>
15/00087 /ENF	Hearing	The Willows, Moor Lane, Staines Upon Thames.	Enforcement notice relating to the unauthorised storage on open land.	JF	15/03/2016