

**Minutes of the Planning Committee  
10 February 2016**

**Present:**

Councillor R.A. Smith-Ainsley (Chairman)

Councillor C.M. Frazer (Vice-Chairman)

Councillors:

I.J. Beardsmore

A.T. Jones

O. Rybinski

A.L. Griffiths

V.J. Leighton

R.W. Sider BEM

**Apologies:** Apologies were received from Councillor S.J. Burkmar, Councillor Q.R. Edgington, Councillor I.T.E. Harvey, Councillor A. Neale and Councillor H.A. Thomson

**In Attendance:**

Councillors who are not members of the Committee, but attended the meeting to observe an application in or affecting their ward, are set out below in relation to the relevant application.

Councillor M.M. Attewell - Observed proceedings

Councillor C.F. Barnard – Observed proceedings

**24/16 Minutes**

The minutes of the meeting held on 13 January 2016 were approved as a correct record.

**25/16 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**

Councillors R.A. Smith Ainsley, C.M. Frazer, A.T. Jones, R.W. Sider BEM, O. Rybinski and A.L. Griffiths, reported that they had received correspondence in relation to application 15/01556/RVC – 34 Laleham Road, Staines-upon-Thames, TW18 2DX but had maintained an impartial role, had not expressed any views and had kept an open mind.

**26/16 15/01556/RVC - 34 Laleham Road, Staines-upon-Thames, TW18 2DX**

**Description:**

Relaxation of Conditions 2 and 3 of Planning Permission 13/00880/HOU to allow the substitution of plans showing the removal of render and mock Tudor boarding on front and part side elevations.

**Additional Information:**

The Assistant Head of Planning notified the Committee that a letter had been submitted by the applicant which explained that he was unable to attend the Planning Committee meeting but supported the Planning Officer's recommendation to approve.

**Public Speaking:**

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

- That the development was vastly different to the originally approved scheme and in fact was a series of non-material amendments
- Numerous objections from residents of the approval of 12 non-material amendments
- Porch development had no relevance to design
- Objection to the removal of rendering
- Materials should match what was originally used
- No red brick used locally before this scheme

As Councillor Quentin Edgington had given his apologies for the meeting the Chairman read out a statement on his behalf raising the following points against the proposal:

- That it was detrimental to the character of the area and the local street scene.

**Debate:**

During the debate the following key issues were raised:

- Other buildings in locality with similar use of red brick.
- Redbrick, mock Tudor or pebble dashing would have all been acceptable
- Streetscene argument cannot be substantiated
- No reasonable argument concerning the overbearing nature of the property and bulk and scale
- No grounds to refuse application in terms of street scene as character of the area included redbrick, mock Tudor and pebble dashing.
- The Local guidelines exist to ensure that buildings look good and fit in with the area and this proposal does that

**Decision:**

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:  
Site location plan and L2145/30 Rev. G received 18 November 2015  
L2145/15 Rev. D and L2145/20 Rev. B received 08 December 2015  
L2145/10 Rev. E received 27 January 2016  
KJT/Laleham/200a; /400a; /600a received 17 June 2013  
KJT/Laleham/800a received 17 June 2013

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

2. All first floor windows on the side elevations shall be fitted with obscured glass and be non-opening to a minimum height of 1.7m above internal floor level, and shall be permanently retained in that condition.

Reason: To safeguard the privacy of the adjoining properties.

3. No further openings of any kind shall be formed in the side elevations of the development hereby permitted, other than in accordance with the approved plans.

Reason: To safeguard the privacy of the adjoining properties.

4. There shall be no raising of the existing ground levels on the site, other than in accordance with the approved plans

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity.

5. All spoil and building materials stored on the site before and during construction shall be removed from the site upon completion of the development hereby permitted.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity.

6. The rear parking provision shown on the submitted plans shall be constructed within 3 months of the commencement of any other part of the development permitted and thereafter the approved facilities together with the means of access thereto shall be maintained and reserved for the benefit of the development hereby permitted.

Reason:- To ensure the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required.

**Decision Making: Working in a Positive and Proactive Manner**

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.

**27/16 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.