



Please reply to:

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Date: 29 March 2016

Notice of meeting

Planning Committee

Date: Wednesday, 6 April 2016

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
N.J. Gething
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 - 16**
To confirm the minutes of the meeting held on 9 March 2016 (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) 16/00021/FUL - The Bradbury Centre Nursing Home, 68 Manygate Lane, Shepperton **17 - 50**
 - b) 14/00214/ENF - Land to the north of 7 Maxwell Road, Ashford, TW15 1RL **51 - 54**
 - c) 16/00078/UNDEV - The Paddocks, land to the rear of 237-245 Hithermoor Road, Stanwell Moor, Stanwell **55 - 60**
- 5. Standard Appeals Report** **61 - 62**
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
9 March 2016**

Present:

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

Councillors:

R.O. Barratt	A.L. Griffiths	O. Rybinski
I.J. Beardsmore	A.T. Jones	R.W. Sider BEM
S.J. Burkmar	A. Neale	H.A. Thomson

Apologies: Apologies were received from Councillor Q.R. Edgington, Councillor N.J. Gething and Councillor V.J. Leighton

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 C.A. Davis	15/01718/FUL and 15/01718/LBC Bridge Street Car Park, Bridge Street, Staines-upon-Thames
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Councillor I.T.E. Harvey	Observed proceedings
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47/16 Minutes

The minutes of the meeting held on 10 February 2016 were approved as a correct record.

48/16 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, R.O. Barratt, S.J. Burkmar, A.L. Griffiths, A. Neale, O. Rybinski, R.W. Sider BEM and H.A. Thomson reported that they had received correspondence in relation to applications 15/01718/FUL and 15/01718/LBC Bridge Street Car Park, Bridge Street,

Staines-upon-Thames but had maintained an impartial role, had not expressed any views and had kept an open mind.

49/16 15/01718/FUL - Bridge Street Car Park, Bridge Street, Staines-upon-Thames

Description:

Planning application for demolition of existing unlisted car park, sea cadet building, access ramp, deck and steps in Staines Conservation Area and redevelopment of the site to provide buildings ranging from 4 to 12 storeys in height comprising 358 sqm (GIA) ground floor commercial floorspace (Use Class A1/A2/A3) and 205 residential units (Use Class C3), together with ancillary residents gym, associated car parking, open space, landscaping and infrastructure works (15/01718/FUL).

Additional Information:

The Assistant Head of Planning advised the committee of the following additional information:

With reference to paragraphs 8.20 – 8.37 of the Planning Committee report, Section 66 of the 1990 Listed Buildings Act imposes a general duty in the exercise of planning functions that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have “special regard” to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses. Section 72 of the Act has a general duty for conservation areas in the exercise of planning functions in respect of buildings or other land to pay “special attention” to the desirability of preserving or enhancing the character or appearance of that area. Paragraphs 8.20 to 8.37 of the officer report identifies these duties and explains how the ‘special regard’ and ‘special attention’ have been given and it is confirmed that these requirements have been given the due and proper weight in the assessment and balancing of the issues in this application and in the conclusions and recommendation of the report.

The Assistant Head Planning outlined the following amendments to the Committee Report:

Paragraph 8.112

Fifth line down reference to “new tree planting” to be removed.

Last sentence: to continue as – “...*and metal gates*. Whilst the most northerly fourth arch is currently open, it is proposed that this would be sealed at both ends in the same way (the sealing of the eastern end of that archway is not included within the current applications and would be subject of separate applications).”

The Assistant Head of Planning explained that two additional late letters of representation had been received which raised the following points:

- Should be designed to be sympathetic to Thames Edge, including height.
- Daylight and Sunlight assessment of the adjacent Strata building needed.
- Servicing concerns
- Loss of trees

Furthermore, in response to the daylight/sunlight issue raised on behalf of the Strata building, the applicants' consultants advised that there was no numerical guidance expressly for offices. Nevertheless, in this instance they explained that *"there is excellent separation of c.23 m to Strata which is heavily glazed along its very long (54.4m) northern elevation. Given the high level of glazing, separation to Strata and the fact that the proposal does not present a continuous obstruction along the boundary there is not considered to be such specific sensitivity. The space has undergone significant recent refurbishment [and] will be primarily lit by high specification artificial lighting although the perception of daylight and daylight penetration will remain excellent given the very high levels of glazing"*.

In addition she notified the Committee of the serious concerns arising from an expectation that the servicing would be wholly focussed on Bridge Close which had been partly addressed by Surrey County Council now agreeing to a controlled service facility on the north western side of the Staines Bridge approach.

Consultation Responses

A consultation response was received from the Council's Valuation Advisor which raised no objection. The advisor considered that an off-site payment of £5 million would enable Spelthorne Borough Council to achieve a higher level of affordable housing on a separate site which is more appropriate and economical for the type of housing required, i.e. an area of lower value on a scheme with lower build and service charge costs.

The Assistant Head of Planning also explained that a further consultation response had been received from the County Highway Authority which raised no objection to the scheme subject to a number of conditions to be imposed if planning permission was granted

The Head of Planning and Housing Strategy advised the following to the Planning Committee including the context of the Committee's consideration of this item:

"This is a Council owned site - but the role of the Planning Committee (acting on behalf of the Council in its role as LPA) is to approach this application as it would any other.

It is required to have regard to the 'development plan' unless material considerations indicate otherwise. This includes regard to statutory duties including toward listed buildings, conservation areas and protected species.

Such an approach requires:

- *an objective consideration of all the issues*
- *all of the issues for and against to be carefully weighed*
- *conclusions reached having regard to all the issues*

Our conclusions and recommendation follow that approach.

It is:

- *allocated for housing and provides that*
- *high quality development in design terms*
- *substantial positive contribution to its immediate locality and gateway to Staines town centre*

Having weighed all the issues both for and against the officer recommendation is to approve.”

Amended Conditions

The Assistant Head of Planning recommended the following amendments to conditions as follows:

Condition 1

Excepting demolition works; site clearance; ground investigations; site survey works; temporary access construction works; access and highway works; construction of any landfill gas works; archaeological investigation; and erection of any fences and hoardings around the development, no development shall take place until a Section 106 Agreement is entered into so as to bind the land as shown edged in red ink on drawing number A10875/F 0002 Rev. P2 received 22 December 2015 and to secure: -

- (a) Payment of an affordable housing contribution of £5,000,000 (£5 million).
- (b) Payment of a travel plan audit fee of £6,150.
- (c) Provision of two car club vehicles, with all costs associated with the provision of the vehicles including provision of parking space being met by the developer.
- (d) Provision of 25 miles worth of free travel for residential users of the proposed development using the car club vehicles.
- (e) Provision of one year free membership of the car club for the first occupants of each of the proposed residential units
- (f) Provision of one £50 sustainable travel voucher per household (equates to £10,250 for the 205 proposed residential units) which can be

spent on either public transport tickets or towards a bicycle. If part or all of the £10,250 is not spent within one year towards purchasing a public transport ticket or towards purchasing a bicycle, it shall be reinvested into other non-private vehicle modes of transport use.

Reason: The above condition is required to secure the off-site affordable housing contribution and sustainable travel measures.

Condition 3

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

A10875/D0300 Rev. P1; /D0302 Rev. P1; /D0303 Rev. P1; /D0304 Rev. P1; /D0501 Rev. P1; /D0503 Rev. P1 received 22 December 2015.

A10875/F0001 Rev. P2; /F0002 Rev. P2; /F0200 Rev. P1; /F0201 Rev. P1; /F0202 Rev. P1; /F0203 Rev. P1 received 22 December 2015.

A10875/D0700 Rev. P1; /D0701 Rev. P1; /D0703 Rev. P2, and Proposed Sectional Elevation of A10875/D0702 Rev. P1 received 27 January 2016.

A10875/D0200 Rev. P2; /D0201 Rev. P2; /D0202 Rev. P2; /D0203 Rev. P2; /D0301 Rev. P2; /S0305 Rev. P2; /D0502 Rev. P2 received 15 February 2016.

A10875/D0099 Rev. P3; /D0100 Rev. P4; /D0101 Rev. P3; /D0102 Rev. P3; /D0103 Rev. P3; /D0104 Rev. P3; /D0105 Rev. P3; /D0106 Rev. P3; /D0107 Rev. P3; /D0108 Rev. P3; /D0109 Rev. P3; /D0110 Rev. P3; /D0111 Rev. P3; /D0112 Rev. P3 received 29 February 2016.

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

Condition 4

Before the commencement of the construction of the buildings hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building and other external surfaces of the development be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Condition 8

Before the commencement of the construction of the buildings hereby approved a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The drainage scheme shall be implemented in accordance with the agreed details.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

Condition 14

That within 3 months of the commencement of the construction of the buildings, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelt Horne Borough Core Strategy and Policies Development Plan Document 2009.

Condition 19

Prior to the commencement of the construction of the development, details of the proposed maintenance regimes for each of the Sustainable Drainage System (SuDS) elements and confirmation of who will own and maintain these features must be submitted to and approved by the local planning authority and thereafter maintained in accordance with the approved details.

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

Condition 25

Any plant installed in association with the proposed development shall be at least 5dB(A) below the background noise at the nearest noise sensitive property as assessed using the guidance contained within BS4142 (2014).

Reason:- To safeguard the amenity of neighbouring properties.

Condition 32

Before the commencement of the construction of the buildings a method statement detailing dust suppression, measures to minimise noise, and mitigation measures during construction shall be submitted to and approved by the Local Planning Authority. The agreed measures shall be implemented in accordance with the approved details and thereafter maintained.

Reason:- To safeguard the amenity of adjoining neighbouring properties against noise and dust nuisance.

Condition 39

Notwithstanding the submitted Travel Plan prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of 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.

Condition 40

The development shall not be occupied until the proposed cycle route along the Bridge Street site frontage to its junction with Bridge Close has been provided in accordance with the approved plans.

Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF.

Condition 41

Notwithstanding the approved plans in Condition 3, the development shall not be occupied and no service bays laid out at the site until a Servicing Management Strategy with associated plans for both the commercial and residential (including the gym) uses is submitted to and approved in writing by the Local Planning Authority. The Service Management Strategy shall demonstrate that there will be no adverse impact on highway and pedestrian safety, that there is adequate capacity, and include measures to prevent unauthorised use of such service bays and any unauthorised use of service/delivery vehicles outside of agreed bays. The Servicing Management Strategy shall include:

- (a) Appropriate location, size, design of servicing bays
- (b) Hours of use of the service bays
- (c) Management of such provision having regard to competing service requirements from local authority and other refuse collection.

The development shall not be occupied until the agreed measures in the Service Management Strategy have been fully implemented, and shall be permanently maintained as approved.

Reason: To ensure that a satisfactory service management strategy is implemented on the site in the interest of highway safety.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Anne Damerell spoke against the application raising the following key points:

- The proposal is too large and is out of scale.
- Adverse impact on the Conservation Area and conflicts with the Council's duty of care.
- Flats/ dwellings are small and not adequate for young families.
- Concern over materials.
- Design not of a high quality.
- No affordable housing on site – does not meet Council's housing needs.
- Inadequate parking provision.
- Noise concerns.
- Poor air quality.
- Overlooking issues.
- Concern over delivery vans to site and traffic concerns.
- Site should not be in Church Street CPZ.
- Existing disabled parking should be replaced.
- No children's play space provided and instead suggest conversion of resident's gym to play area.
- Lammas was no substitute for children play area.
- Suggested a number of conditions if the Committee was minded to approve:
 - Thames path not to have a gravel surface
 - Needs decent and adequate seating
 - existing disabled parking spaces on site should be provided elsewhere in the town to ensure disability needs are properly met

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

- Important scheme for the town.
- Will attract high level public transport.
- All technical details have been submitted.
- Tall building will provide a new gateway to the town centre.
- Have involved Historic England and Design South East and they have endorsed the proposal.
- Two public consultations have taken place to allow residents to provide comments on the design.
- The scheme has attracted a wide range of views.
- Will act as a catalyst for further development in Staines-upon-Thames Town Centre.

In accordance with the Council's procedure for speaking at meetings, Councillor Davis spoke as Ward Councillor and raised the following key points:

- This proposal is not the only solution for the site.
- The site needs an iconic/ landmark building which this scheme does not provide.

- Proposal is a disaster, especially in terms of car parking provision.
- Thames Edge provides a better solution and is an example of what can be done.
- The design is not aspirational. The fact it replaces an ugly car park does not make it acceptable.
- Something in keeping with the river would be preferable. This proposal ignores the presence of the river.
- Too many units are proposed.
- Value of the site has gone up (although this is not a planning consideration).
- Providing social housing elsewhere in the Borough is acceptable.

Debate:

During the debate the following key issues were raised:

- A large affordable housing sum of £5 million will deliver 40-107 housing units.
- Elliptical tower is slender, made from quality materials with fine details.
- The Council has sought expert advice and it will provide a landmark gateway.
- The proposal is the type of development seen in Paddington Basin.
- Need to be more realistic about car needs – need to encourage better provision of shared cars.
- Lack of evidence to justify the minimal parking provision.
- Building is too big.
- Inadequate open space for children.
- Is a “rubbish development”.
- The £5 million will not provide 107 affordable units; only 40 will be obtained.
- Impact on neighbouring developments and loss of sunlight.
- Size of development is out of character.
- Concerns over development in the flood zone.
- Lack of parking on site.
- Supports regeneration of town.
- Building is like the Shard in terms of size.
- Concerns that the dwellings could be below minimum standards.
- Does not enhance Staines Town Centre Conservation Area.
- Buildings are too close together.
- Incompatible with the area.
- Impact of tower on Thames Edge – loss of daylight.
- No amenity space.
- Tower will provide an unbalanced gateway.
- Concerns over adequate lighting, particularly on public walkways.
- Inadequate public transport to other parts of Surrey; provision only good to London and the South West.
- Will meet housing needs.
- Opens up the bridge.
- Transport links are good in the area.
- High quality development.

In accordance with Standing Order 22.2 there was an equal number of votes for and against the application and therefore the Chairman used his Casting Vote.

Decision:

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

Condition 1

Excepting demolition works; site clearance; ground investigations; site survey works; temporary access construction works; access and highway works; construction of any landfill gas works; archaeological investigation; and erection of any fences and hoardings around the development, no development shall take place until a Section 106 Agreement is entered into so as to bind the land as shown edged in red ink on drawing number A10875/F 0002 Rev. P2 received 22 December 2015 and to secure: -

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

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Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

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Reason:- To safeguard the amenity of neighbouring properties.

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Reason:- To safeguard the amenity of adjoining neighbouring properties against noise and dust nuisance.

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Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF.

Condition 41

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- a) Appropriate location, size, design of servicing bays
- b) Hours of use of the service bays
- c) Management of such provision having regard to competing service requirements from local authority and other refuse collection.

The development shall not be occupied until the agreed measures in the Service Management Strategy have been fully implemented, and shall be permanently maintained as approved.

Reason: To ensure that a satisfactory service management strategy in implemented on the site in the interest of highway safety.

50/16 15/01718/LBC - Bridge Street Car Park, Bridge Street, Staines-upon-Thames

Description:

Listing Building Consent application for minor alterations and works to Grade II Listed Staines Bridge in association with the redevelopment of the adjacent Bridge Street Car Park (15/01718/LBC).

Additional Information:

The Assistant Head of Planning informed the committee of the following amendments to conditions:

Amended Condition

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

A10875/D0300 Rev. P1; /D0302 Rev. P1; /D0303 Rev. P1; /D0304 Rev. P1; /D0501 Rev. P1; /D0503 Rev. P1 received 22 December 2015.

A10875/F0001 Rev. P2; /F0002 Rev. P2; /F0200 Rev. P1; /F0201 Rev. P1; /F0202 Rev. P1; /F0203 Rev. P1 received 22 December 2015.

A10875/D0700 Rev. P1; /D0701 Rev. P1; /D0703 Rev. P2, and Proposed Sectional Elevation of A10875/D0702 Rev. P1 received 27 January 2016.

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A10875/D0099 Rev. P3; /D0100 Rev. P4; /D0101 Rev. P3; /D0102 Rev. P3; /D0103 Rev. P3; /D0104 Rev. P3; /D0105 Rev. P3; /D0106 Rev. P3; /D0107 Rev. P3; /D0108 Rev. P3; /D0109 Rev. P3; /D0110 Rev. P3; /D0111 Rev. P3; /D0112 Rev. P3 received 29 February 2016.

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

Public Speaking:

There was no public speaking in relation to this item.

Debate:

There was no debate on this item.

Decision:

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

Amended Condition

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

A10875/D0300 Rev. P1; /D0302 Rev. P1; /D0303 Rev. P1; /D0304 Rev. P1; /D0501 Rev. P1; /D0503 Rev. P1 received 22 December 2015.

A10875/F0001 Rev. P2; /F0002 Rev. P2; /F0200 Rev. P1; /F0201 Rev. P1; /F0202 Rev. P1; /F0203 Rev. P1 received 22 December 2015.

A10875/D0700 Rev. P1; /D0701 Rev. P1; /D0703 Rev. P2, and Proposed Sectional Elevation of A10875/D0702 Rev. P1 received 27 January 2016.

A10875/D0200 Rev. P2; /D0201 Rev. P2; /D0202 Rev. P2; /D0203 Rev. P2; /D0301 Rev. P2; /S0305 Rev. P2; /D0502 Rev. P2 received 15 February 2016.

A10875/D0099 Rev. P3; /D0100 Rev. P4; /D0101 Rev. P3; /D0102 Rev. P3; /D0103 Rev. P3; /D0104 Rev. P3; /D0105 Rev. P3; /D0106 Rev. P3; /D0107 Rev. P3; /D0108 Rev. P3; /D0109 Rev. P3; /D0110 Rev. P3; /D0111 Rev. P3; /D0112 Rev. P3 received 29 February 2016.

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

51/16 15/00173/FUL - Land adjacent to Revelstoke, Towpath, Shepperton, TW17 9LL

Description:

Change of use of part of land from vegetable / garden patch to a 16 space car park for residents of Pharaoh's Island with associated boundary treatment, landscaping and access.

Additional Information:

There was none.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Very special circumstances apply; the cars will be removed from the road
- Proposal will be a positive enhancement and improvement to the towpath

Decision:

That the application be **approved**, subject to conditions as set out in the report of the Head of Planning and Housing Strategy.

52/16 16/00091/CPD - 44 Chaucer Road, Ashford, TW15 2QT

Description:

Certificate of Proposed Development for the creation of a rear dormer and installation of rooflights in front roof slope.

Additional Information:

There was none.

Public Speaking:

There was no public speaking.

Debate:

There was no debate.

Decision:

That the Lawful Development Certificate be **approved** subject to the conditions set out in the report of the Head of Planning and Housing Strategy.

53/16 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.



1:1,250

16/0021/FUL
The Bradbury Centre, 68 Manygate Lane,
Shepperton, TW17 9EE

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Planning Committee

6 April 2016



Application No.	16/00021/FUL		
Site Address	The Bradbury Centre Nursing Home, 68 Manygate Lane, Shepperton		
Proposal	Erection of 2 storey 78 bedroom residential care home together with associated works including the provision of 23 car parking spaces, a refuse store and hard and soft landscaping. (Existing care home is to be demolished).		
Applicant	Churchgate Shepperton Ltd		
Ward	Shepperton Town		
Call in details	Called in by Cllr Sider due to concerns raised by residents although due to the size of the scheme it would in any case need to be determined by the Planning Committee if recommended for approval.		
Case Officer	Peter Brooks		
Application Dates	Valid: 07.01.16	Expiry: 07.04.16	Target: Under 13 weeks
Executive Summary	<p>The application site comprises a broadly rectangular plot of land located on the eastern side of Manygate Lane. The site is currently occupied by a single storey building last used as a care home for the elderly. The building has been unoccupied since 2014.</p> <p>The current building covers a large part of the site and is of an irregular layout. The building is set back from Manygate Lane and has a parking area to the front. The wider area is contains a mixture of buildings, which are broadly grouped together. To the north of site is an area of bungalows, to the east is the playing fields belonging to Thamesmead School, to the south the Jubilee Centre and Thamesmead School and to the west the 'Lyon' housing estate on the opposite side of Manygate lane and which is designated as a Conservation Area.</p> <p>The proposal would involve the demolition of the existing building (53 beds) on site, and the construction of a broadly 'horseshoe' shaped building to provide a 78 bedroom residential care home with a central courtyard. The building would be mainly two stories high, albeit the Manygate Lane frontage would be set down and use dormers to allow 2nd floor accommodation and at the northern boundary the building is reduced to generally single storey. The building would be built on broadly the same footprint as the existing building on site, and it would be no closer to Manygate Lane than the existing or closer to properties in Richmond Drive / Manygate Lane. The site would have car parking spaces to the front and on the northern side of the site.</p>		

Recommended Decision	This application is recommended for approval subject to conditions.
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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
- EN6 - Conservation Areas, Historic Landscapes, Parks and Gardens
- CO1 - Providing Community Facilities
- LO1 - Flooding
- CC3 - Parking Provision
- CC1 - Renewable Energy
- EN7 - Tree Protection

2 RELEVANT PLANNING HISTORY

2.1 The site has been used as a site of a care home for over 50 years. The most relevant applications are listed below. Some other smaller applications for minor extensions and tree works have not been included:

14/01924/FUL

Erection of 4 small single storey extensions, roof and fenestration alterations in connection with the refurbishment of the existing building and outside space.

Grant Conditional 23.12.2014

93/00296/FUL

Demolition of existing 30 bed home for the elderly and construction of a 50 bed home for physically and mentally frail elderly persons.

Grant Conditional 18.08.1993

SUN/FUL/4522K/1

Erection of a new residential home for 64 residents on the site in Manygate Lane, Shepperton.

Grant Unconditional 25.03.1959

SUN/FUL/4522/F

Land coloured blue - Education, land coloured yellow - Home for old people, land coloured grey - residential.

Grant Conditional 26.05.1954

3 DESCRIPTION OF CURRENT PROPOSAL

- 3.1 The application site comprises a broadly rectangular plot of land located on the eastern side of Manygate Lane, with its shortest edge abutting the road. The site is currently occupied by a single storey building which was last used as a care home, although this has been unoccupied since spring 2014. This existing building had a capacity of 53 bedrooms. The current building occupies a significant part of the rear two thirds of the site, and its footprint is irregular, which features many wings and projections. The wider area contains a mixture of buildings, which are broadly grouped together. To the north is a residential area comprising bungalows, to the east is the playing fields used by Thamesmead School, to the south is the Jubilee Centre and Thamesmead School and to the west is the 'Lyon' housing estate, which is designated as a conservation area. The estate has a mixture of 2 and 3 storey flat roofed dwellings. The current use of the site as a care home and the adjoining Jubilee Centre and Thamesmead School are long standing institutional / community uses in this section of Manygate Lane.
- 3.2 The proposal would involve the demolition of the existing building (53 beds) on site, and the construction of a broadly 'horseshoe' shaped building (78 beds) with a central courtyard. The building would be two stories high, albeit the Manygate Lane frontage would be set down and use dormers to allow 2nd floor accommodation and it would be single storey on the northern side closest to no. 70 Manygate Lane and properties in Richmond Drive. When comparing the existing and proposed separation distances it should be noted that the proposed wing to the front of the site is 30cm further away from the rear boundary to 70 Manygate Lane compared to existing and the proposed wing to the rear of the site is 1.5m away from the rear boundary to 22 Richmond Drive compared to the existing. The building would have a traditional appearance with red brick and pitched roofs over (although a flat area of roof would be provided it would not be visible from the streetscene). The existing soft landscaping on the site would be retained and improved to provide suitable screening. The building would be built on broadly the same footprint extent as the existing building on site, and it would be no closer to the street than the existing. The site would have 23 car parking spaces to the front and on the northern side of the site.
- 3.3 The building would provide 78 bedrooms (all with en-suite) to meet modern standards for care home accommodation. The care home would provide accommodation for low and medium grade dementia patients, and was described by the applicant as a low needs nursing home. The building would contain some limited second floor accommodation to be located within the roof space and would contain rooms ancillary to the care home use (kitchen, laundry room, staff rooms etc). The applicant advised that it was explored if the

existing building could be renovated, but its design and limitations made this academic. The creation of a new facility designed to meet modern standards would provide much needed care facility to serve people in the area, and assist in meeting the growing demand for this type of care home.

4 CONSULTATIONS

4.1 The following table shows those bodies consulted and their response

Consultee	Comment
County Highway Authority	No objection subject to imposition of conditions
The Council's Tree Officer	No objections
Local Lead Flood Authority (SUDS)	No objection subject to imposition of conditions
Councils Heritage Officer	No objections
The Council's Head of Streetscene	Development likely to use commercial waste contractor as SBC do not offer this service
Environmental Health - Pollution Control Officer (Contaminated Land)	No objection subject to imposition of conditions
Environmental Health - Pollution Control Officer (Odour)	No objections subject to conditions
Environmental Health - Pollution Control Officer (Air Quality)	No objections subject to conditions
Environmental Health - Pollution Control Officer (Noise)	Final comments to be reported orally to the Committee.
Thames Water	No objections
Environment Agency	No objections
Surrey Wildlife Trust	No objections subject to advice
Sustainability Officer (renewable energy)	Comments to be reported verbally

5 PUBLIC CONSULTATION

45 neighbour notification letters were sent, with 33 responses to date. These letters objected along similar grounds, which were:

- proposed two storey building out of scale and character with the surrounding area
- general over development of the site
- loss of privacy and light
- increase in traffic generation
- lack of onsite parking would impact parking in Manygate Lane
- harmful impact upon the adjacent conservation area.

6 PLANNING ISSUES

- Design, Appearance and Visual Impact
- Residential Amenity
- Providing Community Facilities
- Impact on Manygate Lane Conservation Area
- Flooding
- Parking
- Impact on existing trees
- Renewable Energy

7 PLANNING CONSIDERATIONS

Design, Appearance and Visual Impact

- 7.1 Policy EN1 seeks to attain high standards of design and layout of new development. The Proposed building would have a 'U' shaped footprint with a central north facing courtyard. It would be two storey, with the majority of the elevation fronting Manygate Lane being lower than the rest of the proposed building. This has been achieved by using dormers to accommodate the second storey whilst keeping a lower ridge height on this sensitive street frontage. The western and eastern wings have been designed to be lower on their northern ends which adjoining low rise residential properties, and the southern wing which adjoins the Jubilee Centre is higher, and is more comparable to its height.
- 7.2 The building on the Manygate Lane frontage would be lowest at its northern end with a single storey element, which is adjoining no. 70 Manygate Lane (a bungalow), then rises up slightly to a reduced two storey level, and the southernmost element of this frontage would be full two storey adjoining the Jubilee Centre. The existing building is single storey with a ridge height of 5.6m. The lowest element of the proposed building on this frontage would be 6.7m adjoining no. 70 Manygate Lane and is set back up to 5.2m away from the frontage compared to the existing situation. The central element is 7.6m high with the highest element adjoining the Jubilee Centre being 9.2m in height. This element is also set back 60cm from the frontage compared to existing. Whilst this is clearly higher than the existing, it is considered its staggered height would have an acceptable impact on the streetscene. When travelling south down Manygate Lane the building would be seen first in relation to the

existing bungalows, and then its height would progressively increase to then be of a similar scale to the Jubilee Centre and Thamesmead School. This site defines the change in character on this part of Manygate Lane from low rise bungalows to larger two storey community facilities. It is considered the proposed care home has been designed to respect this change in the streetscene. The southern and eastern element of the proposal would be no higher than 9.2m. It is considered due to their set back within the site, their distance from the street frontage would mean these elements would not have a harmful visual impact.

- 7.3 As outlined in paragraph 7.2 above, the proposed footprint of the building would not project further towards Manygate Lane than the existing building on site and is actually set back by between 60cm and 5.2m compared to the existing footprint. There would be a separation between the proposed building frontage and the site boundary of 14.6m at its closest point (the southernmost gable end adjoining the Jubilee Centre) and the majority of the buildings frontage would be over 20m from the site boundary. The proposed site layout would see car parking being located at the front of the site on the northern portion of the site. A small detached refuse store would be located within this northern parking area. The existing hardstanding on the northern part of the site would be retained.
- 7.4 The proposed eastern wing has been designed so that the element closest to the northern boundary would be lower, and then would increase in height further into the site. This design would mirror that of the Manygate Lane frontage.
- 7.5 The building has been designed with a pitched roof over, with a flat roof element in the centre of the roof which would be obscured from view, and as previously mentioned utilises dormers on the Manygate Lane frontage to be able to accommodate two stories of accommodation whilst having a reduced ridge height. These dormers would form part of smaller projecting gables on the main frontage, and it is considered these gable features, with symmetrical window openings and Juliette balconies add visual interest to this primary frontage. It is considered the design approach taken by the applicant to be acceptable, and to make a positive impact upon the streetscene, creating a feature building that would help make the transition between low rise bungalows to two storey community buildings.
- 7.6 The proposed courtyard area at the centre of the site would be enclosed and secure, and allow a sheltered outdoor area to be used by occupiers of the care home for leisure and recreation. This single area makes staff supervision simpler than the existing building, which with its myriad of enclosed courtyard areas makes supervision of vulnerable users difficult.
- 7.7 The proposed parking areas would be located to the front (west) and side (north) of the proposed building. They would include a total of 23 spaces, including 5 disabled spaces. It is considered the positions to the front and side of the building would be acceptable and would not lead to the parking area having a dominant appearance on the site. It should be noted the existing site had its car parking located at the front. The car park would be partially screened from the street by existing landscape planting, and further planting can be secured by condition.

Residential Amenity

- 7.8 The proposed building would have an acceptable impact upon the amenities of the adjoining neighbouring properties. The scheme would not have an overbearing impact and would not result in an unacceptable loss of light to the adjoining properties. The building would have residential properties on its northern and western boundary. The nearest existing residential property to the proposed building is no. 70 Manygate Lane, a detached bungalow to the north west of the site. There would be a separation of 12.7m between the flank of this property and the north west corner of the proposed building compared to 12.4m now. This closest portion of the building would be single storey. There would be a separation of 19.6m between no. 22 Richmond Drive and the northern end of the eastern wing, compared to the existing 18m. Turning to the separation between the proposed building and those dwellings on the opposite side of Manygate Lane, at its closest point there would be a distance of 35.2m (between the front entrance and no. 145 Manygate Lane). The distance between the main frontage of the building and the dwellings in Manygate Lane opposite would be almost 40m. There would be a separation of 41.2m between the southernmost gable projection and no. 109 Manygate Lane. The proposed building would comply with recommended separation distances between new development and existing dwellings as set out in the Councils design guidance.
- 7.9 The existing building, whilst being lower, is built roughly on the same footprint extent as the proposed building. The proposal would not infringe either a vertical or horizontal 45 degree line when measured from the closest windows serving habitable rooms of any adjoining dwellings. The 25 degree line would not be infringed from any front or rear elevations of any adjoining dwellings. The 45 and 25 degree lines are used as a guide to ensure that new development does not block light reaching the windows serving habitable rooms. The separation between the proposed building and the nearest residential properties mean that an unacceptable loss of light or outlook would not occur from these dwellings.
- 7.10 The proposed building would contain windows and Juliette balconies on the east, south and west external (ie facing out from the site) elevations at ground and first floor, and on the northern, eastern and western elevations which face into the central courtyard. The northern most two elevations which are closest to the property boundary would have windows at ground floor only to prevent overlooking to the closest adjoining properties. The windows would allow the maximum amount of natural light into habitable rooms for occupiers. It is considered due to the separation between the proposed building and the adjacent dwellings, which would exceed the Councils guidance, no unacceptable overlooking would occur. The Councils residential design SPD requires a minimum 'back to flank' separation distance of 13.5m, and the proposal would have a separation of 19.6m between its flank and no. 22 Richmond Drive compared to 18m now. The proposed building at this point is lower and set within the roof with no first floor windows facing no. 22 Richmond Drive. The minimum separation between buildings on their flank should be a minimum of 2m, and the nearest 'flank to flank' relationship between the building and no. 70 Manygate Lane is over 12m, marginally greater than the existing separation distance. The minimum 'front to front' separation is 21m, and at its closest point on the Manygate Lane frontage this would be 34.8m, and greater than this along the rest of the street frontage. It is acknowledged

that the existing building contains only ground floor window openings, but the introduction of openings at first floor level, due to their separation, would not lead to an unacceptable loss of privacy and overlooking. It is considered the proposed building would not have an overbearing impact on the adjoining residential properties due to its separation distance from them.

- 7.11 The proposed building would be closer to the Jubilee Centre but this building, is not residential and it is not considered that a loss of privacy would occur. In a similar vein, the south east corner of the site would face towards Thamesmead School playground, and the eastern elevation would face the Thamesmead School playing field, it is considered that due to the nature of the proposed occupiers, and the nature of the adjoining users, that an unacceptable loss of privacy would not occur.
- 7.12 Turning to the amenity of the proposed occupiers of the care home whilst it is not for the Committee to come to views about the operational judgements reflected in the functionality of the building, it is considered it would provide a good level of residential amenity. The rooms have been designed to meet modern care standards, and each room would have an en-suite bathroom. There are various dayrooms, dining rooms and other rooms for leisure activities, as well as a courtyard area to allow residents a safe, enclosed outside area. The rooms would be well provisioned with windows to allow natural light into rooms. Lifts will be included to allow those less able to move around the building. The proposed building has from the outset been designed as a care home, and it is considered this would provide a high standard of accommodation for all occupiers and users of the building.
- 7.13 The proposal would include a kitchen and other services such as laundry which could create a noise nuisance for adjoining properties. The Councils Environmental Health Section has requested additional information and any further comments will be reported orally to the Committee.

Providing Community Facilities

- 7.14 Policy CO1 seeks to provide community facilities to meet local needs. It seeks to do this by supporting the provision of new facilities which a need is identified in locations accessible to the community served. The site has been established historically as a care home for over 50 years and has not caused any planning problems. Its location is considered to be suitable for a new care home building.
- 7.15 This Council, in conjunction with Runnymede Borough Council, conducted a Strategic Housing Market Assessment (SHMA) which was published in November 2015. The purpose of the SHMA is to define the objectively assessed need for housing in the area. Part of this assessment focussed on the housing needs of older people within the borough. The over 55 population within Spelthorne is set to increase from 29.2% in 2013 to 41.5% in 2033, and the over 85 population will increase by 114%. Within that population estimates suggest the number of people suffering from dementia will increase by 76% and from mobility issues will increase by 63.1%. It is therefore clear that there will be a greater demand for care home facilities for the elderly within Spelthorne, which this scheme would go some way to fulfilling. The existing

care home has 53 bed spaces, and the proposed 78, which would represent a 47% increase.

- 7.16 The proposal would clearly provide an essential community facility, which would assist in meeting the current and future needs of the population of the borough, as established by the SHMA. With a general trend in increasing life expectancy more care facilities will be required and the proposed scheme would meet this identified need, in a sustainable, established location.

Impact on the adjoining Historic assets

- 7.17 Section 72 of the Listed Building Act 1990 requires a planning authority to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of that area. The application site is opposite the Manygate Lane Conservation Area, which was designated in 2002. The area is summarised as follows within its enhancement plan: "*The Estate was built in 1964-65 by the Lyon Group and phases 1 and 2 and the north terrace in phase 3 are one of the few British experiments in modernist private sector estate housing. The modernist element of the Estate combines a stark simplicity of design and use of modern materials in the buildings that are set around traffic free shared open spaces with extensive landscaping. The remainder of phase 3 of the Estate departed from the "modernist" approach and followed the more general designs used by volume builders at the time.*" The buildings which comprise the conservation are of a distinctive design and appearance, especially those buildings directly opposite the site, which are rendered and painted white, including boundary walls which abut the footpath, and are viewed in distinct separation from the adjoining buildings within Manygate Lane, which at the northern end are a more traditional red brick buildings with pitched roofs over. The Jubilee Centre to the south of the site has a more contemporary design with its large pitch roof, glazed elements on the front and blue painted steel work, and the school building with red brick and a shallow pitched roof over.
- 7.18 Any design should demonstrate that it would preserve or enhance the character of the conservation area. The proposed building has been designed to be built broadly on the same footprint as the existing building, and it is considered the significant set back from the street frontage and separation from the properties on the opposite side of the street, would mean the proposal would preserve the setting and character of the Conservation Area. It is acknowledged the proposed building would be higher than the existing, but the set back and 'stepped' design on the Manygate Lane frontage and set back from the street would mean the proposed building would be viewed in clear separation to those within the Conservation Area. The new building will be marginally lower in height than the 3 storey elements of the estate. It is worth noting that the existing streetscene, includes the larger buildings of the Jubilee Centre and Thamesmead School which existed when the Conservation Area was designated. It is considered the proposal would not lead to a structure which causes harm to the Conservation Area, and would ensure its character is preserved.
- 7.19 The Councils Heritage and Conservation Area Officer has raised no objections to the proposal, and stated "*It was very apparent today that the bulk of the site is about 1 m lower than the Manygate Lane pavement, this tends to mitigate*

the unsatisfactory scale of the complex. The new scheme on its north west corner is now significantly lower on profile, height and bulk and now defers much more successfully to the nearest bungalow to the north, there is then the deep set back forming the inner court which further minimises the perceived bulk of the two northern projecting wings. The east elevation seem not to impact on adjacent land, neither does the south elevation although this is still the most unresolved elevation. The west or front elevation containing the main entrance is the shortest section of the building and thus cannot be said to dominate the main street. The subtle lowering of the north west corner allows the main emphasis to be of the main entrance feature. There may still be some concerns about height in some areas but overall there are meaningful improvements. It is vital that there is a robust soft planting scheme". The comments about the 'concern about height in some areas' are noted but it is considered, following detailed evaluation of distances, daylight/sunlight/outlook assessments and design character, that the scheme is acceptable and preserves the character of the Conservation Area. It is in particular important to note the Conservation Officer has not raised any concerns about the proposal and its impact upon the Conservation Area.

- 7.20 The properties directly adjoining the site (no's 141-149 Manygate Lane) are designated as Locally Listed buildings. These buildings are not protected to the same extent as Listed Buildings, but they nevertheless are important in local architectural and historical interest. Policy EN5 seeks to ensure that new development protects the character and setting of these buildings. It is considered due to the clear separation between these buildings of 34.8m (at its closest point) the proposed care home their setting and character would not be negatively impacted, and the proposal would have an acceptable impact upon them.

Flooding

- 7.21 The application site is located within the 1:1000 year flood event area, which is defined as an area of medium probability flood risk. A care home is classified as a 'more vulnerable' use. This 'more vulnerable' use is considered appropriate for the 1:1000 year flood event area, and would comply with national and local flooding policy. The existing use is identical, albeit with a lower number of beds, but the use in this location has been established as being acceptable. The proposed floor level of the building has been proposed to be 300mm above ground level to raise the occupied area further out of the flood zone. Manygate Lane itself lays outside an area liable to flood. The Environment Agency has raised no objections to the proposal.
- 7.22 The site would need to provide storm water drainage to accommodate surface water runoff within the site. It is proposed to utilise some existing soakaways, and to create one new soakaway in the central courtyard area and to create one swale at the rear of the site in order to provide suitable surface water drainage capacity, without causing adverse impacts to properties outside the site. The County Council in their role as the Lead Local Flood Authority on Sustainable Urban Drainage (SUDs) have raised no objections to the proposed surface water strategy subject to the imposition of suitable conditions.

Parking

- 7.23 The proposal would provide a total number of 23 off street parking spaces which would be located to the front and northern side of the building. This would exceed the minimum parking requirement for a development of this size and type as required by the Councils Parking Standards SPG. For special needs accommodation the Council requires 5 spaces for the first 10 residents and then 1 for each additional 5 residents. The proposal would therefore require 18.6 spaces on this basis (rounded up to 19) for 78 residents. The applicant has provided a total of 23 spaces (4 more than the minimum requirement) including 5 disabled bays for the development.
- 7.24 The over provision of on-site parking, as required by the Councils parking standards, is considered to be acceptable and would provide a suitable parking provision for the proposed development. It should be noted the existing care home provided 17 spaces, although anecdotal evidence suggested this provision was actually less due to a poor layout. The use as a care home would mean the parking would be for staff and visitors, and it is not expected residents would have their own cars at a facility of this nature. The staff would operate on three shifts (two day and one night) and whilst it would be expected that at times when shifts change there would be the greatest number of vehicles on site, they would still be able to be accommodated within the site. It should be noted that the following shift times are proposed:
- Morning: 06.00 – 14.00, Afternoon: 14.00 – 22.00, Night: 22.00 – 06.00
- It should be noted that these shift times would not directly coincide with the start and end times of the adjoining Thamesmead Secondary School (08.25 start and 14.30 finish).
- 7.25 The proposal would provide a total of 8 cycle parking spaces which would comply with the required 1 cycle space per 10 residents. It is expected in reality that these would most likely be used by staff and visitors.
- 7.26 The existing access is proposed to be widened, and the entrance drive to be widened to allow space for delivery and refuse vehicles to manoeuvre. The County Highway Engineer has been consulted on the proposal and raised no objections to the scheme.

Impact on existing trees

- 7.27 There is one tree at the front of the site which is covered by a Tree Preservation Order (TPO). The Blue Atlas Cedar located on the south west corner of the site and prominent within the streetscene. The Councils tree officer has raised no objections to the proposal and its impact upon this TPO tree or other existing trees on site subject to the imposition of a condition to ensure the trees are not damaged during construction. The proposal would require the installation of an enlarged soakaway at the rear of the site to deal with surface water. This would require the removal of the False Acacia at the rear of the site which is not covered by a TPO, and the tree officer considers its removal to be acceptable due to its low quality. He commented that replacement planting elsewhere can compensate for its loss.

- 7.28 The existing planting on the site boundaries is proposed to be retained, and a condition can be added to ensure a detailed soft landscaping scheme is submitted and approved to ensure the existing soft landscaped boundary is maintained and improved.

Renewable energy

- 7.29 A condition can be applied to ensure that the site produces at least 10% of the developments energy need from on site sources.

Conclusion

- 7.30 The proposed scheme would provide a required community facility for which there is a projected increasing demand and at an established location. The design and scale of the building, whilst being larger than the existing building would have an acceptable impact on the streetscene, the adjoining Conservation Area and the adjoining properties. The scheme would provide onsite parking in excess of the Council's minimum standards. The site would be an appropriate use within the flood zone applying to the site, and the proposed surface water drainage scheme would not result in an increased of surface water flooding to adjoining properties. The proposed care home would comply with national and local planning policy and would be of benefit to the local area.

8 RECOMMENDATION

- 8.1 The application is recommended for approval subject to the following conditions:

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. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building(s) and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason:-. To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. No development shall take place until:-
 - (i) Further site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its

implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

(ii) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-. To protect the amenities of future residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination:Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

4. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:-. To protect the amenities of future residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination:Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones

- (h) measures to prevent the deposit of materials on the highway
- (j) no HGV movements to or from the site shall take place according to Thames Mead School start and finish times nor shall the contractor permit any HGVs associated with the development at the site to be laid up outside the site during such times
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

6. Notwithstanding the submitted Travel Plan prior to the commencement of the development a revised Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of 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 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

7. 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 food type and hours of cooking 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.

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

8. 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, certificates of cleaning, and staff records of cleaning and changing filters.

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

9. Any boiler installed within the development shall be rated <40 mgNO_x/kWh.

Reason:-.To ensure that air quality is maintained in the local area in accordance with policy EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. This scheme should fully meet the requirements of the Defra non--statutory technical standards (March 2015) for the 1 in 30 & 1 in 100 (+ appropriate allowance for climate change) critical rainfall events. If the existing soakaways are to be reused, their capacity should be tested and evidence of their appropriateness for use submitted to and approved by the local planning authority.

Reason:-. To ensure that the design fully meets the requirements of the national SuDS technical standards.

11. Prior to construction of the development hereby approved calculations and details of the complete drainage network need to be supplied for the 1 in 30 and 1 in 100 year rainfall events.

Reason:-. To ensure that the design fully meets the requirements of the national SuDS technical standards.

12. Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:
- a drainage layout detailing the exact location of SUDs elements, including finished floor levels
 - details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels.

Reason:-. To ensure that the design fully meets the requirements of the national SuDS technical standards.

13. Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered system failure.

14. Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

15. Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority.

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

16. Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

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

18. No development shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees and shrubs shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:-. To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development. In accordance with

policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

19. (a) No demolition, site clearance or building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with details to be submitted to and approved by the Local Planning Authority before any work on the development hereby permitted is first commenced, such details to include trenches, pipe runs for services and drains. Such fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.
- (b) The destruction by burning of materials shall not take place within 6 m (19 ft 8 ins) of the canopy of any tree or tree group to be retained on the site or on land adjoining.

Reason:-. To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN7 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

20. No demolition, site clearance or building operations shall commence until an arboricultural method statement detailing, but not limited to, tree protection measures during construction and building material storage areas has been submitted to, and approved in writing by the Local Planning Authority.

Reason:-. To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN7 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

21. That the parking and turning, loading, and unloading space shown on the submitted plan be constructed within three months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason:-. To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

22. That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the details hereby approved, and thereafter shall be maintained as approved.

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

23. That no further openings of any kind be formed in the northern elevations of the eastern and western wings of the development 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.

24. The development hereby permitted shall be carried out in accordance with the following approved plans CS1502/07B, CS1502 15A, CS1502 08B, CS1502 09B, CS1502 05G, CS1502 03F, CS1502 10B, CS1502 11B, CS1502 18, CS1502 13E, CS1502 16, CS1502 12C, CS1502 06G, CS1502 17 and E100 P1 all received 07.01.2016. CS1502 04J,CS1502 20A,CS1502 02G and CS1502 01H all received 22.02.2016.

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

25. No demolition, site clearance or building operations shall commence until a Demolition and Construction Method Statement, demonstrating that the works will not adversely affect the occupiers of neighbouring residential properties, has been submitted to, and approved in writing by, the local planning authority. The statement shall include measures to mitigate the impact of dust, noise and vibration. The statement shall include (unless otherwise agreed in writing by the Local Planning Authority):

- Provision of a 1.8m continuous close boarded fence around the site to be developed prior to works commencing;
- Noise mitigation;
- Demolition details;
- Pre demolition asbestos survey of the existing building and arrangements for safe removal and off-site disposal of any asbestos found;
- Working hours to be:
08:00 - 18:00 Monday to Friday
08:00 - 13:00 on Saturdays
No working on Sundays, Bank and Public Holidays.

Work shall proceed strictly in accordance with the approved Statement throughout the period of demolition, site clearance and construction.

Reason:-.In the interest of residential amenity.

INFORMATIVES TO APPLICANT

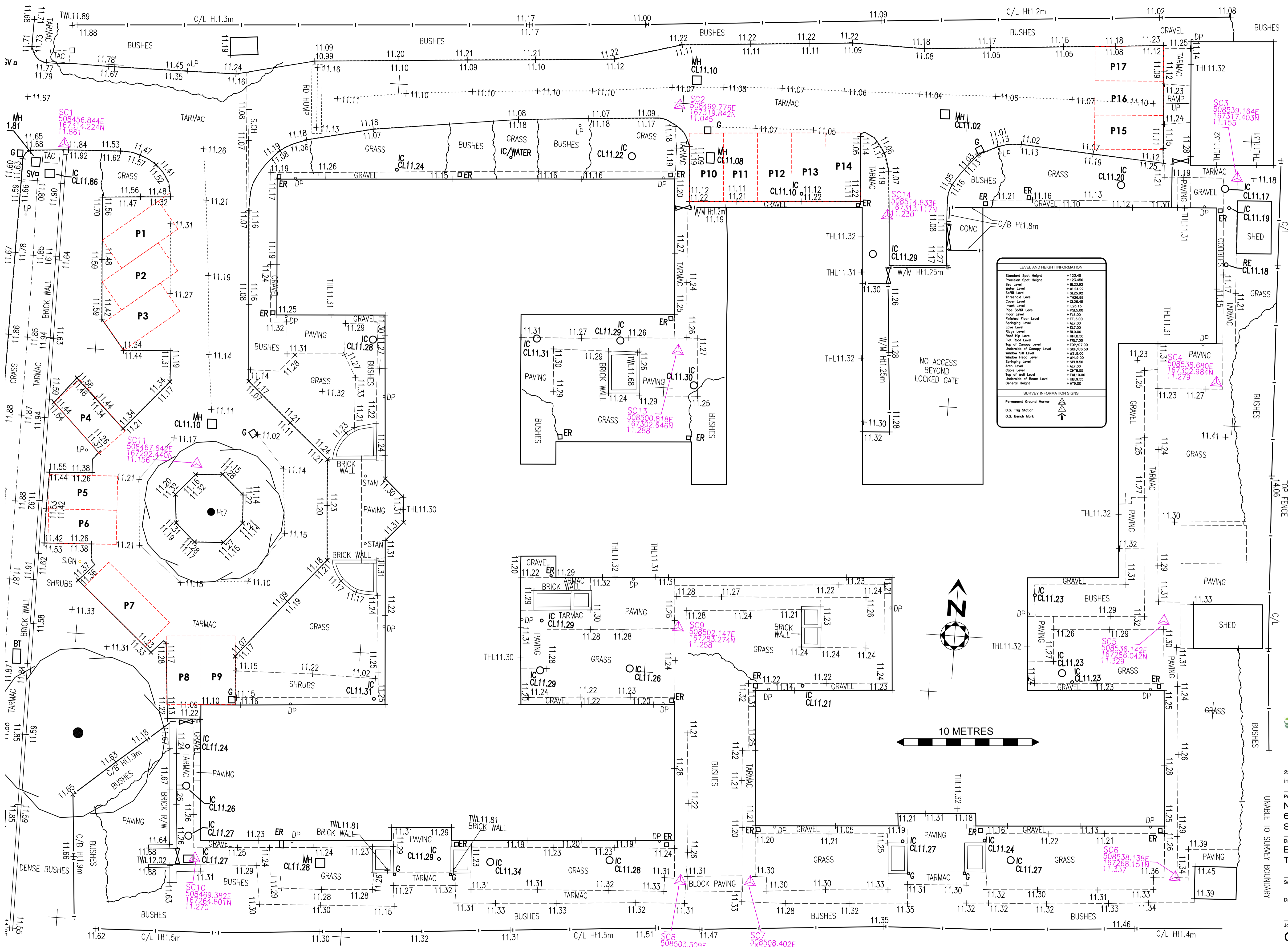
- 1 The applicant is advised that the details of the ventilation and filtration equipment to be submitted should include (but not limited to):

Dimensions of ducting; model and type of grease filtration and prefilters; model, type, and residence time of carbon filtration or other suitable odour suppressing technology; efflux velocity; type of food to be cooked, hours of cooking.

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. An information sheet "guidance on the control of odour and noise from commercial kitchen exhaust systems" can be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

- 2 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.
- 3 The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damages the highway from unclean wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 4 When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.



LEVEL AND HEIGHT INFORMATION	
Standard Spot Height	+123.45
Precision Spot Height	+123.456
Bed Level	+82.32
Water Level	+82.32
Soil Level	+53.25
Threshold Level	+102.88
Cover Level	+126.45
Inset Level	+123.15
Pipe Soffit Level	+123.00
Floor Level	+118.00
Finished Floor Level	+118.00
Springing Level	+12.00
Eave Level	+12.00
Ridge Level	+12.00
Roof Top Level	+12.00
Flat Roof Level	+12.00
Top of Canopy Level	+12.00
Underneath of Canopy Level	+12.00
Window Sill Level	+12.00
Window Head Level	+12.00
Window Top Level	+12.00
Arch Level	+12.00
Cable Level	+12.00
Top of Wall Level	+12.00
Underneath of Beam Level	+12.00
General Height	+12.00

INSPECTION CHAMBERS AND PIPES	
Inspection Cover (Elev)	IC
Manhole	MH
British Telecom Cover	BT
Inspection Cover (Comm)	IC/COM
Cable TV	CTV
Inspection Cover Traffic Signale	IC/TS
Dully	D
Vert. Pipe	VP
Down Pipe	DP
Rain Water Pipe	RWP
Soil Pipe	SP
Gas Pipe	GP
Unable to lift cover	UL
Stop Valve	SV
Landscape	L
Hydrant	H
Electric Rod	ER
Gas Valve	GV
Water Meter	WM
Washdown	WD
Rooftop Sign	RS

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LAND SURVEYORS
 Chartered Land Surveyors
 65 Cross Street, Sale, Manchester
 M33 7HF, Tel: 0161 905 1265
 www.malcolmhughes.co.uk
 survey@mhisc.co.uk

Refer to Drawing CS1502 / 09 for Measured Building Survey

Notes
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THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	03.08.2015	North Point & Scale added.	ihd
B	30.10.2015	Title Block updated.	ihd

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Project
New 78 Bed Care Centre
 68 Manygate Lane
 Shepperton, TW17 9EE

Drawing Title
Existing Site
Topographical Survey

Scale: 1:125 @ A1 Date: 28.07.2014
 1:250 @ A3 Checked by: ihd

Job No. Drawing No. Rev.
CS1502 08 B

STATUS
Planning

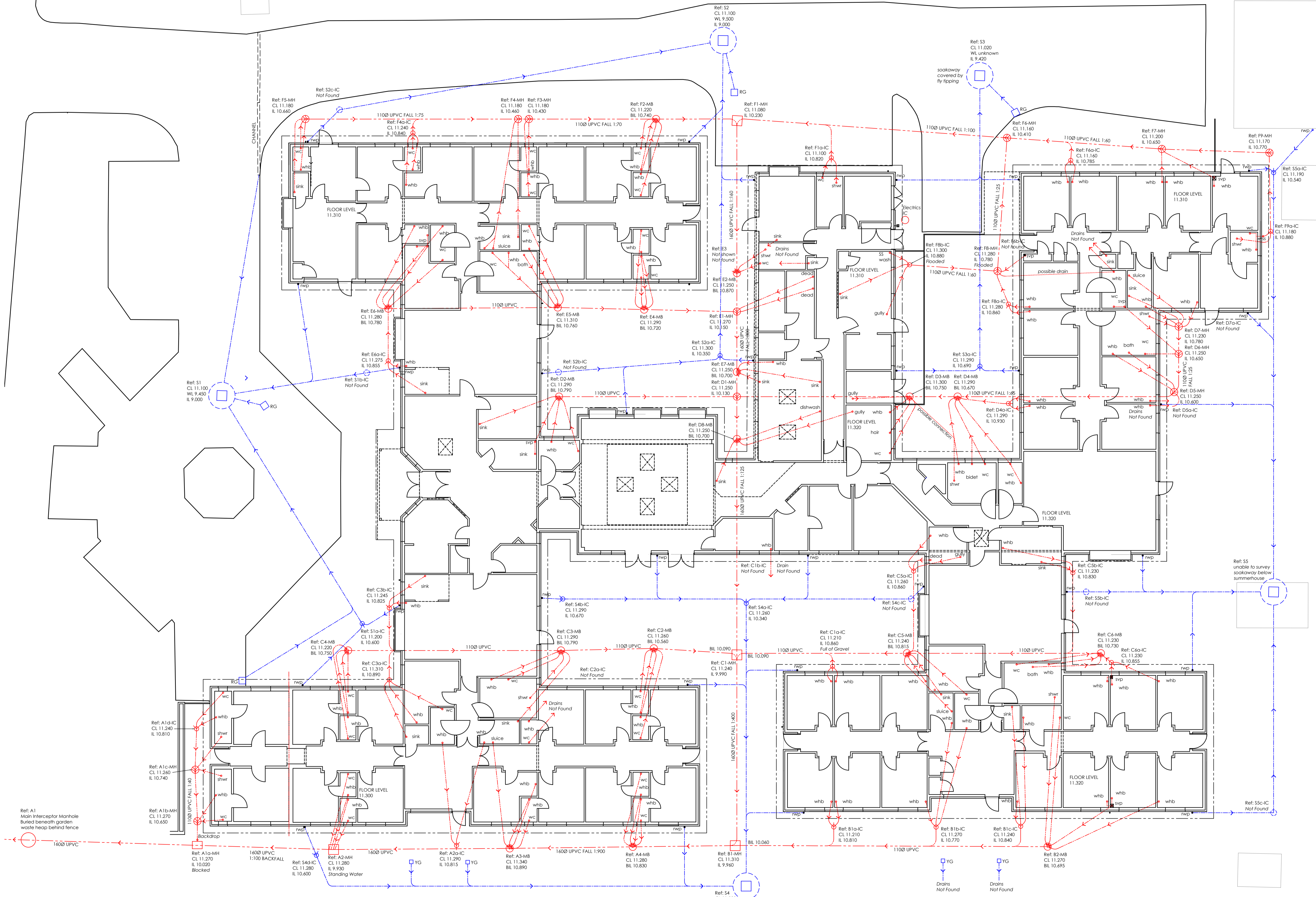
Notes
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THIS IS AN A1 DRAWING

Rev	Date	Description	Initials
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- DRAINAGE KEY**
- MH = Manhole
 - IC = Inspection Chamber
 - MB = Manhole (Vertical Cover Bottom Outlet)
 - CL = Cover Level
 - IL = Invert Level
 - WL = Water Level
 - BL = Branch Invert Level
 - RG = Road Gully
 - YG = Yard Gully
 - rwp = Rainwater Downpipe
 - svp = Soil & Vent Pipe (Stack)
 - ss = Sub Stack
 - FD = Foul Drain
 - SWD = Surface Water Drain
 - AGD = Above Ground Drain
 - MB = Manhole
 - IC = Circular Manhole
 - IC = Inspection Chamber
 - SK = Soakaway

- SURVEY NOTES**
- 1) Survey is based on Lacey Simmons Drawings 0193/01/10 & 0193/01/11.
 - 2) Underground connections are assumed to be as shown on Lacey Simmons Drawings. No tracing has been performed.
 - 3) The invert level of the main drain below Manhole A1 cannot be determined.
 - 4) Chamber references are based on those provided on Lacey Simmons Drawings.
 - 5) Ref: 31-5 indicate Soakaways.
 - 6) Inspection Chambers on Surface Water Drains are only 2000 rodding eyes.
 - 7) The Main Foul Drain is effectively without a fall. Manhole A1 is installed on this run as part of the extension has created a backfall.
 - 8) Manhole A1 which is the Main Interceptor Chamber before the public sewer has been buried beneath a gardener's waste heap.
 - 9) Manhole A1 will have to be re-built to remove the backfall along with an indeterminate length of drain to each side.
 - 10) The drains are currently blocked downstream from Manhole A1 to and between Manholes F4 and F8. These sections of drain need jelling and a camera survey as a first priority.
 - 11) A number of drains from within the building have not been used for some time and may be blocked internally.
 - 12) The orientation of manholes is true and the sweat bends shown on connections can therefore be presumed to be accurate.



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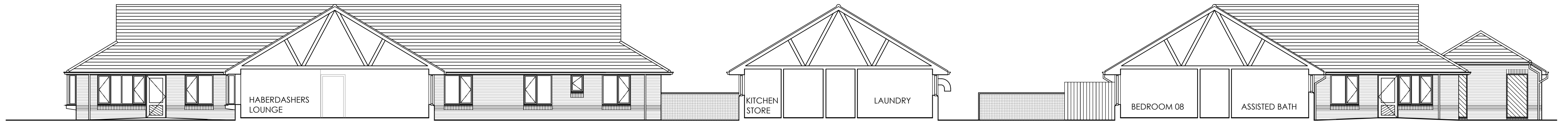
Project
New 78 Bed Care Centre
 68 Manygate Lane
 Shepperton, TW17 9EE

Drawing Title
Drainage Survey
 based on As Built Drawings
 and Ground Level Inspection

Scale 1:125 @ A1 Date 04.12.2015
 1:250 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 17 ---

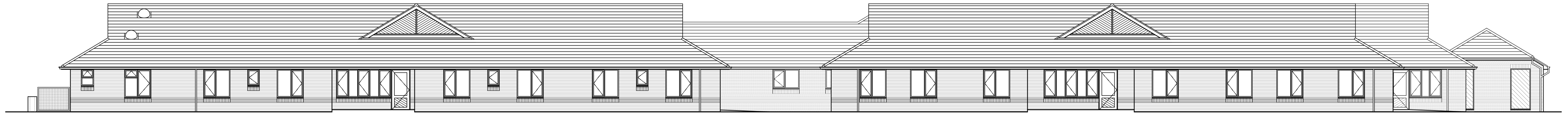
STATUS
Planning



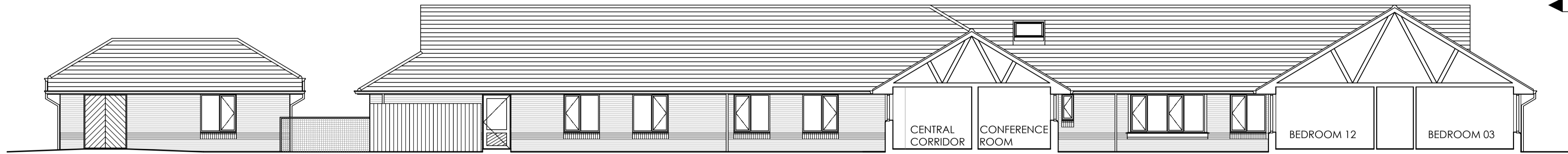
SOUTH ELEVATION THROUGH WEST & EAST COURTYARDS (S3)



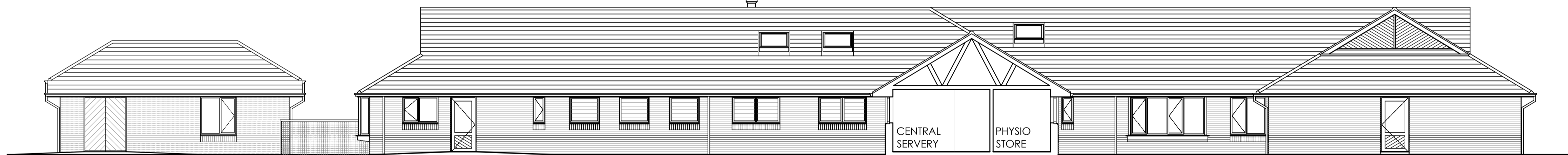
SOUTH ELEVATION THROUGH CENTRAL COURTYARD (S2)



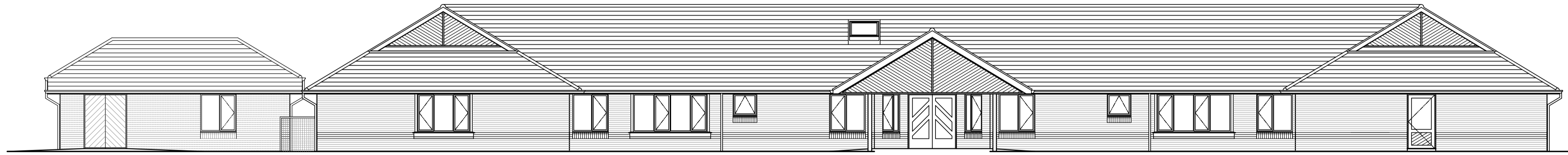
PRINCIPAL SOUTH ELEVATION (S1)



WEST ELEVATION THROUGH EAST COURTYARD (W3)



WEST ELEVATION THROUGH WEST COURTYARD (W2)



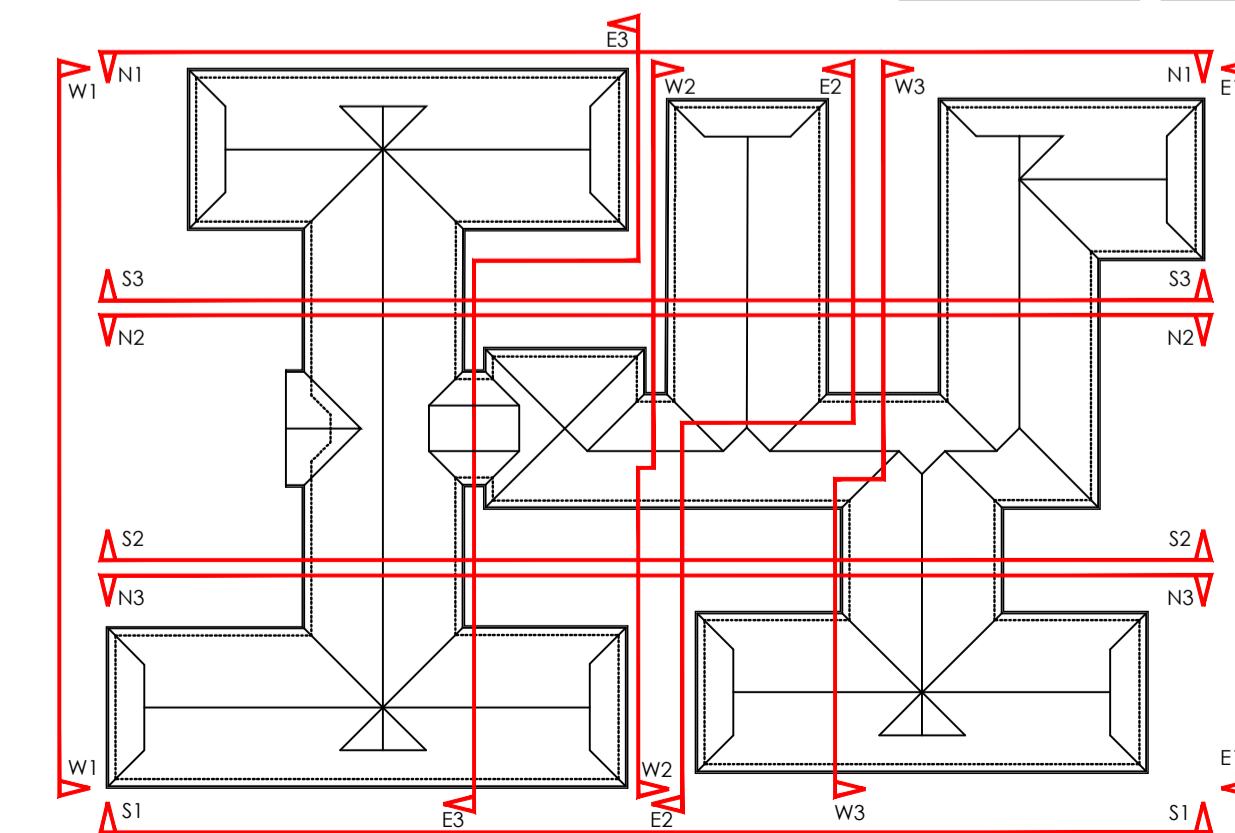
PRINCIPAL WEST ELEVATION (W1)

See Drawing CS1502 / 11
for North & East Elevations

Notes
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THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	03.08.2015	Scale added.	ihd
B	16.11.2015	Title Block updated.	ihd

Elevation Key Plan



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Project
New 78 Bed Care Centre
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Shepperton, TW17 9EE

Drawing Title
Existing Elevations
Sheet 1
South & West

Scale 1:100 @ A1 Date 19.08.2014
1:200 @ A3
Drawn by ihd Checked by ---

Job No. Drawing No. Rev.
CS1502 10 B

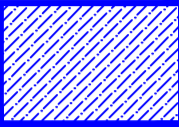
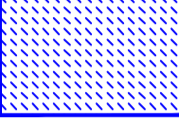
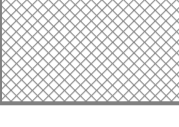

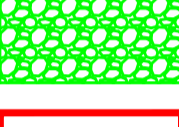

STATUS
Planning

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PROPOSED LAND USE

SITE AREA = 5,515.5m ²	CHANGE
NEW BUILDING AREA = 1,886.4m ²	- 35.4m ²
OUTBUILDING AREA = 67.2m ²	- 52.2m ²
IMPERMEABLE SURFACING = 1,006.2m ²	- 49.8m ²
PERMEABLE SURFACING = 762.0m ²	+278.0m ²
SOFT LANDSCAPING = 1,793.7m ²	- 140.6m ²

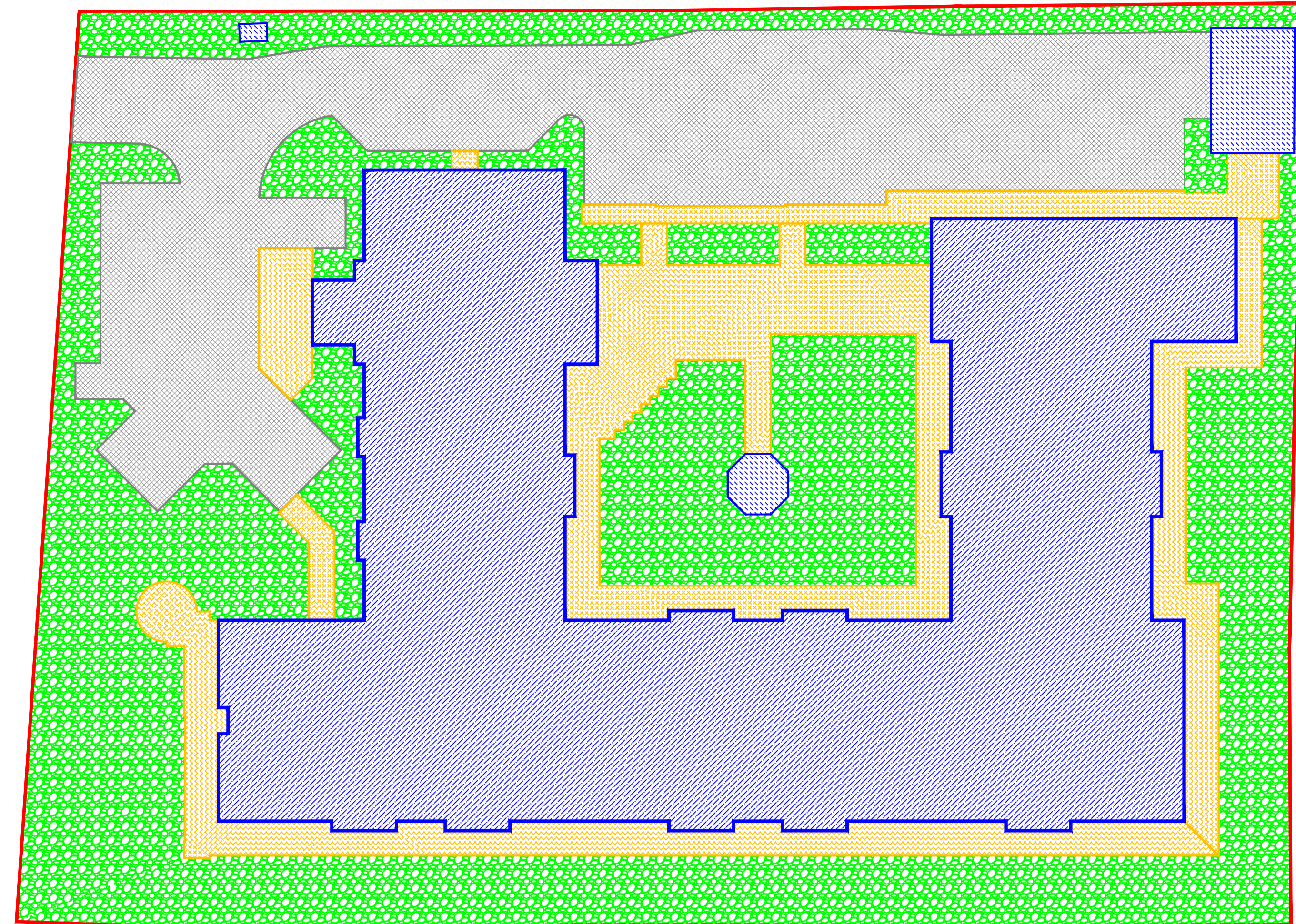
KEY

-  CARE HOME BUILDING FOOTPRINT
-  UNHEATED OUTBUILDINGS
-  IMPERMEABLE SURFACES
-  PERMEABLE PAVING
-  SOFT LANDSCAPED AREAS
-  SITE BOUNDARY

OCCUPANCY

EXISTING = 96 per hectare / 39 per acre
 PROPOSED = 147 per hectare / 60 per acre

RECOMMENDED AVERAGE (SE Regional Strategy)
 40 Dwellings or 150 Habitable Rooms per hectare
 equates to 22 x 3 Bedroom Dwellings
 or 83 Habitable Rooms on this site



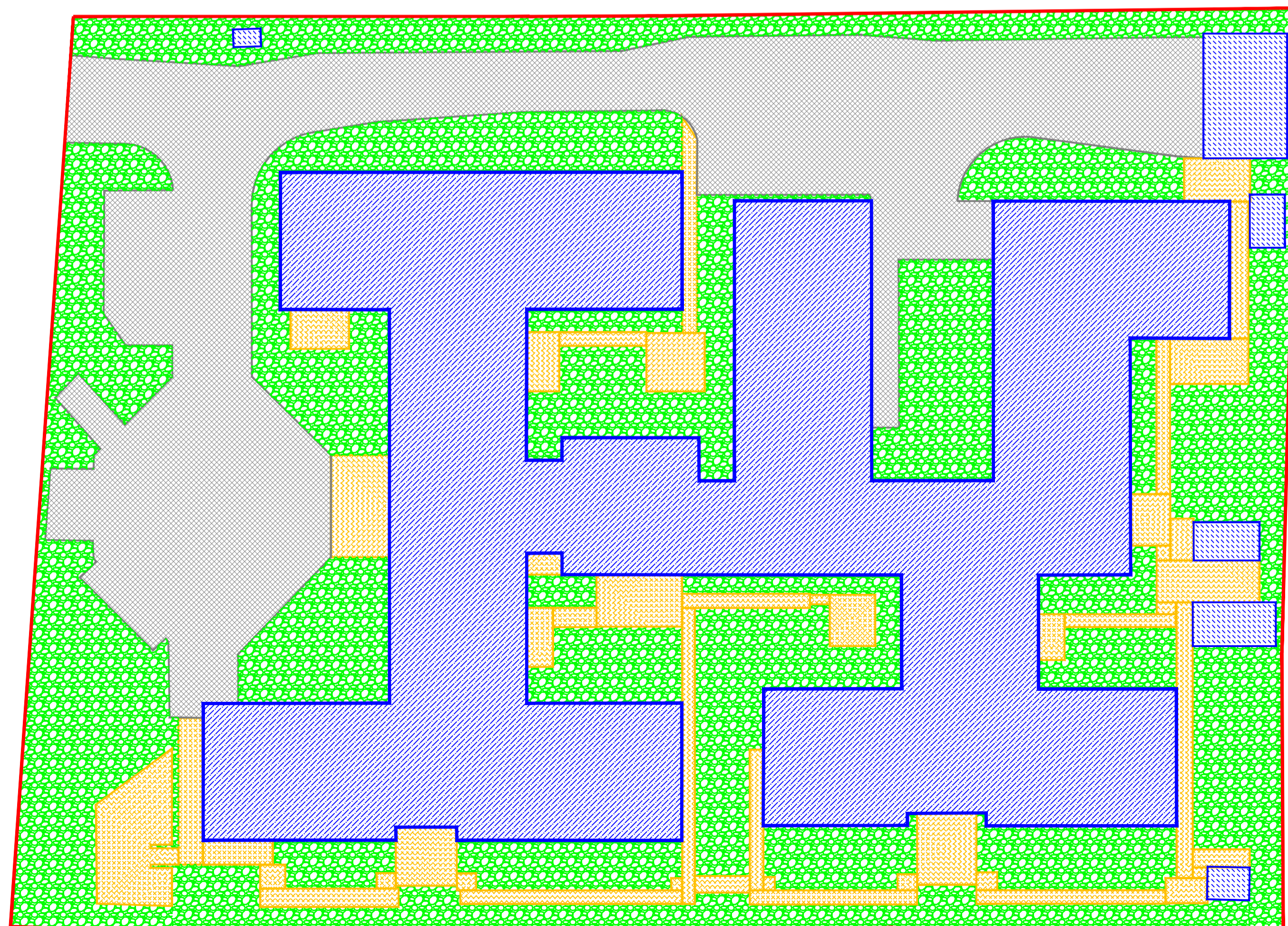
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	04.08.2015	Revised Proposals.	ihd
B	25.09.2015	Increase in area of hard surfacing.	ihd
C	30.10.2015	Title Block updated.	ihd

NOTES

- 1) Tarmac Paths under 2.4m wide with soft landscaping to both sides are treated as permeable surfaces for existing & proposed.
- 2) Gravel Margins and Mowing Strips are not included in the areas for either permeable or impermeable paving.
- 3) Fences, Walls and Raised Planting Beds are not identified separately from the type of surface on which they are built.
- 4) Covered Porches with walls to 3 sides are treated as part of the Building Footprint. Canopies open on 3 sides are treated as a paved area.
- 5) The Refuse Storage Areas for both existing and proposed are treated as an impermeable paved surface not a building.
- 6) The nature of Soft Landscaped Areas is not identified. This varies from areas in heavy shade beneath tree canopies to lawns, dense shrubberies, flower borders and hedges.

EXISTING LAND USE

SITE AREA = 5,515.5m ² (0.55 ha / 1.36 acres)
EXISTING BUILDING AREA = 1,921.8m ²
OUTBUILDING AREA = 119.4m ²
IMPERMEABLE SURFACING = 1,056.0m ²
PERMEABLE SURFACING = 484.0m ²
SOFT LANDSCAPING = 1,934.3m ²



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Project
New 78 Bed Care Centre
 68 Marygate Lane
 Shepperton, TW17 9EE

Drawing Title
Land Use Comparison
 Existing & Proposed

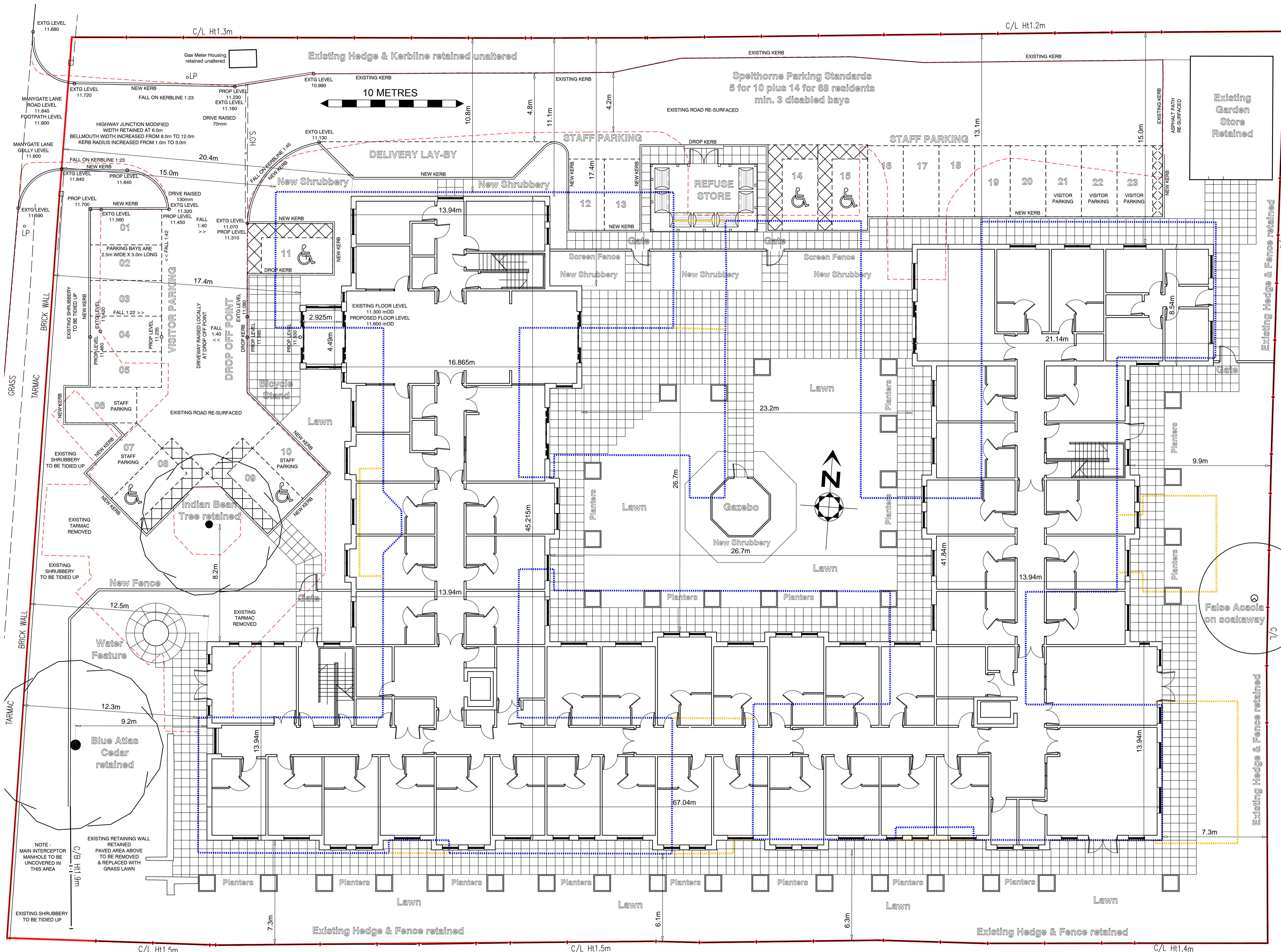
Scale 1:250 @ A1 Date 07.07.2015
 1:500 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 12 C

STATUS
Planning

Notes
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THIS IS AN A1 DRAWING				
Rev	Date	Description	Initials	
A	09.06.2015	Blue Outline of Existing Building shown.	ihd	
B	28.07.2015	Building size reduced to suit planners. Existing Kerblines & Approved Extensions shown. Occupancy reduced from 89 to 78. Economic adjustments.	ihd	
C	28.07.2015	Revised following Community Consultation. Lay-by for Deliveries added.	ihd	
D	16.09.2015	Refuse Store moved to West. Junction with Highway redesigned. Visitor Site added. Path layout updated. Alternative Entrance with 3m radius shown. Title Block updated. False Acacia added. Indian Bean Tree.	ihd	
E	25.09.2015		ihd	
F	30.10.2015		ihd	
G	07.12.2015		ihd	



Key to Colour Coding

- Outline of Existing Building
- Outline of Approved Extensions
- Existing Kerblines
- Site Boundary

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Project
New 78 Bed Care Centre
 68 Manygate Lane
 Shepperton, TW17 9EE

Drawing Title
Proposed Site Plan

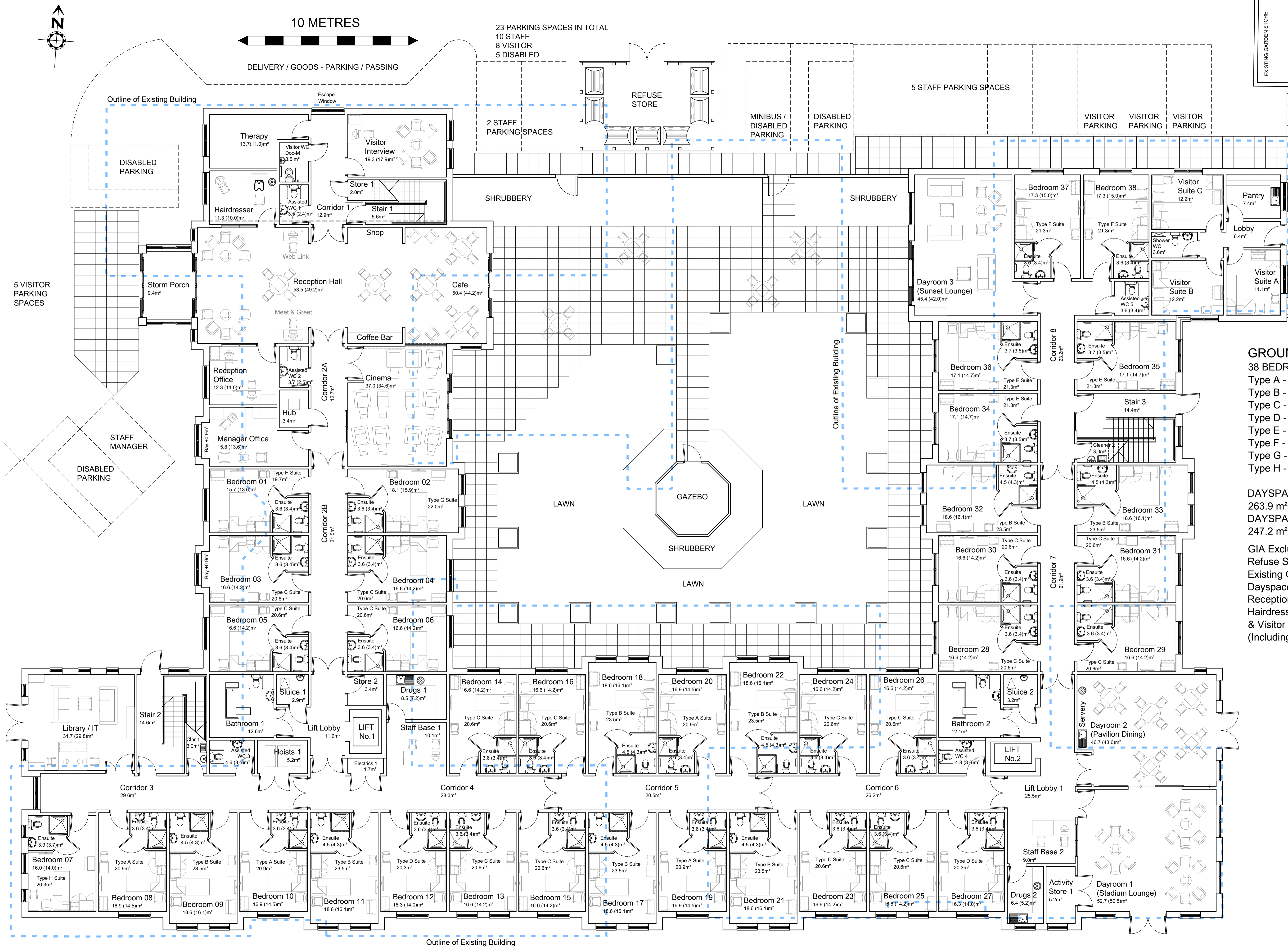
Scale 1:125 @ A1 Date 04.06.2015
 1:250 @ A3 Checked by
 Drawn by ihd bvs

Job No. Drawing No. Rev.
CS1502 06 G

STATUS
Planning

Notes
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THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	27.07.2015	Building size reduced to suit planners.	ihd
B	28.07.2015	Occupancy reduced from 80 to 78.	ihd
C	03.09.2015	Economic adjustments.	ihd
D	15.09.2015	Drafting errors corrected. Visitor Suites added. Ensuites reduced. Courtyard layout changed. Bedrooms 01 & 02 enlarged. Bedroom 07 & Library reduced.	ihd
E	23.09.2015	Goods lay-by added. Barrier Wall to centre of Cafe removed. Bedroom 01 reduced.	ihd
F	25.09.2015	Bays added to Manager & Bedroom 03.	ihd
G	28.10.2015	Lift 1 moved away from Marygate Lane. Dayspace & Staff Base layout revised.	ihd
H	14.02.2016	Title Block updated. Bedroom 07 outlook changed.	ihd



GROUND FLOOR GIA 1,773.5m²
38 BEDROOMS
 Type A - 4 Large Standard at 14.5 m²
 Type B - 8 Wheelchair Accessible at 16.1 m²
 Type C - 16 Standard at 14.2 m²
 Type D - 2 Small Standard at 14.0 m²
 Type E - 3 Large at 14.7 m²
 Type F - 2 Large at 15.0 m²
 Type G - 1 Extra Large at 15.9 m²
 Type H - 2 Small at 13.6 to 14.0 m²

DAYSPACE (gross internal area)
 263.9 m² (6.9 m² per Resident)
DAYSPACE (net registerable area)
 247.2 m² (6.5 m² per Resident)

GIA Excludes:
 Refuse Store, Gazebo &
 Existing Garden Store
Dayspace Excludes:
 Reception Hall,
 Hairdresser, Therapy,
 & Visitor Interview Room
 (Including above 361.7m²)

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Project
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 Shepperton, TW17 9EE

Drawing Title
Ground Floor Plan

Scale 1:100 @ A1 Date 09.06.2015
 1:200 @ A3
 Drawn by ihd Checked by bvs

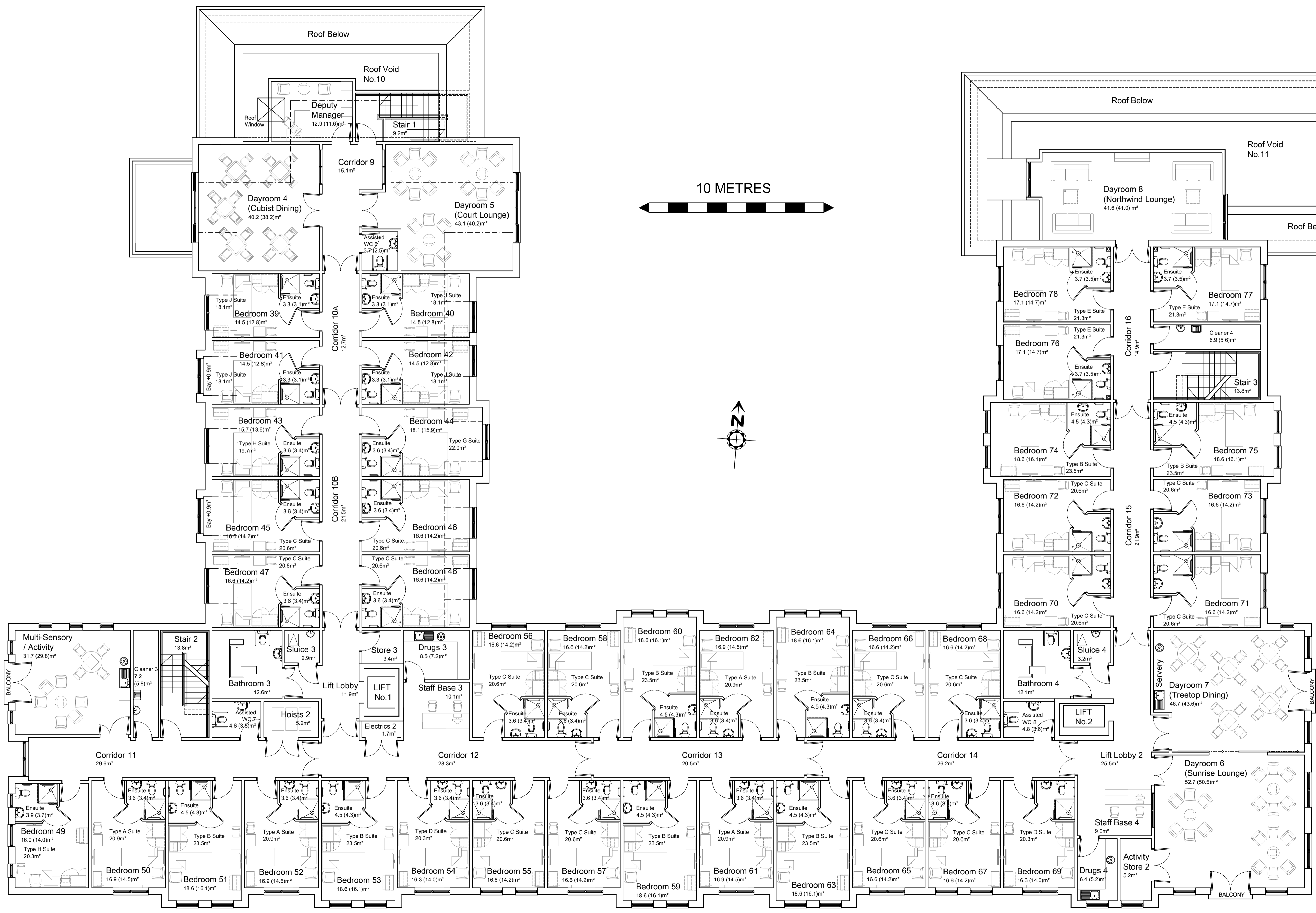
Job No. Drawing No. Rev.
CS1502 01 H

STATUS
Planning



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THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	27.07.2015	Building size reduced to suit planners.	ihd
B	03.08.2015	Occupancy reduced from 80 to 78.	ihd
C	17.09.2015	Drafting errors corrected. Bedroom 47 & Multi-Sensory reduced. Sunrise Lounge & Deputy Manager modified to suit lower roof pitch. Bedrooms 43 & 44 enlarged. Ensuite sizes reduced, lobbies enlarged.	ihd
D	23.09.2015	Bedrooms 43 reduced.	ihd
E	25.09.2015	Stairs added to Bedrooms 41 & 45.	ihd
F	28.10.2015	Lift 1 moved away from Marygate Lane. Dayspace & Staff Base layout revised. Title Block updated.	ihd
G	14.02.2016	Bedroom 49 outlook changed.	ihd



FIRST FLOOR GIA 1,588.9 m²
40 BEDROOMS
 Type A - 4 Large Standard at 14.5 m²
 Type B - 8 Wheelchair Accessible at 16.1 m²
 Type C - 16 Standard at 14.2 m²
 Type D - 2 Small Standard at 14.0 m²
 Type E - 3 Large at 14.7 m²
 Type G - 1 Extra Large at 15.9 m²
 Type H - 2 Small at 13.6 to 14.0 m²
 Type J - 4 Very Small at 12.8 m²

DAYSPACE (gross internal area)
 256.0 m² (6.4 m² per Resident)
DAYSPACE (net registerable area)
 245.8 m² (6.1 m² per Resident)



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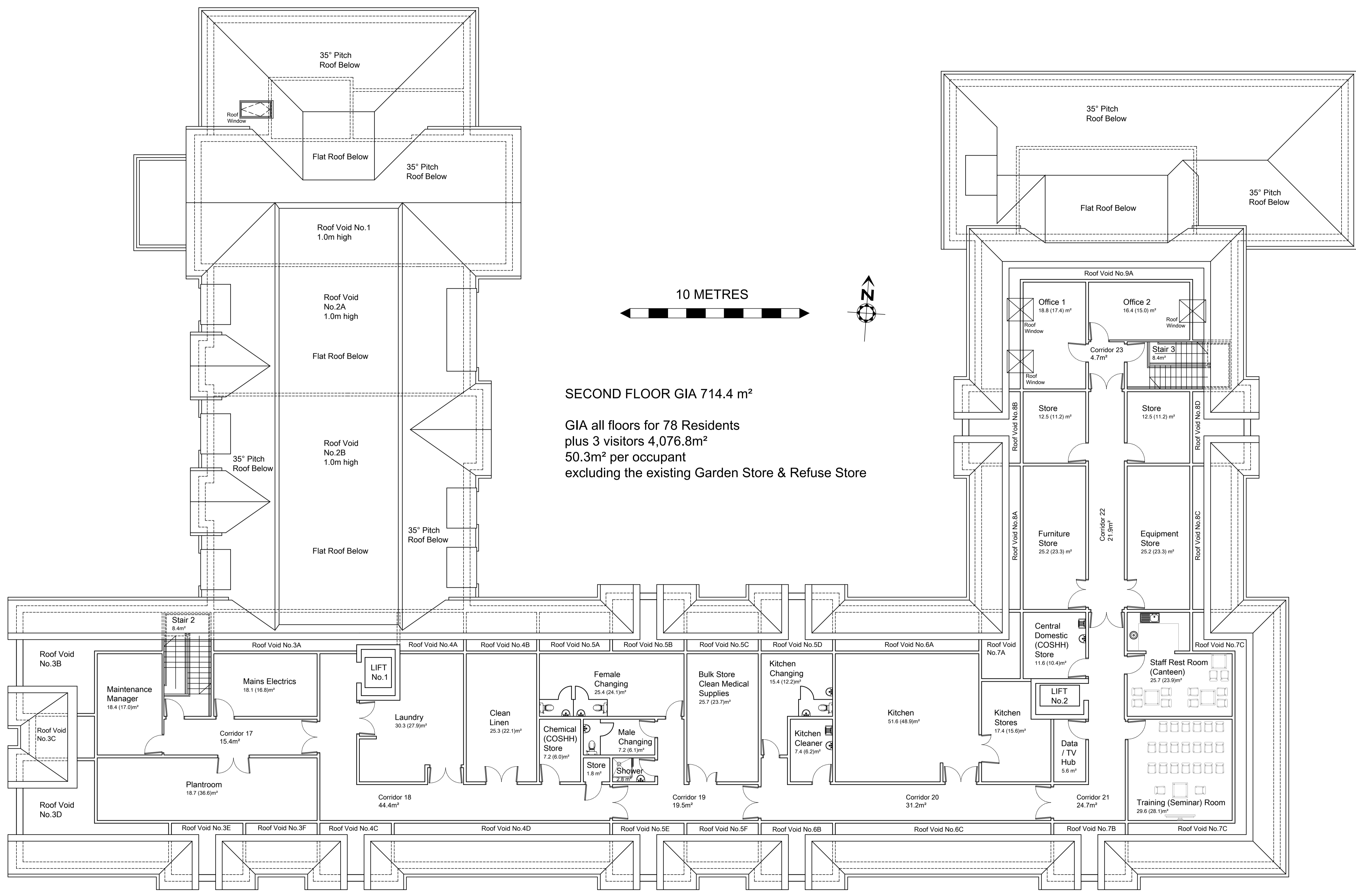
Drawing Title
First Floor Plan

Scale 1:100 @ A1 Date 09.06.2015
 1:200 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 02 G

STATUS
Planning

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SECOND FLOOR GIA 714.4 m²
 GIA all floors for 78 Residents
 plus 3 visitors 4,076.8m²
 50.3m² per occupant
 excluding the existing Garden Store & Refuse Store

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	27.07.2015	Building size reduced to suit planners.	ihd
B	03.08.2015	Occupancy reduced from 80 to 78.	ihd
C	18.09.2015	GIA added for whole building. Roof to Visitor Suite added. Roof over West Wing modified. Roof over West Wing further modified.	ihd
D	24.09.2015	Offices replace Stores adjacent Stair 3.	ihd
E	25.09.2015	Gable projection at Roof Void 3 reduced. Roof over West Wing further modified.	ihd
F	02.11.2015	Lift 1 moved away from Marygate Lane. Title Block updated. Lift 1 moved South.	ihd



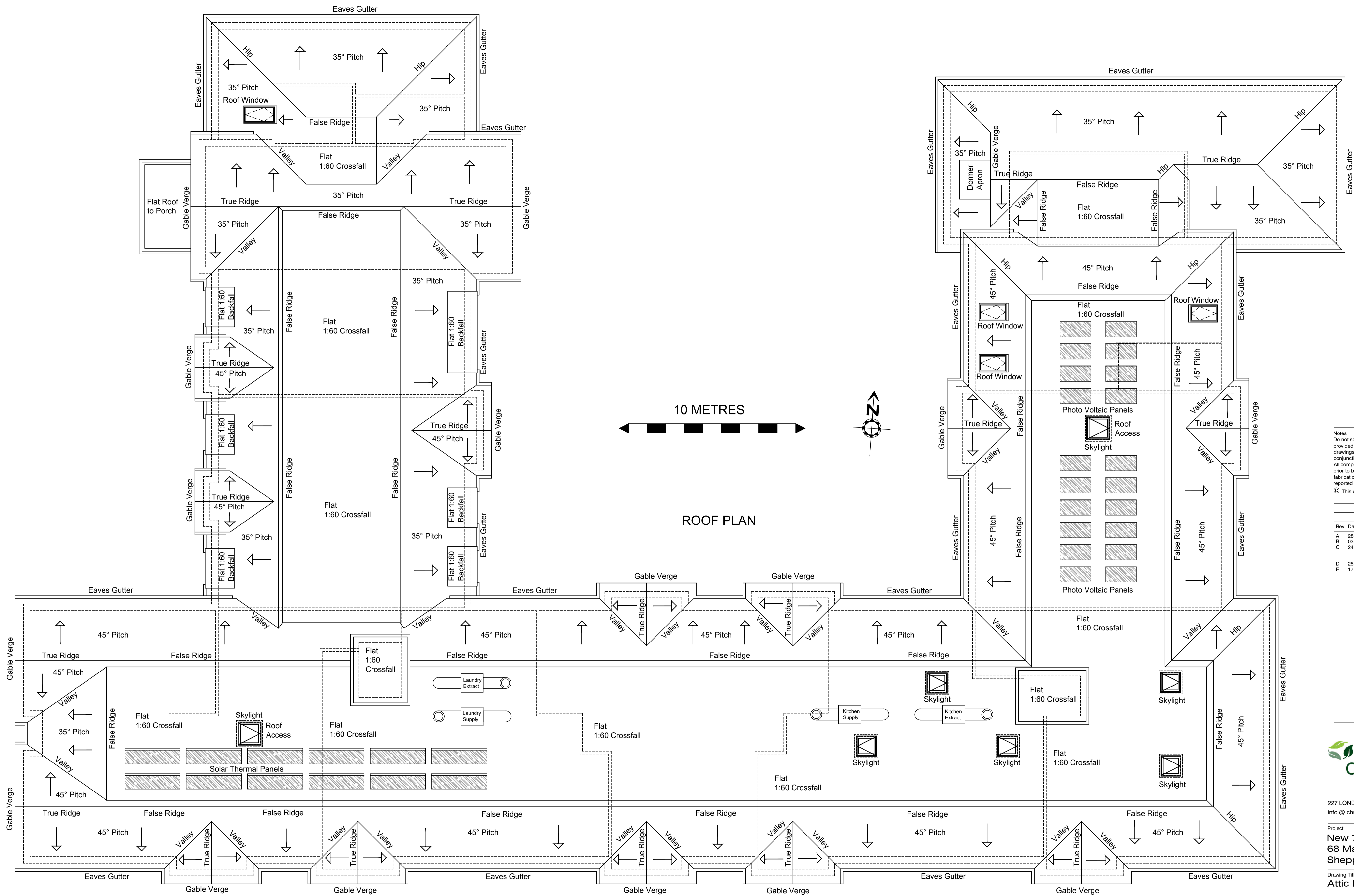
Project
New 78 Bed Care Centre
 68 Marygate Lane
 Shepperton, TW17 9EE

Drawing Title
Attic Plan

Scale 1:100 @ A1 Date 09.06.2015
 1:200 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 03 F

STATUS
Planning



ROOF PLAN

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THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	28.07.2015	Economic adjustments.	ihd
B	03.08.2015	Drafting errors corrected.	ihd
C	24.09.2015	Roof to Visitor Suite added. Roof pitch of Single Storey reduced from 40° to 35°. Roof to West Wing lowered. Lift 1 moved away from Manygate Lane.	ihd
D	25.09.2015		ihd
E	17.11.2015	Title Block updated.	ihd

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Drawing Title
Attic Plan

Scale 1:100 @ A1 Date 27.07.2015
1:200 @ A3
Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 13 E

STATUS
Planning

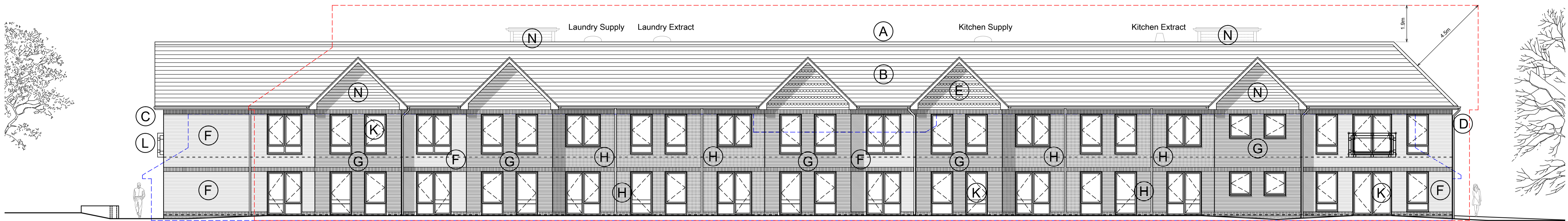


Notes
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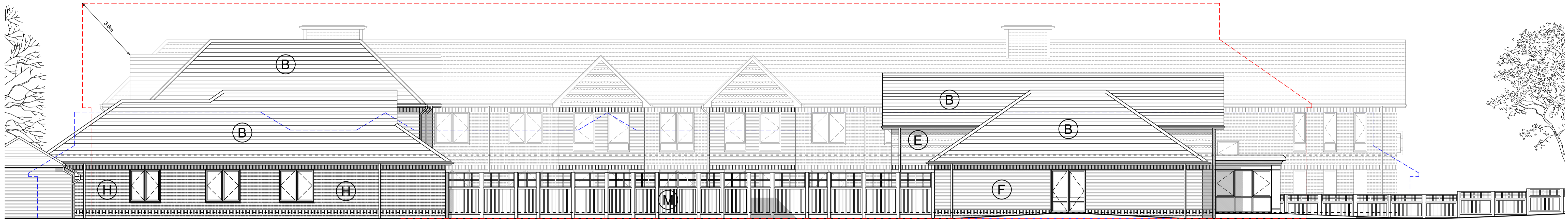
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	09.06.2015	Existing Garden Store shown.	ihd
B	31.07.2015	Building size reduced to suit planners. Occupancy reduced from 80 to 78. Key & Title adjusted.	ihd
C	03.08.2015	Fully revised with lower roofs & no render.	ihd
D	21.09.2015	Window to North Elevation adjusted.	ihd
E	23.09.2015	East Elevation corrected.	ihd
F	25.09.2015	Lift 1 moved away from Marygate Lane.	ihd
G	18.11.2015	Shadows added. Other minor changes.	ihd
H	14.02.2016	Outlook to Bedrooms 07 & 48 changed.	ihd



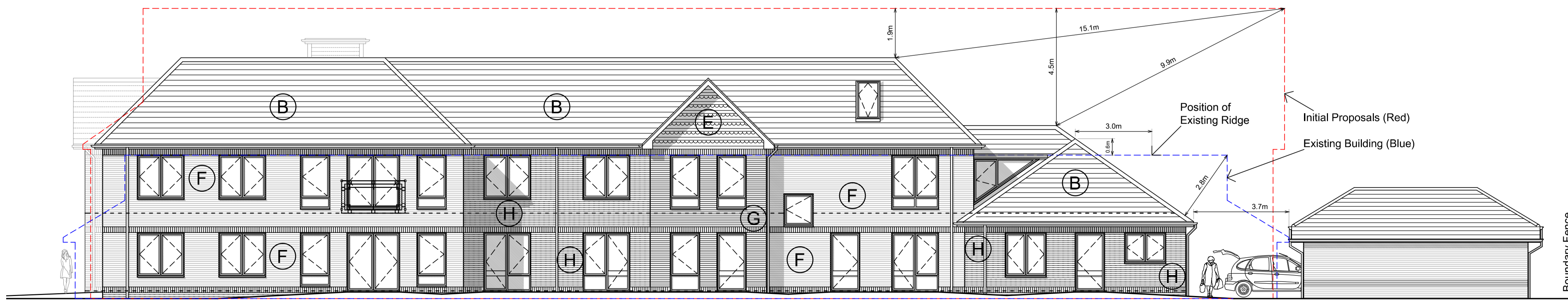
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (with fencing)



EAST ELEVATION

- MATERIAL SCHEDULE**
- Roof -
 - (A) Blue Grey Ridge & Hip Tiles
 - Concrete Interlocking Roof Tiles:
 - (B) Either Marley Duo Modern, Old English Dark Red or Redland Mockbond Mini Stonewold, Farmhouse Red 39
 - Bargeboards, Fascias & Soffits:
 - (C) White Cement Fibreboard
 - Gutters & Downpipes:
 - (D) Either Marley Deepflow 150 in black or Marshall Tufflex Ogee System Plus in white
 - Walls -
 - (E) Vertical Tile Hanging: Marley Smooth Red Plain & Bullnose hung to pattern
 - Buff Bricks:
 - (F) Either Istock Bradgate Golden Purple or Hanson Thorsby Buff Multi
 - Red Multi Bricks:
 - (G) Either Istock Bradgate Claret or Hanson Lindum Cottage Red Multi
 - Smooth Red Bricks:
 - (H) (includes Soldier Courses & below GFL) Istock Holbrook Smooth Red or Blockleys Hadley Smooth Red
 - Artificial Stone Details / Porch Pillars:
 - (J) Buff Colour, Bath or Cotswold Stone depending on supplier
 - Windows, Doors: White
 - (K) UPVC & Powder Coated Aluminium
 - Wrought Iron Balconies painted black
 - (L)
 - Timber Refuse Store & Fencing stained brown
 - (M)
 - Shiplap Weatherboarding:
 - (N) White Cement Fibreboard

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Drawing Title
Elevations Sheet 1
External Elevations

Scale 1:100 @ A1 Date 09.06.2015
1:200 @ A3
Drawn by ihd Checked by bvs

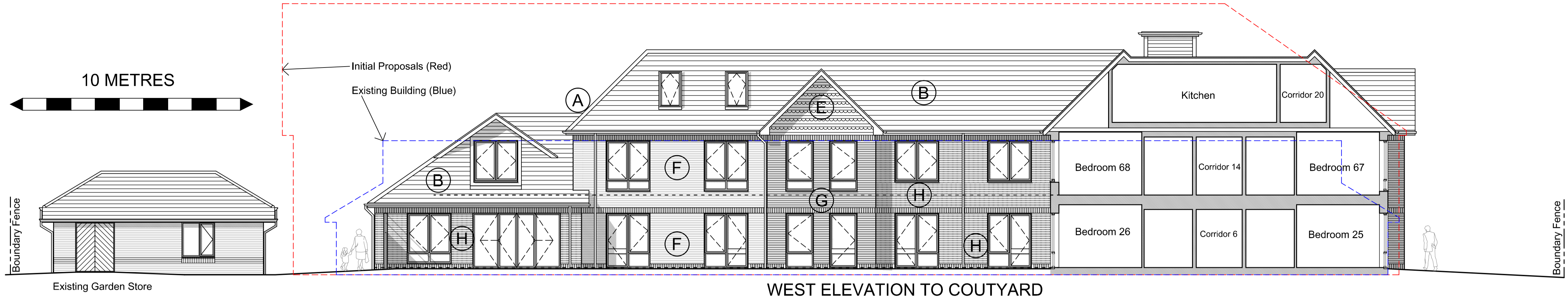
Job No. Drawing No. Rev.
CS1502 04 J

STATUS
Planning

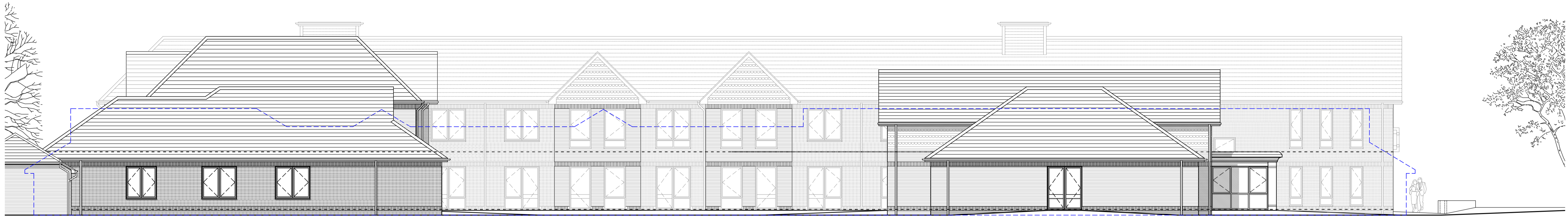


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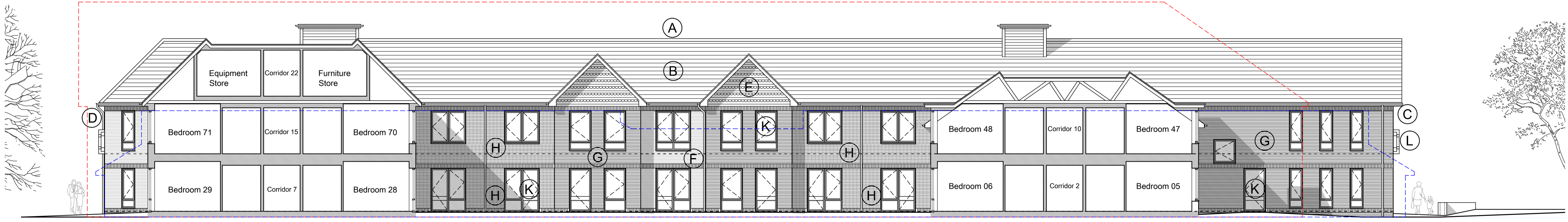
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	09.06.2015	Existing Garden Store shown.	ihd
B	31.07.2015	Building size reduced to suit planners. Occupancy reduced from 80 to 78. Key & Title adjusted.	ihd
C	03.08.2015	Fully revised with lower roofs & no render.	ihd
D	23.09.2015	West Elevation corrected. Dims added.	ihd
E	25.09.2015	Lift 1 moved away from Manygate Lane.	ihd
F	25.09.2015	Shadows added. Other minor changes.	ihd
G	19.11.2015		ihd



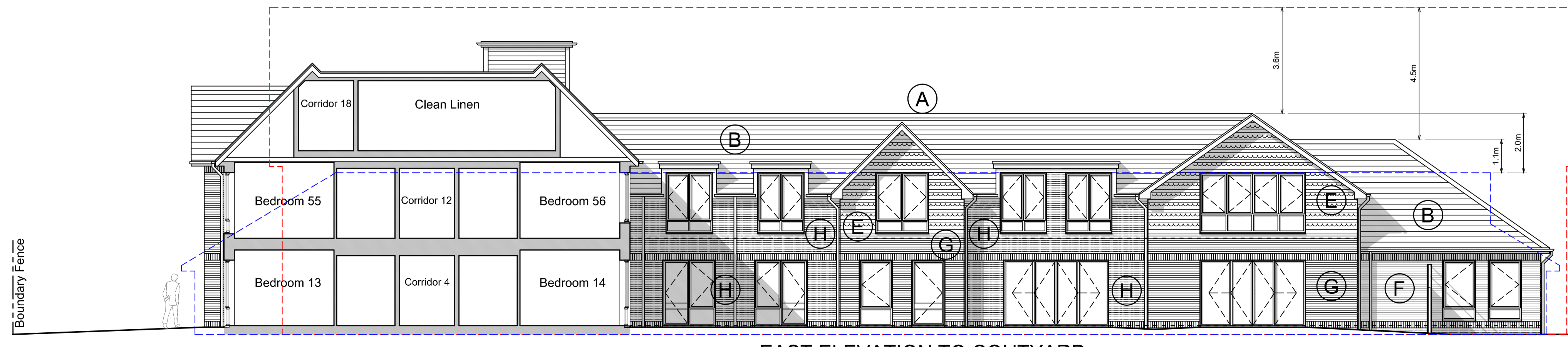
WEST ELEVATION TO COUTYARD



NORTH ELEVATION
(without fencing)



NORTH ELEVATION TO COURTYARD



EAST ELEVATION TO COUTYARD

- MATERIAL SCHEDULE**
- Roof -
 - (A) Blue Grey Ridge & Hip Tiles
 - Concrete Interlocking Roof Tiles:
 - (B) Either Marley Duo Modern, Old English Dark Red or Redland Mockbond Mini Stonewold, Farmhouse Red 39
 - Bargeboards, Fascias & Soffits:
 - (C) White Cement Fibreboard
 - Gutters & Downpipes:
 - (D) Either Marley Deepflow 150 in black or Marshall Tufflex Ogee System Plus in white
 - Walls -
 - (E) Vertical Tile Hanging: Marley Smooth Red Plain & Bullnose hung to pattern
 - Buff Bricks:
 - (F) Either Ibstock Bradgate Golden Purple or Hanson Thoresby Buff Multi
 - Red Multi Bricks:
 - (G) Either Ibstock Bradgate Claret or Hanson Lindum Cottage Red Multi
 - Smooth Red Bricks:
 - (H) (includes Soldier Courses & below GFL) Ibstock Holbrook Smooth Red or Blockleys Hadley Smooth Red
 - (J) Artificial Stone Details / Porch Pillars: Buff Colour, Bath or Cotswold Stone depending on supplier
 - (K) Windows, Doors: White
 - UPVC & Powder Coated Aluminium
 - (L) Wrought Iron Balconies painted black
 - (M) Timber Refuse Store & Fencing stained brown
 - (N) Shiplap Weatherboarding: White Cement Fibreboard

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Drawing Title
Elevations Sheet 2
Courtyard Elevations

Scale 1:100 @ A1 Date 09.06.2015
1:200 @ A3
Drawn by ihd Checked by bvs

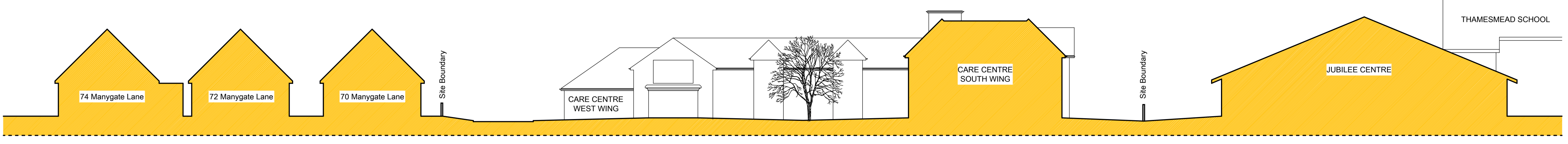
Job No. CS1502 Drawing No. 05 Rev. G

STATUS
Planning

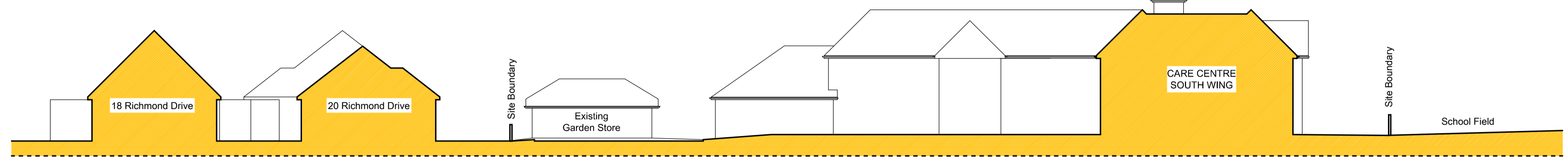


Notes
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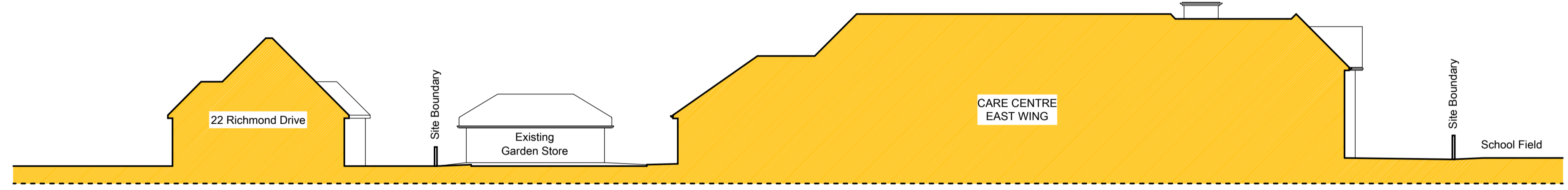
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
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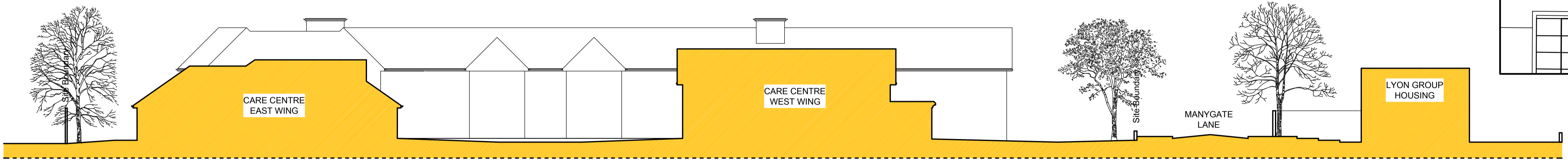
NORTH - SOUTH SECTION A - A



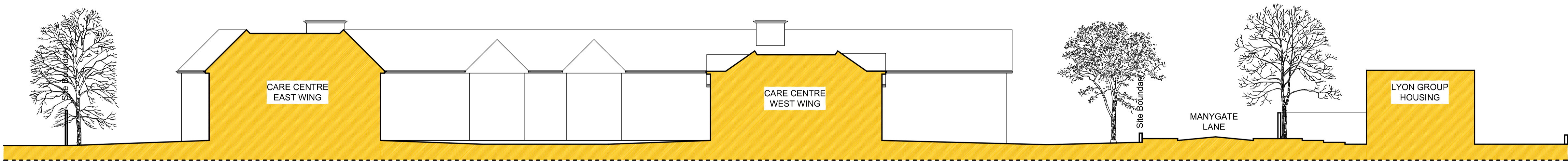
NORTH - SOUTH SECTION B - B



NORTH - SOUTH SECTION C - C : LENGTHWAYS THROUGH EAST WING



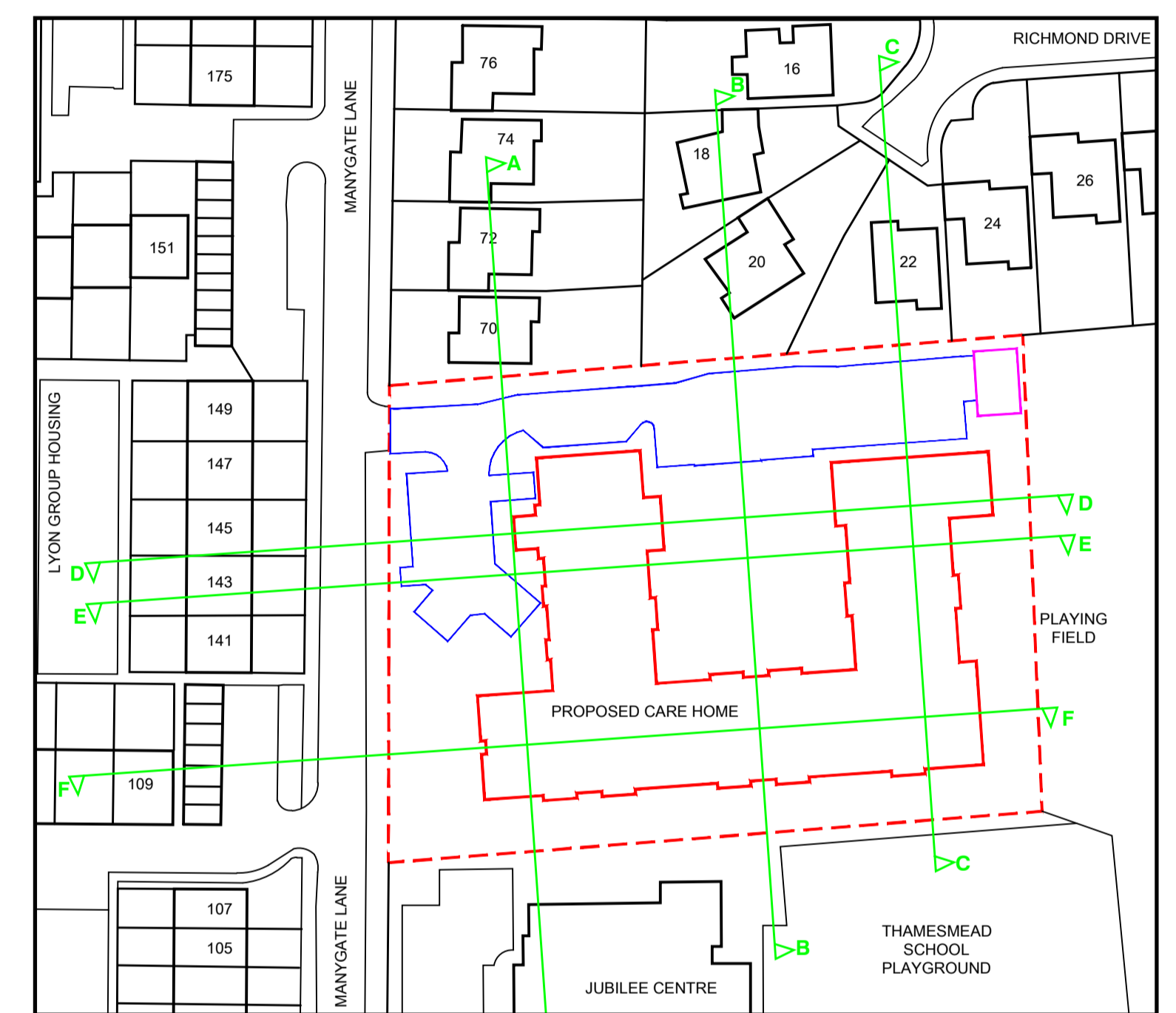
EAST - WEST SECTION D - D



EAST - WEST SECTION E - E



EAST - WEST SECTION F - F : LENGTHWAYS THROUGH SOUTH WING



Key Plan Scale 1:750 (1:1500 @ A3)

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Project
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Drawing Title
Site Sections

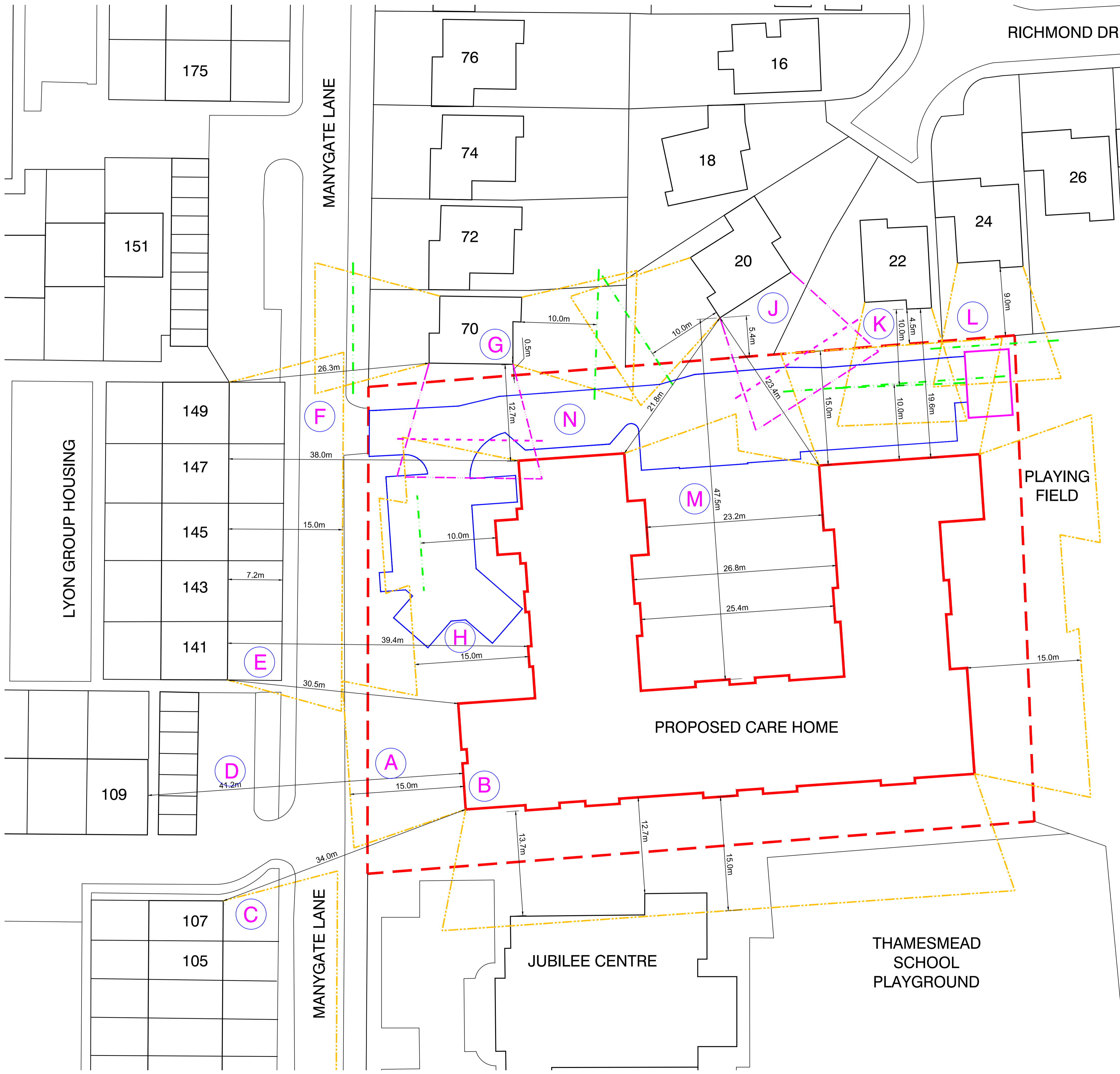
Scale 1:200 @ A1 Date 17.11.2015
1:400 @ A3
Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 16 ---

STATUS
Planning

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THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	30.10.2015	Title Block updated. Planning status.	ihd



- KEY TO LINES**
- Site Boundary
 - Proposed Care Home Footprint
 - 15.0m Aspect to Two Storey Frontages
 - 10.0m Aspect to Single Storey Frontages
 - Side Aspect at 15.0m
 - Side Aspect at 10.0m
 - Proposed Car Park and Driveway

- KEY TO POINTS**
- A Protected Blue Atlas Cedar Tree
 - B Blank Gable Wall
 - C 107 Manygate Lane has a corner to corner relationship with a blank gable wall screened by a protected tree over a distance of 34.0m.
 - D The gable wall of 109 Manygate Lane is 41.2m from the gable walls of the care home with a row of garages between.
 - E 141 Manygate Lane has a corner to corner relationship with the projecting gable of the care home over 30.5m but the face to face distance to the main care home building is 39.4m with an intervening screen of trees and bushes.
 - F 147 & 149 Manygate Lane are 38.0m from the proposed single storey section of the care home but only 26.3m from the dormer bungalow at 70 Manygate Lane.
 - G The care home has no impact on the front and rear aspects of 70 Manygate Lane, despite the house being only 0.5m from the boundary.
 - H Tulip Tree to be retained as a screen between the new care home and the Lyon Group Housing conservation area.
 - J The care home has no impact on the front and rear aspects of 20 Richmond Drive, despite the house being only 5.4m from the boundary.
 - K 22 Richmond Drive is only 4.5m from the boundary facing directly onto the site. At the request of the planning officer, the proposed care home is set back 15.0m from the boundary, which is 1.5m behind the existing building line. Whereas the existing building has 5 occupied rooms facing 22 Richmond Drive at this point, there will be only 3 in the new development. The new building is also restricted to single storey in this location.
 - L 24 Richmond Drive is only 9.0m from the boundary but screened from the main care home building by the existing garden store. It will also benefit from the proposed care home being 1.5m further away from the boundary and there being fewer occupied rooms looking north at this point.
 - M The distance from the corner of 22 Richmond Drive to northward facing windows in the main 2 story block of the care home is 47.5m.
 - N The entrance to the site from Manygate Lane will be improved, with a wider driveway further into the site and increased parking to a higher standard. The kerb line on the northern boundary will remain unaltered.

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Project
**New 78 Bed Care Centre
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Shepperton, TW17 9EE**

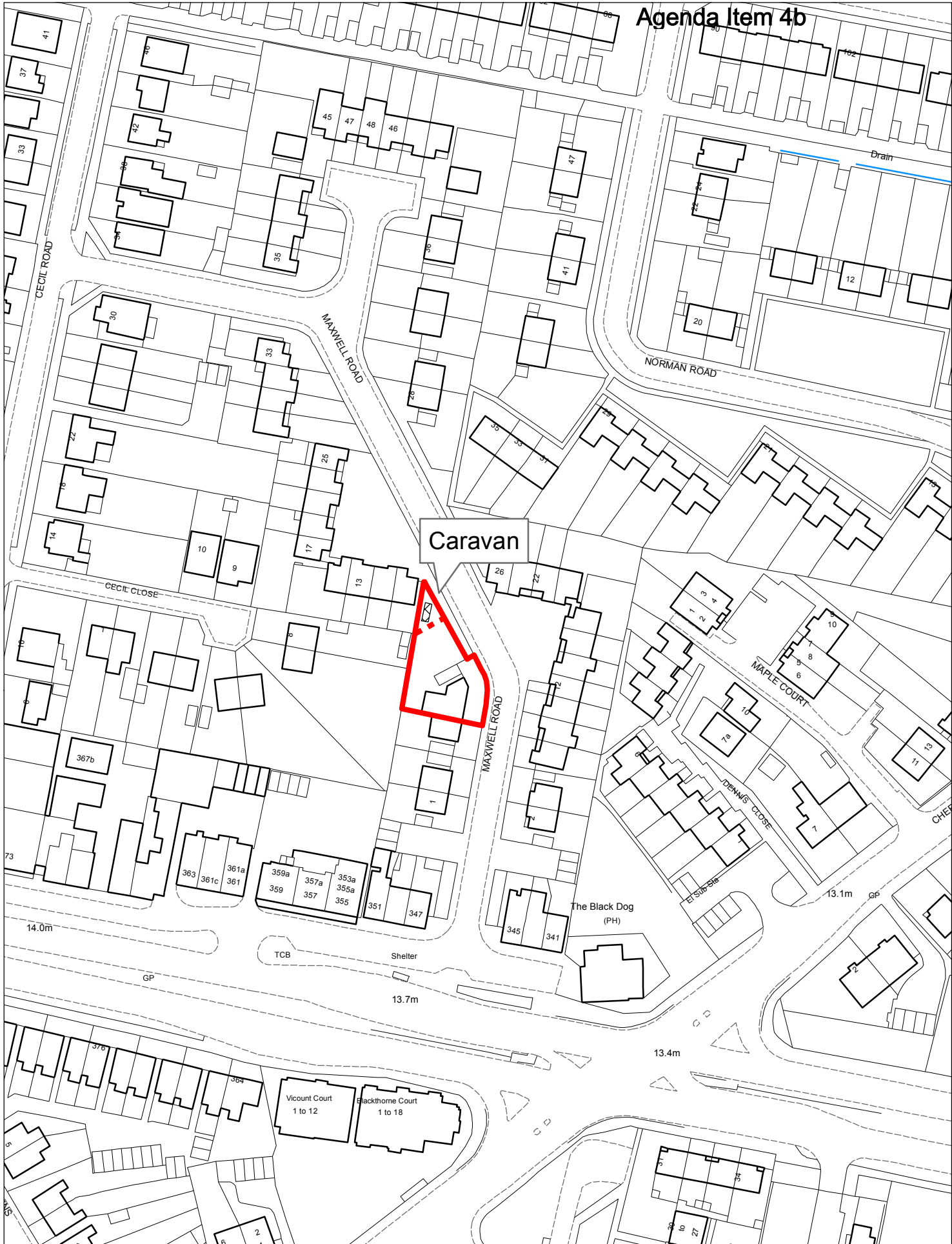
Drawing Title
**Block Plan showing
proximity to neighbours**

Scale 1:250 @ A1 Date 28.09.2015
1:500 @ A3
Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 15 A

STATUS
Planning

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Caravan

14/00214/UNDEV

7 Maxwell Road, Ashford, TW15 1RL



1:1,250

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Planning Committee

6 April 2016



Enforcement Ref:	14/00214/ENF
Site Address	Land to the north of 7 Maxwell Road, Ashford, TW15 1RL
Breach	Unauthorised siting and residential use of a caravan
Ward	Ashford Common
Recommended Decision	That an Enforcement Notice be issued to secure the cessation of unauthorised residential use and the removal of the caravan. Such notice is to be complied with within 3 months of it taking effect.

MAIN REPORT

1. Background

- 1.1 The application site is adjacent to No. 7 Maxwell Road, Ashford, which is currently part of the former garden of No.7 Maxwell Road. The site is located on the western side of Maxwell Road and is located within the built-up urban area. To the south of the site is the two-storey semi-detached dwelling of No.7 Maxwell Road; which features a two storey side extension and a single storey rear extension. To the north-west of the site are the two-storey terraced neighbouring dwellings at nos. 9 – 15 Maxwell Road and to the west is the rear garden of No.8 Cecil Close. Immediately to the east is a landscaped strip of land adjacent to the pavement, which is one of several planted areas that form part of the original layout and development of the Maxwell Road estate.
- 1.2 The land was previously occupied by a freestanding single storey structure which was the subject of an Enforcement Notice that was issued under reference number 14/00214/ENF. A subsequent enforcement appeal was lodged with the Planning Inspectorate, and on 3 November 2015, the appeal was dismissed and the Enforcement Notice was upheld. The Notice required the demolition of the unauthorised structure and removal of all resultant debris from the site by 3 February 2016. The structure has been demolished, however the resultant debris, foundations and concrete slab remain in contravention of the notice, and this matter is being pursued.

2. Development Plan

- Within the Urban Area

3. Relevant Planning History

14/01597/FUL	Erection of single storey dwelling with associated parking and amenity space, on land adjacent to 7 Maxwell Road	Application Refused 05.11.2014
14/00214/ENF	Notice to remove unauthorized structure	Appeal rejected, Enforcement Notice upheld 03.11.2015

4. Details of complaint and unauthorised development:

- 4.1 During the enforcement investigation regarding the un-authorised single story structure which had been erected on the land, it came to the Council's attention that a touring caravan (four / five berth) had also been sited on the land behind a high fence, without having obtained the benefit of planning permission. This was and still is, inhabited by a builder, who was working on the site and employed by the site owner. A fence has been erected close to the caravan to separate it from the surrounding land.
- 4.2 Having successfully pursued the breach of planning control on site regarding the removal of the unauthorised structure, the Council is now seeking to rectify the remaining unauthorised activity on the land by the cessation of the siting and residential use of the caravan and for its permanent removal from the site.
- 4.3 Given the breach of planning control as highlighted above an Enforcement Notice requiring the removal of the unauthorised caravan would need to be agreed by the Planning Committee, because of the potential consequences of making someone homeless.

5. Planning considerations

- 5.1 In accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009, the it is considered that the siting and residential use of a caravan represents an unacceptable development of the site. Which is out of character with the surrounding development.

5.2 However, the provisions of the European Convention on Human Rights such as Article 1 of the First Protocol, Article 8 and Article 14 are relevant when considering enforcement action as the loss of residential accommodation is involved. There is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action is taken, local planning authorities should, where relevant, have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, and those who are affected by a breach of planning control. In view of the need to enforce planning law for the public good, it is not considered that to pursue removal of the caravan would contravene the Human Rights Act.

5.3 It is recommended that enforcement action be taken to secure the cessation of the unauthorised siting and the residential use of the caravan. However, regard must also be had to the need to give sufficient time for compliance and for the existing occupant to find alternative accommodation, and a 3 month period is considered reasonable.

6. Recommendation

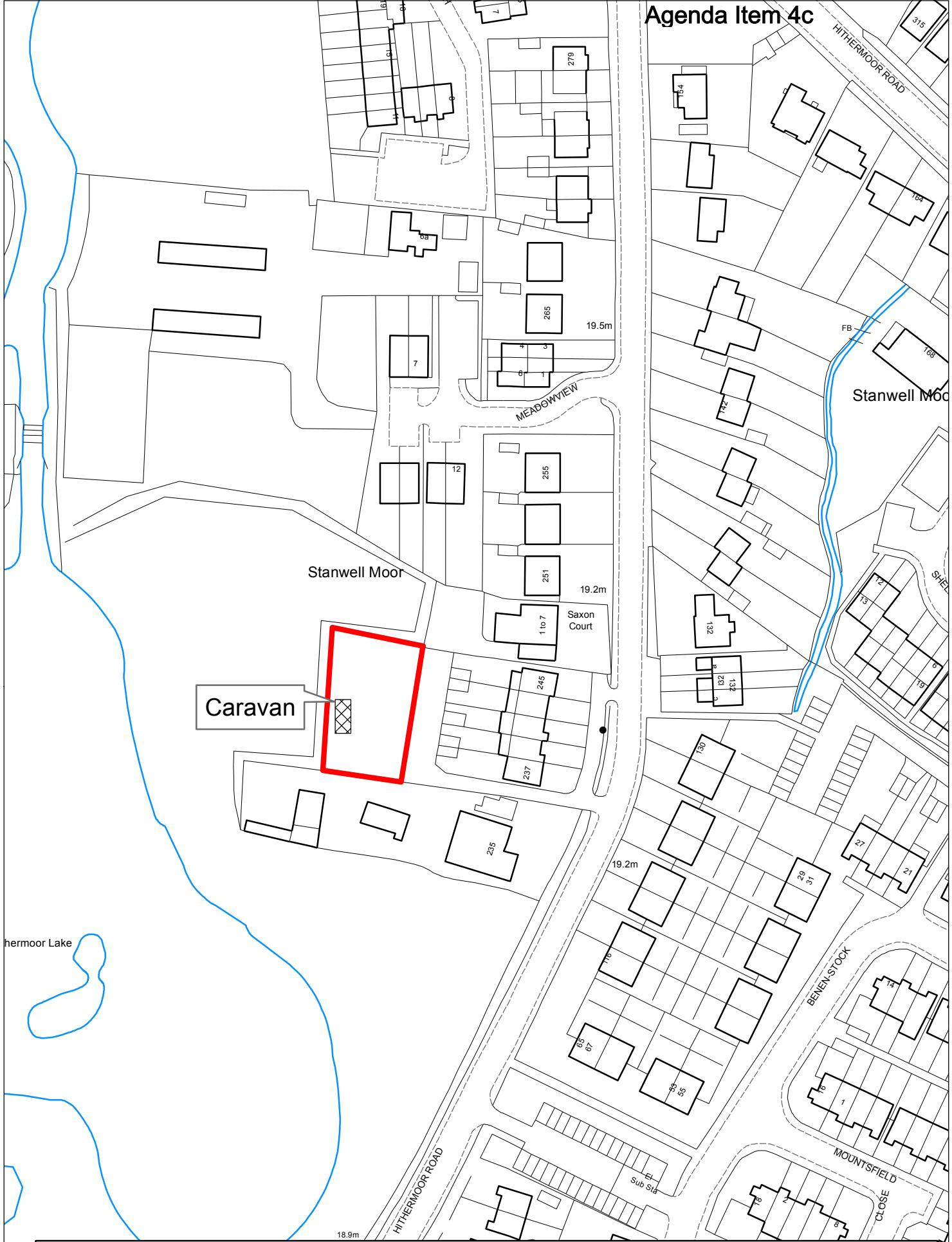
That an Enforcement Notice be issued requiring the following steps: -

- Cease the unauthorised siting and residential use of the caravan
- Removal of the caravan from the land and any associated hardstanding.

Such Notice to be complied with within 3 months of it taking effect.

Reasons for Serving of Notice

1. The siting of a caravan and its residential use represents an unacceptable development of the site which is out of character with the surrounding pattern of development, and which has a poor standard of amenity for the occupant, with insufficient amenity space, The use is therefore contrary to Policy EN1 of the Core Strategy and Policies DPD 2009



Caravan

Stanwell Moor

Saxon Court

Hithermoor Lake



1:1,250

16/00078/UNDEV
The Paddocks, land to rear of 237-245 Hithermoor Road,
Stanwell Moor, TW19 6AZ

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Planning Committee

6 April 2016



Enforcement Ref:	16/00078/UNDEV
Site Address	The Paddocks, land to the rear of 237-245 Hithermoor Road, Stanwell Moor, Stanwell
Breach	Unauthorised siting and residential use of a caravan
Ward	Stanwell North
Recommended Decision	That an Enforcement Notice be issued to secure the cessation of unauthorised residential use and the removal of the caravan. Such notice is to be complied with within 3 months of it taking effect.

MAIN REPORT

1. Background

- 1.1 The application site is located on the western side of Hithermoor Road, set back from the main street frontage, behind the houses that front the road. It is a rectangular shaped plot which is accessed via a vehicular access road between the end of terrace property at no. 237 and the detached dwelling at no. 235 Hithermoor Road. The caravan, which is subject to this consent, has been sited on the land. To the north and west is open land. The site is located in the Colne Valley Park and within the High Noise Contours Area 66-69.

2. Development Plan

- Within the High Noise Contours Area

3. Relevant Planning History

16/00135/FUL	Siting of static caravan for one family	Refused 24.03.2016
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15/01152/FUL	Erection of single storey building incorporating 3 stables, tack room, hay barn and feed room, implementation store and day room, and toilet	Grant Conditional 27.10.2015
04/00991/FUL	Erection of a single-storey building incorporating 3 stables, tack room, hay barn and feed room, implement store and day room, and toilet facilities (following demolition of existing building on site).	Grant Conditional 22.12.2004
02/00394/FUL	Removal of mobile home and erection of 1 No. three bed bungalow	Withdrawn 16.05.2003
PLAN N/FUL/75/386	Erection of a stable and feed store measuring approximately 24 ft. (7.32 m) by 10 ft. (3.05 m).	Grant Conditional 09.06.1975
STAINES/OUT/P12654	Residential development at 45 habitable rooms per acre	Application Refused 07.12.1970

4. Details of unauthorised development:

- 4.1 A planning application was submitted for the siting of the caravan on 29.01.2016 and the caravan was placed on the site the following day. The applicant has submitted some further details as to why they have sited the caravan on the site. He states that he and his family consisting of his wife and 2 young children, had been living in a one bedroom annexe in the rear garden of his mother's property in the Borough. However in November 2015 the housing association (A2 Dominion) served a notice to leave and to demolish the building, as the outbuilding they had been living in was deemed unsafe. It also did not have the benefit of planning permission. The letter noted that they were in breach of their tenancy by erecting the building without the permission of the housing association and by allowing other people to reside in the building. As such the applicant states that he had no other option, as the Council have informed him that there are no houses available.
- 4.2 Having now refused planning permission for the siting of the mobile home, the Council is now seeking to rectify the unauthorised activity on the land by the cessation of the siting and residential use of the caravan and for its permanent removal from the site.

4.3 Given the breach of planning control as highlighted above an Enforcement Notice requiring the removal of the unauthorised caravan would need to be agreed by the Planning Committee, because of the potential consequences of making someone homeless.

5. Planning considerations

5.1 In accordance with Policy EN11 of the Spelthorne's Core Strategy and Policies DPD 2009, it is considered that the siting and residential use of a caravan represents an unacceptable development of the site, providing a new residential unit within a high noise contour area close to Heathrow Airport. Policy EN11 seeks to minimise the adverse impact on noise in the case of development close to Heathrow by c) refusing new residential development where aircraft noise level are at or exceed 66 Leq, except in the case of one for one replacement of dwellings. The site is located within a high noise contours area – 66 – 69 Leq, given its location close to Heathrow airport. The proposal is not for a one for one replacement dwelling but for a new residential unit and as such the proposal to site a residential unit on the site in the form a static caravan is contrary to Council Policy EN11.

5.2 The County Highway Authority have also raised an objection on highway safety grounds. The intensification of the use of the site which has sub-standard visibility in both directions due to lack of land within the developers control would lead to vehicles having to drive out onto the highway without being able to see or be seen on the highway by users. This situation is likely to create risk of conflicts with pedestrians and other highway users, contrary to Policy CC2.

5.3 However, the provisions of the European Convention on Human Rights such as Article 1 of the First Protocol, Article 8 and Article 14 are relevant when considering enforcement action as the loss of residential accommodation is involved. There is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action is taken, local planning authorities should, where relevant, have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, and those who are affected by a breach of planning control. In view of the need to enforce planning law for the public good, it is not considered that to pursue removal of the caravan would contravene the Human Rights Act.

5.4 It is recommended that enforcement action be taken to secure the cessation of the unauthorised siting and the residential use of the caravan. However, regard must also be had to the need to give sufficient time for compliance and for the existing occupants to find alternative accommodation, and a 3 month period is considered reasonable.

6. Recommendation

That an Enforcement Notice be issued requiring the following steps: -

- Cease the unauthorised siting and residential use of the caravan

- Removal of the caravan from the land and any associated hardstanding

Such Notice to be complied with within 3 months of it taking effect.

Reasons for Serving of Notice

1. The siting of a caravan and its residential use represents an unacceptable form of development of a site close to Heathrow airport and subject to high noise levels (66 – 69 Leq), resulting in a poor level of amenity for the occupants. The use is therefore contrary to Policy EN11 of the Core Strategy and Policies DPD 2009
2. The site has sub-standard visibility and is likely to create risk of conflicts with pedestrians and other highway users, contrary to Policy CC2 Core Strategy and Policies DPD 2009

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PLANNING APPEALS

LIST OF APPEALS SUBMITTED BETWEEN 26 FEBRUARY AND 23 MARCH 2016

<u>Planning Application/ Enforcement No.</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
15/01136/FUL	APP/Z3635/W/ 15/3140874	8 Edward Way Ashford	Erection of two storey side extension and part single story rear extension to create a 2 bedroom self-contained unit, installation of solar panels on the side elevation together with associated external and internal alterations including the provision of off street car parking spaces, refuse and cycle stores.	10/03/2016

No appeal decisions received between 26 February and 23 March 2016

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
12/00246 /ENF	Inquiry	48 Park Road, Ashford	Cessation of unauthorised residential use and demolition of garage extension	MCI/RJ	19/07/2016
15/00698/ FUL	Hearing	Land At Northumberl and Close Stanwell	Erection of a Class B1(Business) building with associated parking and landscaping, and construction of access onto	JF	26/07/2016

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
			Northumberland Close, together with dedication of land fronting Bedfont Road as Public Open Space.		