

**Minutes of the Planning Committee
5 April 2017**

Present:

Councillor R.A. Smith-Ainsley (Chairman)
Councillor H.A. Thomson (Vice-Chairman)

Councillors:

R.O. Barratt	S.M. Doran	A.T. Jones
I.J. Beardsmore	M.P.C. Francis	D. Patel
R. Chandler	A.C. Harman	R.W. Sider BEM

Apologies: Apologies were received from Councillor C.B. Barnard and Councillor J.R. Boughtflower

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.

364/16 Minutes

The minutes of the meeting held on 8 March 2017 were approved as a correct record.

365/16 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, H.A. Thomson, R.O. Barratt, S. Doran, M.P.C. Francis, A.T. Jones and R.W. Sider BEM reported that they had received

correspondence in relation to application 16/01357/FUL, London Irish Rugby Football Club, The Avenue, Sunbury on Thames, but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor D. Patel reported that she had received correspondence and spoken to residents in relation to application 16/01357/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor A. Friday, speaking as a ward councillor in relation to application 16/01357/FUL, declared that he had spoken to residents about the application.

Councillor R.A. Smith Ainsley declared an interest on behalf of the Committee in relation to application 16/02044/FUL - Cedars Recreation Ground Pavilion, Green Street, Sunbury on Thames - as the applicant was Spelthorne Borough Council.

366/16 16/01357/FUL - London Irish Rugby Football Club, The Avenue, Sunbury on Thames

Description:

The construction of 24 residential units, parking, landscaping and associated works.

Additional Information:

The Assistant Head of Planning (Development Management) reported the following amendment to the Committee report:

Para. 7.1 should refer to 4m deeper not 3m.

The Assistant Head of Planning (Development Management) reported the following consultation responses had been received:

- No objection from The Council's Group Head Neighbourhood Services.
- No objection from the Council's Environmental Health Officer (Pollution Control) subject to a condition regarding hours of working.
- County Highway Authority recommended a trickle charging point be provided.
- Environment Agency had not responded so the surface water drainage condition imposed on 14/00275/FUL was also recommended.

The Assistant Head of Planning (Development Management) reported the following additional/amended conditions and informatives:

Additional Conditions:

1.) No development shall commence until a 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):

- 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 construction.

Reason: In the interests of residential amenity.

2.) The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the previously agreed flood risk assessment (FRA) Flood Risk & Drainage Assessment (for application 14/00275/FUL) has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off to greenfield rates and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with the provision of the National Planning Policy Framework (NPPF).

Amended Condition 17

After “fast electric charge point” add “and a trickle charging point” to offset increase vehicles emissions.....

Additional Informative

Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.

Public Speaking:

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

- Marketed as two different sites; northern site with apartments and affordable housing.
- Would significantly change the village character.
- Increase in households from 94 to 114, increase in population.
- Increase in cars.
- Increase in traffic, risks of accidents.
- Density concerns.
- Suggested to Crest replacing flats with smaller houses.
- Not acceptable in street scene.
- Out of character.
- Overwhelming.

In accordance with the Council's procedure for speaking at meetings, Jessica Sparkes spoke in support of the application raising the following key points:

- 159 dwellings completed ranging from £320,000 to £1.6m.
- Changes in market, large units less popular.
- Would have build continuity to finish development.
- Bulk and massing similar to previous design.
- Lower density than suggested by local plan policy.
- £700,000 for affordable housing.
- Windfall of extra 20 units.

In accordance with the Council's procedure for speaking at meetings, Councillor Friday spoke as Ward Councillor against the proposal raising the following key points:

- Out of character.
- Prominent and will dominate.
- Residents thought they had a commitment from Crest and Spelthorne Borough Council to build 4 houses when they bought their properties.

Debate:

During the debate the following key issues were raised:

- Housing need for smaller dwellings.
- Bigger, bulkier building.
- Site has long planning history.

- Unfair on residents.
- Loss of amenity space.
- Now two distinct sites; north and south.
- Loss of view of houses to west because gardens now change to car parking.

Decision:

The application was **OVERTURNED AND REFUSED PLANNING PERMISSION** for the following reason:

The proposed development, which is in a prominent location when entering the site through the southern access via The Avenue, would, by reason of the location and the scale, massing and height of the building, represent an overdevelopment of the site which would be out of character with and have an unacceptable impact on, the surrounding locality and would fail to make a positive contribution within the street scene, contrary to policy EN1 (a) of the Council's Core Strategy and Policies DPD 2009.

367/16 16/02044/FUL - Cedars Recreation Ground Pavilion, Green Street, Sunbury on Thames

Description:

The demolition of the existing building and the erection of a replacement pavilion building.

Additional Information:

The Assistant Head of Planning (Development Management) reported the following amended wording to the informative (pages 43/44):

The Historically land across Spelthorne.....

An inspection to be made of the ground conditions and confirm the absence or otherwise **if of** any made ground / fill materials at this property, their thickness and extent.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- This is required because of the structure of the building.
- The replacement of this building is long overdue.

Decision:

The application was **approved** as per agenda subject to the amendment to the informative outlined in the additional information.

368/16 Planning 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 Assistant Head of Planning and Housing Strategy.

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

369/16 Urgent Items

There were none.

370/16 Calendar of meetings

The Committee agreed to schedule an additional meeting for the 31 May 2017.