



Please reply to:

Contact: Dan Skerten
Service: Committee Services
Direct line: 01784 446240
E-mail: d.skerten@spelthorne.gov.uk
Date: 28 March 2017

Notice of meeting

Planning Committee

Date: Wednesday, 5 April 2017

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 members of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)	J.R. Boughtflower	A.C. Harman
H.A. Thomson (Vice-Chairman)	R. Chandler	A.T. Jones
C.B. Barnard	S.M. Doran	D. Patel
R.O. Barratt	P.C. Forbes-Forsyth	R.W. Sider BEM
I.J. Beardsmore	M.P.C. Francis	

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

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** **5 - 14**
To confirm the minutes of the meeting held on 8 March 2017.
- 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 detailed in the reports listed below.

 - a) 16/01357/FUL - London Irish Rugby Football Club, The Avenue, Sunbury on Thames **15 - 36**
 - b) 16/02044/FUL - Cedars Recreation Ground Pavilion, Green Street, Sunbury on Thames **37 - 46**
- 5. Planning Appeals Report** **47 - 50**
To note details of the Planning appeals submitted and decisions received between 24 February and 23 March 2017.
- 6. Urgent Items**
To consider any items which the Chairman considers as urgent.
- 7. Calendar of meetings**
To agree an additional meeting of the Planning Committee on 31 May 2017.

This page is intentionally left blank

**Minutes of the Planning Committee
8 March 2017**

Present:

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

Councillors:

R.O. Barratt	R. Chandler	A.C. Harman
C.B. Barnard	S.M. Doran	A.T. Jones
I.J. Beardsmore	P.C. Forbes-Forsyth	
J.R. Boughtflower	M.P.C. Francis	

Apologies: Apologies were received from Councillor C.M. Frazer and Councillor R.W. Sider BEM

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.

337/16 Minutes

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

338/16 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

Councillor R.A. Smith Ainsley declared an interest on behalf of the Committee in relation to application 17/00091/FUL - Hengrove Park, Station Crescent, Ashford - as the applicant was Spelthorne Borough Council.

Councillor R.A. Smith Ainsley reported that he had received correspondence in relation to application 16/00430/FUL - land adjacent to Manor Farm

126 Charlton Road, Shepperton - but had maintained an impartial role, had not expressed any views, had kept an open mind and was not speaking in a personal capacity.

Councillors R.A. Smith Ainsley and P. Forbes-Forsyth reported that they had received correspondence in relation to application 17/00099/FUL - Headline House, Stanwell Road, Ashford - but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor D. Saliagopoulos, speaking as a ward councillor in relation to application 17/00130/HOU - 104 Avondale Avenue, Staines-upon-Thames - declared that she lived in close proximity to the application address but was not personally impacted by the proposal and had kept an open mind.

Councillors R.A. Smith Ainsley, J Boughtflower, S. Doran and M.P.C. Francis reported that they had received correspondence in relation to enforcement item 17/00006/UNDEV -land to the west of Sheep Walk, Shepperton - but had maintained an impartial role, had not expressed any views and had kept an open mind.

339/16 17/00091/FUL - Hengrove Park, Station Crescent, Ashford

Description:

The installation of adult fitness equipment within the park.

Additional Information:

There was none.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Likely to be used by younger people although this was not a major concern or consideration.

Decision:

The application was **approved** as per agenda.

340/16 16/00430/FUL - Land Adjacent to Manor Farm, 126 Charlton Road, Shepperton

Description:

The demolition of existing buildings and the erection of commercial units together with associated car parking, hardstanding and landscaping.

Additional Information:

The Assistant Head of Planning (Development Management) reported the following:

Amendment to Paragraph 3.2 (red text only):

The application site includes the pond adjacent to Charlton Road and access roadway to the west of Manor Farm House. It also includes a strip of land to the east, which has previously been subject to Enforcement Notices (see the planning history section in this report). Whilst I understand that the applicant originally complied with these enforcement notices by clearing the land of the hardstanding and structures (and reducing the metal fencing in height to 2m – the Permitted Development limit), my site visit revealed that this area of land was being used for the parking/storage of lorries. ~~I will raise this issue with the applicant and consider enforcement action if necessary.~~ **The Council's Planning Enforcement Officer is aware of this breach of planning control and is currently in contact with the owner to rectify the breach as soon as possible.**

Amendments to condition 2 (drawing numbers) as follows:

Condition 2

010; 011 Rev. 01; 012; 100 Rev. 01; 101; 030 Rev. 01; 031 Rev. A; 32 Rev. A; 033; 040; 200 Rev. 02; 201 Rev. A; 202 Rev. 02; 203 Rev. 02; 204 Rev. 02; 205 Rev. 02; 206 Rev. 02; 300; 400 received 14 July 2016.

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

Conditions 20 and 21 are a duplicate, condition 21 should be deleted.

The following informatives are required to be added to the decision notice. (The first informative is recommended in paragraph 7.16 of the committee report and the second and third informatives by Thames Water):

Informatives

1. Works affecting the roof and tiles should be done by hand to ensure any bats which may be sheltering beneath them will not be harmed. These works should ideally be timed to avoid the hibernation season (November to February inclusive). It will also be important to advise roofers removing the tiles to lift each tile carefully before removal and to check the underside does not have a bat clinging to it before moving the tile away. Tiles should be lifted rather than slid along. Workers should keep watch for fur and should be informed that bats take up to half an hour to rouse from the deep sleep that they enter each day called torpor and hence can easily be damaged before they are able to move when disturbed. If a bat is seen

work should cease immediately and advice sought from Natural England or a qualified specialist.

The applicant should be aware of the requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of the above referenced legislation.

2. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
3. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Public Speaking:

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

- Will attract employment and investment to the borough.

Debate:

During the debate the following key issues were raised:

- Replacement is comparable in size and impact within the green belt.
- Drainage and flooding issues addressed in the report.
- Query over what the comparison was in terms of floorspace and volume.

Decision:

The application was **approved** as per agenda subject to the amendment to condition 2, the deletion of condition 21 and the three additional informatives as reported by the Assistant Head of Planning (Development Management).

341/16 17/00099/FUL - Headline House, Stanwell Road, Ashford

Description:

The erection of a two storey building with second floor accommodation to provide 2 no. one bedroom flats and 7 no. two bedroom flats with associated parking and amenity space.

Additional Information:

The Assistant Head of Planning (Development Management) reported the following:

One late letter of representation had been received raising queries about the boundary treatment and whether the existing wall would be retained.

In response to this, the applicant has indicated that subject to its condition, it is intended to retain the wall and reduce its height to approximately 2m above ground level. Condition 3 deals with boundary treatment details which are required to be submitted for approval.

Amendment to the final sentence of Paragraph 7.14 (red text only):

Furthermore, balconies were approved in these locations in the previous scheme and were considered acceptable and the current balconies will have a very similar impact. It is therefore considered that the impact is acceptable and that refusal ~~can~~ cannot be justified on these grounds.

A consultation response had been received from the Council's Tree Officer raising no objection to the proposal subject to the implementation of the submitted Arboricultural Method Statement which is secured by Condition 9.

A consultation response had been received from the County Highway Authority raising no objection subject to conditions including an amendment to condition 19.

Amendments to condition 5 (drawing numbers) are required for the condition to read as follows:

Condition 5

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

Site survey; L2436/LP Revision A; L2436/02; L2436/03; L2436/04; L2436/05 Revision B; received 20 January 2017 and L2436/06 Revision D; L2436/07 Revision D received 3 March 2017.

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

Amendments to condition 19 to read as follows:

Condition 19

The development hereby approved shall not be first occupied unless and until the existing vehicular access to Chaucer Road has been modified and provided with tactile paving in accordance with ~~the approved plan~~ a scheme to be submitted to and approved in writing by the Local Planning Authority, and redundant sections of the existing access have been reinstated to kerb and footway, all to be permanently retained.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other

highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

The following informative is required to be added to the decision notice:

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:

There was none.

Debate:

During the debate the following key issues were raised:

- Not a major change.
- Overlooking concerns addressed.
- Marginally bulkier building.
- Condition 3 should be amended to add reference to a wall being provided on the eastern side.

Decision:

The application was **approved** as per agenda subject to the amendments to conditions 5 and 19 and the additional CIL informative set out above together with the following amendment to condition 3:

After "erected" add "The boundary treatment shall include, on the eastern boundary, the retention of the existing wall reduced to a height of 2m. In the event that it is not possible to retain the wall, a replacement wall of 2m shall be provided on the eastern boundary as part of this scheme."

342/16 17/00130/HOU - 104 Avondale Avenue, Staines-upon-Thames

Description:

The erection of an outbuilding situated in the rear garden.

Additional Information:

There was none.

Public Speaking:

In accordance with the Council's public speaking procedures, Councillor Saliagopoulos spoke as ward member raising the following key points:

- Condition 1 is of concern as it is not the responsibility of residents to enforce it.
- Impact on bungalows to the rear.
- Concern over w.c. at the rear and impact on neighbours.
- Flooding concerns.
- Would set a precedent.
- Contrary to policy EN1.

Debate:

During the debate the following key issues were raised:

- There was a similar application recently refused by the Planning Committee and it was allowed on appeal.
- The proposal is similar to what is allowed under permitted development.
- Main concern with height of proposal.
- Concern over appearance of the roof.
- Concern over how the use is to be policed / condition 1 is toothless.
- Can the ridge height be reduced?
- Is it realistic to reduce the ridge height?

Decision:

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

The outbuilding would, by reason of its height and close proximity to the common boundary, have an unacceptable and overbearing impact on, and would result in the loss of outlook to, the neighbouring residential properties, contrary to policy EN1 (b) of the Spelthorne Borough Local Plan, 2009.

Councillor P. Forbes-Forsyth was not present for the remaining items on the agenda.

343/16 17/00006/UNDEV - Land to the west of Sheep Walk, Shepperton

Description:

The unauthorised siting and residential use of caravans and storage of trailers, vehicles and other possessions.

Additional Information:

The Assistant Head of Planning (Development Management) reported the following:

Update to Planning History on the site

15/01634/FUL

Importation of top soil to raise the land by approx. 1m to restore the land to agriculture. Stationing of caravans and storage of materials and other associated works (partly on proposed injunction site).

Application invalid.

A planning application was received on Monday 6 March 2017 covering part of the proposed injunction site for retention of hardstanding, tipping of top soil, temporary standing of two residential caravans and the storage of other caravans and equipment used to support the occupation of travelling showman plus the parking of lorries and cars for a temporary period of four years (17/00365/FUL).

The planning application is invalid and we will be writing to the applicant to this effect.

A late letter had been received from the planning agent making the following comments:

- A planning application has been submitted in relation to the proposed injunction land. This includes a landscaping scheme and should be determined first.
- The occupier is very ill and there is nowhere for the family to relocate to. (Officer note: no recent statements have been received concerning this).
- 60 housing plots have already been sold on Sheep Walk. The land is “damaged” green belt and is to be removed from the green belt and flood zone. (Officer note: the land is allocated as flood plain and green belt in the Local Plan).
- The report to committee is inaccurate.

Amendments to Committee Report

1st line on page 86 should read “Reasons for applying for an Injunction”.

1st line of reason 3 on page 86 should read “people” rather than. “peole”.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Previous injunction not relevant.
- Should be treated as a serious nature.

- Health and safety concerns / death trap.
- Commercial trailers on site.

Decision:

Recommendation to apply for an injunction was **agreed** as per the agenda subject to reason 3 being amended to refer to “people” rather than “peole” on page 86.

344/16 Planning Appeals Report

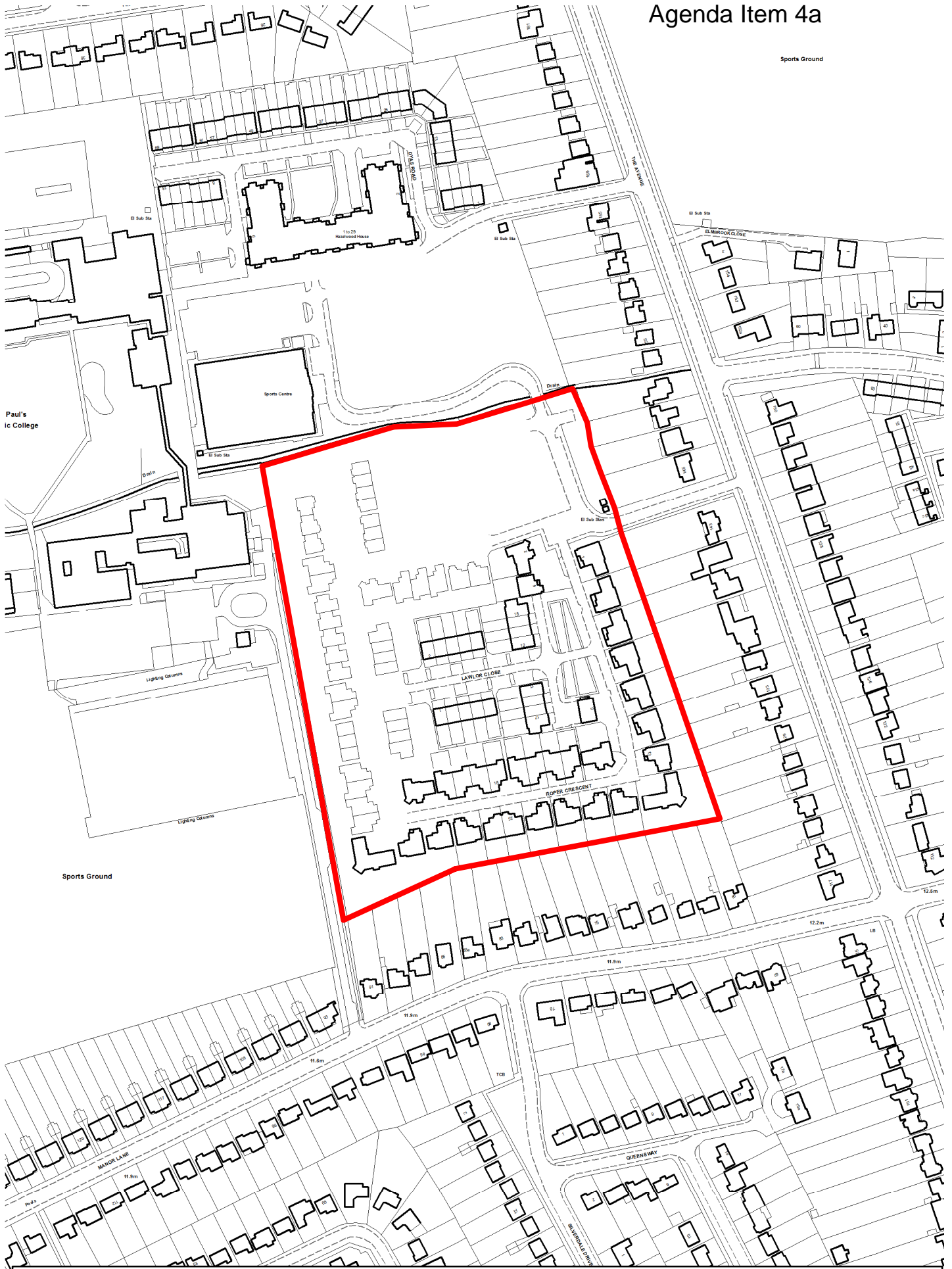
The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Assistant Head of Planning and Housing Strategy.

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

345/16 Urgent Items

There were none.

This page is intentionally left blank



N
1:2,500

16/01357/FUL
London Irish Rugby Football Club, The Avenue,
Sunbury-on-Thames, TW16 5EQ

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.





Application No.	16/01357/FUL		
Site Address	London Irish Rugby Football Club, The Avenue, Sunbury on Thames		
Proposal	(Replacement of 4 no. detached 5 bedroom dwellings and) construction of 24 no. flatted residential units, parking, landscaping and associated works		
Applicant	Crest Nicolson South		
Ward	Sunbury East		
Call in details	Called in by Cllr Friday 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	Matthew Clapham		
Application Dates	Valid: 22.08.16	Expiry: 21.11.16	Target: Over 13 weeks with extension of time.
Executive Summary	<p>The application site comprises part of the Former London Irish Rugby Training Ground, off The Avenue in Sunbury. Planning permission was granted in 2014 (ref - 14/00275/FUL) for the redevelopment of the whole site for a total of 194 residential units, including new open space, estate roads to be served from two accesses to The Avenue and a new access to the existing Virgin Active (now Nuffield Health) Health Club on the site. A large part of this scheme is built and many dwellings are occupied.</p> <p>The 2014 scheme included a row of 4 no. detached 5 bed three storey dwellings, on the southern part of the site, which adjoined part of the central landscaped area. Each dwelling was three storey with a pitched roof over, and had its own private amenity space and off street parking. These dwellings have not been constructed.</p> <p>The proposal under consideration here seeks to construct a block of 24 no. flats in broadly the same position as the approved dwellings, although the building would be deeper and positioned further to the east and north. The flats would be designed to be of a similar visual appearance to the existing flats within the northern part of the site, and would be three stories high. The parking area to serve the flats would be located to the west, and would comprise a total of 36 spaces, and this area would include a refuse/cycle store. The overall footprint, mass and scale of the proposed block would be greater than the approved dwellings, which were also three storey, but would not appear out of character within the development, which features already a mix of</p>		

	houses and flats and three storey development. The proposal would comply with the Council's parking standards for new development. The Council's financial advisor have recommended the acceptance of an off-site affordable housing contribution of £700,000.
Recommended Decision	This application is recommended for approval subject to conditions.

MAIN REPORT

1 DEVELOPMENT PLAN

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

- EN1 - Design of New Development
- HO1 - Providing for New Housing Development
- HO3 - Affordable Housing
- HO4 - Housing Size and Type
- HO5 - Density of Housing Development
- CC3 - Parking Provision
- LO1 - Flooding
- CC1 - Renewable Energy
- EN7 - Tree Protection

2 RELEVANT PLANNING HISTORY

2.1 The site was previously is use by the London Irish Rugby Football Club as a training ground, and included stands and a clubhouse. The whole site has been subject to a number of relevant planning applications, which are listed below:

14/00275/FUL

Demolition of stand and clubhouse and erection of 194 residential units with associated parking, provision of new open space and construction of estate roads with access to be via the two accesses from The Avenue to also incorporate an alternative access for the existing Virgin Active Leisure Centre via the northern access.

Grant Conditional 26.08.2014

12/00369/OUT

Demolition of stand and clubhouse and erection of 206 residential units (including 60 sheltered housing units), construction of estate roads and the provision of new open space including a new neighbourhood park.

Grant Conditional 21.09.2012

12/00368/OUT

Demolition of stand and clubhouse and erection of 194 residential units (of which 12 have associated workspace), a care home, site for a future health centre, construction of estate roads and the provision of new open space including a new neighbourhood park.

Withdrawn 21.06.2016

09/00841/OUT

Demolition of stand and clubhouse and erection of 194 residential units (of which 12 have associated workspace), a care home, site for a future health centre, construction of estate roads and the provision of new open space including a new neighbourhood park..

Refused 26.04.2010

Appeal Dismissed 24.11.2011 following Inquiry

3 DESCRIPTION OF CURRENT PROPOSAL

- 3.1 The application site comprises part of the Former London Irish Rugby Training Ground, off The Avenue in Sunbury. Planning permission was granted in 2014 (ref - 14/00275/FUL) for the redevelopment of the whole site for a total of 194 residential units, including new open space, estate roads and a new access to the existing Virgin Active (now Nuffield) Health Club on the site. The development is nearing completion and many of the units are occupied. The 2014 scheme included a row of 4 no. detached 5 bed dwellings, in the southern part of the site, which adjoined part of the central landscaped area. Each dwelling was three storey with a pitched roof over, and had its own private amenity space and off street parking. These houses have not been constructed
- 3.2 The proposal under consideration here seeks to construct a block of 24 no. flats in broadly the same position as the approved dwellings, although the building would be deeper and positioned further to the east and north. The flats would be designed to be of a similar visual appearance to the existing flats within the northern part of the site, and would be three stories high. The parking area to serve the flats would be located to the west of the flat block, and would comprise a total of 36 spaces, and this area would include a refuse/cycle store. The overall footprint, mass and scale of the proposed block would be greater than the approved dwellings which were also three storey, but would not appear out of character within the development, which features already a mix of houses and flats.
- 3.3 The 4 no. homes approved in the 2014 scheme have not been constructed, and form part of the last phase of development on the site. The proposed scheme would see a net increase of 20 no. units, and would see a total number of units on the whole site increase from 194 to 214.
- 3.4 The building would include 24 no. two bed units, over three floors. The flats would have the benefit of off street parking, and a detached refuse/cycle store. The occupiers of the proposed flats would use the adjoining public open space. The overall design and appearance of the building has been guided by the existing block in the northern part of the site, which contains a total of 60 units. This block features a mix of brick and render exterior finishing materials, with 'long and short' brick features/Quoins. The front elevation has central gable

features, with extending balconies. There are also extending balconies to each end of the symmetrically designed frontage. The rear elevation is similarly symmetrical with extending balconies to the centre and each end. The overall style and design matches the contemporary exterior finishes of the units within the whole development.

4 CONSULTATIONS

4.1 The following table shows those bodies consulted and their response

Consultee	Comment
County Highway Authority	No objections
The Council's Tree Officer	No objections
Local Lead Flood Authority (SUDS)	No objections subject to conditions
Viability Advisor	Recommends acceptance of off-site affordable housing financial contribution of £700,000
The Council's Head of Streetscene	Awaiting response on amended bin store
Environmental Health - Pollution Control Officer (Contaminated Land)	No comments
Environmental Health - Pollution Control Officer (Air Quality)	Requested fast electric vehicle charge point This has been added as a condition.
Environmental Health - Pollution Control Officer (Noise)	Final comments to be reported orally to the Committee.
Thames Water	No objections
Environment Agency	Awaiting comments
Sustainability Officer (renewable energy)	Satisfied that the renewable provision will be met

5 PUBLIC CONSULTATION

59 neighbour notification letters were sent, with 41 responses to date (including one from the Lower Sunbury Residents Association – LOSRA). These letters objected along similar grounds, which were:

- density
- general over development of the site
- harm to adjoining residential amenities (impact on light/outlook/privacy)

- increase in traffic generation and noise
- lack of parking
- poor access
- not in same character as development that was sold to new occupiers
- impact on local infrastructure
- previous planning history on the site
- impact on property prices
- drainage

6 PLANNING ISSUES

- Design, Appearance and Visual Impact
- Residential Amenity
- Housing Size/Type/Density
- Affordable Housing
- Parking / Transportation
- Flooding
- Renewable Energy
- Trees/Landscaping

7 PLANNING CONSIDERATIONS

Design, Appearance and Visual Impact

- 7.1 Policy EN1 of the Spelthorne Core Strategy and Policies DPD (CS&P DPD) seeks to attain high standards of design and layout of new development. The proposed building would be three stories high, with a pitched roof over. It would be some 32.5cm higher than the previously approved three storey dwellings (plots 52 – 55). It would also be 3m deeper. The front of the building footprint has been moved 9m to the east from the positions of the approved dwellings so that its eastern side would abut the public open space. It is also 3m further north (i.e. away from the existing buildings to the south). The parking area would be located to the west of the proposed building, and would include a detached bin store/cycle store building.
- 7.2 The building would be prominent when entering the site through the southern access via The Avenue, and its design and scale when viewed from this location would not be significantly different to the approved dwellings. Its position in relation to adjoining properties has been altered from the approved dwellings so it is located further east, to shift its form away from adjoining dwellings, and closer to the public open space to the east and also further north. The proposed building would appear bulkier than the approved detached dwellings, but mainly by virtue of its single form. The overall scale and massing of the building is greater than the approved dwellings but is considered acceptable in the street scene and locality.
- 7.3 The proposed building would contain flats over three stories, with its principle aspects being east and west, to allow for natural light throughout the day to the proposed units. The building would include balconies on projecting gable features, and would mirror the approved dwellings which also featured

balconies. The design and use of materials would reflect the existing flatted block in the northern portion of the site which has already been constructed, and would use a mix of brickwork and render for its external finishes.

- 7.4 The whole site is split into a northern and southern section, and is separated by the Nuffield Health Club (formerly Virgin Active) and an area of public open space (which formed part of the approved scheme 14/00275/FUL). The northern portion of the site contains an existing block of flats and terraced houses (a mix of social rent and shared ownership), and the southern portion of the site contains a mix of detached, semi-detached and terraced privately owned dwellings (note – the northern portion of the site has been completed and a large part of the southern portion is complete). Whilst the proposal would see the introduction of a building containing flats, it would not have an unacceptable impact on the character of the Park Avenue development as a whole and would be significantly smaller in scale than the approved flats to the north. The building would be of a comparable scale to the approved dwellings, and whilst the number of units would be increased, the site is large enough to accommodate an increase without harming its character, which is clearly mixed. Whilst the building would be moved further forward on an area where parking and access was proposed, it would not encroach onto the approved open space to the east.
- 7.5 The parking areas layout would mirror that which serves the approved dwellings in the central area of the southern part of the site, and would contain a total of 36 spaces to the west plus some relocated visitors spaces to the south. A detached refuse and cycle store building would be incorporated in this area to the west of the proposed building. The scale and appearance of this building would be significantly smaller than the surrounding properties, and it would be set back from the street front to reduce its impact. Whilst not included in the approved scheme, a refuse store in this location would not appear out of character within a large residential development of this nature.

Residential Amenity

- 7.6 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 or privacy to the adjoining properties. The building would have residential properties on its western and southern boundary, and to the east the dwellings in The Avenue (over 90m to the rear of these properties). The nearest residential properties to the proposed building are plots 50 and 51 to the south, and plots 39 to 45 to the west. The Councils Residential Design Guidance SPD sets out recommended separation distances for new development to prevent unacceptable overlooking (for three storey development a separation of 30m 'back to back', and a separation of 21m 'back to flank'). The proposed building would be located over 30m from the dwellings to the west and would comply with the 'back to back' separation. The building would be some 18m from the dwellings to the south and so this would be a slight shortfall from the 'back to flank' guidance distance of 21m although in this particular case, the relationship would be 'front to flank'. It is, however, considered that no unacceptable impact would occur. The approved dwelling closest to plots 49 and 50 were only 15m from the flank of the approved three storey dwellings to the south. The current proposal would be 18m from plots 50 and 51 and the proposed building would

be only 32.5cm higher than the approved dwellings. In addition the window openings on the flank of the proposed flats would be obscurely glazed to ensure no overlooking occurs. The proposal would therefore represent an improved relationship with the dwellings to the south compared with the approved scheme. There would be a separation of over 90m to the dwellings in The Avenue, far in excess of the SPD guidance.

- 7.7 The proposed building would not result in an unacceptable loss of light to the adjoining dwellings. The Council's Residential Design SPD sets out how new development can be assessed to ensure it would not lead to an unacceptable loss of light to dwellings. The SPD uses a 45 and 25 degree line guide to ensure new development does not result in an unacceptable loss of light. The proposed building would not infringe either a 45 or 25 degree line when measured from plots 39 to 45 (the buildings to the west). The 45 and 25 degree line would not be infringed from the dwellings to the south (plots 50 and 51), and so the proposal would not lead to an unacceptable loss of light to the adjoining properties. The building has been moved east from the position of the approved dwellings, to allow a greater separation between the adjoining properties to the west, and due to this increased separation the proposed building would have an acceptable impact upon the occupiers of these dwellings, and their rear gardens.
- 7.8 The proposed building would not have a materially greater overbearing impact beyond that which was already approved. The building as explained above, has been moved further east away from the dwellings to the west (plots 39 – 45), and further away from the closest dwellings to the south (plots 50 – 51). The height of the building has increased by 32.5cm, but this marginal increase would not have an unacceptable impact beyond the 4 no. detached dwellings already approved.
- 7.9 Turning to the amenity of the proposed occupiers, all 24 proposed units would satisfy the minimum internal floorspace requirements set out in the Technical Housing Standards - Nationally described space standard, and the Council's own Design SPD. Each unit would benefit from a small area of private amenity space in the form of a balcony. Each unit would have its main habitable rooms (living room/kitchen and bedrooms) served by windows on the eastern and western elevations of the proposed building, with bathrooms being set in from the exterior walls. This would allow the maximum solar gain for the proposed units. The internal layout would be of a similar high standard comparable to the approved dwellings and flats within the site. It is recognised that no outdoor amenity space is provided for the proposed flats. However, a large area of public open space is to be provided immediately adjoining the proposed block and this is considered satisfactory to meet the amenity needs of the future occupiers of the flats.

Housing size, type and density

- 7.10 Policy HO1 seeks to deliver housing development within the borough, and to encourage housing development on all suitable sites for that purpose taking into account other policy objectives. As permission has already been granted for a comprehensive residential development on the site, the proposed building would comply with these policy objectives. There is no policy objection to the addition of residential units on this site.

7.11 Policy HO4 seeks to ensure that the size and type of housing reflects the needs of the community by requiring development of four or more units to provide at least 80% of their total as one or two bedroom units. The proposed scheme here would provide 100% 2 bed units and so be in compliance with policy HO4. The original 2014 approved scheme (14/00275/FUL) provided in total a lower number of one and two bed units over the entire site, and the proposed building under consideration here would allow a greater provision of smaller units on the whole site.

Policy HO5 seeks to ensure that new housing development makes effective use of land. Policy HO5 sets out density guidelines, to ensure that new development respects the density of the surrounding areas, and to direct higher density developments towards town centre locations. Based on the site area of the entire site (6.36 hectares), the proposal has a gross density of 33.65 dwellings per hectare (dph). Compared with the previously approved density of 30.5 dph for the 2014 scheme, it can be seen the increase in density over the whole site is only marginal. This increase in density would still be slightly lower than the recommended 35 – 55 dph for areas comprising predominantly family housing, such as the current location (Policy HO5), but would be closer to the recommended density than the approved scheme.

Affordable Housing

7.12 Policy HO3 seeks to ensure that affordable housing is provided to meet the identified needs within the borough.

7.13 The net increase of 20 additional units mean that an affordable housing requirement arises, as required by Policy HO4 of the CS&P DPD. The Council's valuation advisor has considered the applicant's Viability Appraisal and have been in negotiation with the applicant's own consultants. While there remain differences between the two parties in terms of the methodology used to arrive at the final figures, a contribution of £700,000 has been agreed.

7.14 It has been accepted that if this figure was not agreed, the proposal would not come forward for development and the Council would not benefit from the 20 additional units and would receive no further affordable housing contribution. As such, the Council's advisor has recommended acceptance of an off-site affordable housing contribution of £700,000 and there are not considered to be any strong reasons to disagree with the recommendation. The applicant has agreed to this sum.

Parking / Transportation

7.15 The Council's adopted Parking Standards SPG sets out the Council's minimum parking standards for new development. The proposal would provide a total of 36 off street parking spaces (24 allocated, 12 visitor) in a parking area to the west of the proposed building. This would comply with the required minimum standard for a development of this size (1.5 spaces x 24 = 36). The proposal would also provide a total of 24 secure, covered bicycle parking spaces, which would meet the required standard of one space per unit.

7.16 The proposal would see a bay of four visitor spaces re-arranged to allow suitable access to the proposed parking area. The proposal would not see the loss of any approved parking spaces that would lead to a shortfall across the

entire site. The proposed parking demand can therefore be met within the proposed parking area.

- 7.18 The County Highway Authority were consulted on the proposal and raised no objections, stating the scheme would not have a material impact on the safety and operation of the adjoining public highway. The full comments were as follows: *“The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements. The quantity of parking spaces proposed as shown on the application form is adequate. The layout is adequate too. The developer is also proposing to provide a location for parking bikes. This is also adequate.”*

Therefore the proposal is considered acceptable on transportation grounds.

Flooding

- 7.17 The application site is located within Flood Zone 1, the lowest risk flood area. A response from the Environment Agency is awaited, however it is not considered that any significant flood risks arise from this proposal. Nevertheless the Lead Local Flood Authority has been consulted and has raised no objections subject to conditions.

Other Matters

- 7.18 The Council's Sustainability Officer is satisfied with the Renewable Energy proposals subject to a suitable condition. In terms of Air Quality, the Council's Environmental Health team has recommended the installation of one fast electric vehicle charge point to offset increase vehicle emissions of the townhouse replacement scheme. This has been agreed by the applicants and will be secured by condition. There are no comments regarding Contaminated Land.

Conclusion

- 7.19 The proposed development is considered acceptable and provides additional residential units within the development that would appear to meet a more realistic market need. A satisfactory off-site financial contribution of £700,000 has been agreed. The design and scale of the building, whilst being larger than the detached houses it is replacing would have an acceptable impact on the streetscene and the adjoining properties. The scheme would provide satisfactory parking and access arrangements and a fast vehicle charging point is to be provided to benefit Air Quality objectives.

8 RECOMMENDATION

- 8.1 Subject to the applicant first entering into a legal agreement to provide the Council with a financial contribution of £700,000 for affordable housing purposes, 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. Before any development commences, the applicant must in their drainage strategy, provide results from infiltration testing in accordance with BRE Digest 365 or any other suitable method including details of the depth of ground water. If infiltration found feasible then the Sustainable Drainage System should be designed in accordance with these results and shall be submitted to and approved by the local planning authority.

Reason: To ensure that infiltration has been fully considered as a discharge option and to provide evidence infiltration is feasible for the site.

4. Prior to construction of the development the applicant needs to supply specific details of discharge rate control device and approved by the local planning authority:

Reason: To ensure the drainage design meets the technical standards

5. Prior to construction of the development the applicant needs to supply details of discharge point and suitability of watercourse to receive runoff and approved by the local planning authority.

Reason: To ensure the drainage design meets the technical standards

6. Prior to constructions 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, pipes, control devices (i.e. hydrobrake), permeable paving, attenuation tanks, impervious areas and drainage sub-catchments (if applicable) and 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.

7. 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 off site, must be submitted to and approved by the local planning authority.

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

8. 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.

Reasons:- To ensure the drainage system is maintained throughout its lifetime to an acceptable standard.

9. 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.

10. Prior to the occupation of the development hereby permitted the windows on the southern flank elevation shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. These windows shall thereafter be permanently retained as installed.

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

11. 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.

12. 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.

13. 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.

14. 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.

15. That no further openings of any kind be formed in the southern side elevation 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.

16. The development hereby permitted shall be carried out in accordance with the following approved plans 2036.2-A-1001-A; 2036.2-C-1100-B; 13/328/GA/MP; 13/328/HW/N01 and 13/328/BT/N01 received 26.8.2016 and 2036.2-A-1011-E; 2036.2-A-1013-F; 2036.2-C-1005-G; 2036.2-A-1008-E; 2036.2-A-1012-E; 2036.2-C-1100-B; 2036.2-A-3000-F; 2036.2-A-3301-E; 2036.2-AC-3002-E; 2036.2-C-3005-F and 2036.2-A-3100-E received 1.11.2016.

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

17. No development shall take place until details regarding the installation of one fast electric vehicle charge point to offset increase vehicle emissions has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the charge point has been installed and shall thereafter be maintained in perpetuity.

Reason:- To improve Air Quality and safeguard the amenity of neighbouring residential properties and the locality, in accordance with policies SP6 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

INFORMATIVES TO APPLICANT

1. Discharge to Watercourse: If there are any works proposed as part of this planning application that are likely to affect ordinary watercourses, then the applicant will need a separate approval of Surrey County Council (SCC) which is acting as the drainage authority under the Land Drainage Act 1991. Guidance on this process as well as application forms can be requested from SCC. The discharge rate and volume to the receiving watercourse should be agreed with SCC as the Lead Local Flood Authority.

Discharge Rates: We note the applicant is proposing to discharge to 51/s as they have stated in section 8.4 of the Flood Risk and Drainage Assessment as the lowest practical minimum rate. This means the development is discharging higher than the greenfield discharge rate and likely to increase flood risk downstream.

We recommend that the applicant explores other flow controls discussed in Section 28 of C753 (example Section 28.5.3 – perforated risers) which are useful in restricting flows to lesser rates. The applicant shall investigate restricting discharge rates to as close as it is practically possible to the 1:1 year rate by the use of other flow control devices. This would ensure that adequate attenuation is provided which would ensure that the development does not increase flooding downstream.

Drainage from parking areas that will discharge to receiving waterbodies must be passed through an oil interceptor or other suitable treatment system.

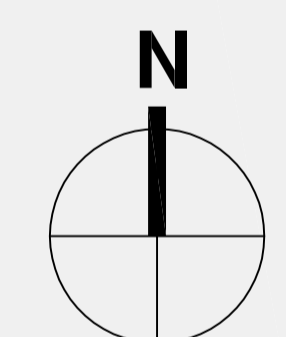
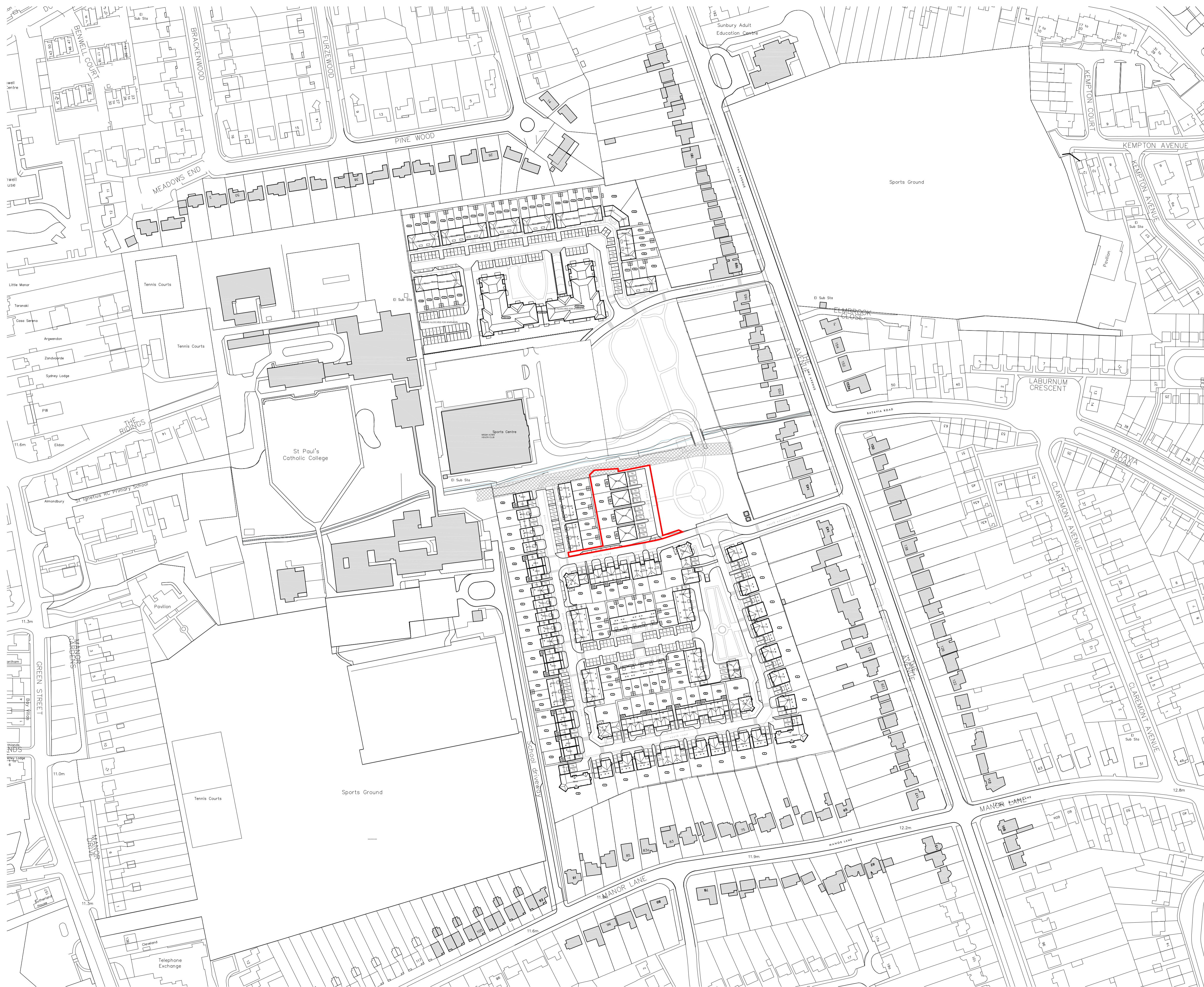
The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to Watercourse or Ground Water.

2. The Town and Country Planning (Development Management Procedure) (England) Order 2015

Working in a positive/proactive manner

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

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.



client
CREST NICHOLSON

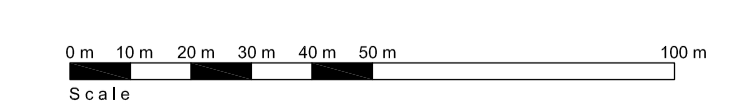
project
**PARK AVENUE, SUNBURY
 REDESIGN OF PLOTS 52-55**

description
LOCATION PLAN

project number	drawing number	revision
2036.2	A-1001	A
scale	date	
1:1250 @ A1	JULY 2016	

status
PLANNING

2036.2-A-1001-A





OMEGA
PARTNERSHIP

OLNORON ROAD - 3F COMMON ROAD - CLYDEALE - SURREY - KT10 6AD
TEL: 01373 470 313 - FAX: 01273 470 368 - EMAIL: info@omega-partnership.co.uk



CREST NICHOLSON
SUNBURY - FLATS TO PLOTS 52-55
SITE LAYOUT

1-500 @ A3
JUNE 2016
PRELIMINARY

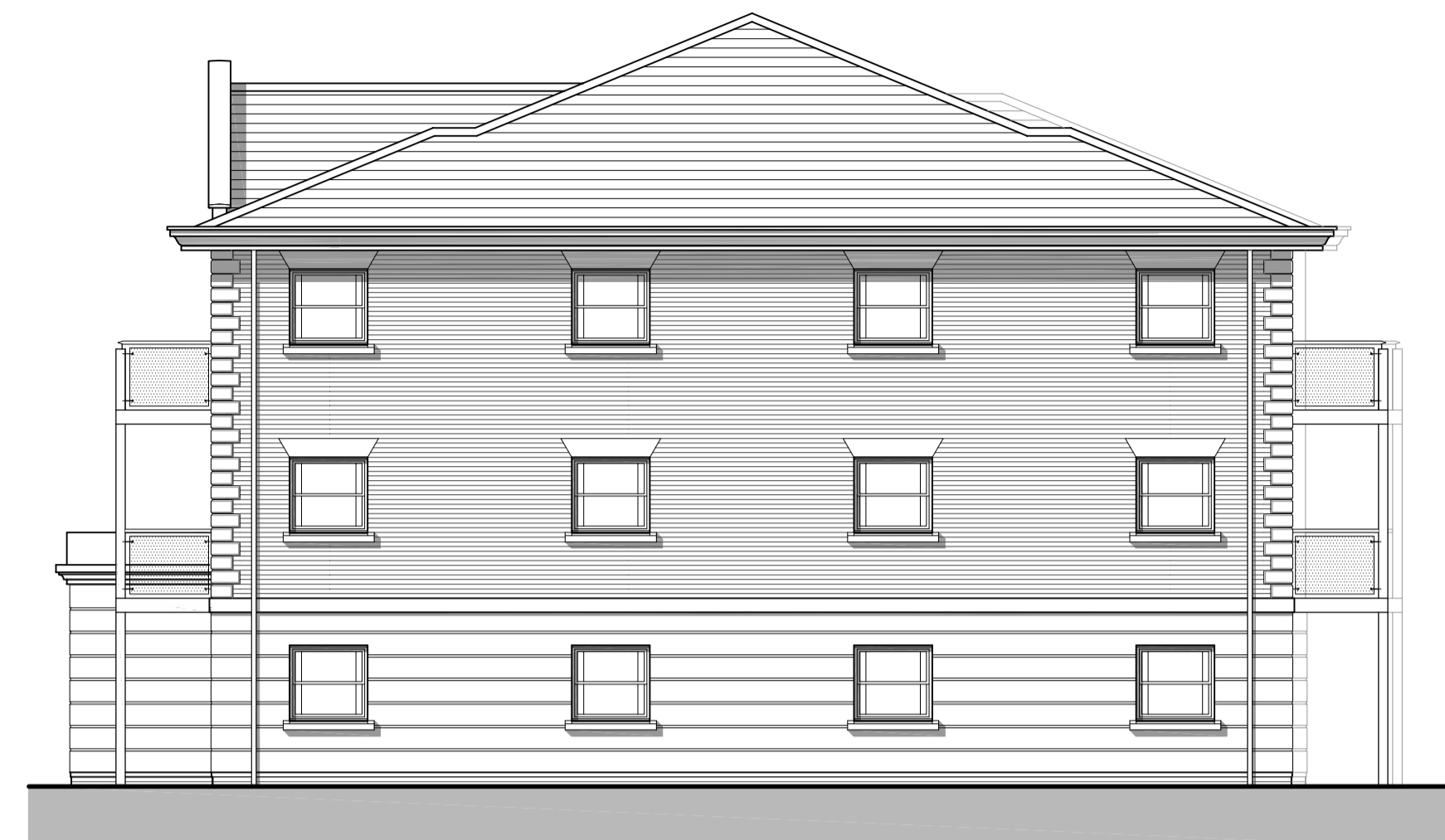
2036.2 SK-1005 F

2036.2-SK-1005-F

REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	01.07.16	FIRST ISSUE	JCL	AR	COMMENT
B	06.07.16	MINOR AMENDS	JCL	AR	COMMENT
C	17.07.16	PLANNING ISSUE	JCL	AR	PLANNING
D	04.08.16	MATERIALS AMENDED	JCL	PW	PLANNING
E	12.10.16	PORCH ROOF RAISED	PW	AP	PLANNING
F	18.10.16	STARWELL WINDOW AMENDED	TG	PW	PLANNING



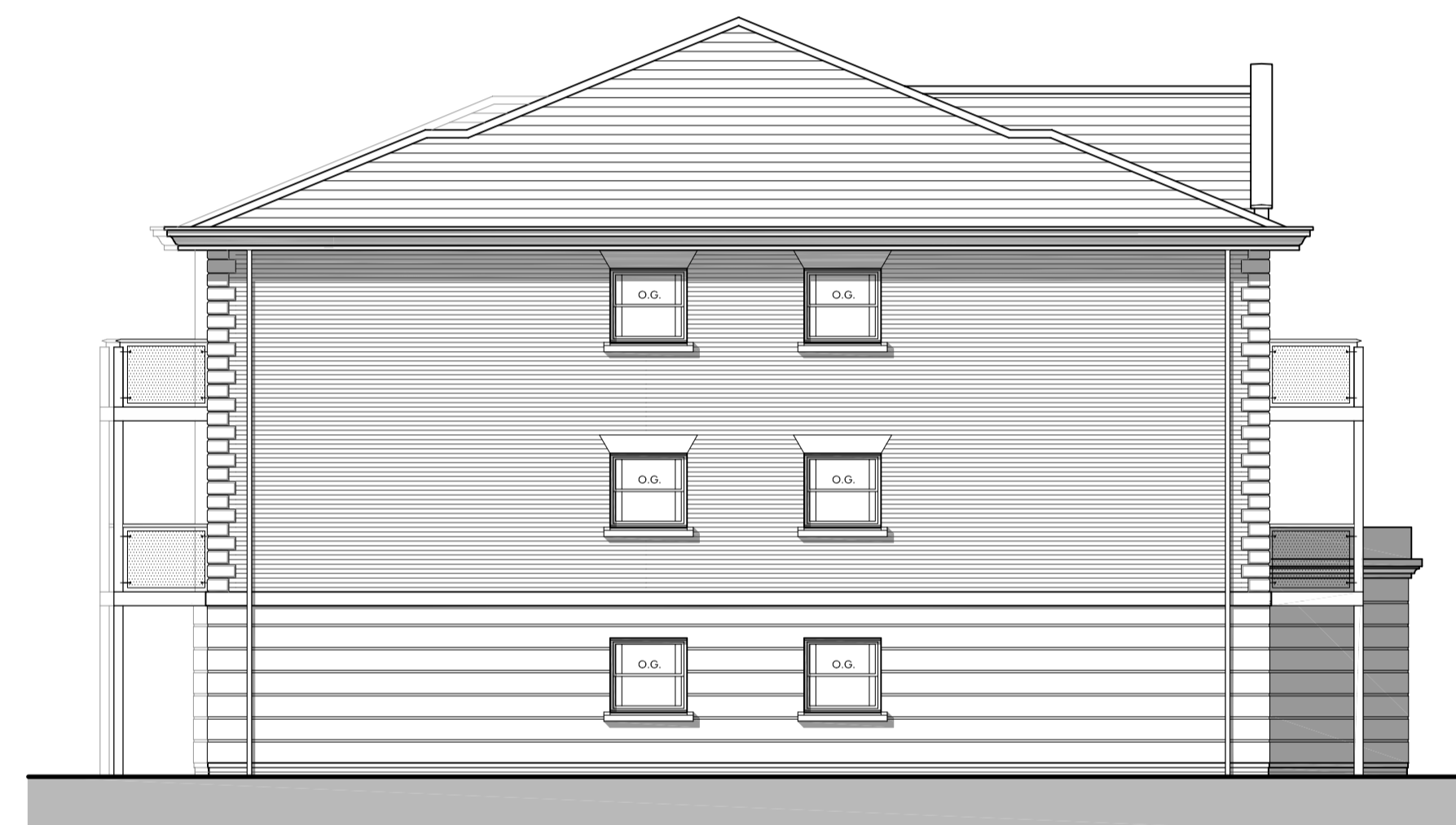
ELEVATION A



ELEVATION B

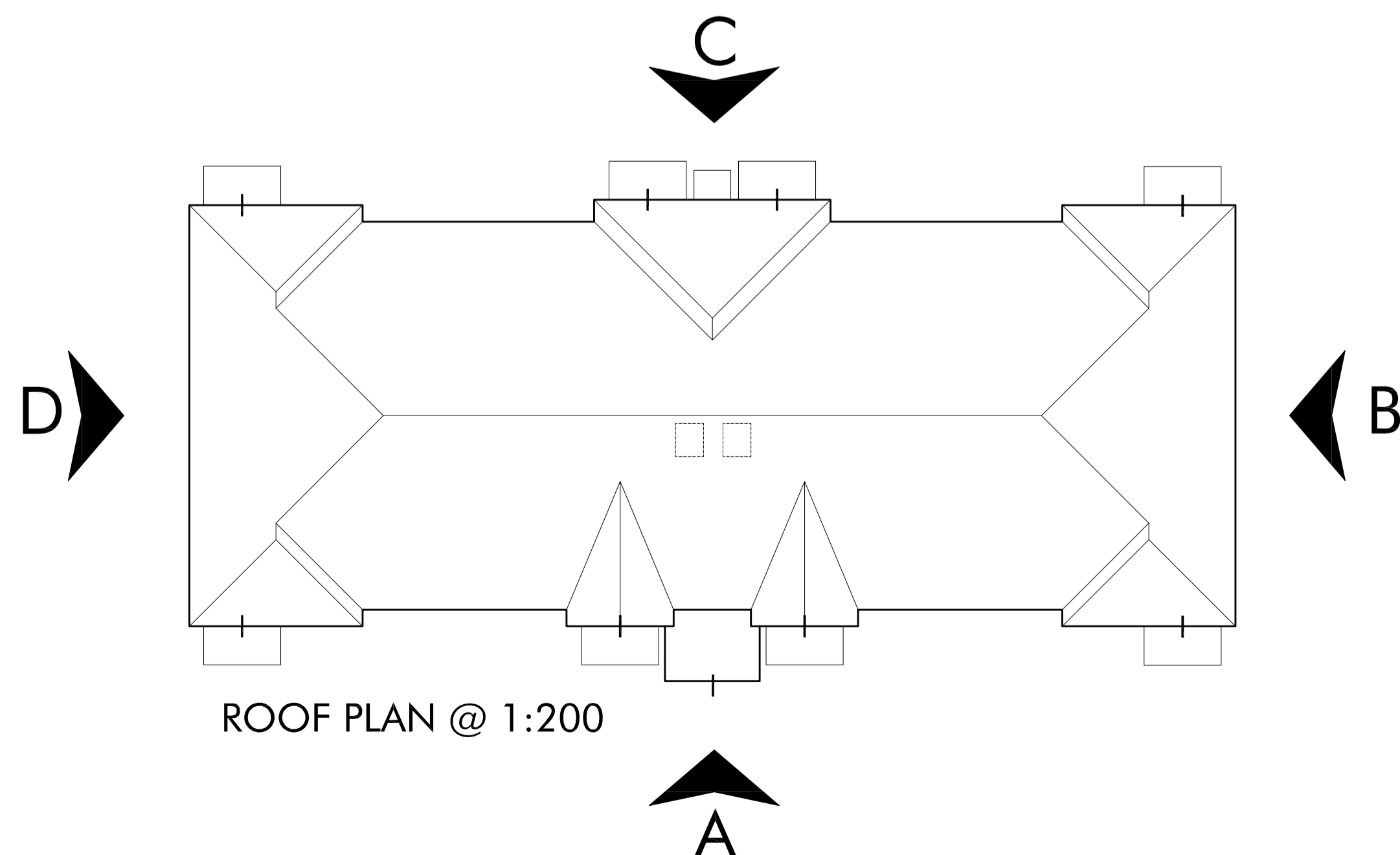


ELEVATION C



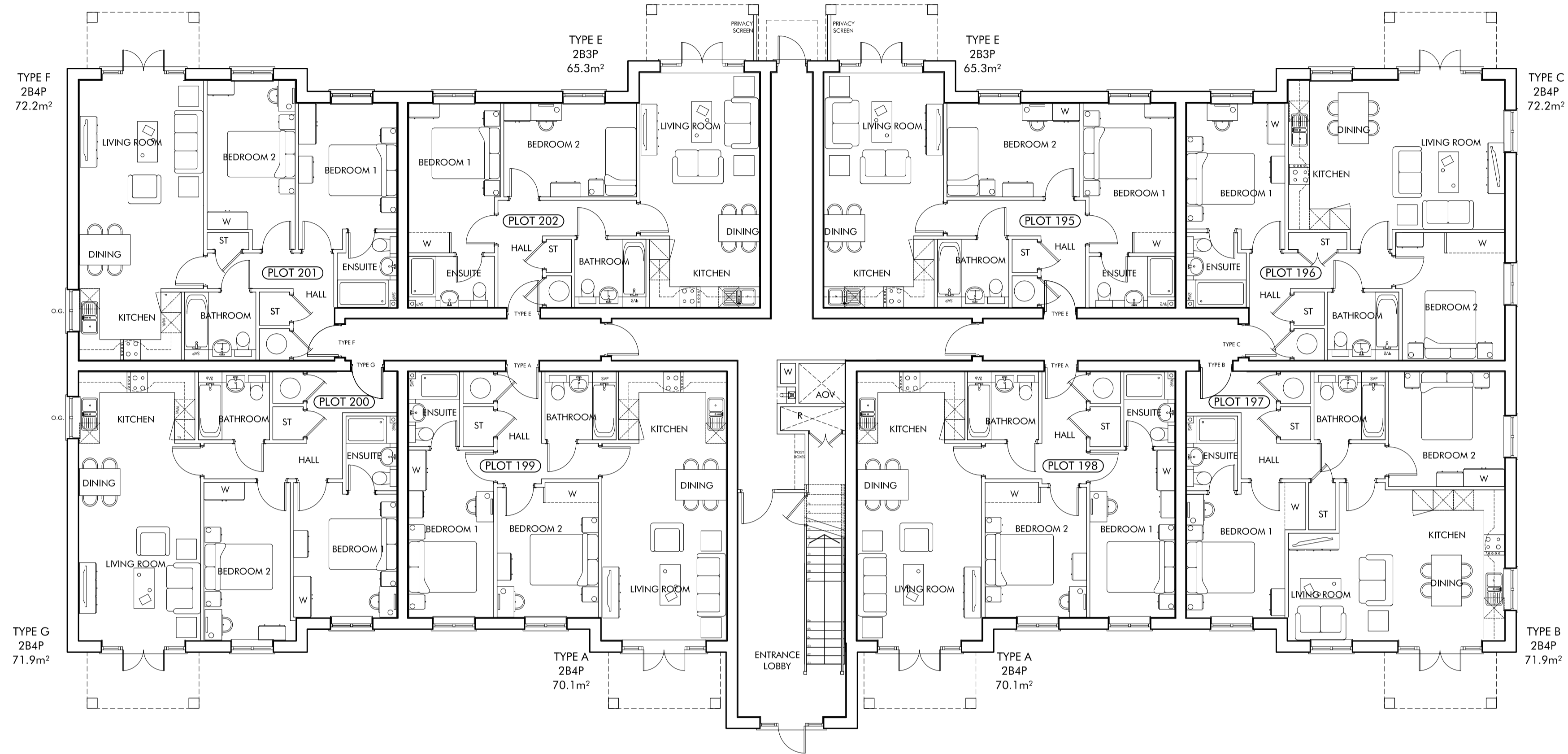
ELEVATION D

NOTE: ALL WINDOWS ON ELEVATION D TO BE OBSCURE GLAZING



Page 32

REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	14.06.16	FIRST ISSUE	JL	AR	COMMENTS
B	06.07.16	MINOR AMENDS	JL	AR	COMMENTS
C	11.07.16	PLANNING ISSUE	JL	AR	PLANNING
D	05.08.16	PLANNING ISSUE	JL	AR	PLANNING
E	09.08.16	INDICATIVE PRIVACY SCREENS ADDED	JL	PW	PLANNING
F	18.10.16	SERVICE RISERS REVERSED	TG	PW	PLANNING
G	31.10.16	DRY RISER INLET REVERSED	PW	JL	PLANNING



GROUND FLOOR PLAN

**2 BEDROOM FLAT_3 PERSONS
(1 STOREY)**

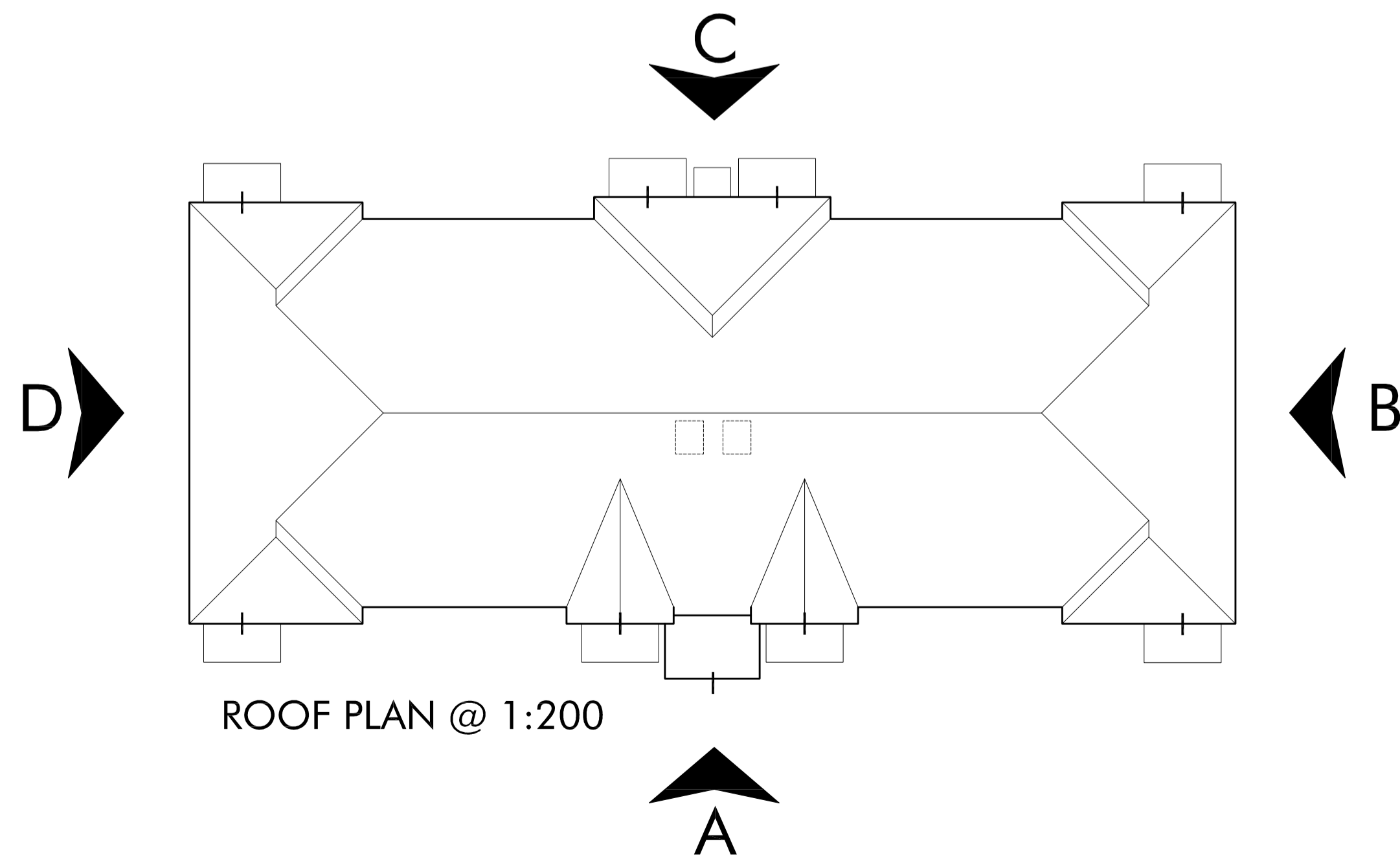
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (61m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.0m³	✓

**2 BEDROOM FLAT_4 PERSONS
(1 STOREY)**

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (70m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.0m³	✓

FLAT	TYPE	NO.	PLOTS	AREA m²	AREA ft²	TOTAL ft²
A	2B4P	6	198, 199, 206, 207, 214, 215	70.1	755	4530
B	2B4P	3	197, 205, 213	71.9	774	2322
C	2B4P	3	196, 204, 212	72.2	777	2331
D	2B4P	4	203, 210, 211, 218	70.6	759	3036
E	2B3P	2	195, 202	65.3	702	1404
F	2B4P	3	201, 209, 217	72.2	777	2331
G	2B4P	3	200, 208, 216	71.9	774	2322
TOTAL		24		494.2	5318	18276

NOTES:
AREA TO CREST 2013 SPECIFICATIONS (356mm) EXTERNAL WALL



ROOF PLAN @ 1:200

OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR
T: 01372 470 313 W: www.omegapartnership.co.uk

client
CREST NICHOLSON

project
**PARK AVENUE, SUNBURY
REDESIGN OF PLOTS 52-55**

description
**PLOTS 195-218
GROUND FLOOR PLAN**

project number
2036.2

drawing number
A-3000

revision
FE

scale
1:100 @ A1

date
JULY 2016

status
PLANNING

2036.2-A-3000-F



PLOT 50 - 4BH8 NORTH ROAD PLOT 52 - 5BH8.1 PLOT 53 - 5BH8 PLOT 54 - 5BH8 PLOT 55 - 5BH8.1

STREET ELEVATION - PLOTS 52 - 55 (EXISTING AS APPROVED)

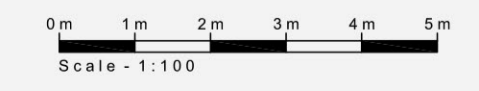


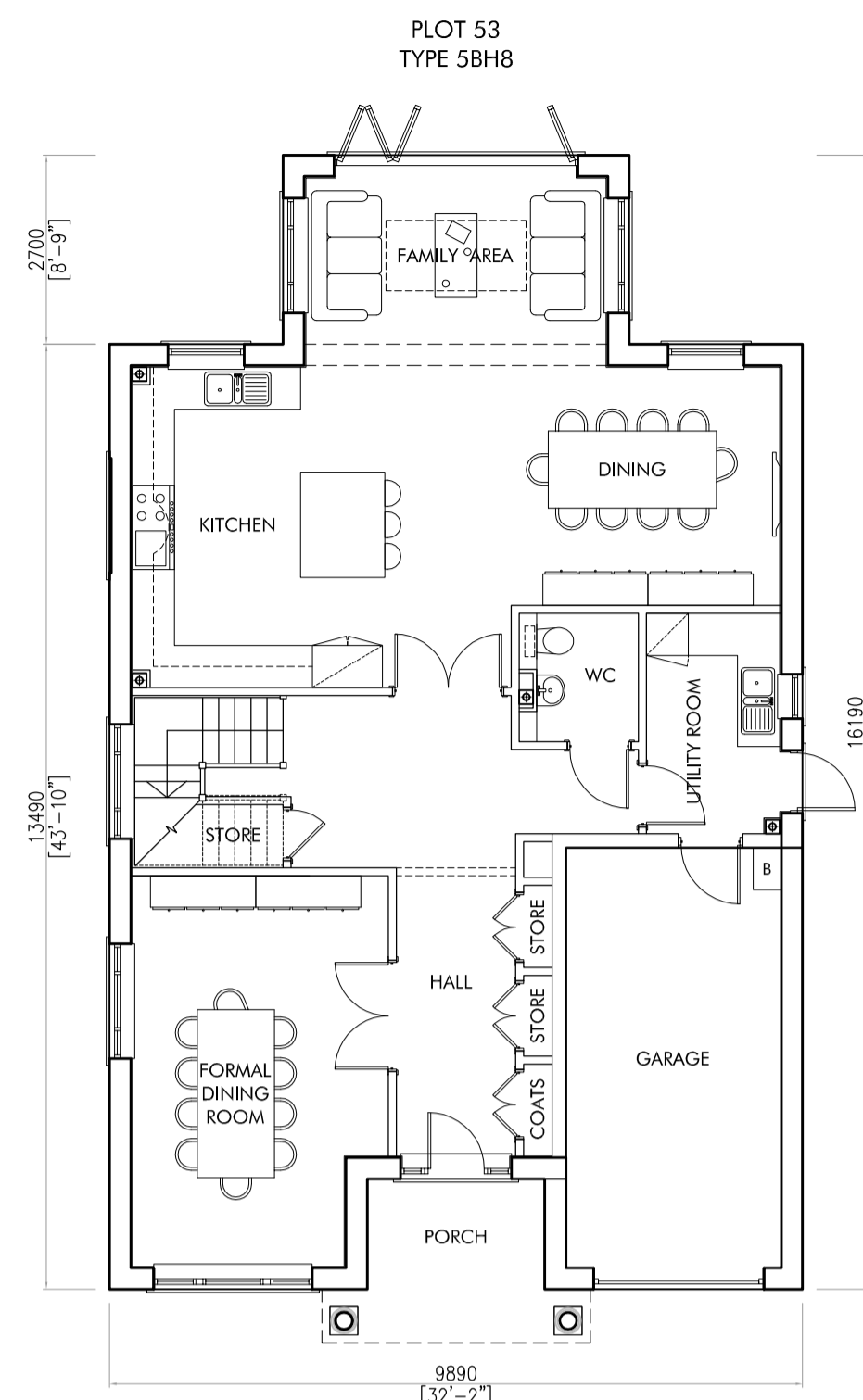
PLOT 50 - 4BH8 NORTH ROAD

STREET ELEVATION - PLOTS 195 - 218 (PROPOSED ELEVATION TO PARK)

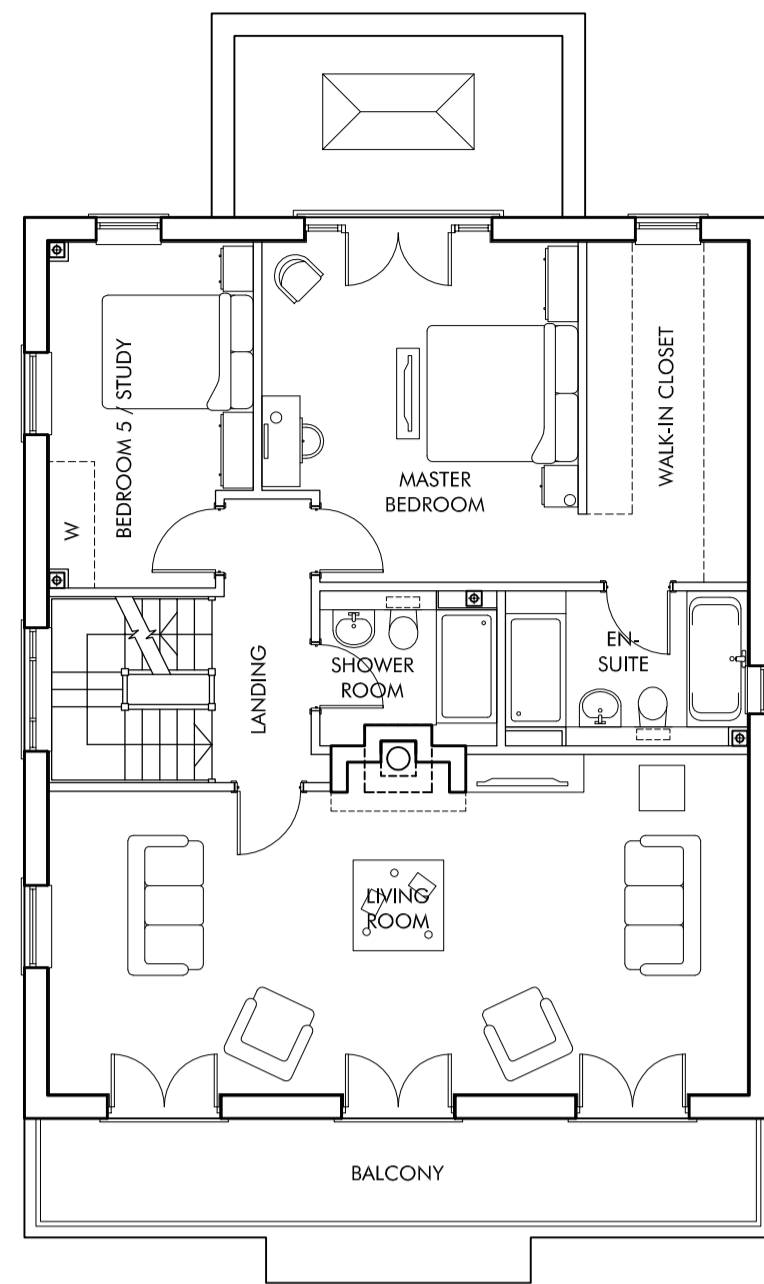
Page 34

REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	28.06.16	FIRST ISSUE	me	AR	PLANNING
B	05.08.16	ELEVATION UPDATED	JL	AR	PLANNING

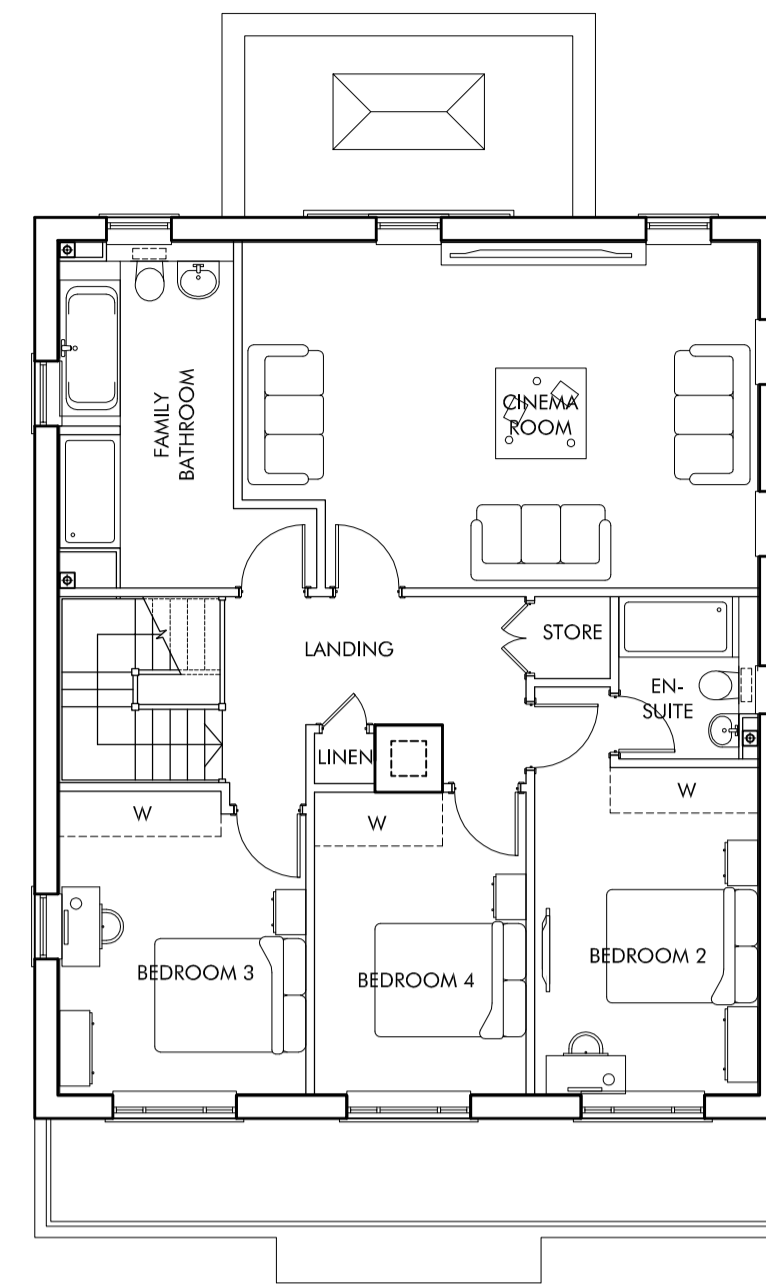




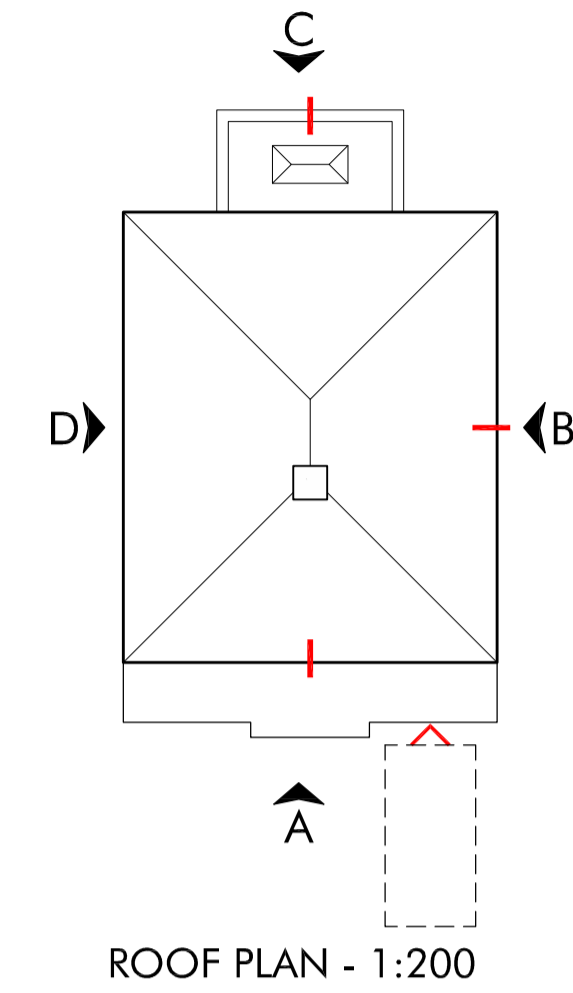
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN - 1:200



ELEVATION A - FRONT



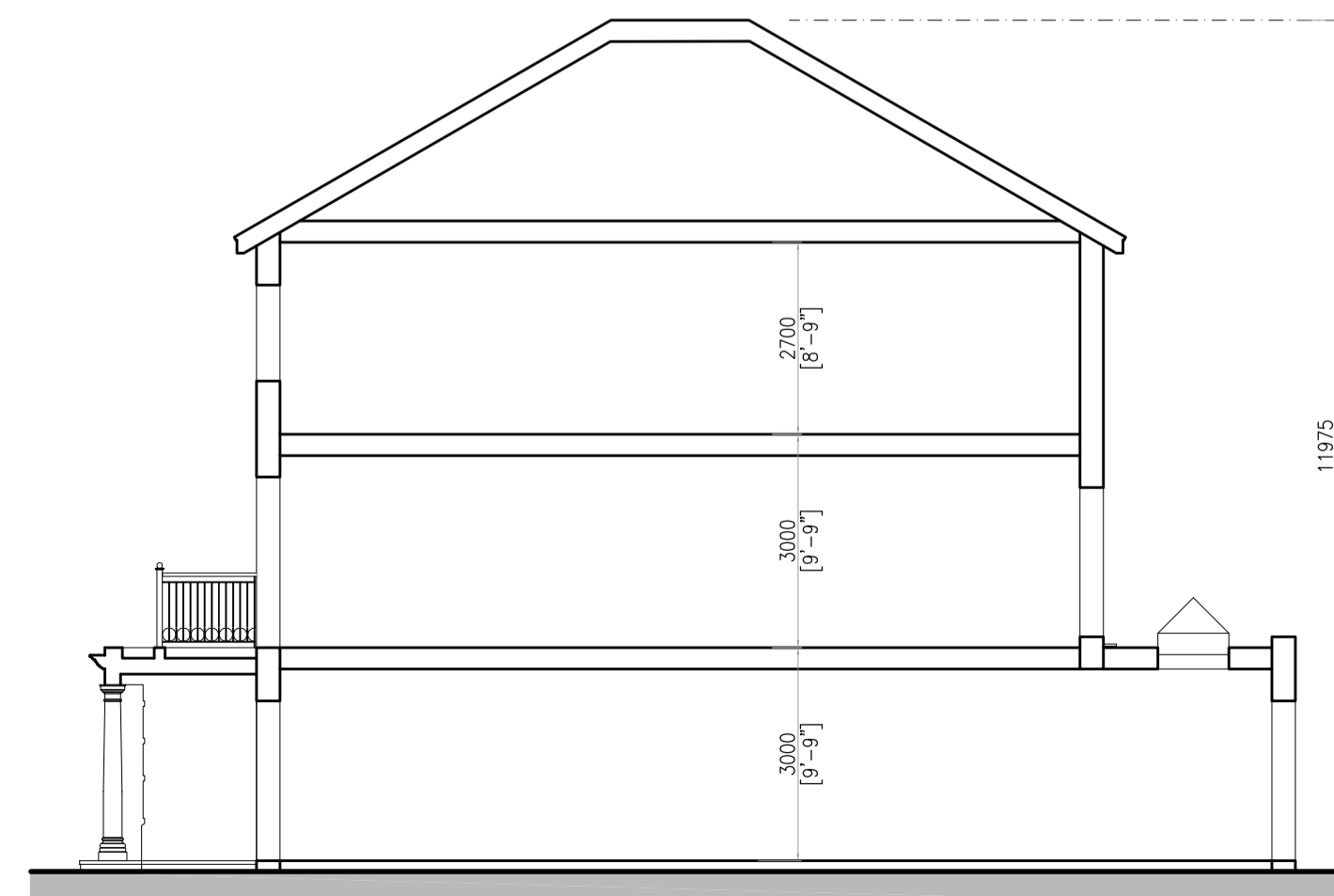
ELEVATION B - SIDE



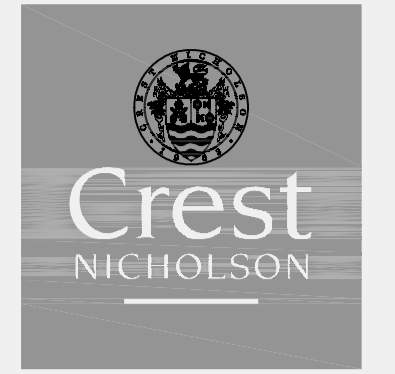
ELEVATION C - REAR



ELEVATION D - SIDE



5BH8.1 - SECTION

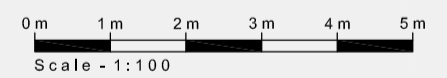


REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	20.02.14	FIRST ISSUE	me	AR	COMMENT
B	28.03.14	FACING MATERIAL AMENDMENTS, TAX WINDOW ADDED TO SIDE ELE D	JH	AR	COMMENT
C	11.04.14	REVISED TO DESIGN INTENT DWGS, 1ST & 2ND FLOOR LAYOUT REVISED	RB	PW	COMMENT
D	15.04.14	RENDER CHANGED TO BRICK	JL	AR	COMMENT
E	16.04.14	REVISED TO CLIENT COMMENTS	JH	PW	COMMENT
F	06.05.14	BAY WINDOW REMOVED, INTERNAL PLAN AND AREA REVISED TO SUIT	RB	PW	COMMENT

TYPE 5BH8.1	
GROSS FLOOR AREA(EXT. WALL)	sq.m
SECOND FLOOR	117.84
FIRST FLOOR	117.84
GROUND FLOOR	121.01
TOTAL GEA (EXCL. GARAGE)	356.69
GARAGE	21.75
TOTAL GEA (INCL. GARAGE)	378.44

PLOT	TYPE	AREA sq.m	AREA sq.ft
52	5BH8.1	313.29	3372

3.00m FLOOR TO FLOOR HEIGHT
 AREA MEASURED TO INTERNAL FACE OF PLASTER FINISH AT 1.500m AFFL
 EXTERNAL WALL: 303mm CONSTRUCTION + 25mm PLASTER = 328mm
 INTERNAL WALL: 114mm PLASTERBOARD



client
CREST NICHOLSON SOUTH LTD

project
**PARK AVENUE,
 SUNBURY ON THAMES, TW16 5EQ**

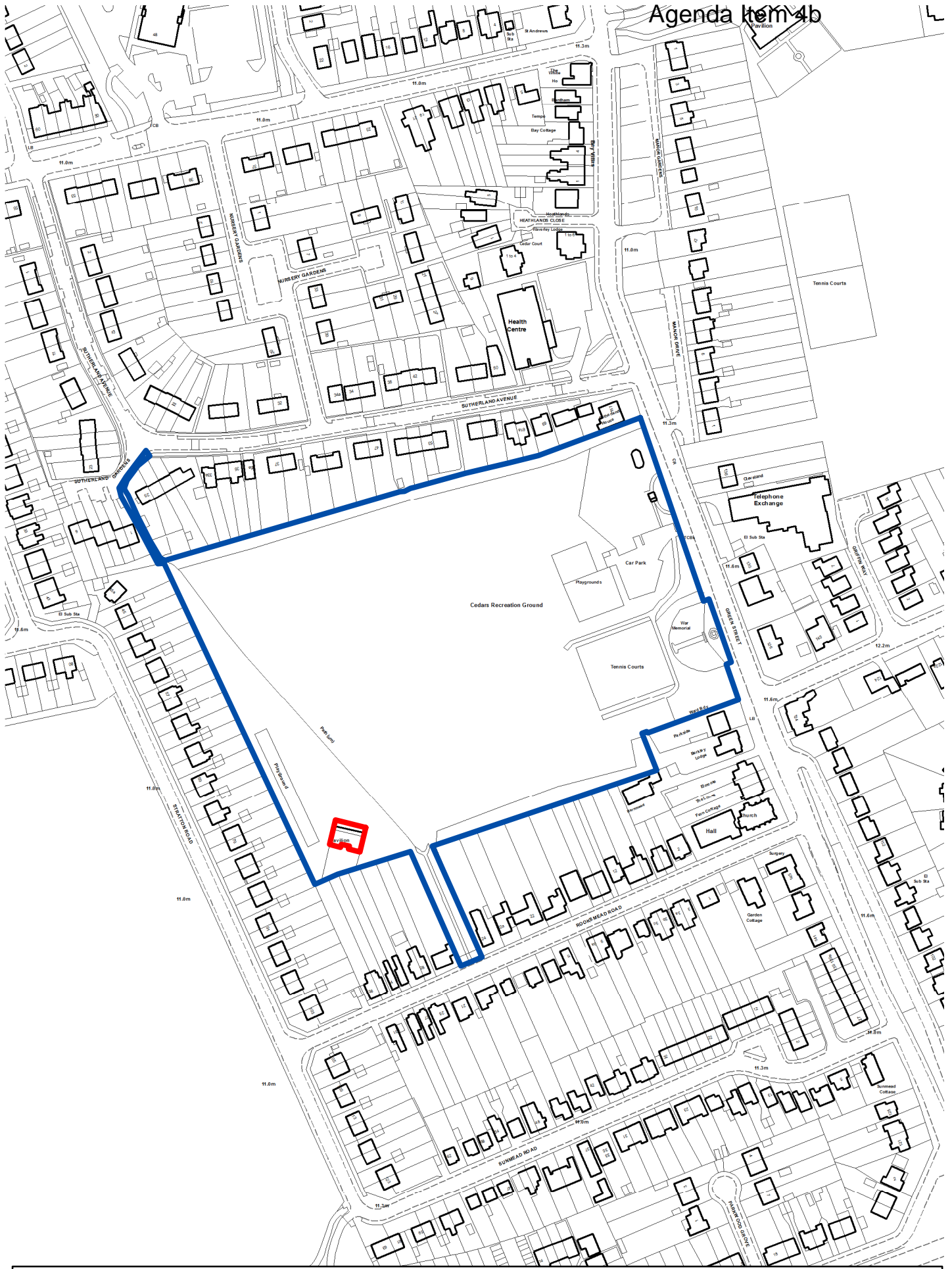
description
**PLOT 52 - 5BH8.1
 PLANS & ELEVATIONS**

scale
1:100 @ A1 date
JANUARY 2014

status
PLANNING

drawing number
2036-A-3009-F revision

This page is intentionally left blank



N

 1:2,500

16/02044/FUL
Cedars Recreation Ground Pavilion,
Green Street, Sunbury-on-Thames
 (c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.



Planning Committee

5 April 2017



Application Nos.	16/02044/FUL		
Site Address	Cedars Recreation Ground Pavilion, Green Street, Sunbury on Thames, TW16 6QQ		
Proposal	Demolition of existing pavilion building and erection of a replacement pavilion building.		
Applicant	Spelthorne Borough Council.		
Ward	Halliford and Sunbury West		
Call in details			
Application Dates	Valid: 14.02.2017	Expiry: 11.04.2017	Target: Under 8 weeks
Officer	Matthew Clapham		
Executive Summary	<p>This application is for the demolition of the existing pavilion building located within the Recreation Ground and the erection of a replacement pavilion building. The proposal is acceptable in principle. The site is designated as Protected Urban Open Space.</p> <p>It is considered that the design of the proposal is acceptable within the street scene and surrounding area and would not result in any adverse impacts upon the Urban Open Space. The proposal would not have a detrimental impact on the amenity of the residential properties in terms of loss of light, privacy or outlook and in this respect the application is acceptable. The proposal is also acceptable in terms of highway safety and parking and also contamination, subject to appropriate conditions particularly during demolition.</p>		
Recommended Decision	This application is recommended for approval subject to conditions.		

MAIN REPORT

1. Development Plan

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

SP1 (Location of Development)

SP5 (Meeting Community Needs)

CO1 (Providing Community Facilities)
 SP6 (Maintaining and Improving the Environment)
 EN1 (Design of New Development)
 EN4 (Provision of Open Space and Sport and Recreation Facilities)
 SP7 (Climate Change and Transport)
 CC3 (Parking Provision)

2. Relevant Planning History

01/00647/FUL	Use of existing pavilion as a pre-school nursery for 24 children, extension of detached storage shed and erection of single storey extension to existing pavilion.	Granted 2.02.2002
SPE/FUL/88/70	Erection of club building together with changing rooms, store and mess room.	Granted 09.03.1988
SUN/FUL/6123	Proposed erection of a sports pavilion.	Granted 26.02.1960

3. Description of Current Proposal

- 3.1 The proposed development relates to the demolition and replacement of the existing pavilion building with an identical replacement pavilion building. The pavilion is located in the south western corner of the recreation ground, close to a footpath that provides pedestrian access to the grounds from Rooksmead Road. The car park and main entrance to the recreation ground is on the other side of the grounds, to the west of Green Street. Facilities in the park include open grass/playing fields, tennis courts and a children's play area. The site is designated as an Area of Urban Open Space.
- 3.2 The existing and proposed building has a footprint of 116sqm (15.43m x 7.5m). The height of the existing and proposed pavilion, with a shallow sloping roof, measures between 3m and 3.25m. The roof of both the existing and proposed building overhangs to the front of the building over a veranda area. To the south and west are residential dwellings which back onto the Recreation Ground.
- 3.1 Copies of the site layout and proposed elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
Environmental Health (Contamination)	No objection, subject to the imposition of a condition and informative.

5. Public Consultation

32 neighbouring properties were notified of the planning application. To date, three letters of objection have been received raising the following concerns:

- won't resolve vandalism issues and may encourage further vandalism and anti-social behaviour.
- replacement building would be better sited closer to the car park for security reasons
- replacement building not necessary as it will receive the same fate and be vandalised and encourage anti-social behaviour

6. Planning Issues

- Principle of Development
- Design
- Residential Amenity
- Providing Community Facilities
- Parking / Transport Issues

7. Planning Considerations

Principle of Development

7.1 The proposal seeks to replace the existing pavilion, which is in a poor state of repair with an identical pavilion building in terms of size, height and footprint. It is understood that due to the poor state of repair of the building, the structure will be demolished initially and a replacement building will be erected at some stage in the future within the statutory three year timescale. In addition, it should be noted that it has been vacant a number of years and in excess of three. In view of the fact that the building and site is under the ownership of Spelthorne Borough Council, this situation is considered to be a prudent approach to an ongoing health and safety situation and the Council is unlikely to allow a community asset to be lost for any significant length of time.

7.2 Policy EN4 of the CS&P DPD seeks to retain open space in the urban area for sport and recreation and having amenity value. In this instance, the building is identical in size to that which it is replacing and would also be used for the same purpose as existing, as a sports pavilion. Therefore there would be no adverse impacts upon the urban open space. As such, the proposal is considered acceptable in principle.

Design

- 7.2 Policy EN1a of the CS & P DPD states that *“the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.”*
- 7.3 The existing and proposed building has a footprint of 116sqm (15.43m x 7.5m). The height of the pavilion, with a shallow sloping roof measures between 3m and 3.25m. The supporting statement confirms that the derelict boarded up appearance of the pavilion will be replaced by a modern brick built pavilion with a tiled roof. This is considered to represent a potential improvement in the design and visual appearance of the building and would result in a positive and beneficial impact upon the character and appearance of the Recreation Ground and the locality.

Residential Amenity

- 7.4 The replacement building would provide an identical pavilion to that already on the site and therefore it is not considered that there would be any adverse impacts upon the residential amenity of the adjoining residential properties, nor upon the visual amenity of the area. Any potential noise and disturbance from the use of the pavilion is not expected to be any more significant than may already exist. Any future changes in use of the pavilion will be subject to a further planning application where noise and other issues may be considered.

Providing Community Facilities

- 7.5 The existing building is in a poor state of repair and has been subject to vandalism. The proposal will result in an upgraded modern facility with the potential for more up to date anti-vandalism measures that will provide both an improved visual asset and also an up to date Community Building in compliance with policy CO2 of the CS&P DPD.

Parking and Transportation

- 7.6 Policy CC2 of the CS&P DPD aims to ensure that new development is compatible with the transport infrastructure in terms of total movements, capacity of the local transport network, cumulative impact, access / egress from the site and highway safety. As the proposal is for an identical replacement pavilion building, there are not considered to be any adverse impacts in terms of highway safety or parking issues.

Conclusion

- 7.7 The proposed replacement building is the same size and design as the existing building, with improvements in its external appearance and with the added benefit of removing a semi-derelict building that has been subject to vandalism and provide a much improved community facility. There would be no adverse impacts upon residential amenity nor on any highway safety or parking issues. As a result, the submission is accordingly recommended for approval.

8. Recommendation

- 8.1 GRANT subject to the following conditions:-

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

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

- 2) Following demolition and prior to any construction, a survey report detailing ground conditions of the site shall be submitted to and approved in writing by the Local Planning Authority. Where 'made' ground or contamination is encountered a scheme to investigate, assess and remediate contamination risks shall be agreed in writing with the Local Planning Authority, and shall be carried out in accordance with the agreed details and timetable.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

- 3) Before the commencement of the construction of the development hereby approved details of the materials and detailing to be used for the external surfaces of the buildings 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.

- 4) No development shall take place, including any works of demolition or site clearance, until a Construction Environmental Management Plan (CEMP) for the site has been submitted and approved by the Local Planning Authority. All of the demolition and construction work shall then be undertaken in strict accordance with this approved plan

and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of local 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.

- 5) No demolition shall take place, including any works of demolition or site clearance, until a demolition method statement detailing the proposed methodology for demolishing the existing structures and the mitigation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include submission of a Pre-Demolition Asbestos Survey. The agreed methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To protect the amenities of local 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.

- 6) The development hereby approved shall be carried out in accordance with the following approved plans: SBC/CR/PAV 01 and the site location plan and block plan received 08.11.2016.

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

INFORMATIVES

1. The Historically land across Spelthorne has been subjected to extensive mineral extraction, with subsequent infilling of the resultant voids. Excavations during some development works have encountered fill materials where records have not previously identified a history of extraction / infilling.

To confirm ground conditions at the application site minimum requirements of the survey are as follows:

- The excavation of 2 -3 trial holes to a depth of 1.00mbgl. This can be done by hand or with a small digger
- At least one location beneath the footprint of the proposed dwelling and another one to two holes within the proposed rear garden and other associated landscaped areas.
- An inspection to be made of the ground conditions and confirm the absence or otherwise or any made ground / fill materials at this property, their thickness and extent.
- Photographs shall be taken of each exploratory

position including all associated soil arisings (soils excavated and placed to the side of the hole as works progress).

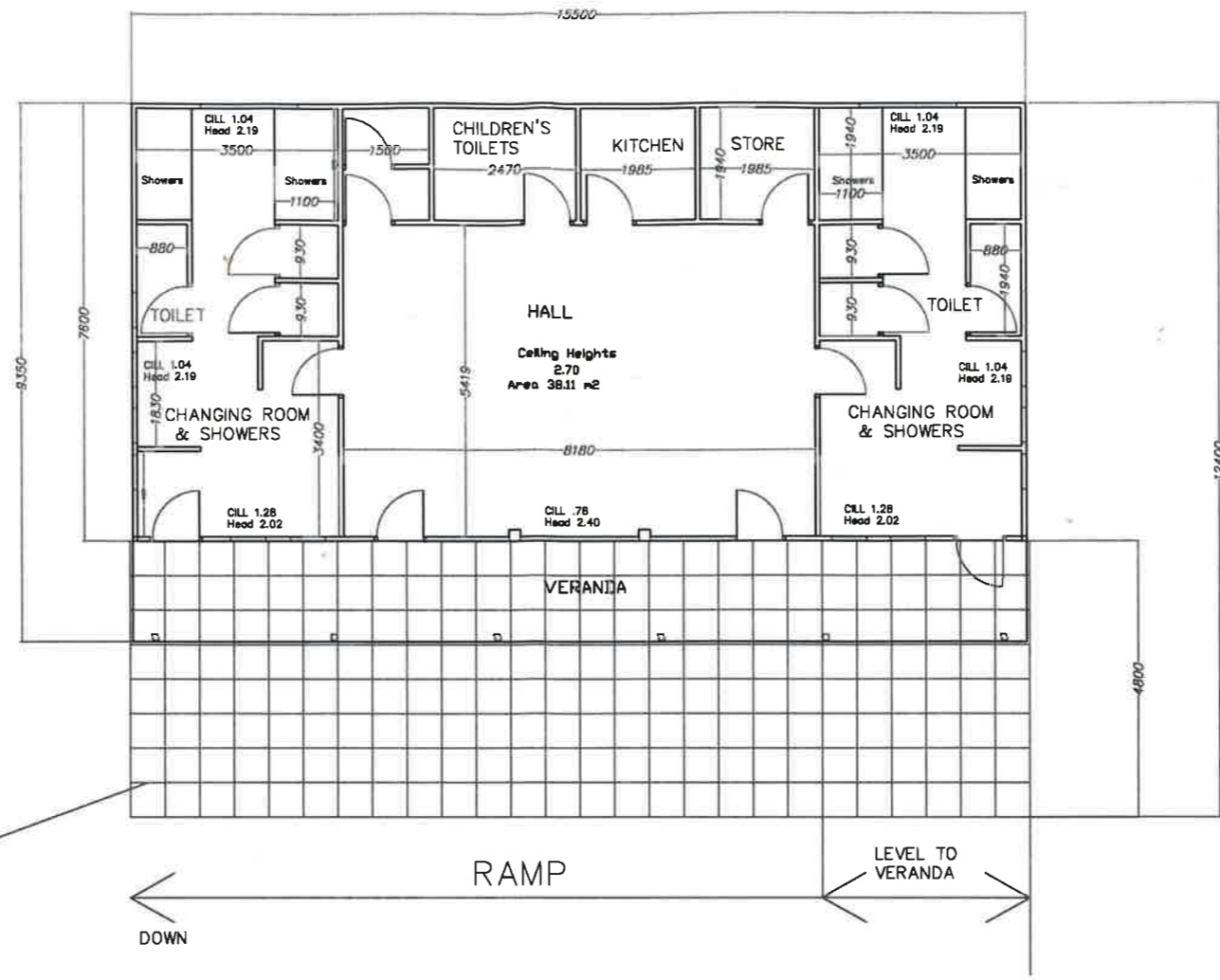
- Where different soil horizons are encountered (i.e. topsoil to 0.40mbgl overlying a layer of sandy gravel to 0.60mbgl with stiff clay to the base of the excavation (c.1.00mbgl)) appropriate written logs will be required to detail the depths, thickness and description of the materials encountered.
- A scale plan (such as the site layout plan) indicating the location of the exploratory positions in relation to the proposed property and a photograph taken across the site detailing the soils and arisings.
- The information, logs and photographs can be submitted to us in a simple letter report.
- If made ground materials are encountered during the excavations soil sampling and assessment of contamination risks will be required to be undertaken by a suitably qualified person.

Made ground refers to non natural / notable fill materials – fragments of brick, concrete, metal, plastic, timber, glass, ashy materials. Evidence of contamination is identified by either visual (staining of soil or sheens on groundwater (if encountered)) or olfactory means (organic, tarry, hydrocarbon / petrochemical odours). In the event that materials of this nature are discovered during the survey, you are advised to contact us for further guidance.

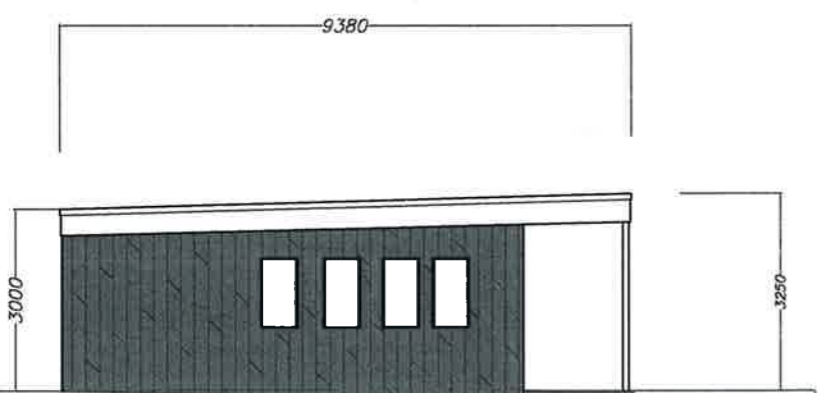
Decision Making: Working in a Positive and Proactive Manner

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

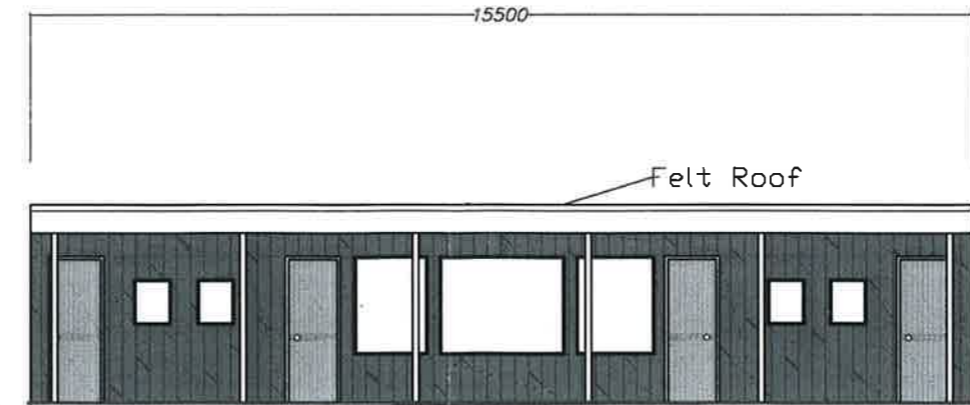
- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;



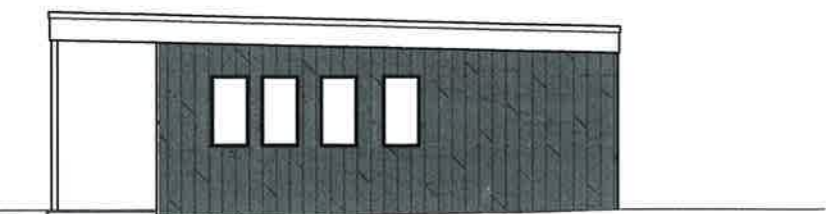
Floor Plan



Side Elevation



Front Elevation



Side Elevation



Rear Elevation

Walls Timber board Cladding

NOTES
XXXX

16/02044

PLANNING DEPT

08 NOV 2016

SPELTHORNE BOROUGH COUNCIL

The material contained in this drawing has been reproduced from an Ordnance Survey map with permission of the Controller of HM Stationery Office © Crown Copyright

Runnymede 
BOROUGH COUNCIL

Building Services
Civic Centre, Station Road
Addlestone, Surrey, KT15 2AH
Tel: (01932) 838383
Fax: (01932) 838384

JOB TITLE
Cedars Recreation Ground Pavilion
Demolition of Existing & Erection of
Replacement Building

DRG TITLE
Proposed Building Plans and Elevations

SCALE	1:125@A3	DRAWN BY	RB
DATE	07.11.16	CHECKED BY	AO

DRG No: SBC/CR/PAV 01	REV:
-----------------------	------

This page is intentionally left blank

-PLANNING APPEALS

**LIST OF APPEALS SUBMITTED BETWEEN 24 FEBRUARY AND 23 MARCH
2017**

<u>Planning Application Number</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
16/01326/FUL	APP/Z3635/W/ 17/3168754	8 - 12 Clarendon Road Ashford	Demolition of existing buildings and erection of two no. 2 storey blocks comprising 10 flats (4 no. 1 bed and 6 no. 2 bed) together with associated parking and amenity space (amendment to PP ref 15/01106/OUT).	01/03/2017
16/00095/ENF	APP/Z3635/C/1 7/3166804	124 Hawthorn Way Shepperton	Enforcement notice concerning the unauthorised erection of a rear extension including balcony.	06/03/2017
16/00799/FUL		The Wendy Hut 57 Lower Hampton Road Sunbury On Thames	Erection of building for recreational purposes, following demolition of 3 existing buildings.	06/03/2017

**APPEAL DECISIONS RECEIVED BETWEEN 24 FEBRUARY AND 23 MARCH
2017**

Site	Open Field At Junction Of Chertsey Road and Sheep Walk Shepperton
Enforcement nos.:	A. 16/00001/ENF. B. 16/00121/ENF
Breach of Planning Control:	A. Unauthorised development on the land, in particular (a) Two large metal posts concreted into the ground close to the boundary with Sheep Walk, these were large RSJ type posts of a height, strength and distance apart

	<p>to form and support a gate. (b) Surface material being scraped back for a distance of approx 200 metres to a width of approx 5 metres, resulting in a wide flat surface commensurate with a prepared route for a roadway (c) the resultant vegetation, soils and other debris were piled to the sides of the scraped area.</p> <p>B. Unauthorised development on the land in particular:</p> <ul style="list-style-type: none"> - A metal framework, metal fence panels and gate constructed on previously erected and enforced against metal posts.
Appeal References:	APP/Z3635/C/16/3151913 APP/Z3635/C/16/3151919
Appeal Decision Date:	21/03/2017
Inspector's Decision	The appeals are dismissed and the enforcement notices upheld.
Reasons for serving the Enforcement Notice	<p>The use of the site for this purpose represented inappropriate development in the Green Belt which detracted from its openness and for which no very special circumstances were considered to exist. The use was therefore contrary to saved Policy GB1 of the Spelthorne Borough Local Plan and guidance in the NPPF.</p> <p>The site is situated within an area liable to flood and its use for this purpose is considered contrary to policy LO1 of the Core Strategy and Policies DPD.</p>
Inspector's Comments:	<p>The Inspector commented that having taken into account all considerations raised in support, she found nothing sufficient either individually or cumulatively to clearly outweigh the harm to the Green Belt and other harm identified. There were thus no very special circumstances to justify this inappropriate development in the Green Belt. Furthermore, even if the gated access had been found not inappropriate as argued for the appellant, the significant harm to the character and appearance of the area in conflict with policy EN1 would, in itself, have been sufficient to warrant dismissing the appeals. That harm was not outweighed by other considerations so as to indicate that a decision otherwise than in accordance with the Development Plan would have been justified.</p> <p>The Inspector noted the Appellant's reference to the presumption in favour of sustainable development but having regard to the harm to the Green Belt and to the character and</p>

	<p>appearance of the area arising; the environmental dimension of such development was not met.</p> <p>The appeals were dismissed and the enforcement notices were upheld. Planning permission was refused on the applications deemed to have been made under section 177(5) of the 1990 Act as amended.</p>
--	--

Site:	84 Groveley Road, Sunbury On Thames
Planning Application no.:	16/01790/HOU
Proposed Development:	Erection of a first floor extension to provide habitable accommodation, associated roof alterations including raising of the ridge height, re-cladding of existing outer brickwork with red brick, and alterations to ground floor windows.
Appeal Reference:	APP/Z3635/D/17/3168028
Appeal Decision Date:	21/03/2017
Inspector's Decision	The appeal is dismissed
Reasons for refusal:	The proposed works would have an unacceptable visual impact upon the character of the area, and would have a contrived appearance that would be incongruous within the street scene, and would be out of keeping with the character and design of dwellings in the surrounding locality. The proposal is therefore contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (February 2009) and the Design of Residential Extensions and New Residential Development Supplementary Planning Document (April 2011).
Inspector's Comments:	The inspector identified the main issue was the effect on the appearance of 84 Groveley Road and on the street scene. It was noted that the property contained a detached bungalow situated within a residential area. The inspector commented the existing bungalow is of simple appearance and modest scale, and sits comfortably amongst other dwellings that line Groveley Road. It was further commented that integral to appearance is the dwellings symmetrical roof form with a gable at the front and a pitched roof, with a ridge in the middle, set at right-angles to the road.

	<p>The Inspector noted the proposal would introduce an asymmetrical roof with the ridge off-set towards the side of the property and would include an extensive roof area sloping down to ground floor level. The Inspector commented the new roof, because of its considerable size and awkward and contrived form, would appear incongruous and detract from the appearance of the dwelling. It was further commented as the new roof would be prominent in views from the road, it would constitute a discordant and overly-assertive element in the street scene. The Inspector noted the proposed cladding and alterations to the fenestration would not mitigate this harm.</p> <p>It was commented that although the existing dwellings in the area are of different designs, heights and age, their roof forms, for the most part, are in keeping with their original size and appearance.</p> <p>The inspector concluded the proposal would have a harmful effect on the appearance of 84 Groveley Road and on the street scene. It was noted this conclusion brings the scheme into conflict with <i>Policy EN1: Design of New Development of the Spelthorne Core Strategy and Policies Development Plan Document (February 2009)</i> which is consistent with the contents of the <i>National Planning Policy Framework</i>. It is also at odds with the Council's <i>Design of Residential Extensions and New Residential Development Supplementary Planning Document (April 2011)</i>.</p>
--	---

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
16/00135/ FUL	Hearing	The Paddocks rear of 237 - 245 Hithermoor Road, Stanwell Moor	Siting of static mobile home for one family.	KW/LT	07/06/2017
16/00095/ ENF	Hearing	124 Hawthorn Way Shepperton	Enforcement notice concerning the unauthorised erection of a rear extension including balcony.	MCh/LT	06/06/2017