



Please reply to:

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Date: 24 April 2017

Notice of meeting

Planning Committee

Date: Wednesday, 3 May 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 - 10**
To confirm the minutes of the meeting held on 5 April 2017 (copy attached).
- 3. Disclosures of Interest**
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.
- 4. Planning Applications and other Development Control matters**
To consider and determine the planning applications and other development control matters detailed in the reports listed below.
 - a) 17/00318/FUL - Blue Peter Cabin, Sunbury Court, Lower Hampton Road, Sunbury-on-Thames, TW16 5PL **11 - 24**
 - b) 17/00501/SCC - Recycling Facility, Littleton Lane, Shepperton, TW17 0NF **25 - 38**
 - c) 17/00481/HOU - 10 The Wickets, Ashford, TW15 2RR **39 - 52**
 - d) 17/00436/CPD - 135 Elizabeth Avenue, Laleham, Staines-upon-Thames, TW18 1JN **53 - 66**
 - e) TPO 254/2017 - Vicarage Cottage, Church Street, Sunbury-on-Thames, TW16 6RQ **67 - 70**
- 5. Planning Appeals Report** **71 - 74**
To note details of the Planning appeals submitted and decisions received between 25 March 2017 and 20 April 2017.
- 6. Urgent Items**
To consider any items which the Chairman considers as urgent.

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**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.

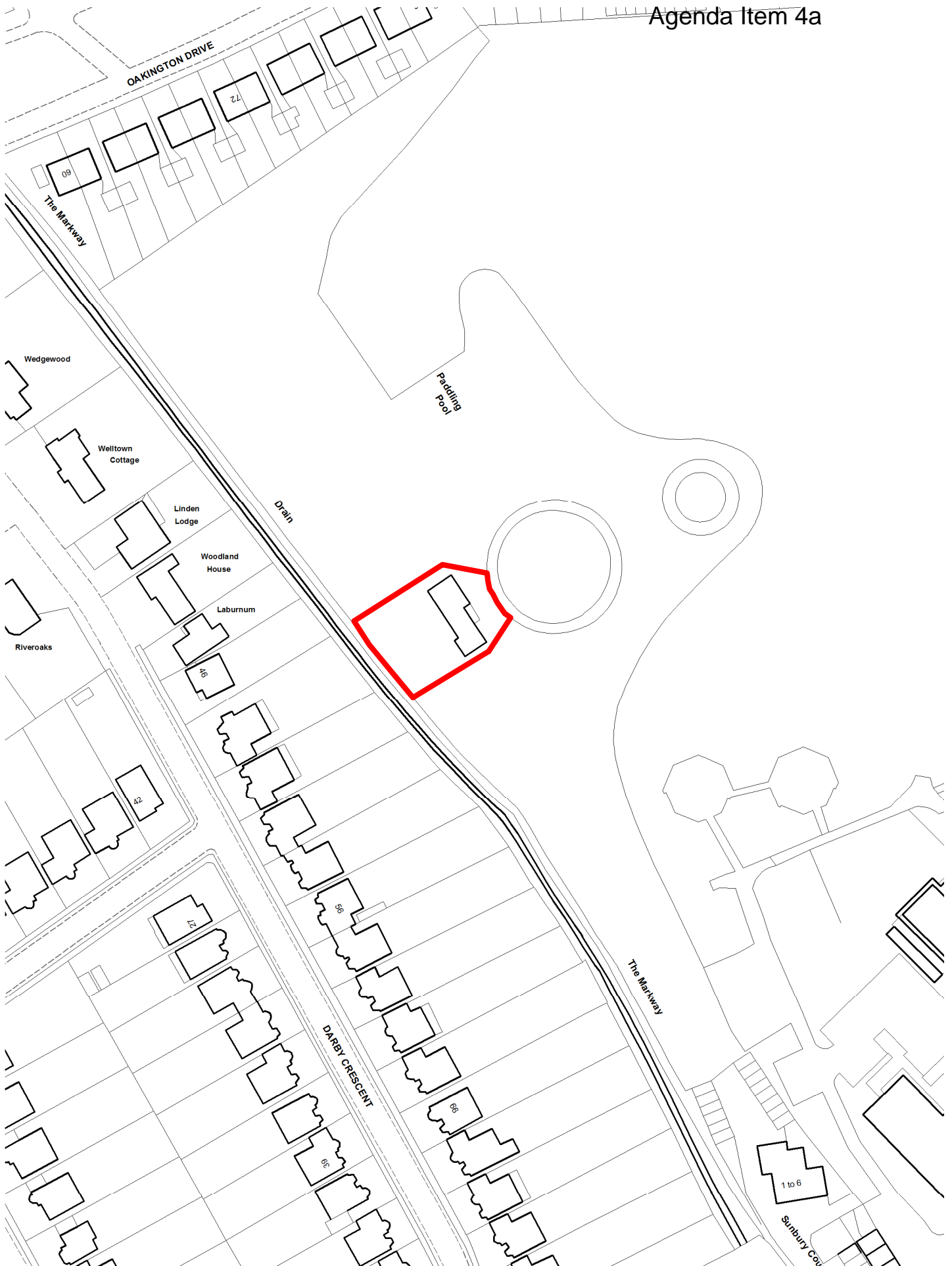
Resolved that the report of the Assistant Head of Planning and Housing Strategy be received and noted.

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.



17/00318/FUL
Blue Peter Cabin, Sunbury Court, Lower Hampton Road,
Sunbury-on-Thames, TW16 5PL

1:1,250

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Planning Committee

3 May 2017



Application Nos.	17/00318/FUL		
Site Address	Blue Peter Cabin, Sunbury Court, Lower Hampton Road, Sunbury on Thames, TW16 5PL		
Proposal	Proposed change of use from Secure Residential Institution (Use Class C2a) to one Residential Dwelling (Use Class C3) incorporating associated minor external and landscaping works		
Applicant	The Salvation Army HQ		
Ward	Sunbury East		
Call in details	Cllr Friday – Local concern regarding the visual impact on the character and appearance of the area.		
Application Dates	Valid: 28.02.2017	Expiry: 25.04.2017	Target: Over 8 weeks
Officer	Matthew Clapham		
Executive Summary	<p>This application is partly retrospective for the Change of Use of an existing building, previously used as a Secure Residential Institution (Use Class C2a) in association with the Salvation Army HQ building, into a residential dwelling. In addition various internal and external alterations have taken place, together with landscaping to provide a turfed garden area, a new 1.8 close boarded boundary fence and other works to improve the access to the building. A number of trees have previously been removed. The site is designated as Protected Urban Open Space, Sunbury Court itself is a Grade II* Listed Building. The site is also located within Flood Zone 2 (1 in 1000 year event).</p> <p>It is considered that the principle of the Change of Use to residential is acceptable 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 any adjoining 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 flooding. The proposal would not have any adverse impacts upon the setting of the Listed Building and the loss of unprotected trees is not considered to be detrimental to the character and appearance of the area.</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)

LO1 (Flooding)

SP2 (Housing Provision)

HO1 (Providing for New Housing Development)

SP6 (Maintaining and Improving the Environment)

EN1 (Design of New Development)

EN4 (Provision of Open Space)

EN5 (Buildings of Architectural and Historic Interest)

EN7 (Tree Protection)

SP7 (Climate Change and Transport)

CC3 (Parking Provision)

2. Relevant Planning History

The building subject to this application was approved under

SUN/FUL/5326/D	Holiday Chalet for deprived children.	Granted 07.07.1971
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Other approvals for Sunbury Court include:

13/00154/FUL	Demolition and re-provision of a modern conservatory: attached to the rear of Sunbury Court, installation of new entrance gates, roof plant and various internal works to the mansion house to include an external platform lift and internal passenger lift.	Granted 19.04.2013
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12/01151/FUL	Demolition and redevelopment of existing residential block, recreational hall, and adjacent outbuildings, swimming pool complex and lodges at Sunbury Court, Lower Hampton Road, and the erection of a new part	Granted 23.11.2012
--------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------

two storey, part three storey building with plant enclosure and waste storage, comprising 80 residential accommodation units (Class C2), associated car park reconfiguration and site landscape improvements.

3. Description of Current Proposal

3.1 This application is partly retrospective for the Change of Use of an existing building, previously used as a Secure Residential Institution (Use Class C2a) in association with the Salvation Army HQ building, into a residential dwelling. In addition various internal and external alterations have taken place, together with landscaping to provide a turfed garden area, a new 1.8 close boarded boundary fence and other works to improve the access to the building. A number of trees have previously been removed. The site is designated as Protected Urban Open Space, Sunbury Court itself is a Grade II* Listed Building. The site is also located within Flood Zone 2 (1 in 1000 year event).

3.2 The existing building is not being extended, although is subject to substantial refurbishment both internally and externally, with additional windows and fenestration being added and the removal of the log façade, to be replaced by a silicon based colour render. A chimney stack has been removed. Four Sycamore trees and a Holly tree have been removed, replaced by shrub planting, landscaping and a lawn.

Copies of the site layout, floor plans and 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 comments.
Council Tree Officer	No adverse comments
Heritage Advisor	No objections
County Highways	No response to date
British Pipeline Association	No response to date

5. Public Consultation

15 neighbouring properties were notified of the planning application. To date, two letters of objection has been received raising the following concerns:

- loss of privacy;
- loss of trees;
- proposal has already commenced.

6. Planning Issues

- Principle of Development
- Design and Impact on Listed Building
- Residential Amenity
- Loss of trees / Landscaping
- Protected Urban Open Space
- Parking / Transport Issues

7. Planning Considerations

Principle of Development

- 7.1 The proposal seeks to Change the Use of what was previously a accommodation facility for guests using the Salvation Army site, although it has more recently become surplus to requirements following extensions and development at the main Conference Centre on the site. Policy HO1 of the Spelthorne Core Strategy and Policies Development Plan Document (CS&P DPD) – February 2009 encourages the change of use of existing buildings into housing on all sites suitable for that purpose taking into account other policy objectives. As such, the principle of the Change of Use is considered acceptable.

Design and Impact upon the Listed Building

- 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 building, which previously had a log façade, is to be painted with render to match other buildings within the site. There are additional and replacement windows proposed which are considered acceptable.
- 7.4 Policy EN5 of the CS&P DPD requires development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting. The Councils Heritage Advisor has commented that the existing building is deteriorating and its refurbishment would be an asset to the site and bringing the building back into beneficial use would not harm the setting of the Grade II* Sunbury Court. He gave no adverse observations.

The building is some distance away from the Listed Buildings and wall on the site and the Conference Centre itself has been subject to recent modern development.

- 7.5 The refurbished building is considered to represent an 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 area and would not result in any adverse impacts upon the setting of the Listed Buildings.

Residential Amenity

- 7.6 The building was previously used as residential self-catering accommodation for guests staying at the conference centre. The rear elevation facing the garden area and the rear of the properties in Darby Crescent does have a number of windows. It is acknowledged that a number of trees have been removed both on the application site and in any adjoining neighbours property which has made the building more visible than was previously the case. However the proposed rear garden depth is 20m, raising up to 25m to the rear boundaries of the adjoining properties as there is a ditch and public footpath running to the rear of the site. The Councils Supplementary Planning Document for the Design of New Residential Development and Household Extensions (SPD), requires a separation distance of 10.5m from a two storey dwelling to the rear boundary and a back to back separation distance between two properties of 21m, which this application easily provides. The property is also only single storey. Therefore it is not considered that there would be any adverse impacts upon any adjoining properties in terms of any loss of light, loss of privacy or overbearing impact

Loss of trees / Landscaping

- 7.7 The site has largely been tidied up with a new lawn being laid and other planting provided. A number of trees have been removed, although these were not subject to any Tree Preservation Orders. The Councils tree officer has not raised any objections and notes that the owners of the site were at liberty to fell the trees. As such, the landscaping proposals are considered acceptable.

Protected Open Urban Space

- 7.8 Policy EN4 seeks to maintain and preserve open space. However it is noted that the site is under private ownership and public access is not currently maintained unless being guests of the Salvation Army. The building is already in situ and is not being extended. Therefore, no adverse impacts upon the Protected Urban Open Space are considered to arise.

Parking and Transportation

- 7.9 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 to the change the use of the existing building into a residential dwelling, utilising the existing access arrangements. Therefore, there are not considered to be any adverse impacts in terms of highway safety or parking issues.

Other Matters

- 7.10 The building is existing and located within Flood Zone 2. No extensions are proposed. Therefore no significant flooding concerns are considered to arise. A response from the British Pipeline Association is awaited and any comments will be reported orally to the Committee.

Conclusion

- 7.11 The proposed change of use of the existing building to residential and the associated refurbishment works and improvements in its external appearance are acceptable. The loss of trees and associated landscaping works are not detrimental to the character and appearance of the area. The proposals would not impact upon the Protected Urban Open Space nor the setting of the Listed Building. 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) Before the occupation 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.

- 3) The development hereby approved shall be carried out in accordance with the following approved plans: Existing elevations; proposed elevations, Block Plan; Indicative Landscaping plan; Existing Floor Plan; Proposed Floor Plan and the site location plan received 24.02.2017.

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

INFORMATIVES

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.

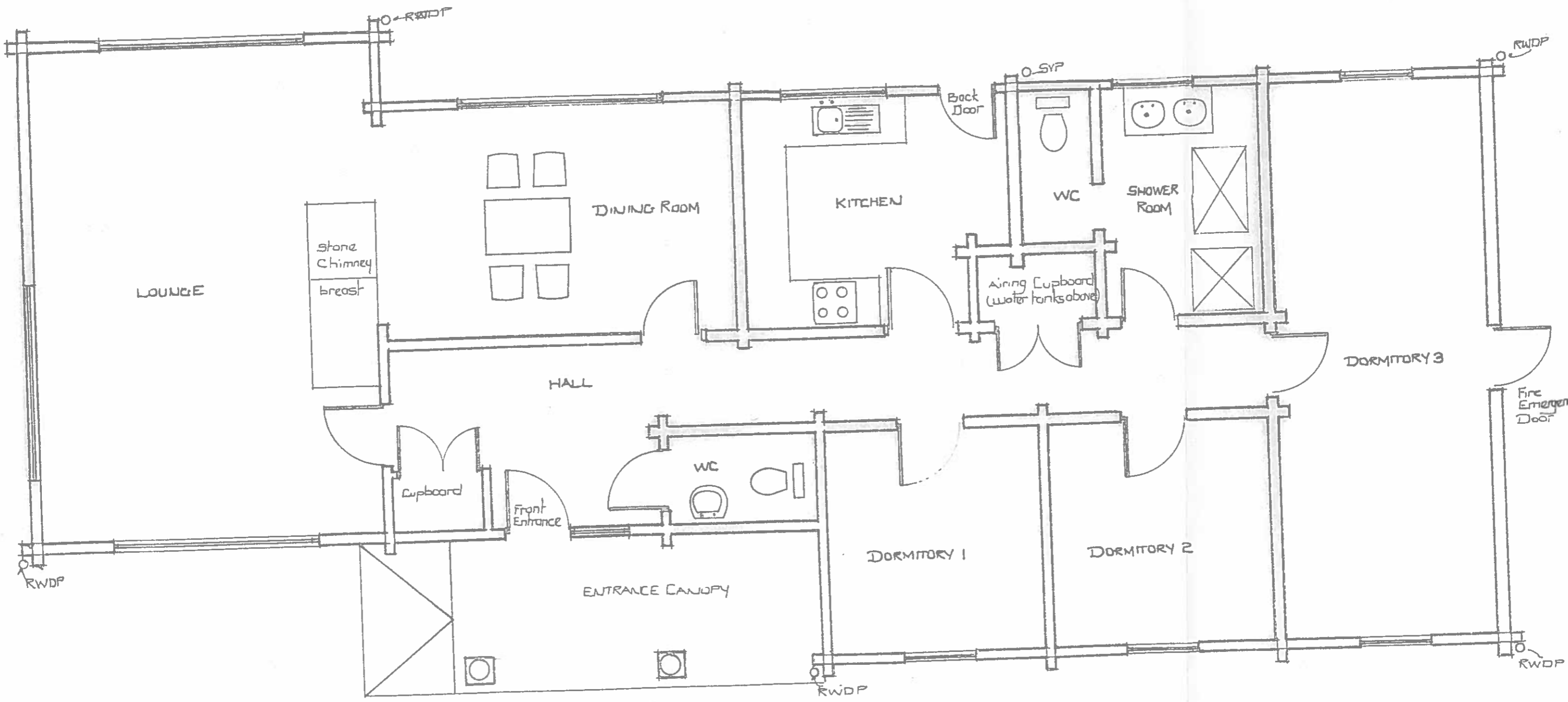
If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

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

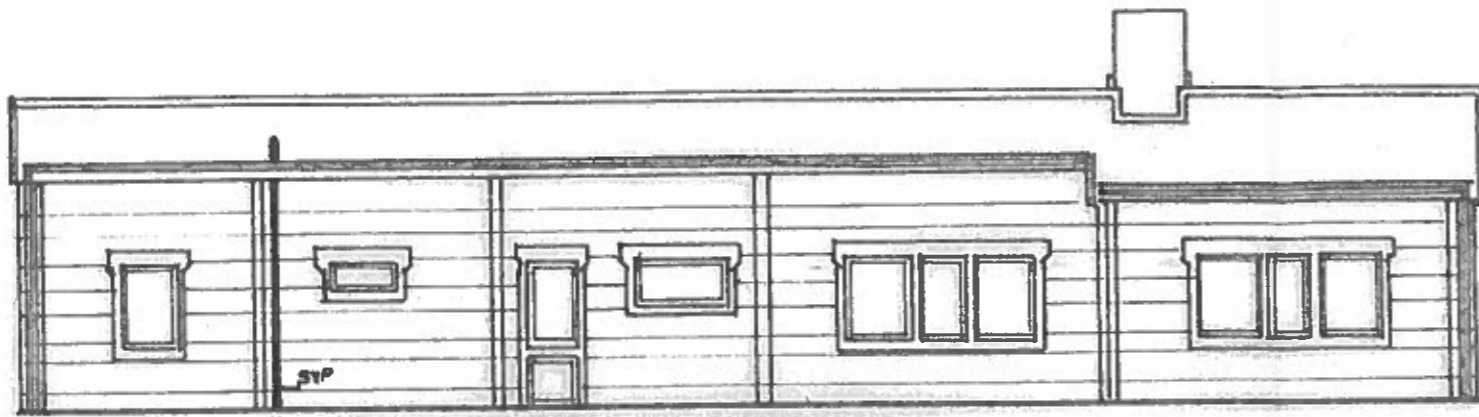
Decision Making: Working in a Positive and Proactive Manner

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:-

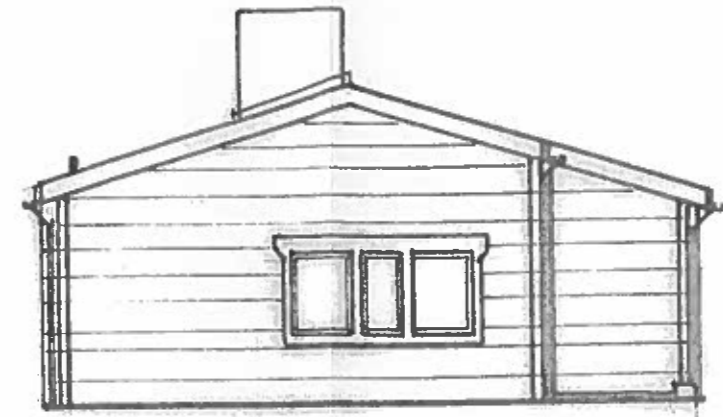
- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application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



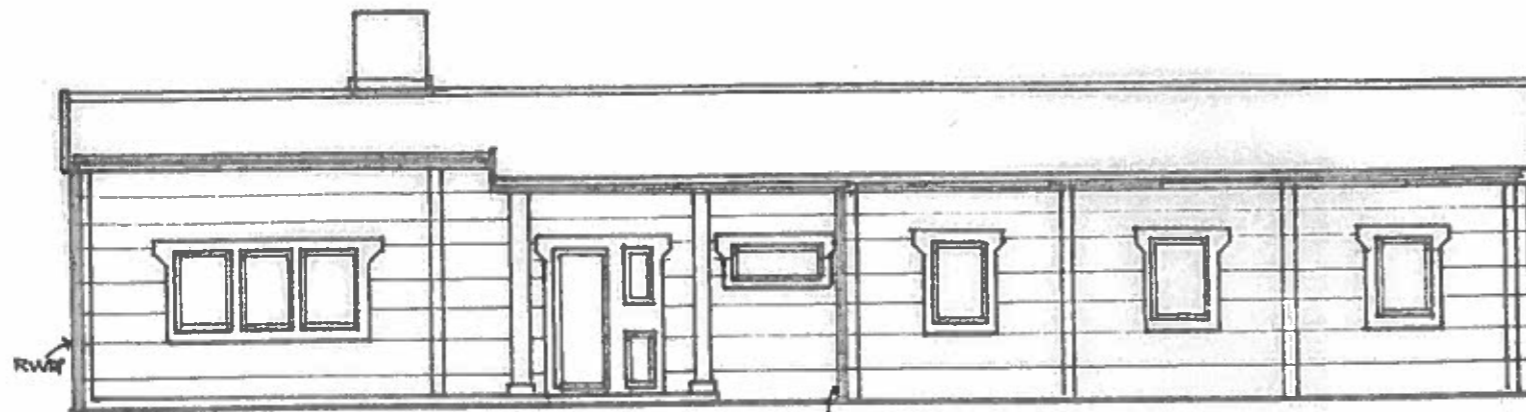
SUNBURY COURT: BLUE PETER CABIN
EXISTING FLOOR PLAN
Scale 1:50 Date: 2 January 2017



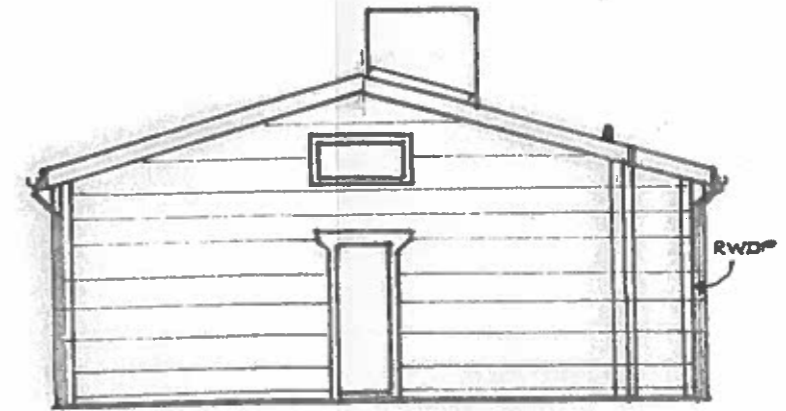
WEST (REAR) ELEVATION



SOUTH (FLANK) ELEVATION

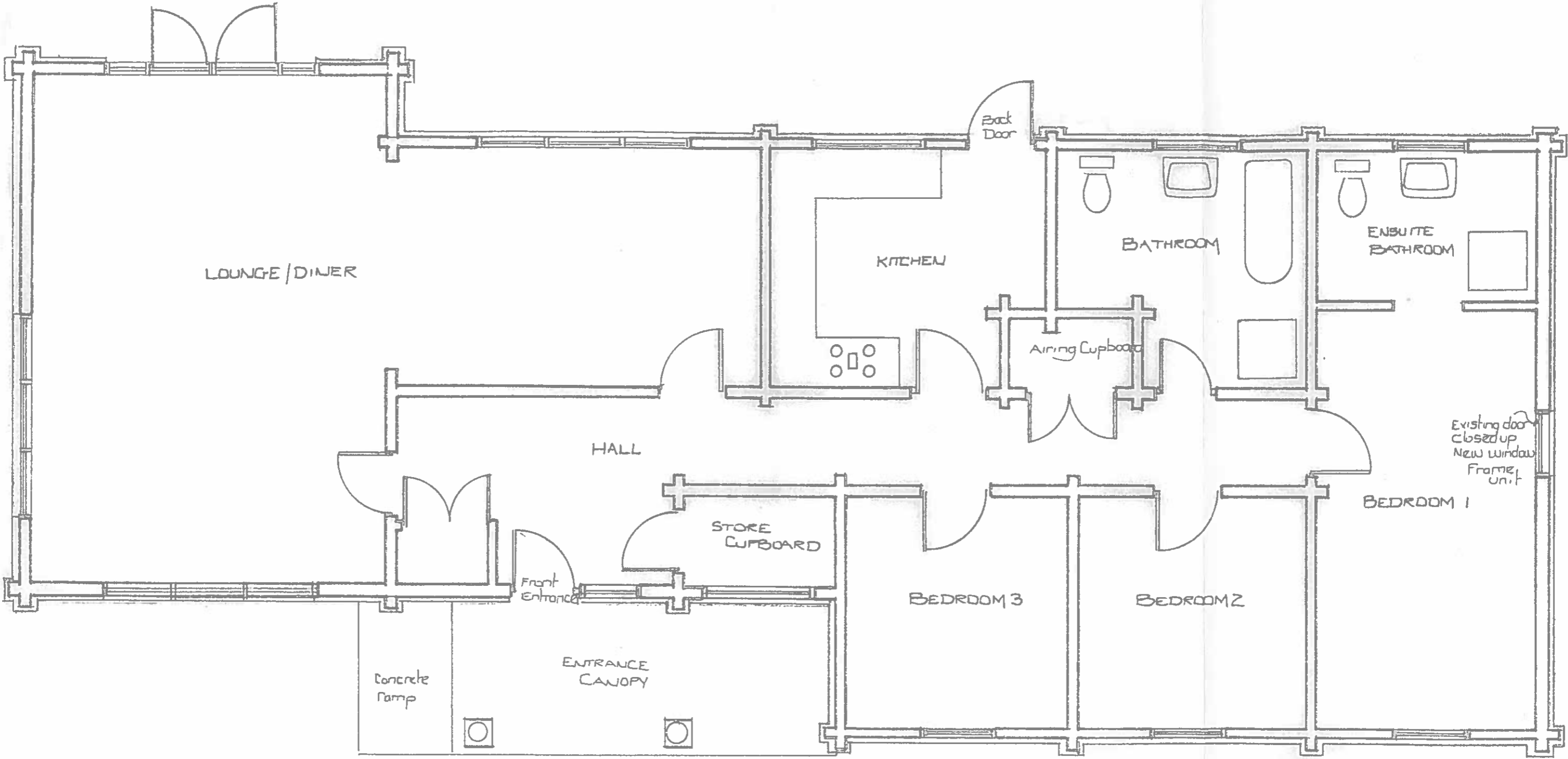


EAST (FRONT) ELEVATION



NORTH (FLANK) ELEVATION

SUNBURY COURT: BLUE PETER CABIN
EXISTING ELEVATIONS
Scale 1:100 Date: 2 January 2017



SUNBURY COURT: BLUE PETER CABIN
PROPOSED FLOOR PLAN
Scale 1:50 Date: 2 January 2017

Notes:

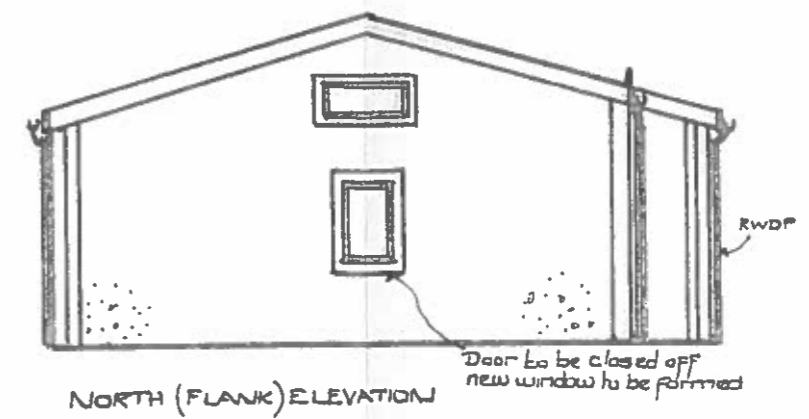
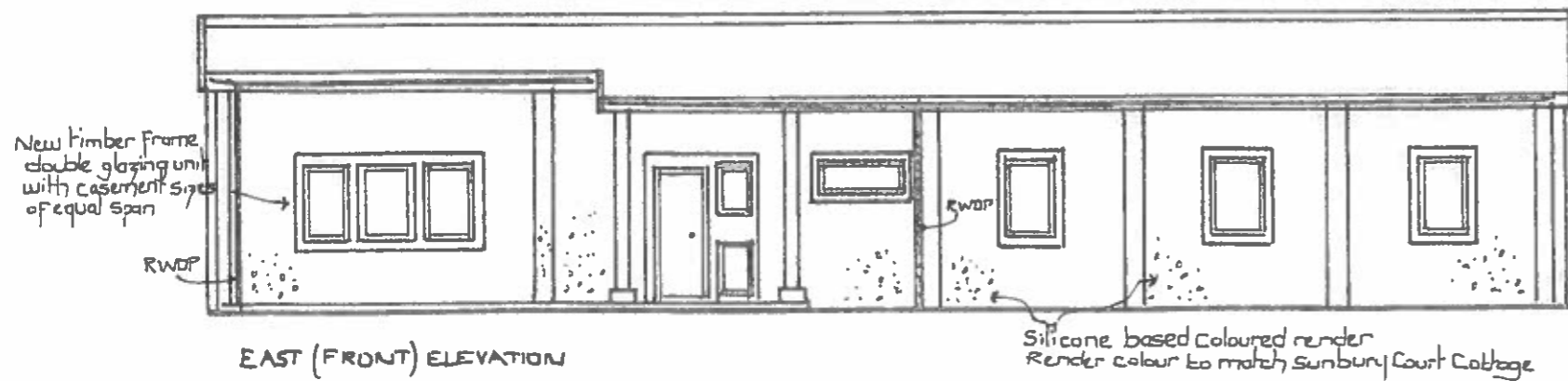
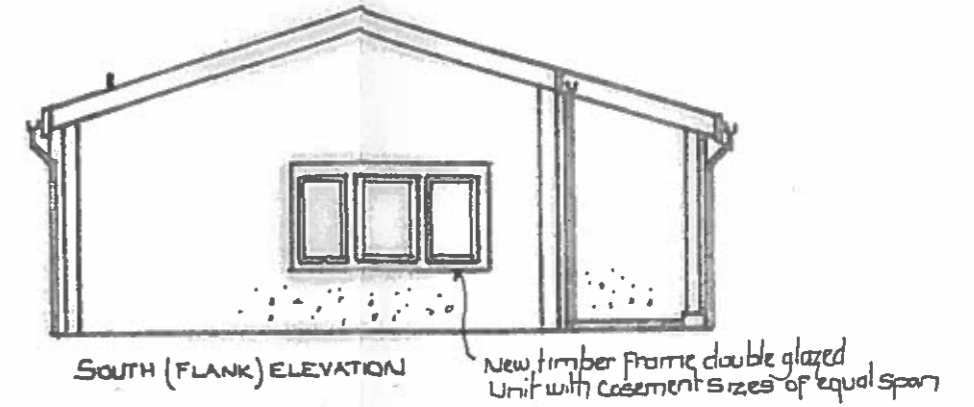
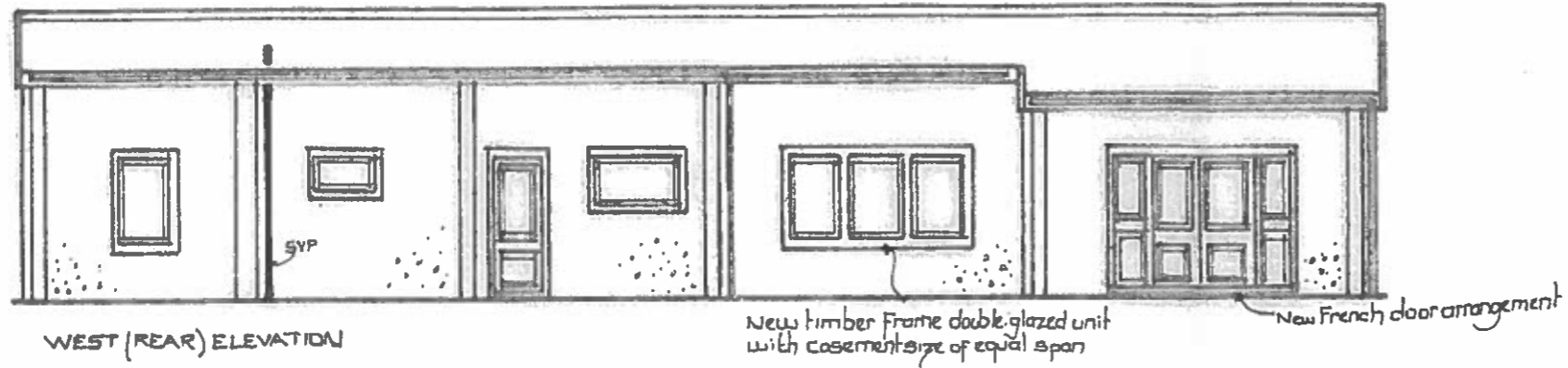
External walls to be insulated to Building Regulations standard with a silicone based coloured render finish. Render colour to match Sunbury Court Cottage.

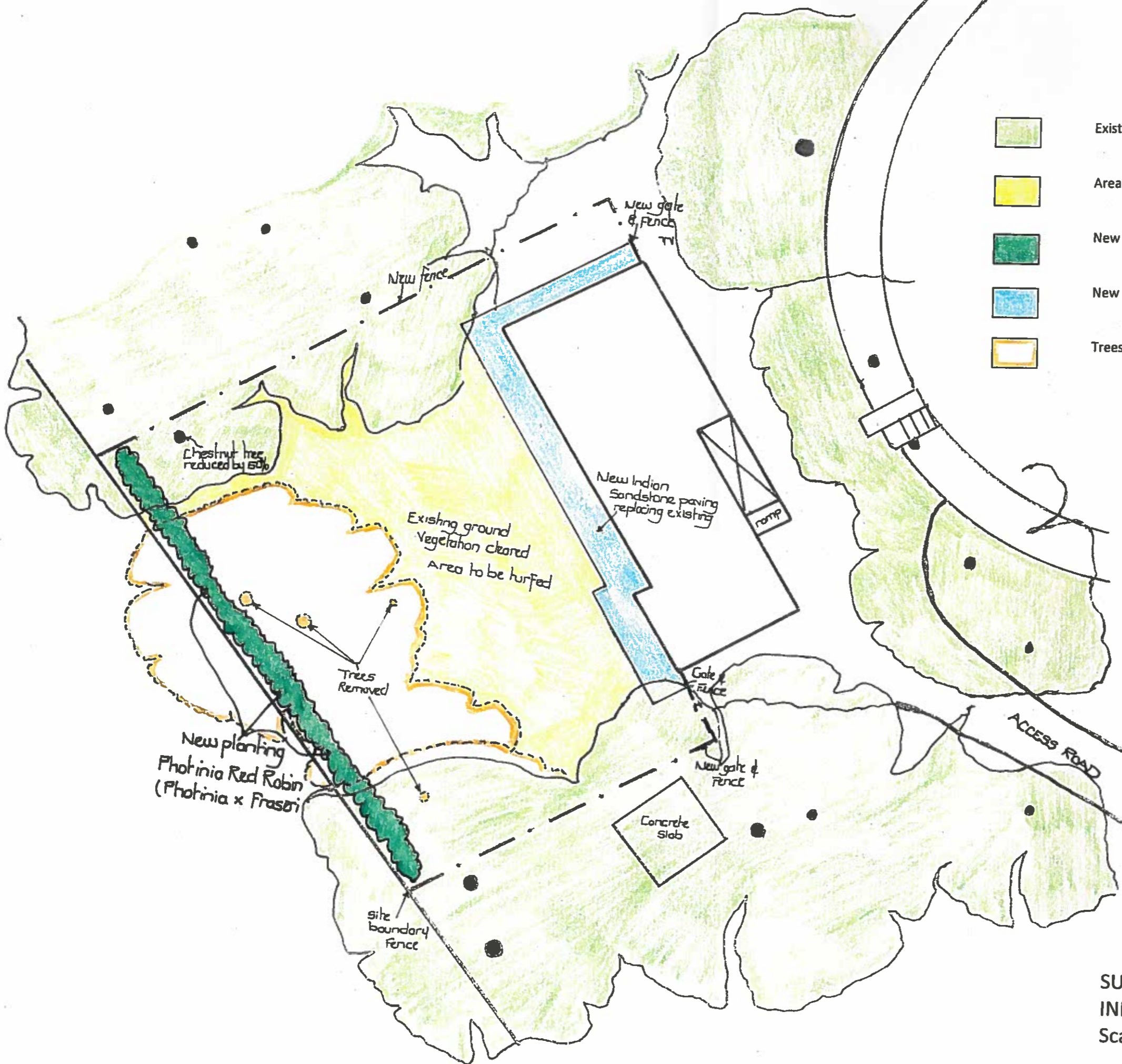
Existing Chimney stack to be removed






Windows to be renewed with timber framed double glazed units to match existing fenestration arrangement with the exception of the lounge front and flank and dining room where the casement sizes to be of equal span.

The rear window to the lounge to be converted into a French door arrangement.

All guttering and rainwater downpipes to following existing arrangement





-  Existing trees
-  Area to be turfed
-  New planting - Photinia Red Robin (Photinia x fraseri)
-  New paving to replace existing Indian sandstone
-  Trees Removed

SUNBURY COURT: BLUE PETER CABIN
INDICATIVE LANDSCAPING PLAN
Scale 1:200 Date: 2 January 2017


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17/00501/SCC
Recycling Facility, Littleton Lane,
Shepperton, TW17 0NF

1:2,500

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SPELTHORNE
MEANS BUSINESS

Planning Committee

3 May 2017



Application Nos.	17/00501/SCC		
Site Address	Recycling Facility At Shepperton Quarry Littleton Lane Shepperton TW17 0NF		
Proposal	Surrey County Council application for Brett Aggregates Ltd - Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 30 September 2019 without compliance with Conditions 2 and 8 of planning permission ref: SP/16/00662 dated 8 August 2016.		
Applicant	Brett Aggregates Ltd		
Ward	Laleham and Shepperton Green		
Call in details	Cllr Sider – continued extensions of time impacting on local amenity.		
Application Dates	Valid: 24.03.2017	Expiry: 19.05.2017	Target: Under 8 weeks
Officer	Matthew Clapham		
Executive Summary	<p>The application seeks to continue the recycling use and retain the two-storey office for a further period of over two years until 30 September 2019. No changes are proposed to the permitted operations on the site. The time extensions would allow for the continued recycling of materials that are being extracted as part of the final phase of works for this site, which have been delayed by the extension of the working and restoration of the Home Farm extension on Laleham Nurseries and Shepperton Studios land.</p> <p>The site is already being used for recycling. In assessing previous applications the Council and a Planning Inspector have concluded that very special circumstances existed to overcome the harm to the green belt. The Councils Environmental Health Pollution Control team have not raised any objections in terms of dust and it is understood that no complaints regarding dust have been received since the 2011 permission was granted. In view of the existing use of the site, previous decisions and the previous approval for extended works at the Home Farm Quarry, it is recommended that no objection is raised to this proposal.</p>		

Recommended Decision	It is recommended that Spelthorne Council raises No Objections.
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MAIN REPORT

1. Development Plan

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

CS&P DPD

- LO1 (Flooding)

Saved Local Plan

- GB1 (Green Belt)

2. Relevant Planning History

2.1 A detailed description of the site and its history is set out in the "Neighbour Information Note", which is attached as Appendix 1. A brief summary is outlined below.

2.2 In May 1998, permission for a recycling operation was refused (ref. SP/98/0205) for Green Belt and flooding reasons. Temporary permission was granted on appeal (ref. T/APP/8360/A/98/1013164) for a period of five years expiring on 21 May 2004.

2.3 In January 2003, permission was granted (ref. SP/02/1149) to retain a two-storey portacabin on the site. This was used ancillary to the recycling use for office purposes and was limited by condition to the same end date as the recycling operation.

2.4 In January 2005, permission was refused (ref. 04/00750) to renew the temporary recycling facility permission for an additional five years. Temporary permission was granted on appeal (ref. APP/B3600/A/05/1175072) for a period of five years expiring on 21 May 2009.

2.5 In January 2011 permission was granted (ref. 09/00371) for the continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce secondary aggregates and recycled soils, stockpiling of waste and recycled products until 21 May 2014.

2.6 In 2014, a further two year extension was granted (ref. 14/00835) for the continued use of the land as a temporary recycling facility.

2.7 In 2016, a further one year extension of time was granted (ref. 16/00662/SCC) for the continued use of the land as a temporary recycling facility, expiring 21 May 2017.

3. Description of Current Proposal

- 3.1 The Shepperton (Littleton Lane) Quarry is off the western side of Littleton Lane. The recycling site, which is 3.25ha in area, is situated in the north eastern corner of the quarry site, and is accessed off Littleton Lane.
- 3.2 The proposal is to continue the current recycling use for a further temporary period of over two years, ending on 30 September 2019. The application states that the operation at the site would remain as permitted.
- 3.3 To the north of the site is Laleham Farm. To the south is the existing Shepperton Quarry site and a lake to the West. The nearest residences are in Ashurst Drive off the eastern side of Littleton Lane, which are over 300m away.
- 3.4 The applicant has stated that the extension of the permission for a further period of over two years to continue the recycling use and retain the two storey site office is required for two reasons: Initially, to recycle materials from the Home Farm Quarry, which while now having ceased any mineral extraction, is subject to land filling and restoration to June 2017. Secondly, the wider Littleton Lane / Shepperton Quarry site has planning permission to continue its existing operation until 21st February 2020. In order to extract and process the remaining sand and gravel left on the site, the retention of the recycling facility would assist in the restoration of the remainder of the site.

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

None to date

6. Planning Issues

Green Belt
Flooding
Visual impact
Traffic impact

7. Planning Considerations

- 7.1 Previous applications have been assessed against the above issues and a copy of the Committee Report for the application made in 2009 (ref 09/00371) for this site is attached as Appendix 2. This covers the main planning issues outlined in 6 above. This application is for a further temporary extension for just over two years to an existing approval. It is not considered that there have been any significant changes in material

considerations, including adopted policies or Government Guidance, that would justify resisting a further extension of this use.

- 7.2 In considering the most recent approval (16/00662/SCC) this Council raised no objections subject to the following matters:
- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
 - ii) That the use of the site as a recycling facility ceases on 21 May 2016.
- 7.3 The Shepperton Quarry in Littleton Lane has existed for many decades and the processing area close to the M3 initially processed materials for this site. During the 1980's land to the south of Shepperton (now restored) and subsequently Home Farm, north of Shepperton Road and extensions to this to the east, including recently parts of Laleham Nurseries and the 'backlot' to Shepperton Studios have all been worked with gravel taken by conveyor belt to the Littleton Lane processing plant. This extension of pits and concentrating processing on sites away from existing housing is preferable to new processing plant being built for each new site.
- 7.4 In the past 15 years or so, Government has encouraged the recycling of waste construction materials and co-location with material processing plants has had the advantage that material that is not recycled can be used for the filling of 'pits'.
- 7.5 In this case, the principle of recycling at the site has been established through earlier permissions and continuation enables waste to be used to fill in the remaining area for extraction where the processing plant and stockpiling of gravels used to take place.
- 7.6 It is understandable that the Committee, when responding to the previous application for an extension of time, stated it wanted the recycling to finally cease by 21 May 2017 in order to see activity draw to a close on this site. However, the effects of the long recession from 2008-2014 and a still sluggish building industry has meant gravel extraction has been at lower levels than expected and that associated recycling and creation of fill materials have still needed to continue on sites such as this. It is, however, evident from the recent dismantling of the permanent processing plant on the site and preparations to take out the final amount of gravel is progressing and that activity on this site is nearing its end stages. To recommend to Surrey County Council to refuse permission to extend the recycling and therefore the efficient co-location of activities, with their environmental advantages, would be counterproductive and unjustified particularly in the light of the modest length of time of the further extension sought.
- The length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
- 7.7 It is recognised that the mineral extraction operations have now ceased at the Home Farm extension site and this is now being restored in accordance with the planning approval conditions. The most recent planning approval for the continued use of this recycling facility was justified and based on the need for materials from the Home Farm Quarry requiring processing and

recycling. However as detailed in paragraph 7.8 below, the delays in completing the gravel extraction and restoration on Home Farm were related to the economic downturn. As a result, in order to maintain the processing equipment on this site in Shepperton Quarry to process the materials being removed from Home Farm, this has delayed the removal of the said processing equipment in Shepperton Quarry. This has now been removed and the gravel that is located under the plant is now being extracted. This requires to be processed and as required, materials from it recycled. It is a pragmatic approach to utilise the existing recycling facility on the site that involves fewer traffic movements in and out of the site than if it was necessary to recycle materials elsewhere within the County.

The applicant can demonstrate that there remains a continuing need for recycling facilities within the current economic climate

- 7.8 The applicant has stated that the extended time period for this site would contribute to meeting the targets of the recycling capacity in Surrey where there is an identified need. There is clear evidence that construction projects that were held back during the economic downturn have now being brought forward and as such, the demand for construction and recycled materials has increased. The Home Farm Quarry application was extended to run until 2017 reflecting a need for mineral workings and this has had a knock on effect on the timescales for the removal of the remaining gravel on this Shepperton quarry site, which has resulted in the need for this extended timeframe for this recycling facility. As such, it is considered that the need for continued recycling facilities can be demonstrated.

That there are no alternative non-Green Belt sites in the local area

- 7.9 The applicant has previously stated that there are no alternative non green belt sites in the area for recycling materials and that this is supported by the Surrey Waste Plan 2008. This Authority is not aware of any alternative sites located outside of the Green Belt. The retention of recycling facilities whilst nearby gravel is worked through the plant at this site, and concentrating compatible uses to one site, results overall in less disturbance.

Other outstanding third party matters

- 7.10 The Councils Environmental Health Officers (Pollution Control) have not raised any objections as the proposal is for a relatively short extension of time. Therefore, subject to the continuation of the dust mitigation measures required by condition, it is not considered reasonable to object on dust pollution terms. The flooding issues were considered in the original approval and it is not considered that there are any significant additional flood risks as a result of this extension of time. The highways issues are matters for internal consideration by Surrey County Council. Similarly, it is the County Councils responsibility to notify neighbouring properties and residents.

Conclusion

- 7.11 Based on the information submitted and in view of the previous approval for an extension to the Home Farm Quarry site and subsequently, the extension of time on this Shepperton Quarry site it is considered that the

continued operation of the recycling plant for a further temporary period until 30th September 2019 is justified and acceptable.

8. Recommendation

8.1 That the County Council be informed that this Council has NO OBJECTION to the proposed application subject to the following matters:

- 1) That the use of the site as a recycling facility ceases on 30 September 2019.

NEIGHBOUR INFORMATION NOTE

TOWN AND COUNTRY PLANNING ACT 1990 - MINERALS/WASTE APPLICATION

Our reference: SCC Ref 2017/0040 and 2017/0041

District/Borough Council Reference: SP17/00501/SCC and SP17/00491/SCC

(Note: If District/Borough Council Reference above is incomplete it means that they haven't advised us of the formal planning application register number when we compiled this note).

This neighbour information note relates to two planning applications submitted by Brett Aggregates Limited relating to the Killoughery Aggregates Recycling Facility located within Shepperton Quarry.

The application documents and plans are available to view or download from our website <http://planning.surreycc.gov.uk>. (Search on this website using our reference eg SCC Ref 2017/0040 or SCC Ref 2017/0041)

SITE AND PROPOSAL

Recycling Facility at Shepperton Quarry, Littleton Lane, Shepperton, Surrey TW17 0NF

Plans indicating the approximate location of the application sites have been provided, and although every effort has been made to reflect the boundary shown on the planning applications, you are advised to check the application documents and plans on our website or the planning register held by the District/Borough Council.

Application 1

Our reference: SCC Ref 2017/0040

Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 30 September 2019 without compliance with Conditions 2 and 8 of planning permission ref: SP/16/00662/SCC dated 8 August 2016.

Application 2

Our reference: SCC Ref 2017/0041

Continued siting and use of two container units for employee welfare purposes, ancillary to the mineral processing and aggregates recycling activities at the site for a further period until 30 September 2019 without compliance with Condition 2 of planning permission ref: SP/16/00663/SCC dated 8 August 2016.

(Note: Please make it clear in your correspondence which application or applications you are making comments on by using the Surrey County Council (SCC) application reference, or references.)

APPLICANT

Brett Aggregates Ltd

SITE LOCATION AND BACKGROUND

The Shepperton Quarry recycling facility is situated within the north eastern part of Shepperton Quarry. The site lies on the west side of Littleton Lane just north of the M3 Motorway, to the south-east of Laleham and to the west of Shepperton. The closest housing to the recycling facility is situated east of Littleton Lane, some 400m to the northeast. Access to the aggregates recycling facility is via the main entrance into Shepperton Quarry from Littleton Lane.

The application site is situated within the Metropolitan Green Belt. The eastern and northern parts of the site lie within the Shepperton Quarry Site of Nature Conservation Interest (SNCI). The lake to the east of Littleton Lane is designated as the Littleton Lake SNCI. The site lies almost entirely

within an Environment Agency Flood Zone 2 area with land surrounding it within Flood Zone 3. The application site lies in an area with a long history of mineral working.

As well as the aggregates recycling facility, Shepperton Quarry comprises: a lake used since the mid 1970s until fairly recently for the disposal of silt arising from the processing of minerals; an inactive sand and gravel processing plant, now largely dismantled, which up until 2015 was used for the processing of minerals extracted from Home Farm Quarry and its eastern extension area, situated around 600 metres to the north, which were transported to Shepperton Quarry by field conveyor; a concrete batching plant; and, the Littleton Lane industrial area. Unworked reserves of mineral still exist under the Shepperton Quarry processing plant and adjacent industrial area.

The working of the remaining mineral and restoration of Shepperton Quarry will be controlled through the working and restoration conditions approved on 28 February 2012 (ref. SP98/0643), under the Review of Old Mineral Permissions (ROMP) provisions of the Environment Act 1995 for approval of new working and restoration conditions. This requires the whole of the site including the aggregates recycling area to be restored by 21 February 2020. A Section 106 legal agreement entered into in connection with the SP98/0643 ROMP decision will secure a long term Landscape and Biodiversity Management Plan for the restored Shepperton Quarry site.

The aggregates recycling facility at Shepperton Quarry was originally granted planning permission on appeal in 1998 under ref: T/APP/8360/A/98/1013164 for a five year period expiring on 21 May 2004, following a refusal by the then Planning Sub-Committee. In January 2005, planning application ref. SP04/0750 to continue the recycling use for a further period of five years was refused by the County Planning Authority on Green Belt and traffic impact grounds. On 16 February 2006, this application was subsequently granted on Appeal for a temporary period expiring on 21 May 2009 under ref: APP/B3600/A/05/1175072.

Planning permission ref: SP09/0371 was granted in January 2011 for the continued use of the land as a temporary aggregates recycling facility for construction and demolition waste until 21 May 2014. This included the use of crushing and screening plant to produce recycled aggregates and recycled soils, stockpiling of waste and recycled products, and the retention of screen bunding and a two storey site office. In September 2014, planning permission ref: SP14/00835/SCC was granted for the further continued use of the land as a temporary aggregates recycling facility for a period of 2 years until 21 May 2016. A further one year extension of time until 21 May 2017 was granted on 8 August 2016 under planning permission ref: SP/16/00662/SCC.

In May 2012 planning permission ref: SP/12/00386 was granted by the County Planning Authority for the siting and use of two container units for employee welfare purposes at the site also until 21 May 2014. The time period for the continued siting and use of these two container units for employee welfare purposes at the site was extended by planning permissions ref: SP/14/00633/SCC dated 24 September 2014 and SP/16/00663/SCC dated 8 August 2016 until 21 May 2016 and 21 May 2017 respectively.

DESCRIPTION OF PROPOSAL

Application 1

Our reference: SCC Ref 2017/0040

This application is seeking planning permission for the continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 30 September 2019 without compliance with Conditions 2 and 8 of planning permission ref: SP/16/00662 dated 8 August 2016.

The Conditions read as follows:

Condition 2 The permission hereby granted shall be for a limited period only expiring on 21 May 2017.

Reason: *To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development which is inappropriate development in the Green Belt and is not acceptable in this location as permanent development and to minimise the impact on the local environment and local amenity in accordance with Surrey Waste Plan 2008 Policies WD3, CW6 and DC3; and Spelthorne Borough Local Plan 2001 Policy GB1.*

Condition 8 All stockpiles of materials, buildings, structures, areas of hardstanding and surfacing installed as part of the development, together with their foundations and bases shall be removed, and the land landscaped and restored in accordance with the scheme of restoration and landscaping for Shepperton Quarry approved by planning permission ref: SP98/0643 dated 28 February 2012, no later than 21 May 2017.

Reason: *To enable the County Planning Authority to exercise planning control over the development so as to minimise the impact on local amenity and environment and ensure the reinstatement of the land to a use compatible with the Green Belt and in the interests of local amenity and landscape in accordance with National Planning Policy Framework 2012; Surrey Waste Plan 2008 Policies WD3, CW6 and DC3; and Spelthorne Borough Local Plan 2001 Policy GB1.*

All other conditions and measures to control hours of working, noise, dust, visual impact and prohibiting the further importation of construction and demolition waste into the site remain unchanged.

Application 2

Our reference: SCC Ref 2017/0041

The application is seeking planning permission for the continued siting and use of two container units for employee welfare purposes, ancillary to the mineral processing and aggregates recycling activities at the site for a further period until 30 September 2019 without compliance with Condition 2 of planning permission ref: SP/16/00663/SCC dated 8 August 2016. The Condition reads as follows:

Condition 2 The development hereby permitted shall cease on 21 May 2017 by which date all buildings, structures, areas of hardstanding and surfacing installed as part of the development, together with their foundations and bases shall be removed, and the land landscaped and restored in accordance with the scheme of restoration and landscaping for Shepperton Quarry as approved by planning permission ref: SP98/0643 dated 28 February 2012.

Reason: *To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development which is inappropriate development in the Green Belt and is not acceptable in this location as permanent development and to minimise the impact on the local environment and local amenity in accordance with the National Planning Policy Framework 2012 and Policy CW6 of the Surrey Waste Plan 2008.*

This note gives only the broadest indication of what the application involves. For full details, or if you are uncertain about the location or possible effect of the proposals on you, you should inspect the complete application documents held on the planning register at your District/ Borough Council or on our website.

Case Officer: David Maxwell
Telephone: 01483 518899

CONSULTATION ON MINERAL RELATED DEVELOPMENT

ITEM NUMBER 3

APPLN. NO.:	: 09/00371/SCC	Recycling Facility, Shepperton Quarry, Littleton Lane, Shepperton
VALID DATE	: 01/06/2009	
CTTEE DATE	: 24/06/2009 (MC)	
TARGET	: N/A	Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce secondary aggregates and recycled soils, stockpiling of waste and recycled products, without compliance with Condition 1 of appeal decision ref: APP/B3600/A/05/1175072 dated 16 February 2006.
		As shown on site location plan C60/262 , Drawing No C60/261 and accompanying letter received 1 June 2009 for Tarmac Limited

WARD : Laleham and Shepperton Green

This application is due to be reported to the County Council's Planning Committee on 22 July 2009.

1. Development Plan Document

- Green Belt
- Area liable to flood

2. Relevant Planning History

- 2.1 A detailed description of the site and its history is set out in the "Site Location and Background" section of the County Council's preliminary report, which is attached as Appendix 1. A brief summary is outlined below.
- 2.2 In May 1998, permission for a recycling operation was refused (ref. SP/98/0205) for Green Belt and flooding reasons. Temporary permission was granted on appeal (ref. T/APP/8360/A/98/1013164) for a period of five years expiring on 21 May 2004.
- 2.3 In January 2003, permission was granted (ref. SP/02/1149) to retain a two-storey portacabin on the site. This was used ancillary to the recycling use for office purposes and was limited by condition to the same end date as the recycling operation.
- 2.4 In January 2005, permission was refused (ref. 04/00750) to renew the temporary recycling facility permission for an additional five years. Temporary permission was granted on appeal (ref. APP/B3600/A/05/1175072) for a period of five years expiring on 21 May 2009.

3. Description of Current Proposal

- 3.1 Shepperton (Littleton Lane) Quarry is off the western side of Littleton Lane. The recycling site: which is 3.25ha in area: is situated in the north eastern corner of the quarry site, and is accessed off Littleton Lane.
- 3.2 The proposal is to continue the current recycling use for a further temporary period of five years, ending on 21 May 2014. The application letter states that the use would remain within the curtilage of the existing permission area and the perimeter screening bunds would remain in place at the current height.
- 3.3 To the north of the site is Laleham Farm. To the south is an existing industrial area, with mineral extraction processing plant beyond, and a lake to the west. The nearest residences are in Ashurst Drive off the eastern side of Littleton Lane.
- 3.4 The applicant has stated that the five year temporary permission is aligned to the life of the existing quarry development at another site at Home Farm, Shepperton, which is due to be worked and restored by February 2013. An application has been submitted to Surrey County Council to extend the working area at the Home Farm site onto land at Laleham Nurseries and Shepperton Studio's, which would be completed by 2014. It is therefore proposed that the life of the recycling operation at Littleton Lane be extended for this period. However it should be noted that this application is currently invalid.

4. Consultations

- 4.1 None

5. Third Party Representations

- 5.1 None to date.

6. Issues

- Green Belt
- Flooding
- Visual impact
- Traffic impact

7. Planning Considerations

- 7.1 This is the third successive temporary application and seeks to extend the overall use of the site as a recycling facility for a total period of 15 years. The site is within the Green Belt and consideration has to be given to the impact of the proposal upon the character, aims and objectives of the Green Belt. The proposal is, and has always been, considered to be inappropriate development with the Green Belt. However, the Inspectors in allowing the previous appeals have both concluded that very special circumstances do exist to justify this development within the Green Belt on a temporary basis. These conclusions have been reached after assessing the overall need for such recycling facilities, the environmental impacts of the use, the permanence of the use and the overall impact upon the Green Belt. In view of the applicants statement that the proposal is aligned to a nearby site, the possibility of alternative sites is also a matter for consideration.

- 7.2 With regard to the need, the Surrey Waste Plan and other national and regional recycling policies do encourage the provision of recycling sites, particularly in areas where there is a scarcity of such sites, as there is in North-West Surrey. The requirement for the production of recycled and secondary aggregates was identified by the Inspector in the 2006 appeal decision letter and at that time there was a projected shortfall in capacity, which would have been further increased by the closure of the Littleton Lane facility. However it should be noted that in the current economic climate and the reduction in current developments in the area, the supply of waste material and the demand for recycled materials is likely to have diminished and therefore the applicant should provide further justification that the need for a further temporary permission over the next five years, is as strong as it was in the previous ten years.
- 7.3 In considering the original appeal in 1999, the Inspector concluded that the temporary period of five years was acceptable. However, the appeal decision letter also stated that *'any proposal for a longer period would have to be judged on its own merits and different circumstances are likely to arise in the future as, for example, the expiry of the lease on the industrial area south of the appeal site becomes more imminent'*.
- 7.4 The Inspector considering the 2006 appeal also stated that *'the essential characteristic of Green Belts is their permanence... The Inspector who considered the previous appeal expressed concern that, if a 5-year permission were granted then on the basis that a temporary development would be less harmful than a permanent development, the same argument could be repeated in support of further temporary permissions. That concern has been borne out with just that argument being advanced in this case...while the possibility of a further application on this site cannot be precluded, I am confident that the likelihood of a succession of temporary permissions leading effectively to a long-term development is slight. Therefore, the permanence of the Green Belt here will be maintained.'*
- 7.5 The applicant has stated that it is the intention to align this further temporary application with the start up of a proposed facility on an extended site at Home Farm. An application for this extension has been submitted to the County Council in January, although it currently remains invalid. Even if the application is eventually validated and given due consideration, there is no guarantee that the proposal will be found acceptable, which may give rise to the prospect of an application for a further renewal of the temporary permission. This would raise strong concerns over whether this site and its use will become a long-term development. In view of the timescale already reached, the use of the site is starting to provide a degree of permanence, with the associated impacts upon the openness of the Green Belt, and further renewals would be of particular concern. Therefore, the County Council should be advised that the length of this temporary permission should be specifically restricted to existing consents on Home Farm.
- 7.6 No evidence is available at the time of writing this report as to whether the applicant has identified other possible sites in the vicinity that may be used for such a use. Although it is understood that the applicant has previously offered the cessation of the use on this site and to transfer it to another site elsewhere in the Borough in Stanwell Moor. In view of the concerns regarding the continued use on this particular site and the degree of permanence, it is also considered that the County Council should be advised that a further temporary permission should be based on an assessment as to whether there are any alternative sites available, particularly those outside of the Green Belt.

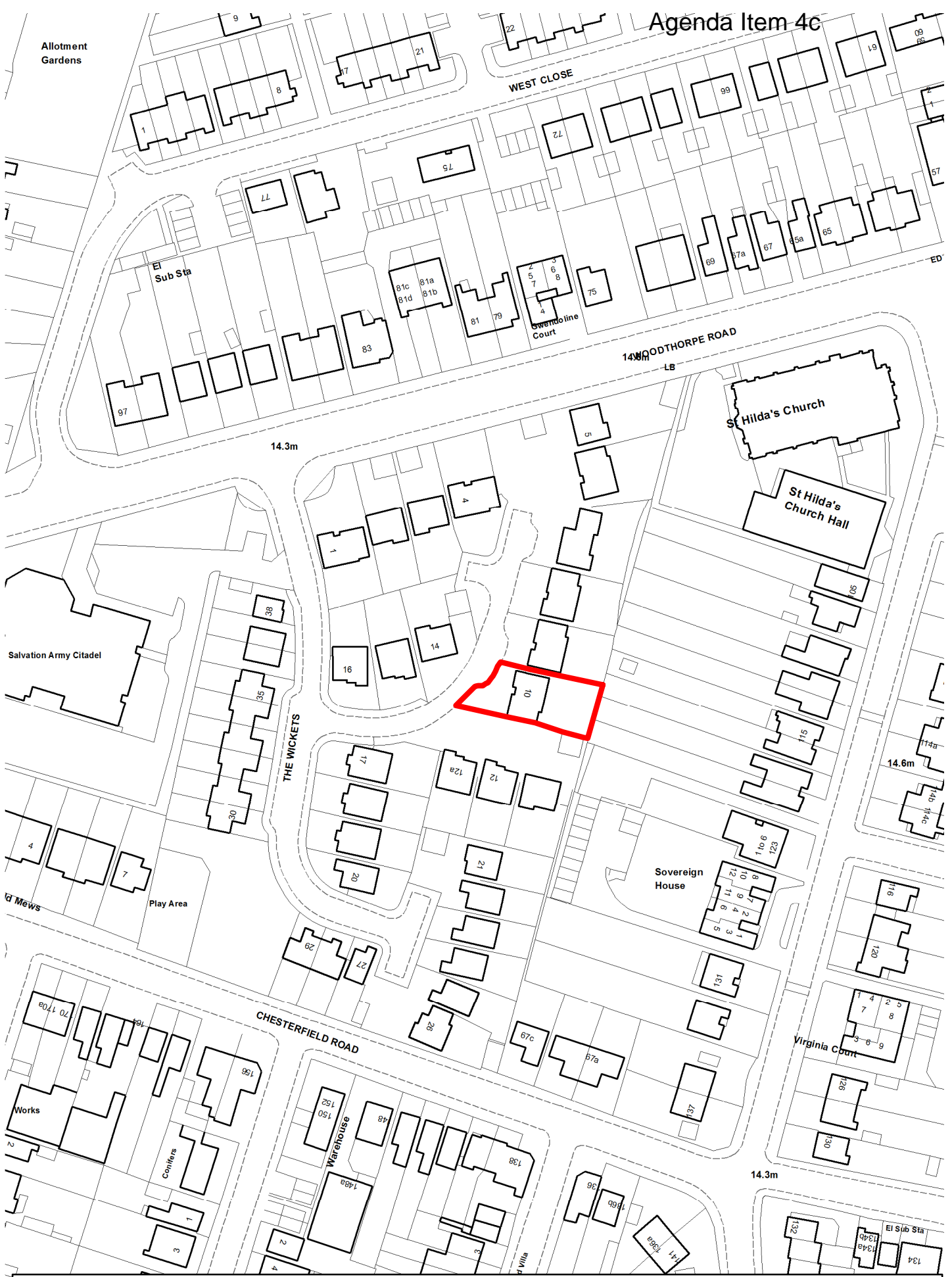
- 7.7 The matter of flooding would be fully assessed by the Environment Agency, and I consider that the Agency's views should be paramount, and no doubt will be accepted by the County Council.
- 7.8 The recycling site is a considerable distance from the nearest residences. Since the previous application, no new housing developments have been carried out in the immediate vicinity. The site has earth bunds to the north and east, with trees along the relevant section of Littleton Lane further to the east. This screens the recycling use from those directions, whilst to the south is the existing industrial area, and the gravel pit lake to the west. In both appeal decisions, the Inspectors, taking these factors into account, had no objection on visual grounds. I therefore consider that the visual impact of the proposal would not be objectionable.
- 7.9 In considering the previous application, the Council raised an objection to the County Council on the grounds that 'no Legal Agreement on lorry routing has been extended to cover this development, and the impact of lorry traffic from this development on the routes to the site, in particular on residences along such roads, would be detrimental to the amenities of such residences'.
- 7.10 However the Inspector in allowing the most recent permission, came to the conclusion that *'the traffic arising from the recycling operations on the site does not cause significant harm in terms to the living conditions of residents along the routes to and from the site or to the safety and convenience of road users'*. The Council has previously accepted that recycling traffic is not the major problem in this area and in view of the Inspectors comments and the lack of any substantial additional evidence to suggest that recycling traffic has grown to a level where it is causing serious harm, it is not considered that the Council can sustain an objection on these grounds.

7 Recommendation

- 8.1 That Surrey County Council be informed that this Council raises NO OBJECTIONS to the principle of a further temporary permission on the site, subject to the following matters:
- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
 - ii) That confirmation is received that there are no alternative non-Green Belt sites in the local area
 - iii) That the applicant can demonstrate that there remains a continuing need for recycling facilities within the current economic climate

APPENDICES

Appendix 1. County Council's Preliminary Report



1:1,250

17/00481/HOU
10 The Wickets, Ashford, TW15 2RR

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Planning Committee

03 May 2017



Application No:	17/00481/HOU		
Site Address:	10 The Wickets, Ashford, TW15 2RR		
Proposal:	Erection of single storey rear extension and front porch. (Demolition of existing rear conservatory)		
Applicant:	Mr Lee Strongitharm		
Ward:	Ashford Town		
Call in details:	The applicants' partner is an officer employed by Spelthorne Borough Council, and Paragraph 4 of the Scheme of Delegation requires all applications by members and staff to be determined by the Planning Committee.		
Case Officer:	Matthew Churchill		
Application Dates:	Valid: 24.03.2017	Expiry: 19.05.2017	Target: Under 8 weeks
Executive Summary:	<p>The application is seeking the erection of a single storey rear extension, which would follow the demolition of the existing conservatory. The application is also seeking the erection of a front porch.</p> <p>The proposal is considered to comply with Policy EN1 (Design of New Development) of the Spelthorne Borough Core Strategy and Policies DPD (2009) and the guidance contained in Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development (2011), and would have an acceptable relationship with the surrounding residential properties and locality.</p>		
Recommended Decision:	The application is recommended for approval.		

MAIN REPORT

1. Development Plan

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

- EN1 (Design of New Development)
- CC3 (Parking Provision)
- EN4 (Provision of Open Space)

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

2. Relevant Planning History

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

2.1 The application site is occupied by a two storey detached dwelling, situated on the eastern side of the Wickets, Ashford. The site is located within a designated protected urban open space (Note this designation has in effect been superseded by the approval in 1994 of the Wickets estate and is no longer a material consideration in this case), and it was established during the site visit that the eastern side of the Wickets is predominantly characterised by two storey detached dwellings. The application property itself, contains a single storey side garage, and off-street parking is available at the front of the dwelling. It is also relevant to note no's.117, 119, and 121 Stanwell Road adjoin the rear of the site.

2.2 The application proposes the erection of a single storey rear extension, which would be constructed following the removal of the existing rear conservatory. A single storey covered porch area is also proposed within the front elevation.

2.3 The proposed porch would contain a gable roof form, measuring a depth of 1.5 metres, and the porch area would be situated in front of a new doorway.

2.4 The proposed rear extension would measure a depth of 4 metres, a width of approximately 9.1 metres, and a maximum height of 3.421 metres. The rear extension would incorporate a partially pitched, partially flat roof form, containing two roof lights. The extension would also be constructed in

materials that match those of the existing dwelling, consisting of brickwork and roof tiles.

2.5 Copies of the site layout and elevations are provided as an Appendix.

3. Consultations

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

Consultee	Comment
Environmental Health	No comments
Stewart Bee (The Council's Aboricultural Consultant)	Awaiting comments.

4. Public Consultation

The residential occupiers of 7 neighbouring properties were notified of the planning application, and at the time of writing no letters of representation have been received.

5. Planning Issues

- Design and appearance
- Amenity of the occupiers of neighbouring and adjoining residential properties.

6. Planning Considerations

Design and Appearance

6.1 Policy EN1 of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land. Also of relevance is the Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development, 2011.

6.2 A covered porch area is proposed within the front elevation of the property. The roof form over this element of the scheme would incorporate a gable design, and would project approximately 1.5 metres beyond the existing front elevation. It is considered, at this relatively minor scale, an objection could not be sustained against the proposal in regards to the impact upon the prevailing building line. The gable design would also match the design and angle of the existing gable roof form within the front elevation of the building. In addition, it was noted during the site visit that further examples of porches areas were present within the prevailing street scene, most notably at no.7 The Wickets. As a result the proposed front porch is not considered to unduly detract from the character of the area, and is viewed to have an acceptable impact upon visual amenity.

- 6.3 It is considered the proposed rear extension would have an acceptable impact upon the character of the area. This element of the scheme would not have a visual impact upon the prevailing street scene, and would be screened from the highway by the host building. The Council's SPD on the Design, indicates that single storey rear extensions of up to 4 metres in depth are usually regarded as acceptable to detached dwellings. As the proposed rear extension would measure a depth of 4 metres, the works would be in adherence to this guidance. The extension is therefore viewed to be acceptable in terms of scale, and is not viewed to be over-dominant of the host dwelling. The rear extension would incorporate a partially pitched, partially flat roof form, measuring a maximum height of 3.421 metres. Whilst this would exceed the Council's 3 metre guideline height nearest the boundary, given that the the height to the eaves would measure 2.4 metres, and the extension would be 'set in' by approximately 1 metre from the northern boundary, this is considered to be satisfactory in design terms and would not result in an overbearing impact on no.9 The Wickets. The roof form would also incorporate two roof lights, which are viewed to be acceptable by virtue of scale and location, and the proposed materials are considered to be satisfactory within this residential setting.
- 6.4 The design and appearance of the extension is therefore considered to be acceptable in this location, respecting the design of the host building, and the overall character of the area. In design terms it is considered that the proposal would conform to Policy EN1 and the Council's SPD on new residential development.

Impact on Neighbouring Properties

- 6.5 Policy EN1 of the CS & P DPD states that new development should achieve a satisfactory relationship with adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. The Council's SPD on new residential development provides detailed guidance on how to assess the impact on neighbouring properties.
- 6.6 It is considered the proposal would have an acceptable impact upon the residential amenity of no.9 The Wickets, situated to the north of the application site. It was noted during the site visit this property contains an existing rear conservatory, which is located in close proximity to the boundary with the application site. As highlighted above, the proposed rear extension would be 'set in' approximately 1 metre from this boundary, and this distance is viewed to mitigate any adverse impacts upon light. Additionally, given that the extension would be in adherence to the Council's 4 metre guideline depth, it is not viewed that the scheme would be overbearing. It is also noted that the rear elevation of no.9 is 'set back' some 2.2 metres from the rear elevation of the application dwelling, and this 'set back' distance is considered to further mitigate any adverse impacts upon light. As such, whilst it is noted that no.9 The Wickets, does contain a conservatory at the rear, given the scale and siting of the proposed extension, the works are considered to have an acceptable impact upon this property. The covered

porch would also be located approximately 5 metres from the northern boundary, and this distance is considered to mitigate any adverse impacts.

- 6.7 The works are further considered to have an acceptable impact upon nos 117, 119 and 121 Stanwell Road, situated to the rear of the application site and no.'s 11, 12 and 12A The Wickets, located to the south of the application site owing to the distance between the extension and the dwelling houses at these sites.
- 6.8 St Hildas Church, which is a Grade II listed building, is situated approximately 50 metres to the north of the application site. Section 66 of the Planning (Listed Buildings And Conservation Areas Act) 1990, for a development which affects a listed building or its setting, requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The proposed extension would reflect the design of the existing dwelling house, and would be located approximately 50 metres from St Hildas Church. It is this distance, alongside design, which is considered to mitigate any adverse impacts upon this Grade II listed building and its setting.

7. General Comments

- 7.1 It was noted during the site visit that a tree was situated at the front of the site, which would be located in close proximity to the proposed porch. This tree is not subject to a Tree Preservation Order, and the application site is not situated within a Conservation Area. As such any impact upon this tree is not considered to be a breach of planning control. A large tree was also located just beyond the rear boundary of the site, although this would be situated some 9 metres from the proposed extension. The Council's Tree Officer's comments will be sought in regards to the impact upon this tree and will be verbally reported to Committee.

8. Recommendation

- 8.1 GRANT subject to:-

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans 760-100, 760-101, 760-105, 760-111, 760-112, 760-115, 760-116, 760-120 (received 31.03.2017)

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

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

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

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

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

INFORMATIVES TO APPLICANT

- 1 The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.
- 2 Article 2(3) Development Management Procedure (Amendment) Orders 2012

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

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

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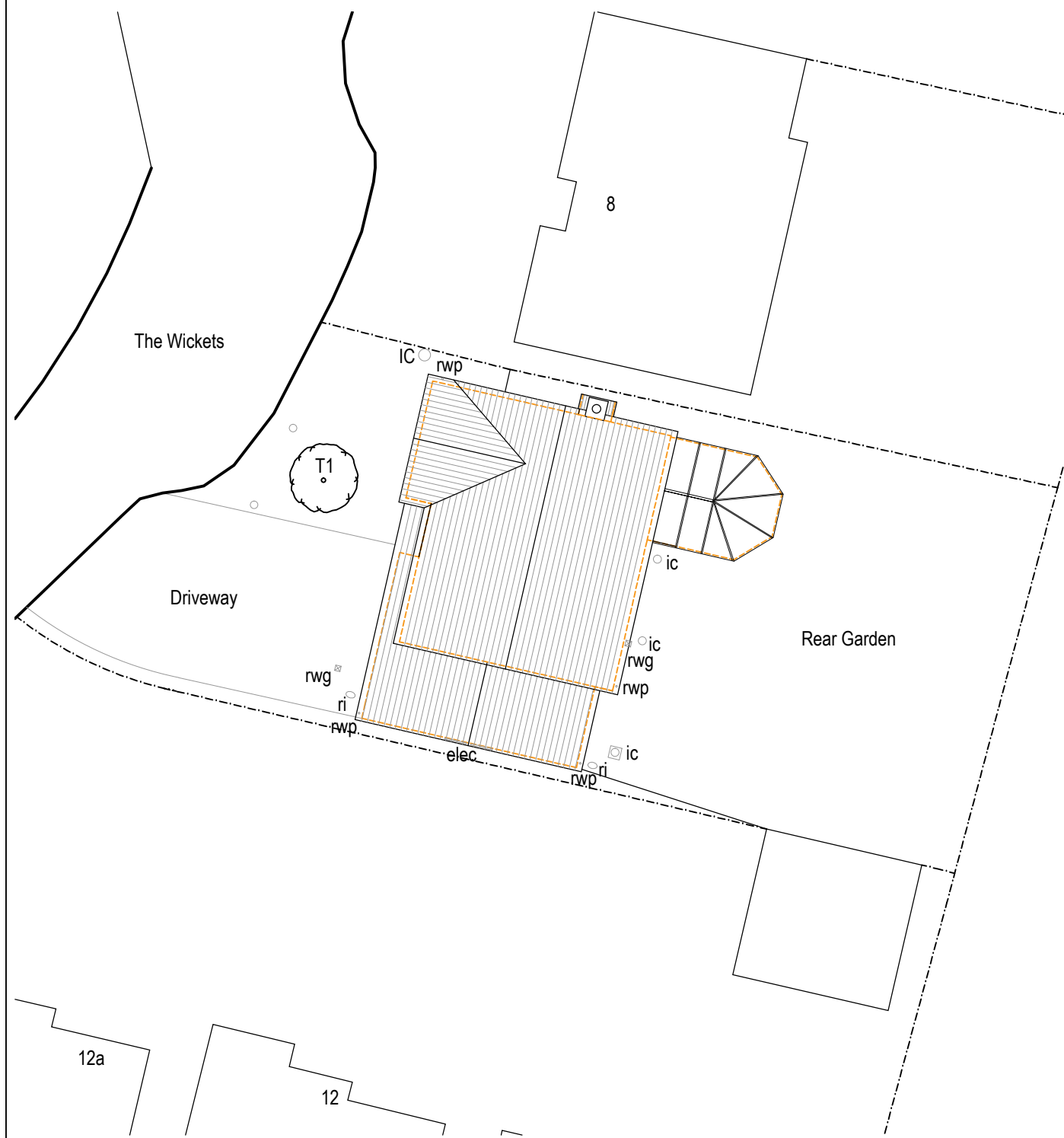
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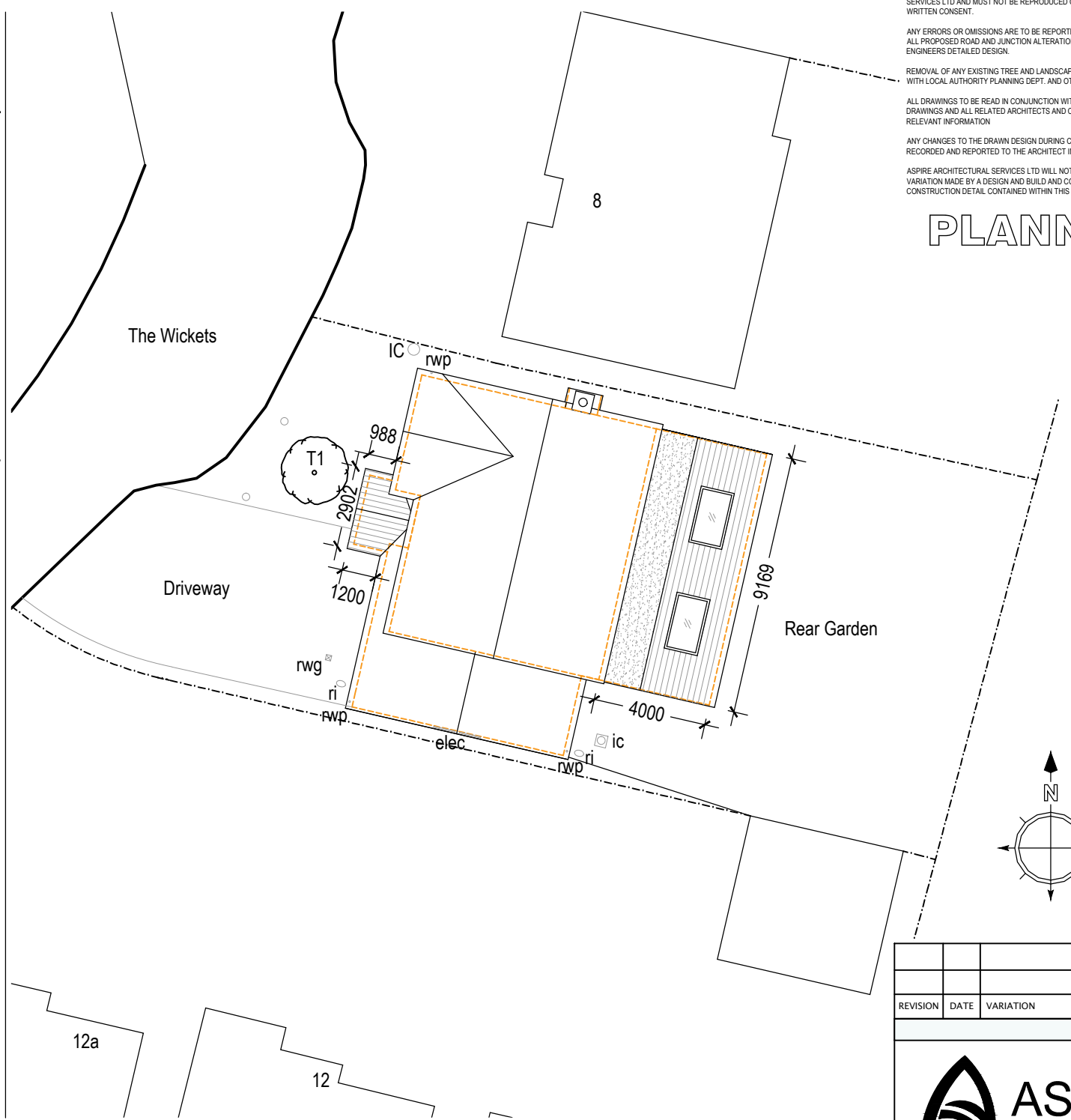
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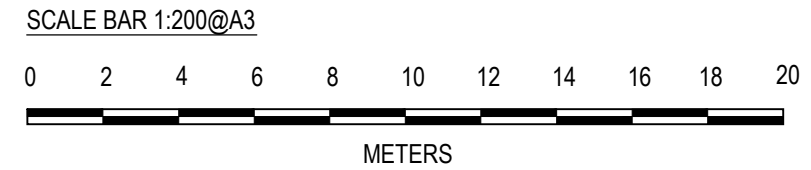
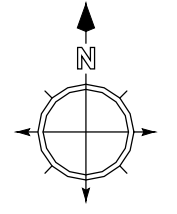
PLANNING



Existing Site Plan
SCALE 1:200@A3



Proposed Site Plan
SCALE 1:200@A3



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Project
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Title
 EXISTING & PROPOSED SITE PLANS

Drawn By AG	Checked ASPIRE	Date MAR 17
Drawing Number 760-120	Revision -	Scale 1:200@A3
Client -		

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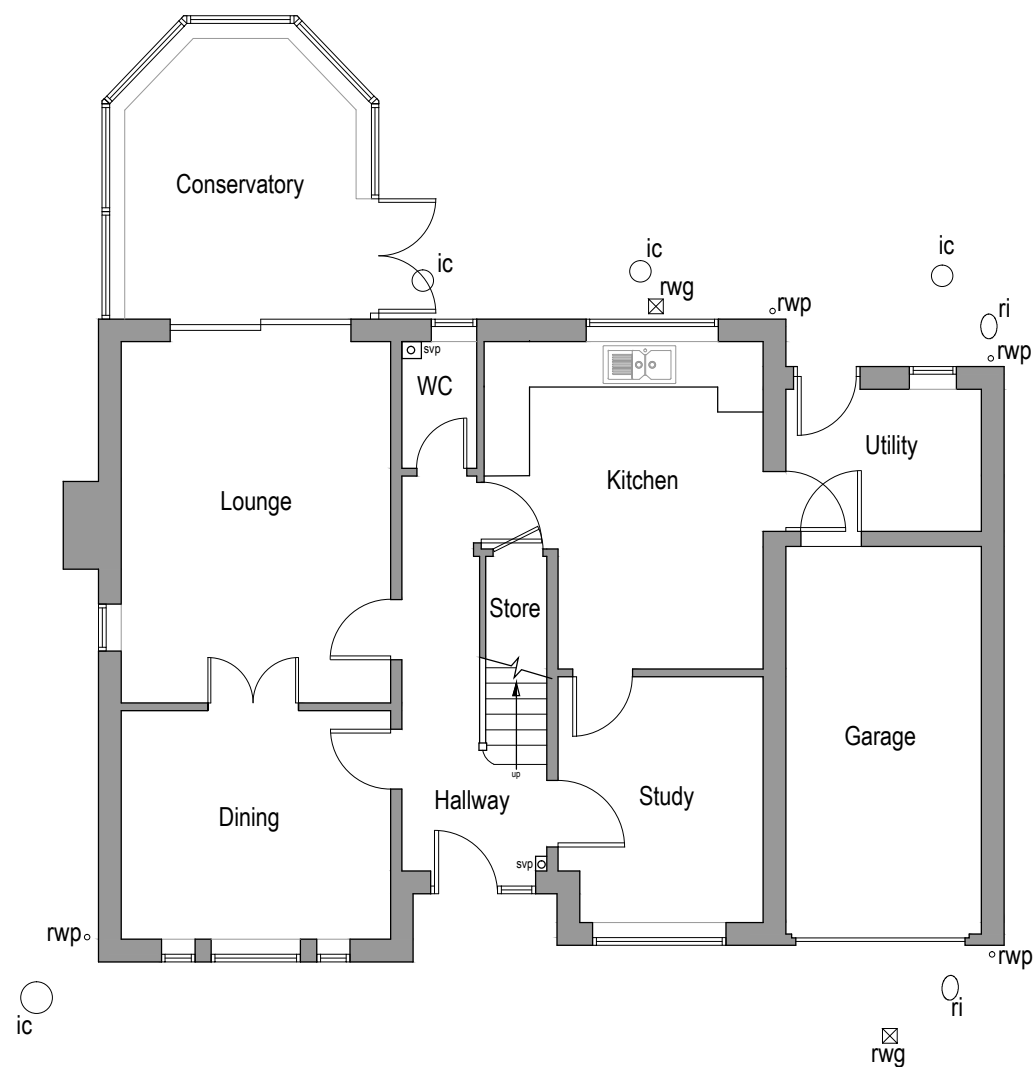
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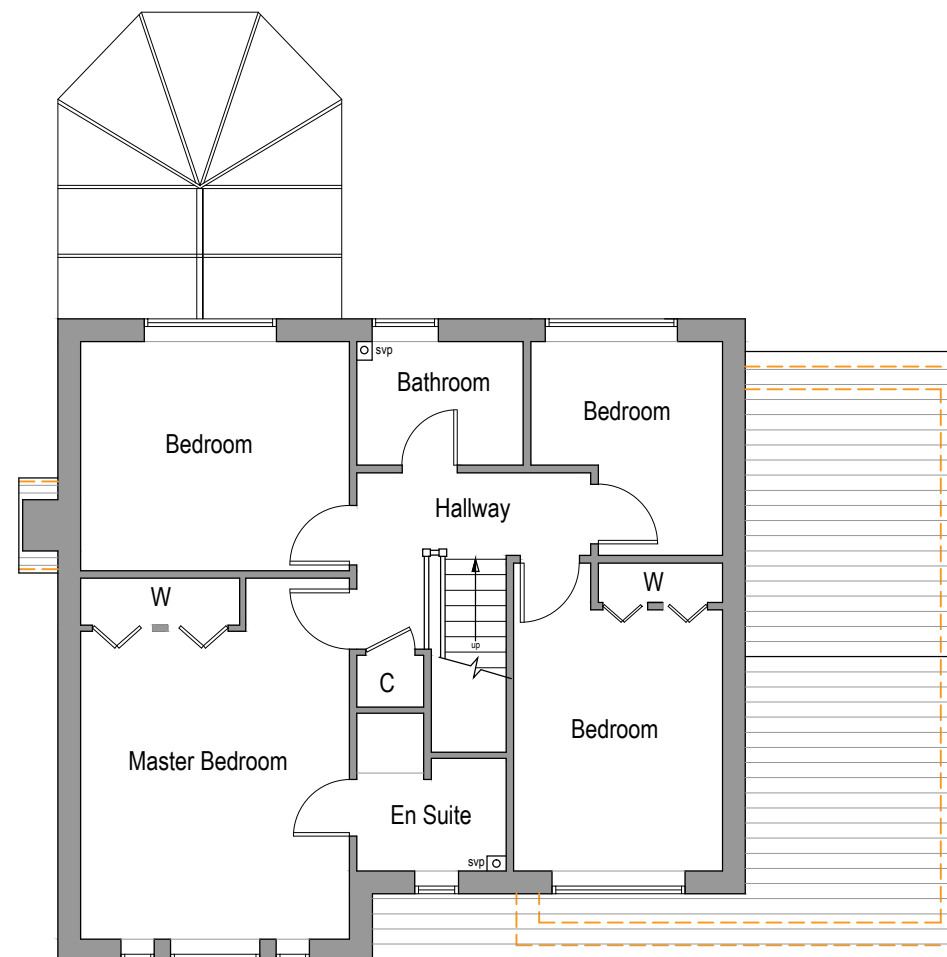
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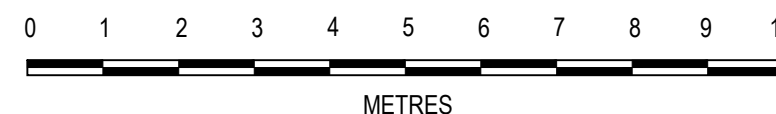


Existing Ground Floor Plan
SCALE 1:100@A3



Existing First Floor Plan
SCALE 1:100@A3

SCALE BAR 1:100@A3



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Title
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Existing Front Elevation

SCALE 1:100@A3



Existing Side Elevation

SCALE 1:100@A3



Existing Rear Elevation

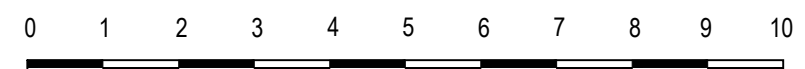
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Existing Side Elevation

SCALE 1:100@A3

SCALE BAR 1:100@A3



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 EXISTING ELEVATIONS

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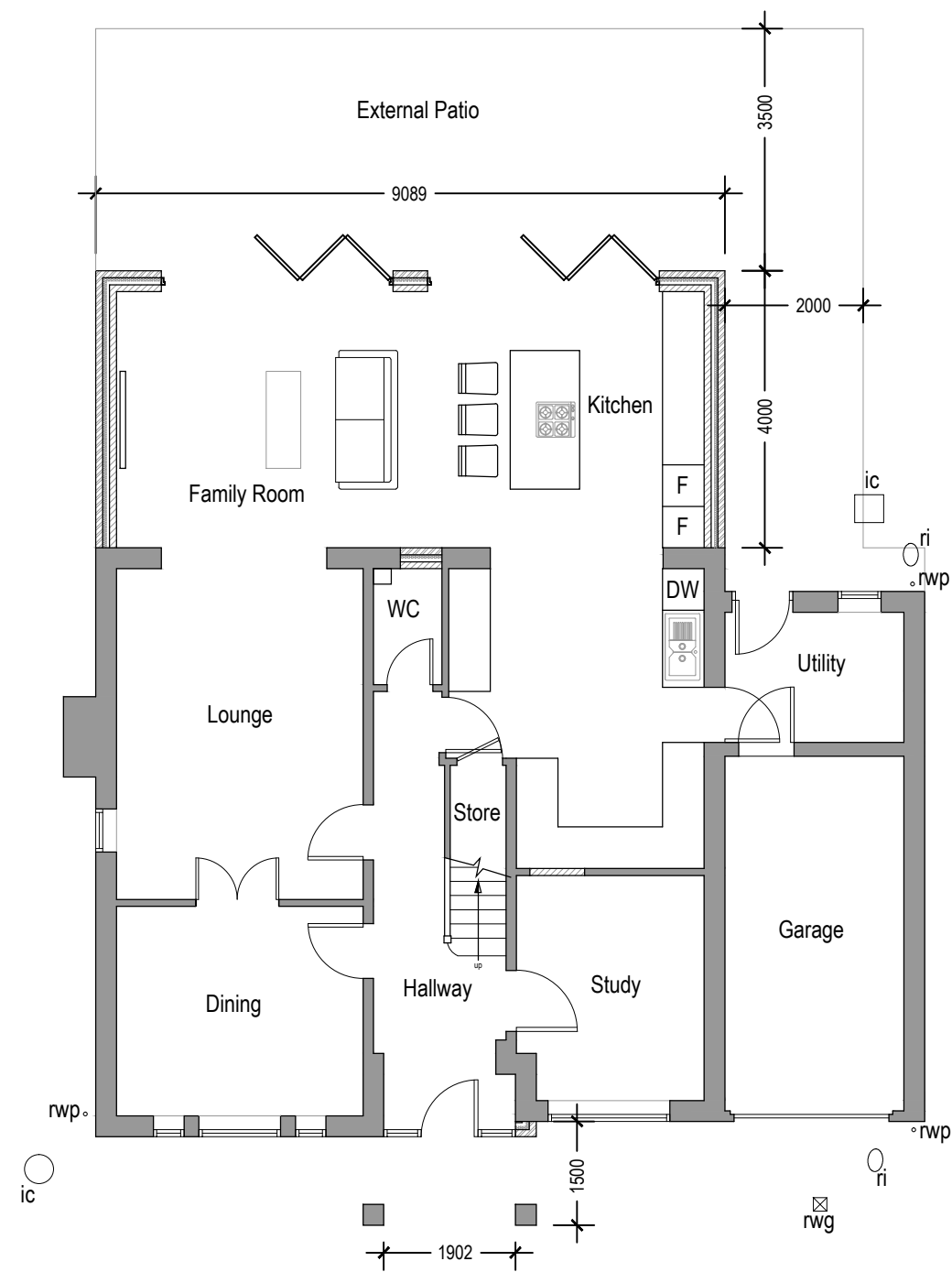
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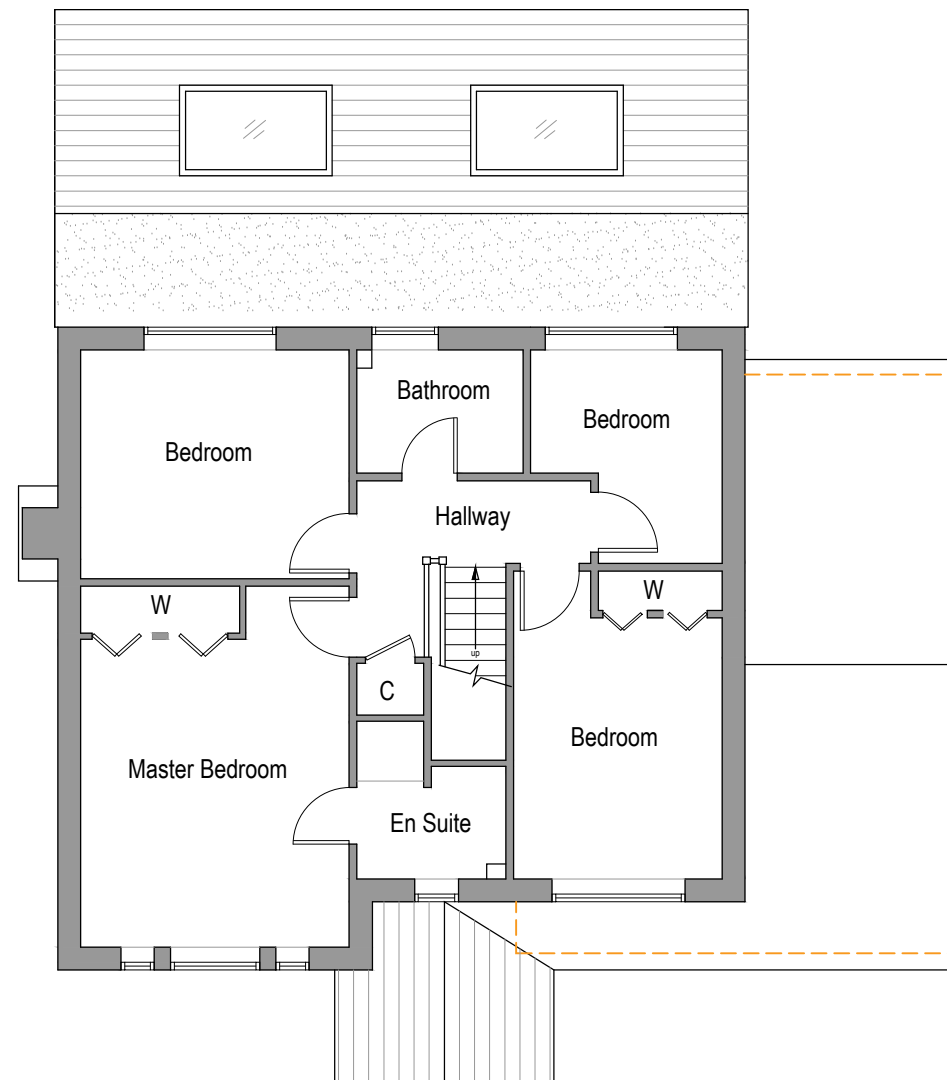
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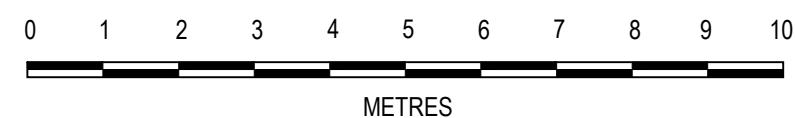


Proposed Ground Floor Plan
SCALE 1:100@A3



Proposed First Floor Plan
SCALE 1:100@A3

SCALE BAR 1:100@A3



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PROPOSED FLOOR PLANS

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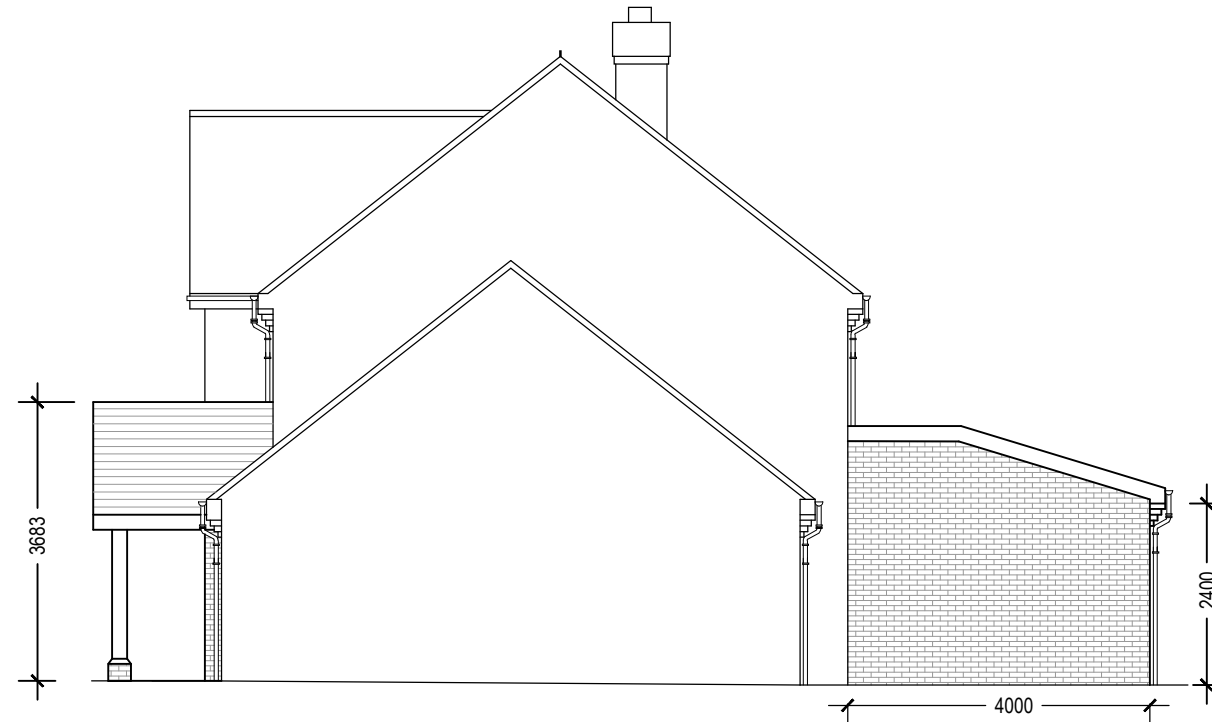
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Proposed Front Elevation

SCALE 1:100@A3



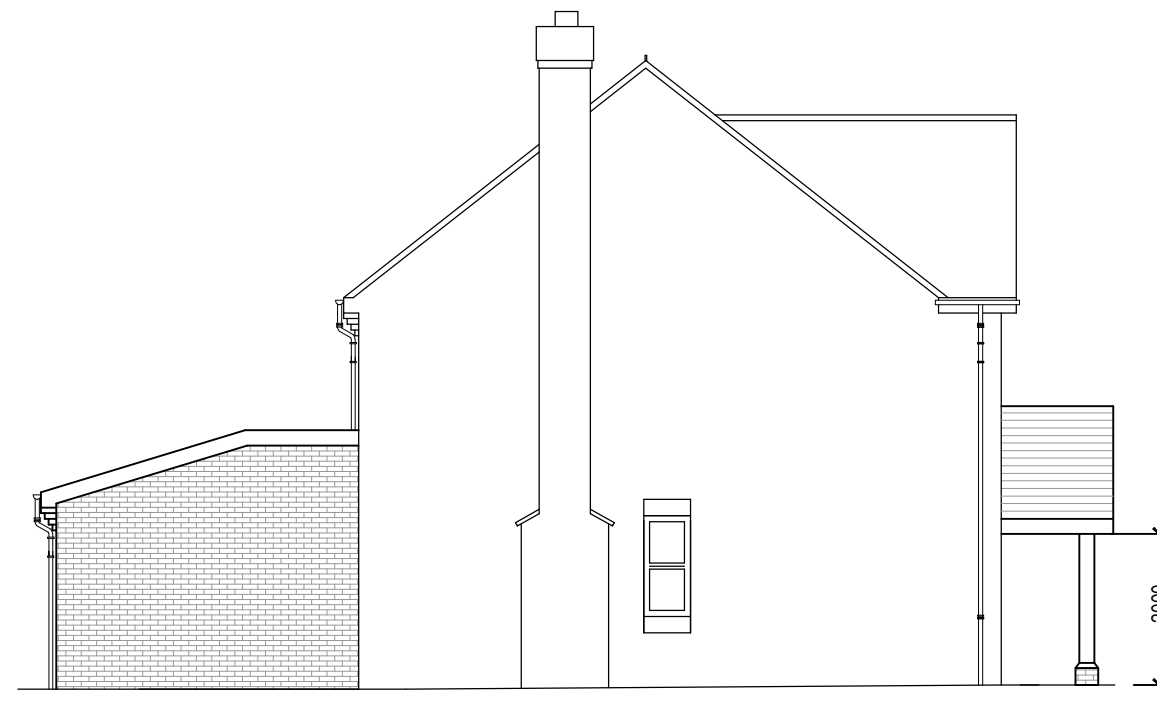
Proposed Side Elevation

SCALE 1:100@A3



Proposed Rear Elevation

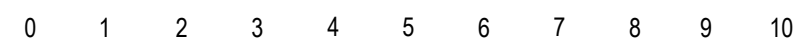
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Proposed Side Elevation

SCALE 1:100@A3

SCALE BAR 1:100@A3



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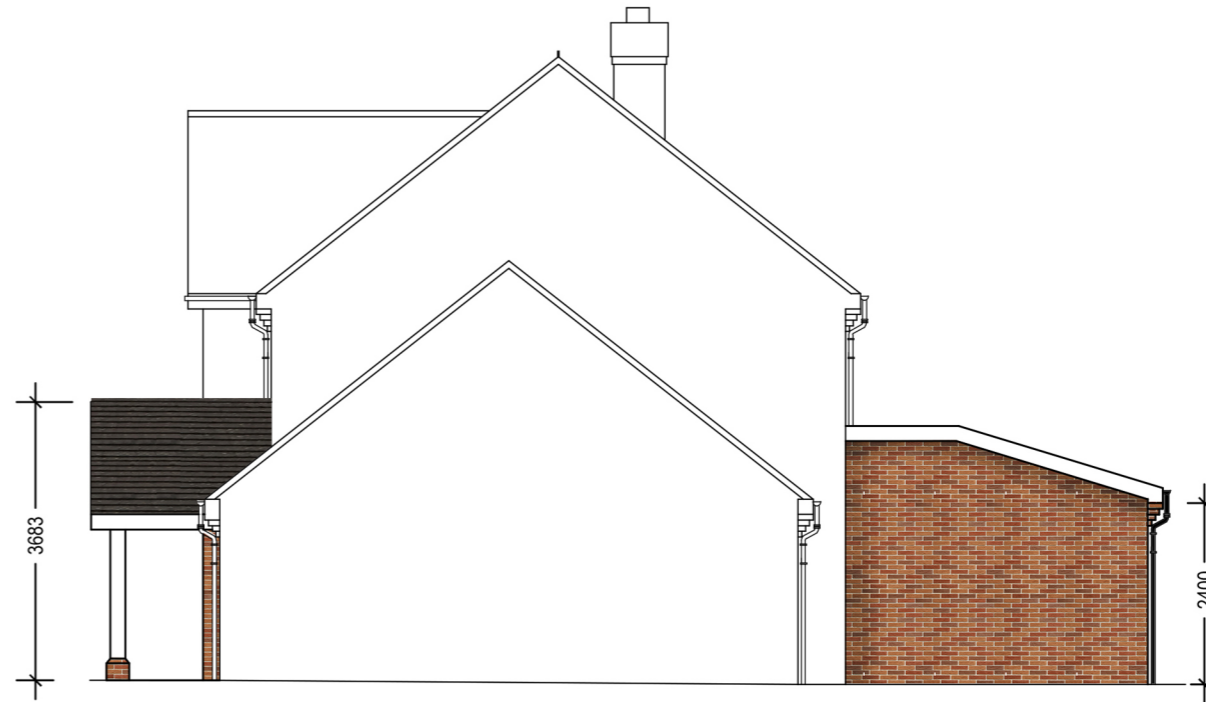
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Proposed Front Elevation

SCALE 1:100@A3



Proposed Side Elevation

SCALE 1:100@A3



Proposed Rear Elevation

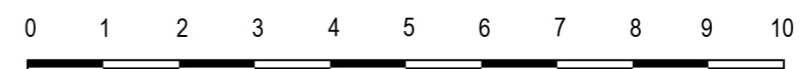
SCALE 1:100@A3



Proposed Side Elevation

SCALE 1:100@A3

SCALE BAR 1:100@A3



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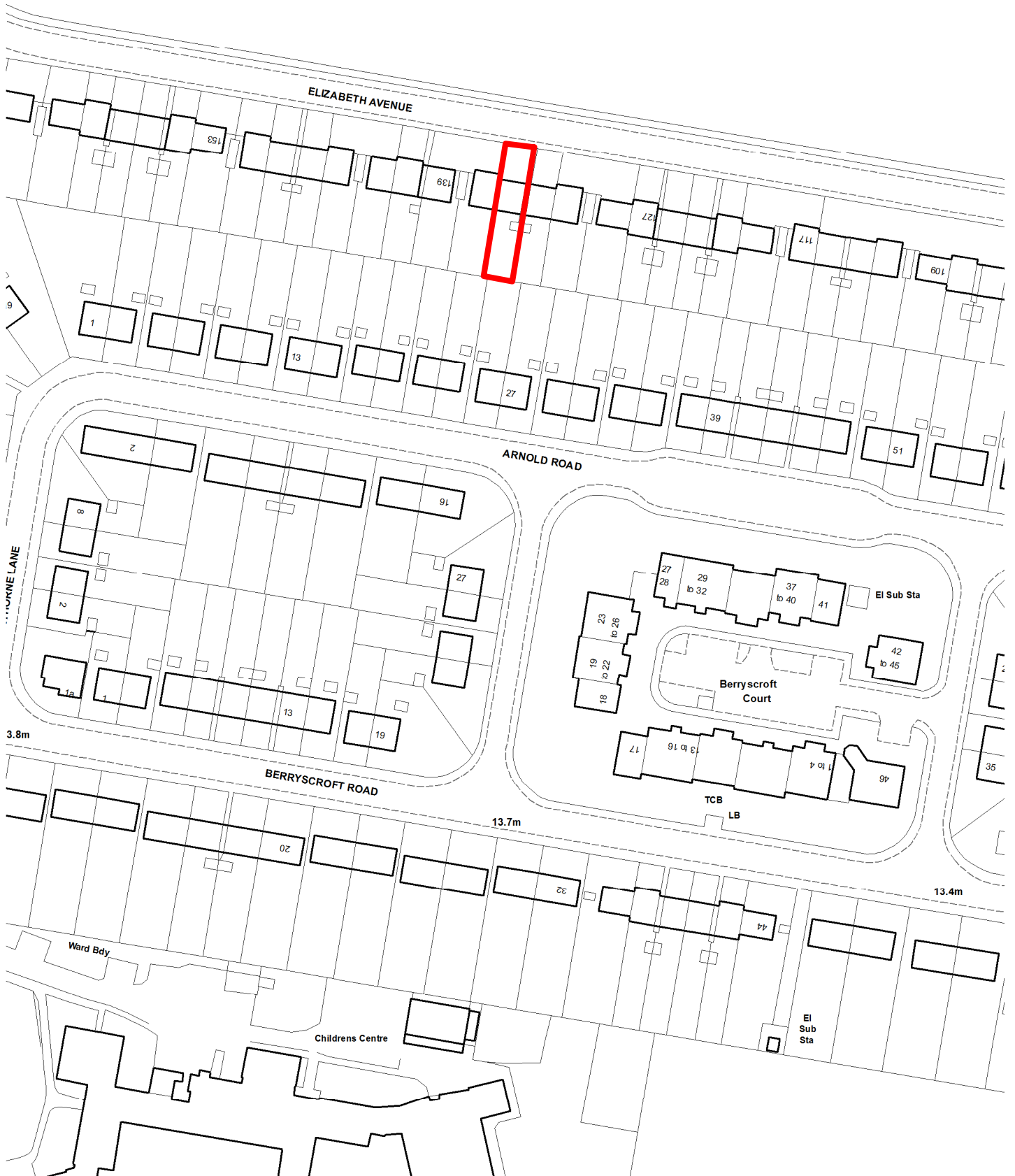
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Title
 PROPOSED ELEVATIONS VISUALS

Drawn By AG	Checked ASPIRE	Date FEB 17
Drawing Number 760-116	Revision -	Scale 1:100@A3

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17/00436/CPD

135 Elizabeth Avenue, Laleham,
Staines-upon-Thames, TW18 1JN



1:1,250

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Planning Committee

03 May 2017



Application No:	17/00436/CPD		
Site Address:	135 Elizabeth Avenue, Laleham, TW18 1JN		
Proposal:	Certificate of lawfulness for the proposed development of loft alterations including the installation of rear facing dormer and three roof lights within the front elevation.		
Applicant:	Mr Mark Lunn		
Ward:	Staines South		
Call in details:	The applicants' wife is an officer employed by Spelthorne Borough Council, and Paragraph 4 of the Scheme of Delegation requires all applications by members and staff to be determined by the Planning Committee.		
Case Officer:	Matthew Churchill		
Application Dates:	Valid: 13.04.2017	Expiry: 11.05.2017	Target: Under 8 weeks
Executive Summary:	A Lawful Development Certificate confirms whether the proposed works are 'Permitted Development' and therefore do not require planning permission. Decisions must be based only on the 'legal' position as set out in the Permitted Development Order, and are not assessed in terms of its relative planning merits.		
Recommended Decision:	The proposal would constitute permitted development as defined by Part 1, Schedule 2, of the General Permitted Development Order 2015 and planning permission is not required. A Certificate of Proposed Development to be issued.		

MAIN REPORT

1. **Development Plan**

- 1.1 This Lawful Development Certificate (LDC) seeks to establish whether the dormer proposed within the rear elevation of the dwelling, and three rooflights proposed within the front roof slope, would constitute 'Permitted Development' and would not therefore require planning permission. The purpose of such Certificates is to provide the Council's formal confirmation that planning permission would not be required. Such proposals have to be assessed solely against the criteria set out in the General Permitted Development Order 2015.

2. **Description of Current Proposal**

- 2.1 The application site is occupied by a two storey mid-terraced dwelling located on the southern side of Elizabeth Avenue, Laleham. The property contains an existing single storey rear extension, and is located within the 1 in 1000 year flood event area. The property also contains off-street parking at the front of the dwelling. The proposal seeks to erect a dormer within the rear elevation and three rooflights within the front roof slope.
- 2.2 Copies of the site layout and elevations are provided as an Appendix.

Consultations

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

Consultee	Comment
Environmental Health	No objection

4 **Assessment of Application**

- 4.1 The proposed dormer within the rear elevation, and three roof lights within the front elevation would constitute permitted development, as specified in Part 1, Schedule 2, Class B (in relation to the dormer) and Class C (in relation the roof lights) of the General Permitted Development Order 2015.
- 4.2 In relation to Class B (the dormer), the roof would not exceed the highest part of the existing roof; would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; the cubic content of the resulting roofspace would not exceed the cubic content of the original roof space by more than 40 cubic metres; would not consist of or include the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

- 4.3 In relation to Class C, the proposed roof lights would not protrude more than 150 millimetres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the original roof.

5 Recommendation

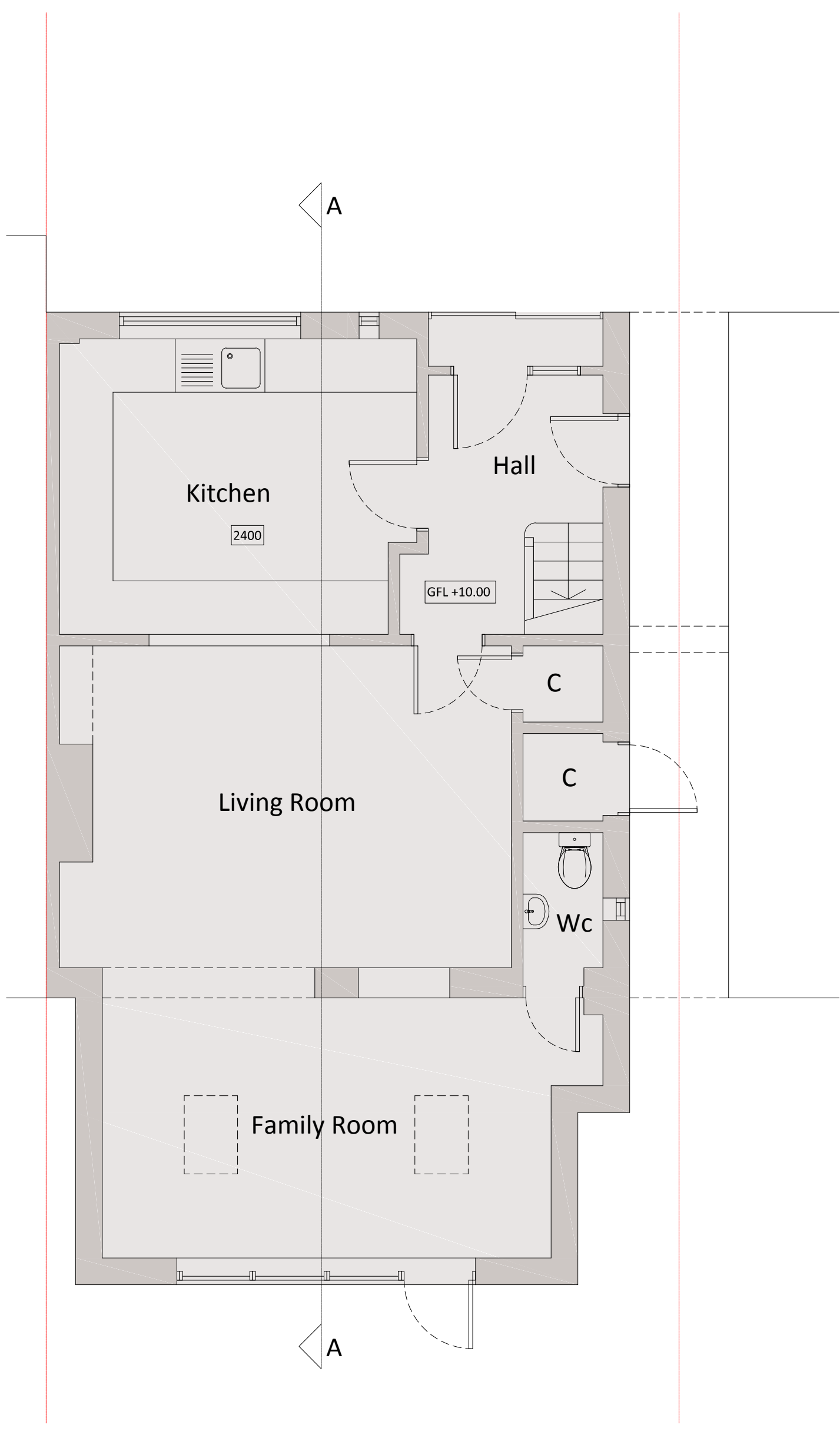
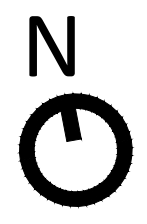
- 5.1 The proposed rear dormer and rooflights on the front of the property constitute permitted development and planning permission is not required. The Lawful Development Certificate should be issued subject to the 'conditions' set out in the Order which in the case of Condition 1, reflect the standard qualifications/limitations specified in the General Permitted Development Order.

Conditions

1. The proposed dormer roof extension would constitute permitted development under the terms of Class B Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 subject to the following conditions as set out in the order:
 - (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof;
 - (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be --
 - (i) obscure glazed, and
 - (ii) non-opening unless the parts of the window can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
2. The proposed roof lights that would be situated within the front elevation would meet the requirements of Schedule 2 Part 1 Class C of the Town and Country Planning Act (General Permitted Development) 2015.

Informatives

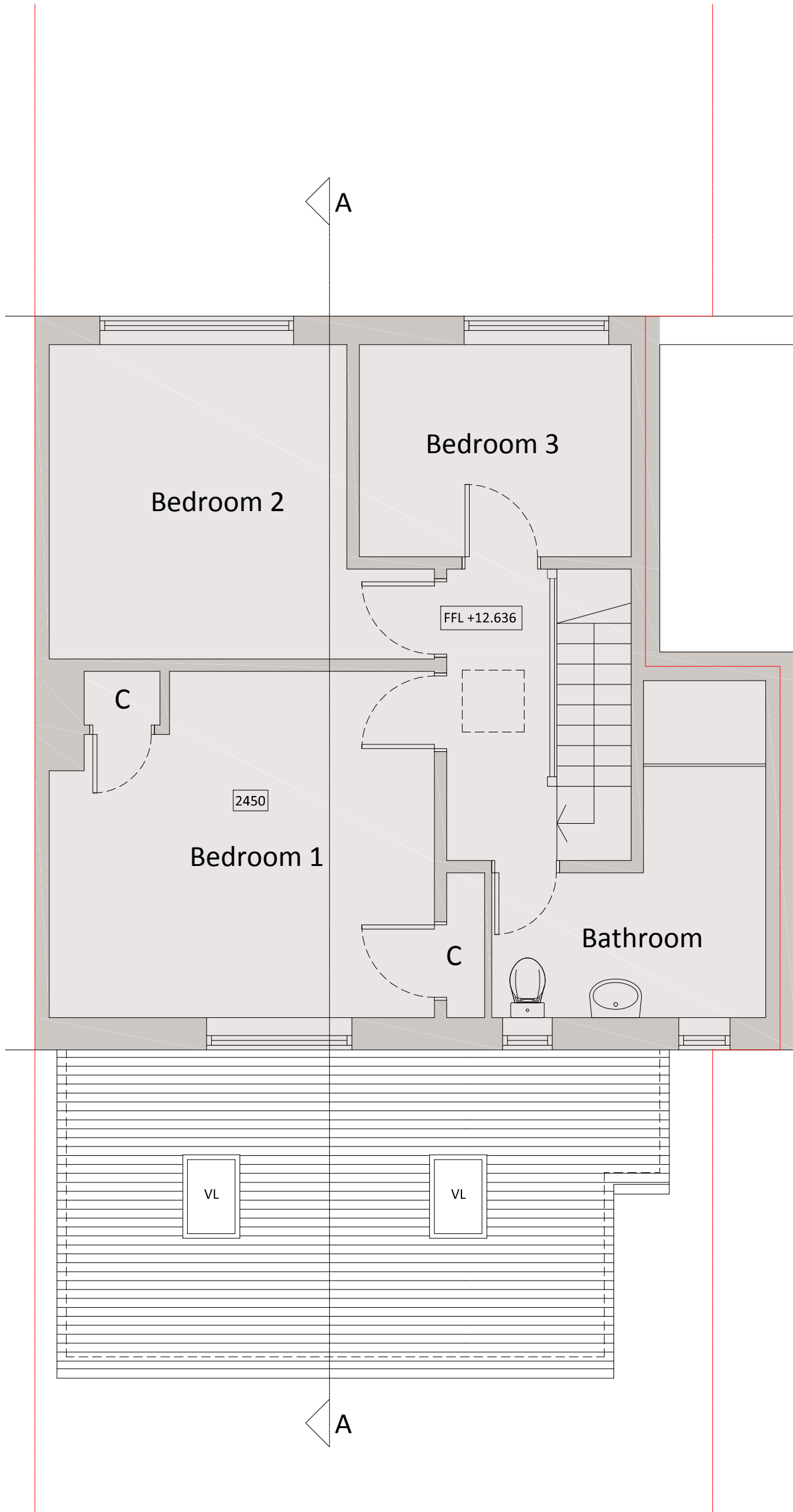
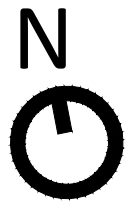
1. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 in relation to work close to a neighbour's building/boundary.



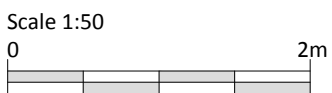
PLANNING



Job 135 Elizabeth Avenue Staines Surrey TW18 1JN		Drawing Existing Ground Floor Plan			
Number EX02 Page 57	Revision	Scales 1:50	Date 03.2017	Drawn	Checked



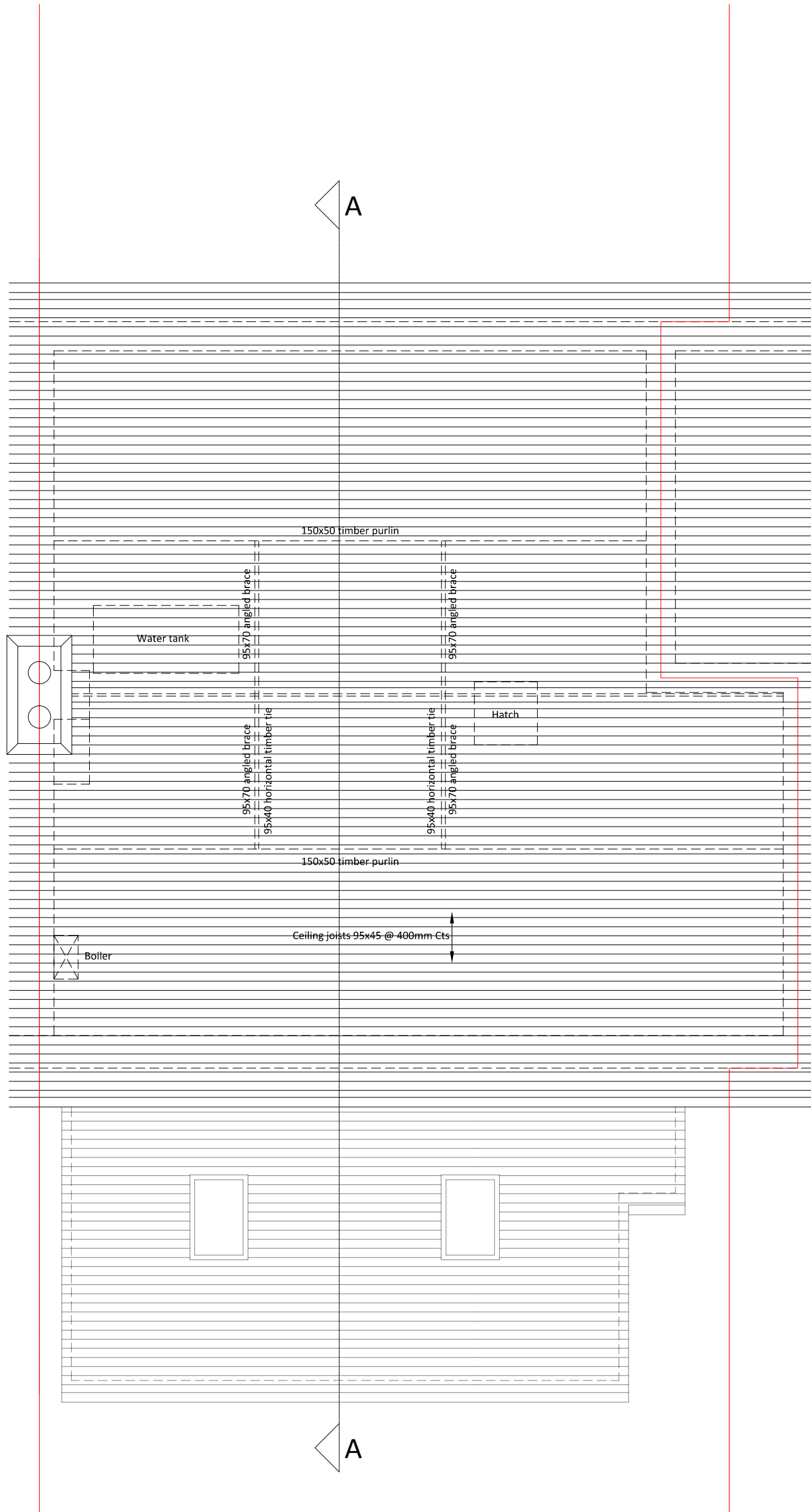
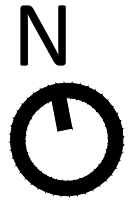
PLANNING



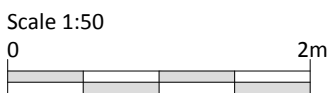
Job
135 Elizabeth Avenue
Staines
Surrey
TW18 1JN

Drawing
Existing First Floor Plan

Number	Revision	Scales	Date	Drawn	Checked
EX03		1:50	03.2017		



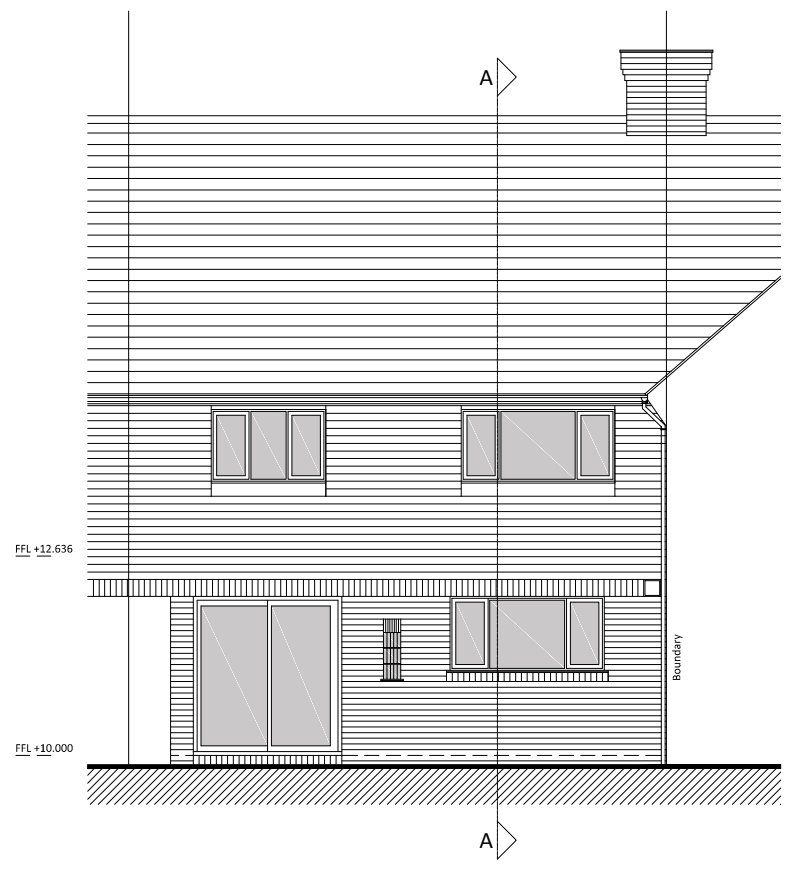
PLANNING



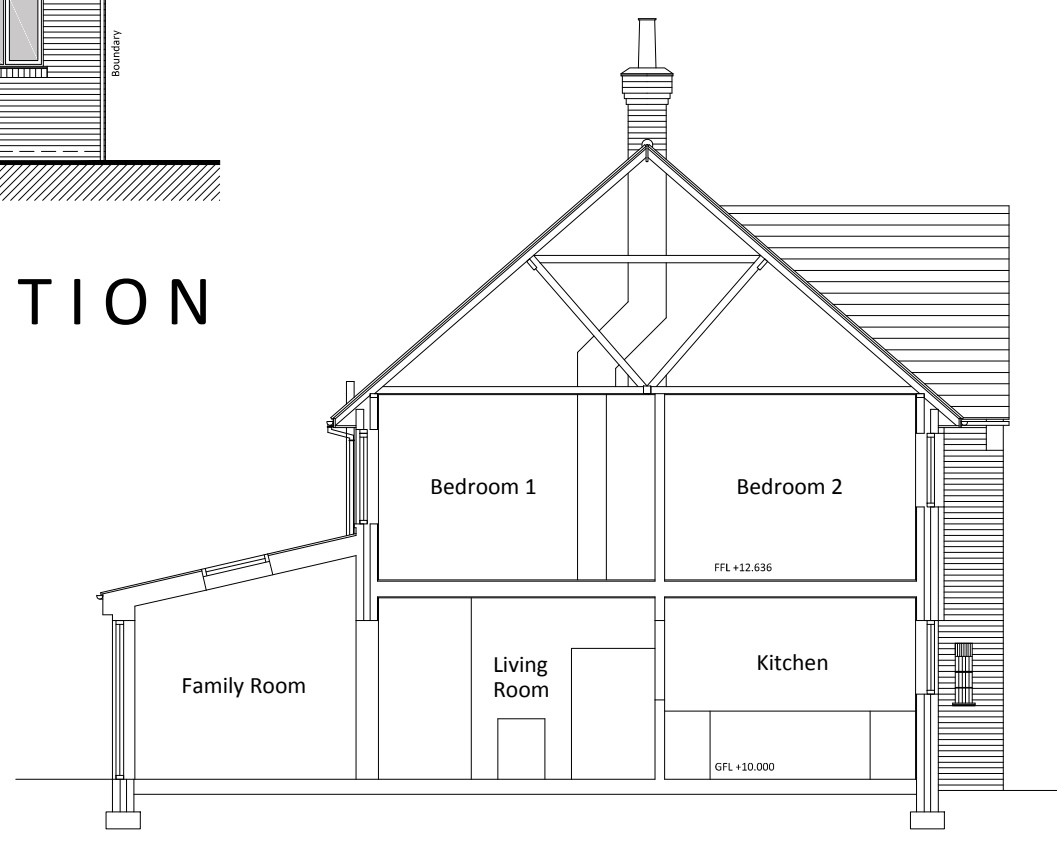
Job
 135 Elizabeth Avenue
 Staines
 Surrey
 TW18 1JN

Drawing
 Existing Roof Plan

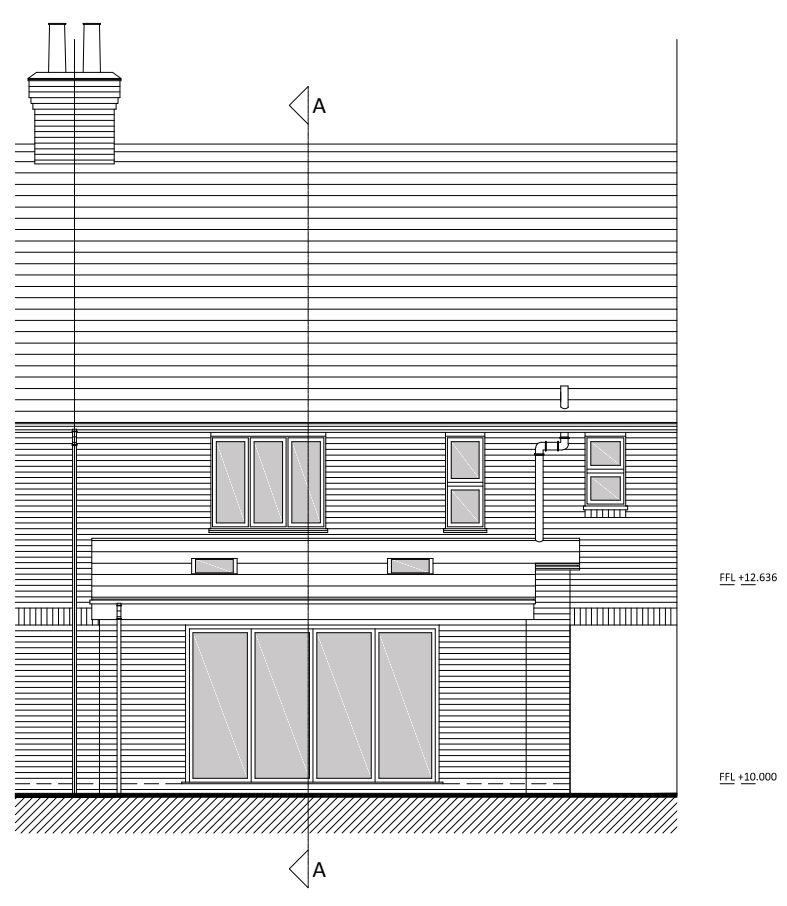
Number	Revision	Scales	Date	Drawn	Checked
EX04		1:50	03.2017		



REAR ELEVATION



CROSS SECTION A-A

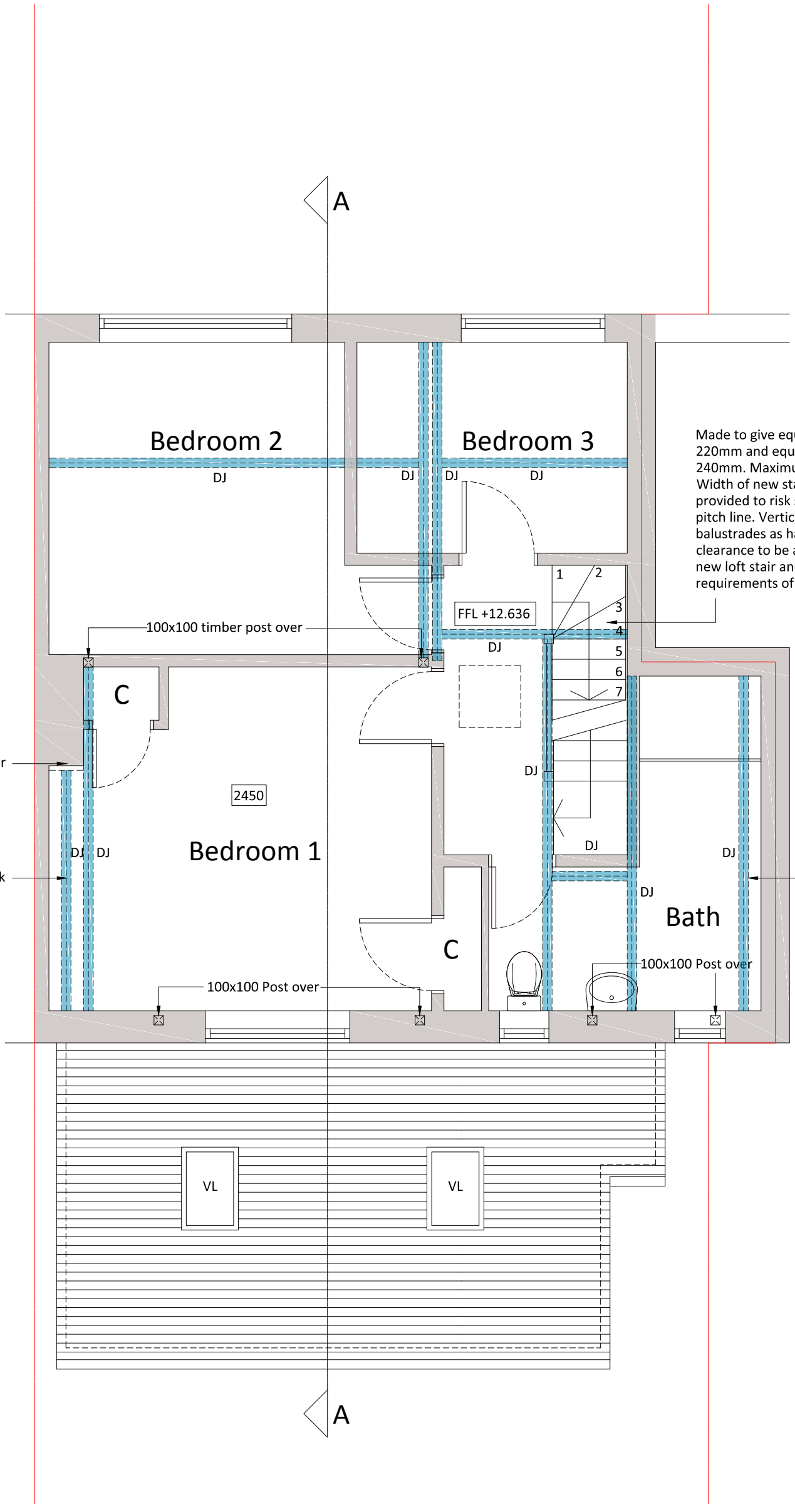
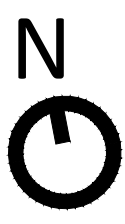


REAR ELEVATION (Elizabeth Avenue)

PLANNING



Job 135 Elizabeth Avenue Staines Surrey TW18 1JN		Drawing Existing Elevations & Cross Section A-A			
Number EX05	Revision	Scales 1:50	Date 03.2017	Drawn	Checked



Made to give equal risers of no greater than 220mm and equal goings of no greater than 240mm. Maximum pitch of new stair 42 degrees. Width of new stair average of 840mm. handrail provided to risk side of stair set 900mm above pitch line. Vertical spindles at 99mm max spacing balustrades as handrail. A minimum of 1.9m head clearance to be achieved to the centre line of the new loft stair and landing to meet the requirements of Part K.

bolted together under check by the structural engineer.

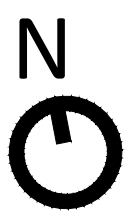
2 x 50x220 treated SW timbers bolted together under check of new roof dormer as specified by the structural engineer.

PLANNING



Job 135 Elizabeth Avenue Staines Surrey TW18 1JN		Drawing Proposed First Floor Plan			
Number P02 Page 61	Revision	Scales 1:50	Date 03.2017	Drawn	Checked

Made to give equal risers of no greater than 220mm and equal goings of no greater than 240mm. Maximum pitch of new stair 42 degrees. Width of new stair average of 840mm. handrail provided to risk side of stair set 900mm above pitch line. Vertical spindles at 99mm max spacing balustrades as handrail. A minimum of 1.9m head clearance to be achieved to the centre line of the new loft stair and landing to meet the requirements of Part K.

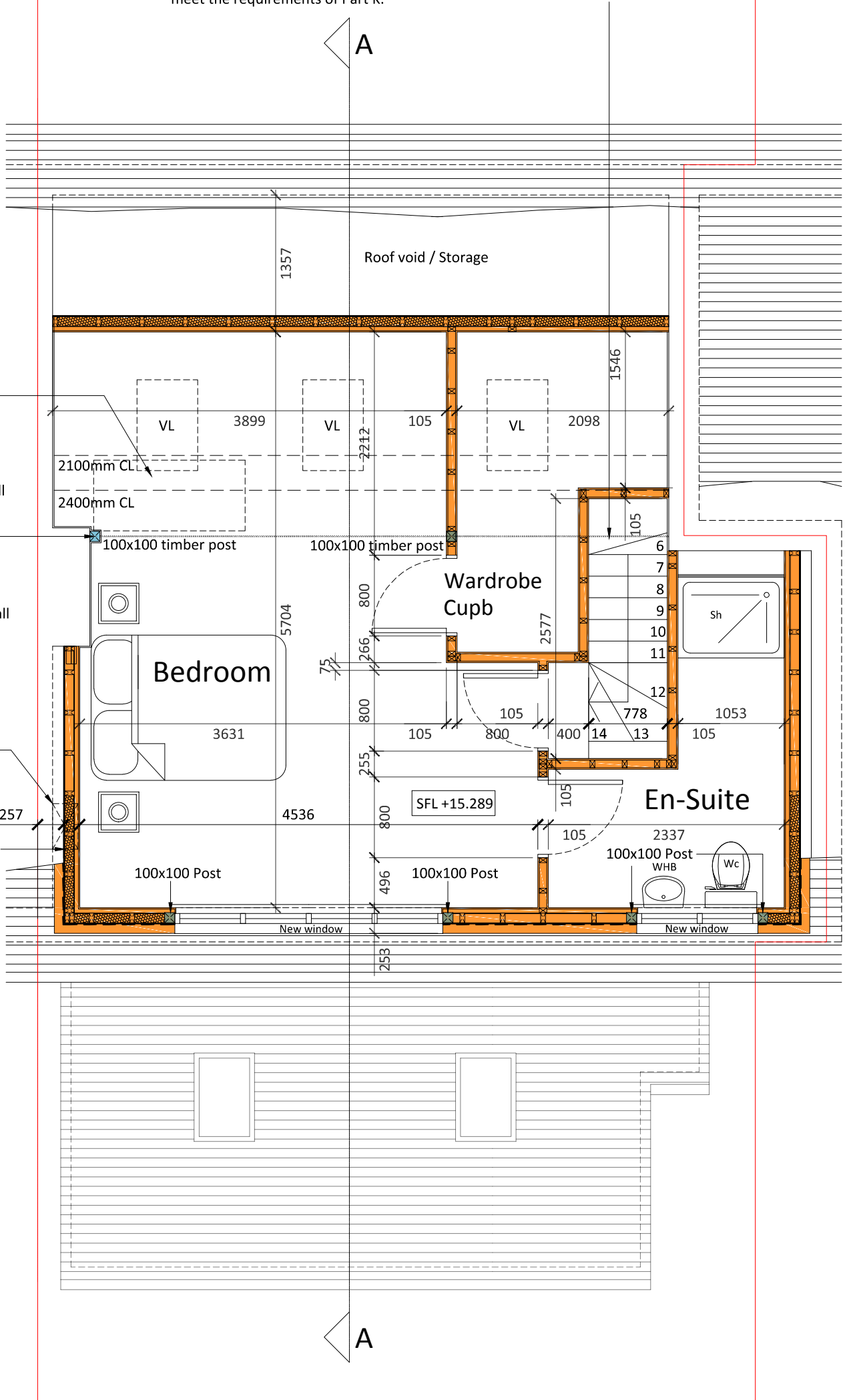


Existing water tank to be removed

2 no 63x225 C24 treated SW timbers well spiked together with 100 bearings onto 100x100 C24 treated SW timber post formed of 2 no 50x100 C24 treated SW timbers glued and screwed together. To the approval of the Building Control Officer and Structural Engineers design
Note - Post to sit over first floor spine wall

Existing boiler to be removed

DORMER CHEEKS / DORMER FACE
Plain tile hanging to dormer cheeks on 38x25mm battens on breathable paper onto 6mm Supalux or similar. 12mm sheathing ply fixed to 95x47mm frame work (unless other stated) on doubled up rafters (unless other specified) with 90mm Kingspan TP10 with 20mm Kingspan over. Finished internally with 12.5mm foil backed plasterboard on check studs.



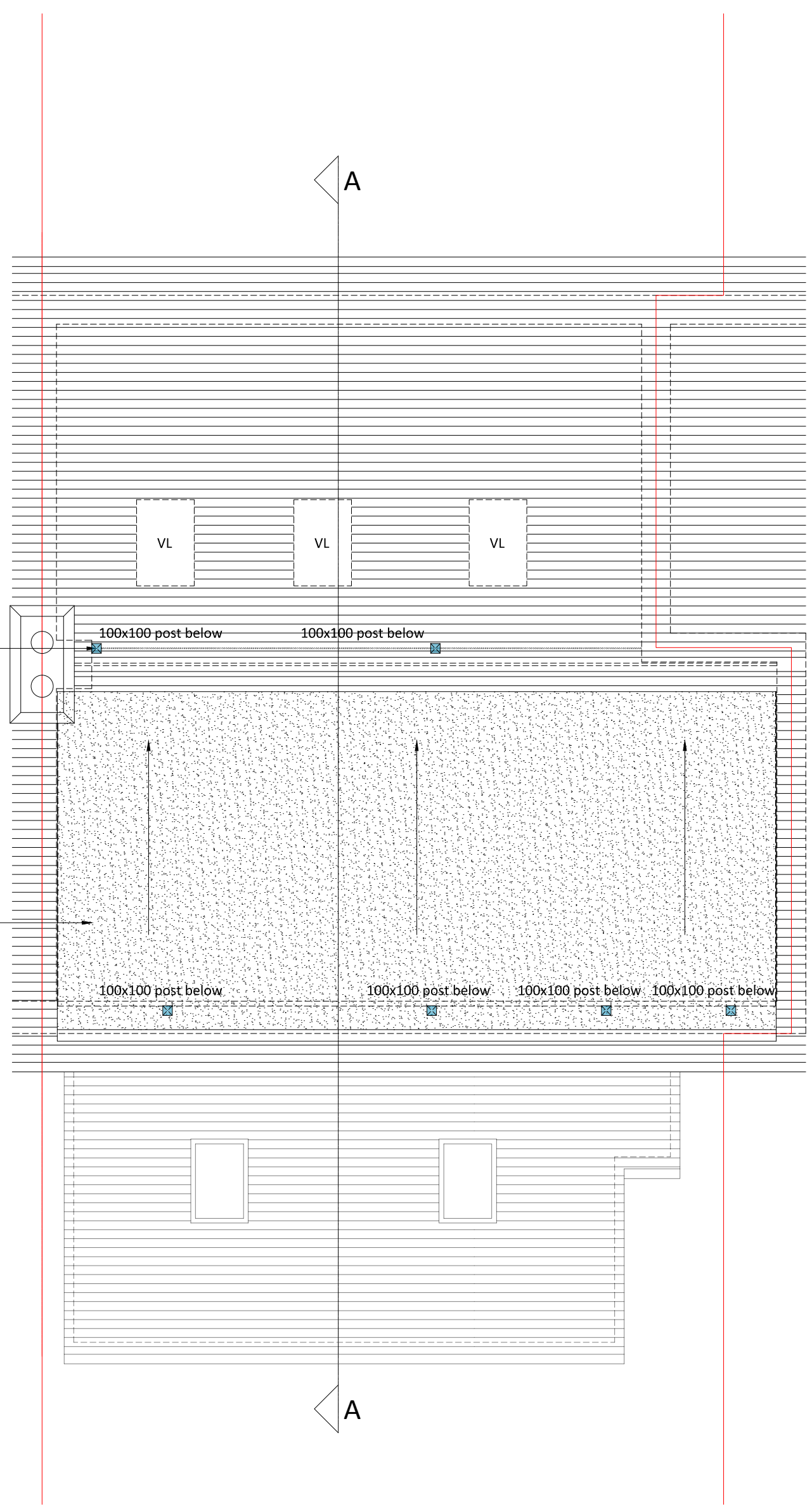
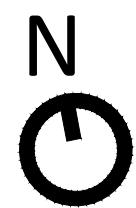
PLANNING



Job
135 Elizabeth Avenue
Staines
Surrey
TW18 1JN

Drawing
Proposed Second Floor Plan

Number	Revision	Scales	Date	Drawn	Checked
P03		1:50	03.2017		



2 no 63x225 C24 treated SW timbers well spiked together with 100 bearings onto 100x100 C24 treated SW timber post formed of 2 no 50x100 C24 treated SW timbers glued and screwed together. To the approval of the Building Control Officer and Structural Engineers design
 Note - Post to sit over first floor spine wall

DORMER FLAT ROOF CONSTRUCTION
 3 layer built up felt roofing system onto 126mm of Celotex TD4126, 18mm exterior grade plywood onto tapered firings (1:40 fall) min 25mm depth, onto treated softwood joists 50x150 C24@ 400mm Cts as specified by the structural engineer.
 New roof volume 35m³

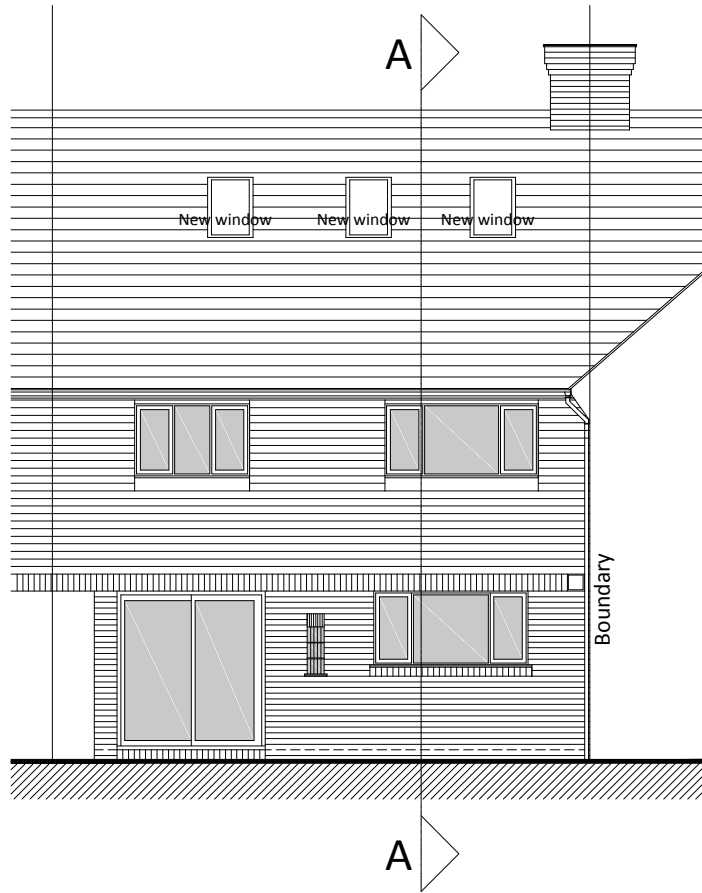
PLANNING



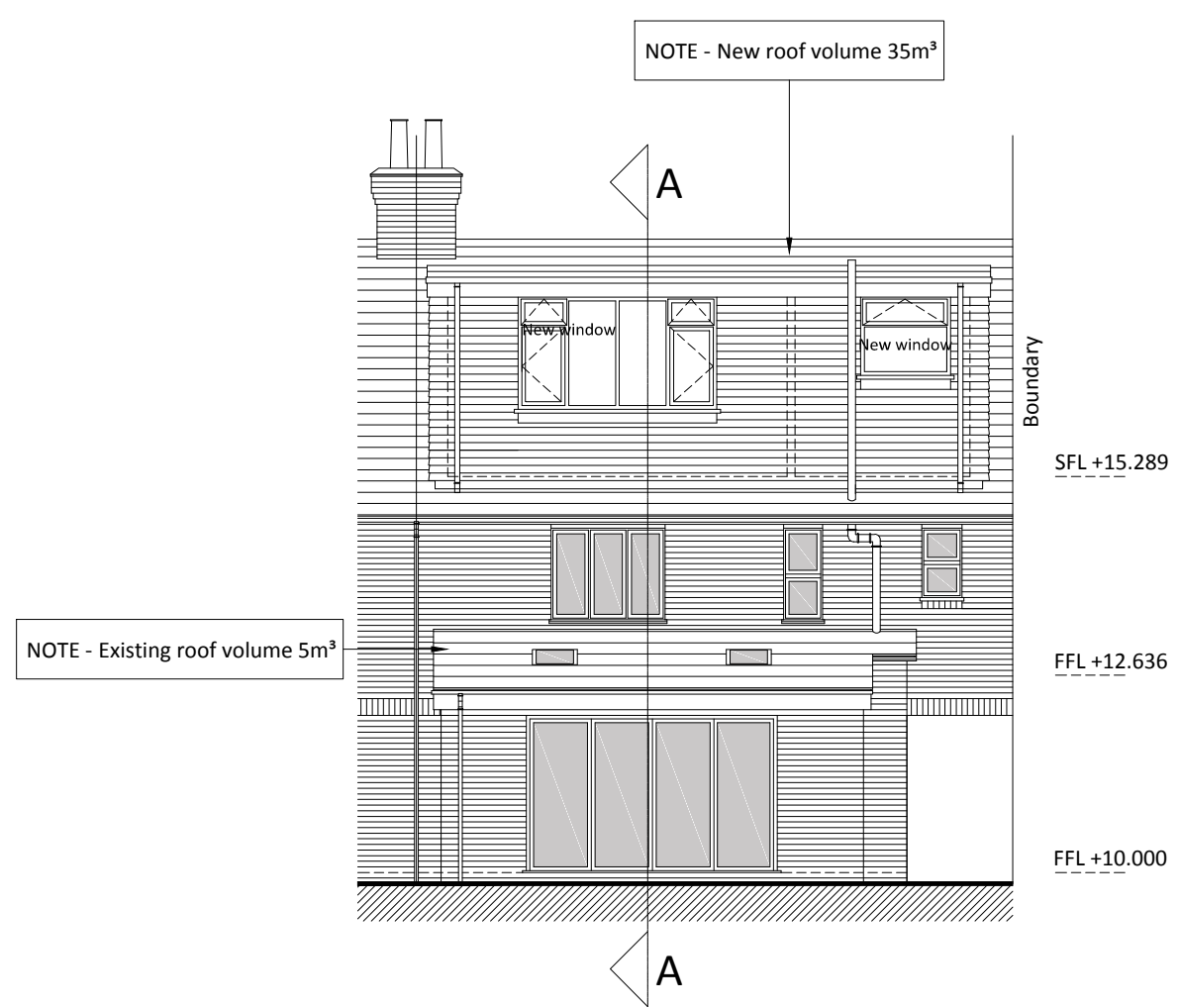
Job
 135 Elizabeth Avenue
 Staines
 Surrey
 TW18 1JN

Drawing
 Proposed Roof Plan

Number	Revision	Scales	Date	Drawn	Checked
P04		1:50	03.2017		
Page 63					



REAR ELEVATION



REAR ELEVATION (Elizabeth Avenue)

PLANNING



Job 135 Elizabeth Avenue Staines Surrey TW18 1JN		Drawing Proposed Elevations			
Number P05	Revision	Scales 1:100	Date 03.2017	Drawn	Checked

Sloping roof areas: TRISO Super 10 Multi foil insulation in conjunction with 150mm layer of Celotex or other equal approved rigid foam insulation between rafters to achieve the required U-Value. The use of TRISO is not permitted on flat roof constructions. Battens to be fixed to rafters to maintain 50mm air gap above insulation with 9.5mm plasterboard and skim internally. TRISO products to be installed in strict accordance with the manufacture's recommendations.

DORMER FLAT ROOF CONSTRUCTION
 3 layer built up felt roofing system onto 126mm of Celotex TD4126, 18mm exterior grade plywood onto tapered firings (1:40 fall) min 25mm depth, onto treated softwood joists 50x150 C24@ 400mm Cts as specified by the structural engineer.
 New roof volume 35m³

2 x 50x175 treated SW timbers well spiked together to top of new external dormer wall

DORMER CHEEKS / DORMER FACE
 Plain tile hanging to dormer cheeks on 38x25mm battens on breathable paper onto 6mm Supalux or similar. 12mm sheathing ply fixed to 95x47mm frame work (unless other stated) on doubled up rafters (unless other specified) with 90mm Kingspan TP10 with 20mm Kingspan over. Finished internally with 12.5mm foil backed plasterboard on check studs.

NOTE - From edge of roof to face of new dormer to be a minimum of 200mm

2 x 50x220 treated SW timbers bolted together with M12 bolts @ 600 Cts as specified by the structural engineer.

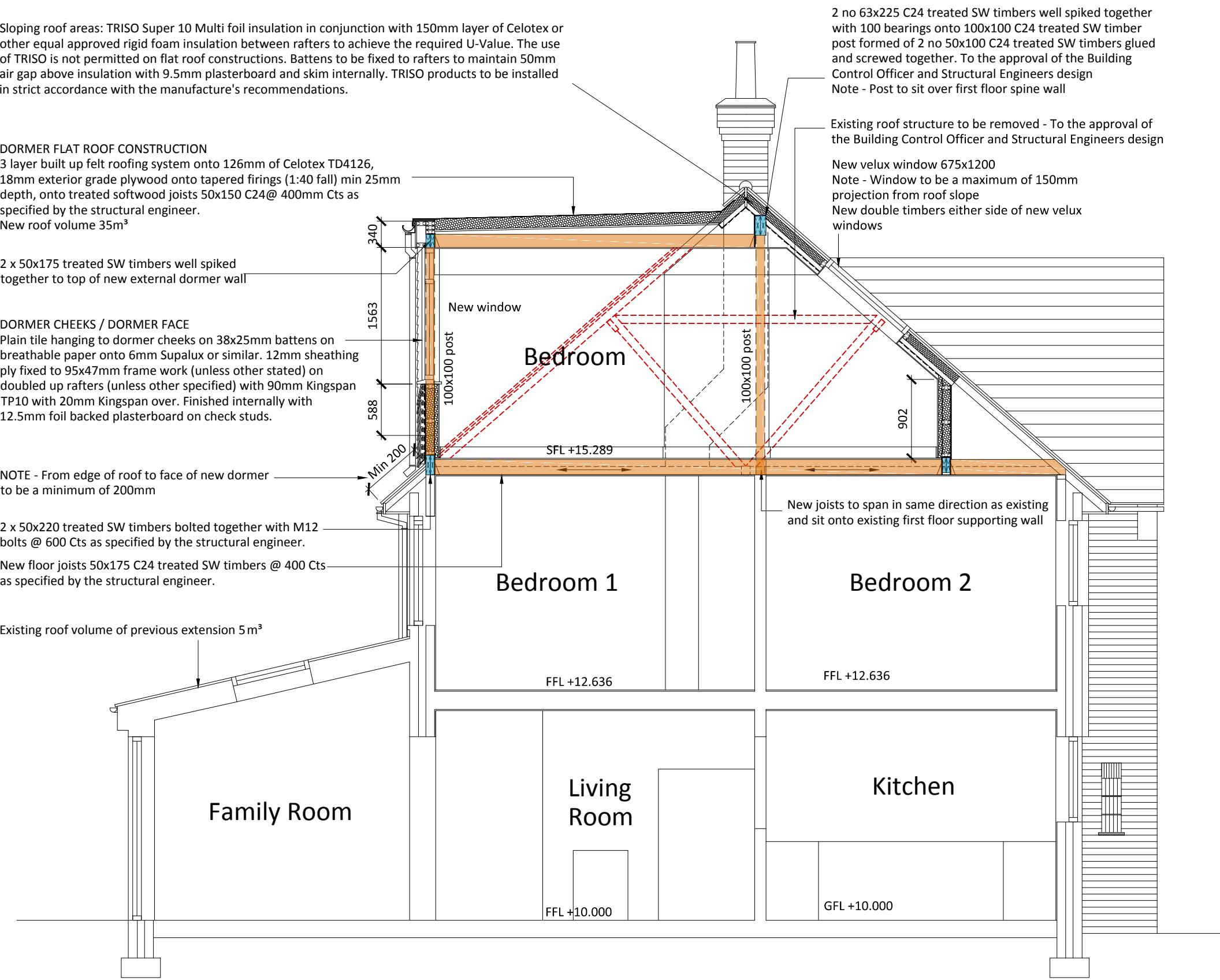
New floor joists 50x175 C24 treated SW timbers @ 400 Cts as specified by the structural engineer.

Existing roof volume of previous extension 5m³

2 no 63x225 C24 treated SW timbers well spiked together with 100 bearings onto 100x100 C24 treated SW timber post formed of 2 no 50x100 C24 treated SW timbers glued and screwed together. To the approval of the Building Control Officer and Structural Engineers design
 Note - Post to sit over first floor spine wall

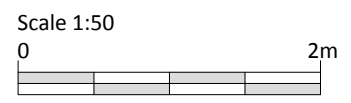
Existing roof structure to be removed - To the approval of the Building Control Officer and Structural Engineers design

New velux window 675x1200
 Note - Window to be a maximum of 150mm projection from roof slope
 New double timbers either side of new velux windows



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PLANNING



Job
 135 Elizabeth Avenue
 Staines
 Surrey
 TW18 1JN

Drawing
 Proposed Cross Section A-A

Number	Revision	Scales	Date	Drawn	Checked
P06		1:100	03.2017		

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Key

G1: Yew Trees



TPO 254/2017

Vicarage Cottage, Church Street, Sunbury-on-Thames, TW16 6RQ



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Scale: 1:500

Date: February 2017



	Tree Preservation Order
TPO No.	TPO 254/2017
Site Address	Vicarage Cottage, Church Street, Sunbury-on-Thames TW16 6RQ
Date Served	2 February 2017
Expiry Date	2 August 2017
Ward	Ashford East
Executive Summary	Confirmation of TPO 254/2017
Recommended Decision	Confirm without modification

MAIN REPORT

1. Details of Order

- 1.1 On 20 July 2016 Tree Preservation Order 253/2016 was served with immediate effect to protect two Yew trees on this site. However, due to a technicality the Order was not confirmed within the 6 month time period required by the regulations and had therefore expired. In order to ensure continued protection of these trees it was necessary to make a new tree preservation order and this was served on 2 February 2017.

2. Background

- 2.1 An application (16/01043/TCA) was received to fell two Yew trees and reduce a Sycamore tree by 3-4 metres. The applicant stated that the reason for his application was lack of light and the fact that he was concerned his disabled mother would slip on debris from the trees.
- 2.2 The Council's Tree Officer assessed the trees and had no objection to the Sycamore being reduced. However, he felt the Yew trees were in good condition and that their value in the street scene warranted their retention.
- 2.3 After weighing up all the aspects, and based on the condition of the trees, it was agreed that the Yew trees warranted a tree preservation order.
- 2.4 A TPO was therefore made to protect the Yew trees because of their 'significant contribution to the visual amenities of the locality'.

3. Third Party Representations

- 3.1 As required under the legislation all adjoining properties were served with copies of the Tree Preservation Order. No representations have been received either following the serving of the original order or the new order.

4. Recommendation

- 4.1 Tree Preservation Order 254/2017 relating to Vicarage Cottage, Church Street, Sunbury-on-Thames, TW16 6RQ be confirmed without modification.

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-PLANNING APPEALS**LIST OF APPEALS SUBMITTED BETWEEN 25 MARCH AND 20 APRIL 2017**

<u>Planning Application Number</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
16/01818/RVC	APP/Z3635/W/ 17/3169239	72 Charles Road Laleham	Variation of Condition 3 of PA ref 14/01091/HOU to reword the condition regarding the use of the existing outbuilding, to allow it to be used ancillary, (including a bedroom) to the domestic enjoyment of the main house by a family member.	29/03/2017
16/01933/HOU	APP/Z3635/D/ 17/3170289	13 Hallows Grove Sunbury On Thames	Erection of 3 dormer windows in the side elevation in connection with the conversion of the roof space into habitable accommodation.	05/04/2017
16/00311/ENF	APP/Z3635/C/ 17/3167818	Land at Stanwell Farm, Bedfont Road, Stanwell	Without planning permission, the making of a material change of use of the land comprising (1) the use of the site for airport car parking (2) lawful garden land laid with hardstanding and incorporated into the existing yard and (3) a boundary fence erected along the western end of the yard.	13/04/2017

APPEAL DECISIONS RECEIVED BETWEEN 25 MARCH AND 20 APRIL 2017

Site	Grass Verge On Northern Side Of Staines Road East, Sunbury On Thames
Planning Application no.:	16/01333/T56
Proposed Development:	Installation of a 13.5m high T range column with 4 no. shrouded antennas along with associated ancillary works.
Appeal Reference:	APP/Z3635/W/16/3162686
Appeal Decision Date:	24/03/2017
Inspector's Decision	The appeal is allowed
Reason for Refusal	The proposed telecommunications mast would by reason of its siting on an open area of land and its height and bulk would appear visually intrusive and would be detrimental to the character and appearance of the street scene. The proposal therefore does not comply with Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009).
Inspector's Comments:	The Inspector commented that the main issue was the effect of the proposed mast on the character and appearance of the area. The Inspector noted that the proposal differed from a similar scheme for a mast in 2015 in a number of respects; "firstly, it was sited further west, closer to the racecourse entrance; secondly, it was both taller and more bulky and thirdly, it also included a series of base cabinets that would have been sited alongside the mast and close to the back of the footway. With the current proposal the Inspector noted that there was a significant screen of vegetation that occupied the space to the back of the footway. The mast would be positioned between two lamp columns, where the grass verge is significantly less than at the racecourse entrance and would be seen against the trees and roadside vegetation for anyone travelling eastwards and would be sufficiently far from the racecourse entrance not to appear unduly prominent for those travelling west. The Inspector commented that the mast "would not appear excessively bulky or top heavy" and the proposal did not include a series of cabinets. Consequently the Inspector felt that the proposal would not be unacceptably visually intrusive and was materially different from the previous appeal decision. Based on search for sites information submitted by the appellant, the Inspector concluded that the "appeal

	<p>proposal provides a reasonable balance between the requirements of the operators and the environmental impact of the mast.” Consequently, the proposal complied with policy EN1. Finally, the Inspector acknowledged local concerns over health implications but noted that paragraph 46 of the National Planning Policy Framework stated that “local planning authorities should not determine health safeguards if the proposal meets International Commission guidelines for public exposure to non-ionising radiation. Confirmation that the proposal would meet these guidelines was provided in this case and there are therefore no health reasons for rejecting the scheme.”</p>
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Site:	Land Rear Of 59 Vicarage Road, Sunbury On Thames
Planning Application no.:	16/00783/FUL
Proposed Development:	Erection of a two storey, one bedroom dwellinghouse following demolition of the existing garages.
Appeal Reference:	APP/Z3635/W/16/3164453
Appeal Decision Date:	11/04/2017
Inspector’s Decision	The appeal is dismissed
Reasons for refusal:	<p>The proposed development, in terms of its design, scale and location, fails to respect the design and proportions of the adjoining terrace of 1-5 Copperfields and is considered to be visually obtrusive and out of character with the surrounding area and will not make a positive contribution to the street scene, contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011.</p> <p>The proposed development is considered to represent a cramped and contrived form of development which would result in an overdevelopment of the site, would provide a poor standard of amenity for future occupiers with no amenity space and poor outlook and daylight and sunlight to the dwelling, contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011.</p>

Inspector's Comments:	<p>The Inspector considered that there were two main issues; the impact on the character and appearance of the area and whether the proposed occupiers would have satisfactory living conditions with regard to amenity space, outlook and light.</p> <p>On the first issue, the Inspector commented that the “proposed design of the dwelling would involve a part mansard roof at first floor level but with a side element with a ‘cat-slide ’ roof sloping up to a ridge” and his would contrast with the adjoin dwelling, no. 1 rather than improving the context of that building. The Inspector felt that the “proposal would appear to extend the terrace due to the lack of a gap between this and No 1. It would look at odds with the traditional appearance of the 2 storey hipped roof of the existing terrace. The proposed under-croft parking space would appear as a dark void below the first floor of the dwelling which would be unusual along the road”. He also considered that the loss of space and landscaping with no scope for replacement parking would have a harmful impact on the character of the area, contrary to policy EN1, the SPD and also the NPPF.</p> <p>On the second issue, living conditions, the Inspector noted that no external amenity space would be provided and recreation space nearby would not completely compensate for this.</p> <p>The Inspector also felt that the ground floor windows would have natural limited daylight and the computer room on the ground floor would “feel dark and oppressive”. In addition, the bedroom on the first floor “would have no outlook which would give that room a claustrophobic feel”, contrary to policy EN1 and the NPPF.</p>
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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	TBA
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