

The Bugle, Upper Halliford Road, Shepperton.  
17/01028/FUL

Scale 1:1,250

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## Planning Committee

23 August 2017



<b>Application Nos.</b>	17/01028/FUL		
<b>Site Address</b>	The Bugle Returns Public House, 173 Upper Halliford Road, Shepperton		
<b>Proposal</b>	Demolition of existing public house and erection of a new building with part 2 floors/part 3 floors of accommodation to provide 6 no. 2-bed and 2 no. 1-bed flats, together with associated access, parking, amenity space, bin store and cycle store.		
<b>Applicant</b>	Spelthorne Borough Council		
<b>Ward</b>	Halliford and Sunbury West		
<b>Call in details</b>	N/A		
<b>Case Officer</b>	Paul Tomson		
<b>Application Dates</b>	Valid: 28/06/2017	Expiry: 23/08/2017	Target: Extension of time agreed.
<b>Executive Summary</b>	<p>This application seeks the demolition of the existing public house and the erection of a new building to provide 8 flats (2 no. 1-bed and 6 no. 2-bed) together with associated access, parking, amenity space and other associated works.</p> <p>Whilst the proposal constitutes 'inappropriate development' in the Green Belt, it is considered that the merits of the development will clearly outweigh this harm and consequently, 'very special circumstances' exist to justify the scheme.</p> <p>The proposed design and appearance is considered to be in keeping with the surrounding area and will make a positive contribution to the street scene. Furthermore, the relationship with neighbouring residential properties will be acceptable. The development will provide a satisfactory level of parking and amenity space. The impact on the adjacent highway of Upper Halliford Road is considered acceptable.</p>		
<b>Recommended Decisions</b>	This planning 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:

- HO1 (Providing for New Housing Development)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- EN1 (Design of New Development)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 It is considered that the following saved policy in the Borough Local Plan 2001 are relevant to this proposal:

- GB1 (Green Belt)

### 2. **Relevant Planning History**

SP/92/0039	(A) Extension at ground floor level providing a conservatory, bar area, toilets, grill area and ancillary accommodation; (B) Extension at first floor level to provide a bedsit unit, and erection of an external stairway and access area to bedsit (C) Extension of car park, and addition of exit only access.	Refused 27/05/1992
SP/97/0161	Alterations and extension to existing public house.	Approved 23/07/1997
SP/97/0162	Alterations and extension to existing public house.	Approved 23/07/1997
SP/97/0408	Erection of single storey extensions, incorporating 2 lobbies, toilets, bottle store, office and staff room. Extension to existing car park and erection of floodlighting.	Approved 20/08/1997
SP/97/0633	Alterations, single storey rear extensions, front porch and extension to existing car park, associated landscaping to existing public house	Approved 01/04/2017

### **3. Description of Current Proposal**

- 3.1 The site relates to The Bugle Returns Public House, which is located on the western side of Upper Halliford Road in Shepperton. The application site is 0.1443 hectares and comprises the public house and the car parking area at the rear. It does not however, include the former beer garden located further to the west. The public house has been vacant for some time and the site is now enclosed with temporary hoarding. The site is owned by Spelthorne Borough Council. The field, lake and former beer garden to the north/west of the public house is also owned by the applicant.
- 3.2 To the north of the site are the neighbouring maisonettes of 175 and 175A Upper Halliford Road. Also to the north is the playing field owned by the applicant together with a former changing room building. To the south is an access road leading to the Bugle Nurseries site. Further to the south is the detached dwelling of 171 Upper Halliford Road. To the west is the former beer garden, whilst to the east on the other side of the road is Halliford House Recreation Ground.
- 3.3 The site lies largely within the Green Belt. However, it is relevant to note that a small piece of land in the north-eastern corner of the site is within the urban area. Upper Halliford Road is a classified road (A244). There is a designated public footpath to the south of the site.
- 3.4 The proposal involves demolition of the former public house and the erection of a new building with part 2 floor/part 3 floors of accommodation to provide 6 no. 2-bed and 2 no. 1-bed flats, together with associated access, parking and landscaping. The proposed building will measure between 8m – 16.8m in width, between 11.7m – 21.8m in depth and up to 10.1m in height. The 2<sup>nd</sup> floor accommodation within the main part of the building will be located within the roofspace and be served with dormer windows and windows within the gables. Likewise, the 1<sup>st</sup> floor accommodation with the lower rear wing will be located within the roofspace. 13 no. car parking spaces are to be provided on the site. All of the units are to be occupied as market housing.
- 3.5 Copies of the proposed site layout and elevations are provided as an Appendix.

### **4. Consultations**

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

<b>Consultee</b>	<b>Comment</b>
County Highway Authority	Requested additional information regarding a turning layout for a Spelthorne sized refuse lorry and for the plans to show the existing bus stop outside the site. Amended plans have been submitted and forwarded to the County Highway Authority (CHA) for comment. The CHA's response will be updated orally at the meeting.

Thames Water	No objection. Requests a condition relating to piling during constructions, and informatives relating to surface water drainage and water supply.
Surrey Wildlife Trust	No objection subject to conditions.
Environmental Health (Pollution)	No objection subject to conditions relating to contaminated land and the installation of an electric vehicle charging point. Also recommends a condition controlling the emission levels of gas-fired boilers/combined heat and power boilers, and informatives relating to the construction phase.
Sustainability Officer	No objection to the proposed renewable energy facilities (photovoltaic solar panels)
Neighbourhood Services	No objection.
Tree Officer	No objection.
Countryside Access Officer (Surrey County Council)	No objection. Has made various comments in relation to the public right of way located to the south of the application site, which have been attached as an informative.

## **5. Public Consultation**

- 5.1 32 properties were notified of the planning application. 1 letter of objection has been received from SCAN (Spelthorne Committee for Access Now). Reasons for objecting include: -

- None of the flats are designed to provide access and facilities for wheelchair users.

## **6. Planning Issues**

- Green Belt
- Housing density
- Design and appearance
- Impact on neighbouring properties
- Amenity space
- Parking
- Need for housing

## **7. Planning Considerations**

### Green Belt

- 7.1 The site lies within the Green Belt. Section 9 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of

Green Belts are their openness and their permanence. The policy is similarly reflected in the Council's Saved Local Plan Policy GB1.

7.2 The proposal involves the demolition of the existing public house and the erection of a new building comprising 8 flats. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Although the NPPF lists a limited number of exceptions, the proposed new building does not fit into any of these categories. It is also considered that the change of use of the site to create a new residential development together with the associated car parking and the bin and cycle stores constitutes inappropriate development in the Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

7.3 The proposal will involve the demolition of the existing public house, which already has a significant impact on the Green Belt. Whilst the proposed building will be slightly larger in scale compared to the existing building, it will be positioned closer to the road and, unlike the existing building, will also occupy the piece of the site within the urban area. By discounting the part of the new building within the urban area, the difference in scale between the existing and proposed building will be similar. This is a benefit to which I give significant weight. The applicant has submitted a schedule which sets out the existing and proposed footprint, floorspace and volume, which is shown below:

	Footprint	Floorspace	Volume
Existing Building	241 sqm	364 sqm	1,421.3 cubic metres
Proposed Building (Part within the Green Belt)	242 sqm	514.53 sqm	1,702.6 cubic metres

7.4 In terms of footprint, the proposed building is virtually identical to the existing public house (only 1 square metre greater). Whilst the proposed floorspace is some 41% greater than that of the existing building, this is mainly due to the second floor accommodation provided within the roofspace of the main part of the new building, and also the first floor accommodation provided within the roofspace of the rear wing. If the proposed "roofspace floorspace" is deducted from the overall figure, the existing and proposed floorspace figures would be similar. With regard to volume, the proposed building will be 20% greater in scale. This relatively small increase is mainly due to the slightly higher and bulkier roof compared to the existing building.

7.5 There are several benefits which weigh in favour of the development, set out below:

- Whilst the part of the proposed building located within the Green Belt is slightly greater in scale, this needs to be balanced by the benefit of moving the position of the building towards the road and in line with the existing properties to the north. I give this benefit significant weight.
- There is also the benefit of removing substantial areas of hardstanding associated with the public house car park and replacing it with space for landscaping. I also give this significant weight.
- The removal of the public house use (and risk of continued nuisance it creates) and replacing it with a residential development will be more compatible with the surrounding properties. There will be less noise and disturbance compared to the existing public house, and I give this significant weight.
- Moreover, the residential use will create less car parking on the site. This is a further benefit.

Overall, I conclude that whilst substantial weight must be given to the harm to the Green Belt, in this case the benefits are substantial and clearly outweigh that harm. Consequently, it is considered that 'very special circumstances' exist to justify the development in the Green Belt.

#### Housing Density

- 7.6 Policy HO5 of the CS & P DPD states that within existing residential areas that are characterised by predominantly family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare (dph). Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel.
- 7.7 The proposed density is 55 dwellings per hectare (dph), which is within the recommended 40 to 55 dph range stipulated in Policy HO5. Moreover, in design terms, the proposal is considered to comply with the requirements of Policy EN1 which is explained in more detail in the following paragraphs.

#### Design and Appearance

- 7.8 Policy EN1 of the Core Strategy and Policies DPD (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.
- 7.9 This part of Upper Halliford Road is characterised by two-storey houses and flats positioned close to the road. The maisonettes of 175, 175A, 177 and 177A located to the north of the application site, and the flatted block of 1 – 6

Park View are two-storey in scale, are traditional in appearance and faced in London stock brick. Further to the north is the small cul-de-sac of 191 – 197 Upper Halliford Road. These houses are also traditional in appearance, faced in brickwork and tile-hanging and are two-storey in scale. To the south of the application site is the detached dwelling of 171 Upper Halliford Road. This is a bungalow situated within a sizable plot. Due to the hedge lining the front boundary it is not particularly visible when viewed from the road.

- 7.10 It is considered that the proposed building will respect the character and appearance of the surrounding area and complies with Policy EN1. Like the neighbouring properties, the new building will have a traditional appearance with a pitched roof design. It will be faced in a mix of red brickwork, tile hanging, roof tiles, feature brickwork and other design features, which area considered acceptable. Moreover, moving the building line forward so that it is in line with the existing buildings to the north is considered to better reflect the pattern of development locally. It is not considered that an objection could be raised to the 2½ storey scale of the main part of the building, with the second floor accommodation within the roofspace served by windows in the gables and dormer windows.

#### Impact on neighbouring properties

- 7.11 Policy EN1 of the CS & P DPD states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to 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. Also of relevance is the Council's SPD on the Design of Residential Extensions and New Residential Development.
- 7.12 The proposed development is considered to have an acceptable relationship with neighbouring properties and complies with Policy EN1. With regard to the maisonettes of 175 and 175A Upper Halliford Road, there will be a gap of at least 5.4 metres between the proposed northern elevation and the side wall of the neighbouring properties. Whilst No. 175 and 175A have some windows in their side elevation, the proposal will not break a vertical 45 degree line when measured from these windows and will therefore comply with the requirements of the Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development 2011. Moreover, they are secondary windows serving lounge/diners which have windows on the rear elevation. It will also comply with the SPD's vertical and horizontal 45 degree line rules in relation to the neighbouring properties' rear windows. With regard to 171 Upper Halliford Road, there will be a separation distance of at least 15 metres between the proposed southern side elevation and the neighbouring garden's northern boundary, which accords with the SPD. Consequently, this particular relationship is also considered acceptable.

#### Amenity Space

- 7.13 The proposed development comprises a communal garden to the rear of the new building measuring 123 sqm. This is above the Council's minimum amenity space standard of 205 sqm for scheme for this size and is considered acceptable. Moreover, the flats (particularly the units on the upper floors) will



have the benefit of a pleasant outlook over the existing open space to the rear, and over the Halliford House Recreation Ground to the east.

#### Parking Provision

- 7.14 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.15 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum.
- 7.16 The proposed parking provision of 13 spaces, exceeds the minimum parking standard for a scheme of this size is 12 and is therefore considered acceptable.

#### Need for Housing

- 7.17 In terms of the need for housing, it is relevant to have regard to paragraph 47 of the National Planning Policy Framework (NPPF) which states:
- “When considering planning applications for housing local planning authorities should have regard to the government's requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.
- 7.18 The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).
- 7.19 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.
- 7.20 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a*

*whole or specific policies in this Framework indicate development should be restricted.’ This application must be considered having regard to the above requirements of Para 14 of the NPPF. “*

- 7.21 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that particular weight should be given to the merits of this development.

#### Local Finance Considerations

- 7.22 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.23 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate approximately £38,437 in CIL Payments. This will be at a rate of £160 per sq metre of new floorspace. This is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

#### Other Matters

- 7.24 All of the proposed units will be one or two bedroom in size. The development will therefore comply with Policy HO4 of the CS & P DPD which requires developments, including conversions, to include at least 80% of their total as one or two bedroom units.
- 7.25 The floorspace of the proposed units comply with the minimum standards stipulated in the SPD.
- 7.26 The applicant is proposing to install solar photovoltaic panels in order to achieve the minimum 10% renewable energy requirement stipulated in Policy CC1 of the CS & P DPD. A renewable energy report has been submitted with the application, which the Council's Sustainability Officer considers to be acceptable.
- 7.27 The proposal includes the provision of a bin store located towards the rear of the site, adjacent to the new parking area. The Council's Head of Neighbourhood Services has raised no objection to the proposed bin store and its location. Whilst the County Highway Authority (CHA) has requested further details to be submitted, including an amended site layout plan showing a swept path for a Spelthorne sized refuse lorry (amended plans have now

been submitted), that the CHA's final response will be received prior to the meeting. Members will be updated orally on this issue at the meeting.

- 7.28 The Countryside Access Officer (Surrey County Council) has raised no objection to the proposal in relation to the nearby public footpath. She has however, provided some comments relevant to the construction phase which are to be attached to the decision notice as an informative.
- 7.29 The applicant has submitted a bat survey which confirms that there are no bat roosts within the existing building. Consequently, the demolition of the building can take place without the need for any bat specific mitigation measures.
- 7.30 With regard to the response from the Council's Pollution Control Officer, it is not considered reasonable to impose a condition controlling emissions from gas-fired boilers/CHP boilers. However, it is proposed to bring this issue to the applicant's attention in the form of an informative to be attached to the decision notice.
- 7.31 With regard to the comments from SCAN, the applicant has confirmed that the proposal has been designed to be fully accessible to all users. Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/exits at a gradient of no greater than 1:20 in accordance with good practice and Part M of the Building Regulations.
- 7.32 Accordingly, the application 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. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

BPH-MHA-00-XX-DR-A-0002 Rev. P2; /0005 Rev. P6; /0006 Rev. P5; /0007 Rev. P2 received 26 June 2017.

17-035/001; 17-035G/002 received 26 June 2017.

BPH-MHA-00-XX-DR-A-0001 Rev. P3; /0003 Rev. P2; /0004 Rev. P4 received 04 August 2017.

TK-001 Rev. A05 received 09 August 2017.

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

3. Prior to the construction of the building hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the buildings and surface material for parking areas be submitted to and approved by the Local Planning Authority.

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

4. No development shall take place until:-

(a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

(b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

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

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

Reason:-

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

#### NOTE

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

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

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

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

6. Prior to the construction of the building hereby permitted is first commenced a report shall be submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of the building and thereafter retained and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason:- To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. Prior to the construction of the building hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied and thereafter maintained as approved.

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

8. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they exit the site in forward gear. The parking area and access shall be used and retained exclusively for its designated purpose.

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

9. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure, lit and covered cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained

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

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

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

11. Prior to the occupation of the building hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties.

12. Prior to the commencement of development details of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the provision of soakaways on the site, and shall demonstrate that the external parking spaces will be surfaced using permeable paving. The agreed scheme shall be implemented prior to the occupation of the building and thereafter maintained.

Reason:- In the interest of minimising flood risk.

13. No construction of the building hereby permitted shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees, shrubs and other associated proposals shall be planted on the site within a period of 12 months from the date on which the building hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season

whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

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

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

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

15. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:- The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure.

16. No new development shall be occupied until a parking space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for one dual fast charging point for electric vehicles. The scheme shall include details of criteria for laying out of an additional adjacent space as a second charging bay in the future. The charging point shall be retained exclusively for its designated purpose.

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

17. Prior to the commencement of construction, a scheme to provide bird and bat boxes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

18. The proposed demolition and development works shall be carried out strictly in accordance with the Recommendations set out in Section 6 of the Nocturnal Emergence and Dawn Re-Entry Bat Surveys dated June 2017.

Reason:- In the interest of preventing harm to wildlife

### Informatives

1. 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](http://www.spelthorne.go.uk/CIL).

2. The applicant is advised that the site adjoins a public right of way and the following comments should be taken into consideration during the implementation of the development:

- The Public Footpath runs adjacent to the southern boundary of the development site. The legal width of the Public Footpath is the full width of the accommodation road and this should not be interfered with.
- Safe public access must be maintained at all times. If this is not possible whilst work is in progress then an official temporary closure order will be necessary. Notice, of not less than 6 weeks, must be given and the cost is to be borne by the applicant.
- There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Rights of Way Group. Please give at least 3 weeks notice.
- Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
- There should be no encroachments by new fascias, soffits, gutters etc over the boundary of the existing property onto the public right of way.
- Access along a public right of way by contractors' vehicles, plant or deliveries can only be allowed if the applicant can prove that they have a



vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the rights of way connected with the development.

3. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
4. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
5. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

6. The applicant is advised that the essential requirements for an acceptable communication plan for surrounding properties forming part of a Method of Construction Statement are viewed as:
- (a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
  - (b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
  - (c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
  - (d) the name and contact details of the site manager who will be able to deal with complaints; and
  - (e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
7. With regard to the installation of gas-fired boilers, the applicant is advised that all gas fired boilers should meet a minimum standard of less than 40mgNOx/kWh. All gas-fired CHP plant should meet a minimum emissions standard of 50mgNOx/Nm<sup>3</sup> for gas turbines – note other limited apply for spark or compression ignition engines.

**The Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Working in a positive/proactive manner**

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

- 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;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.





- Notes
1. This drawing is the copyright of the architect's firm.
  2. No part of this drawing may be reproduced without the written permission of the architect's firm.
  3. All dimensions must be checked on site by the contractor prior to construction of the works.



Rev	Description	Author	Check	Date
1	As issued			
2	Approved with comments			
3	On site			

Client: Spallthorne BC

Address: The Bugle PH  
Upper Halliford Rd, Shepperton  
Middlesex, TW17 8SH

Proposed Streetscapes

Item	Date	Checked	Date	Scale
16-068	16-06-2018	CJA	16-06-2018	1:100

Project Ref: BPH-1618-00-XX-DR-A-0007 P2

PLANNING APPLICATION





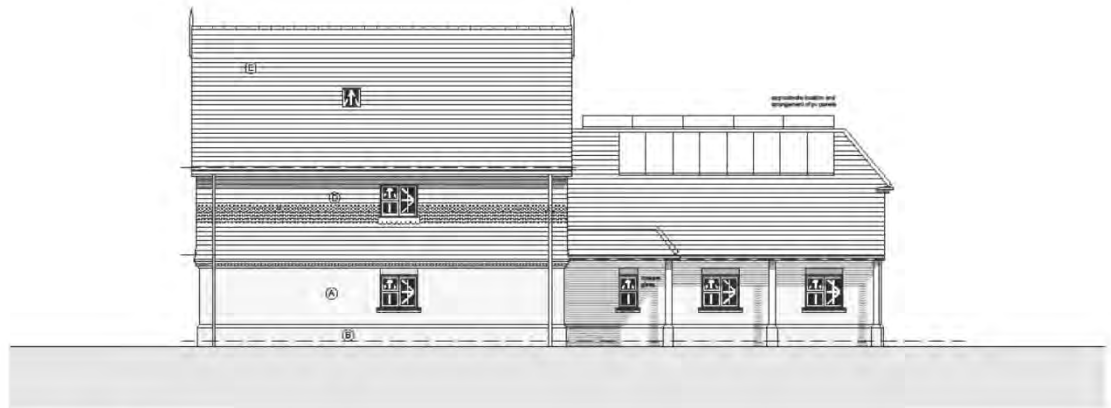
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elevation



② SOUTH  
elevation

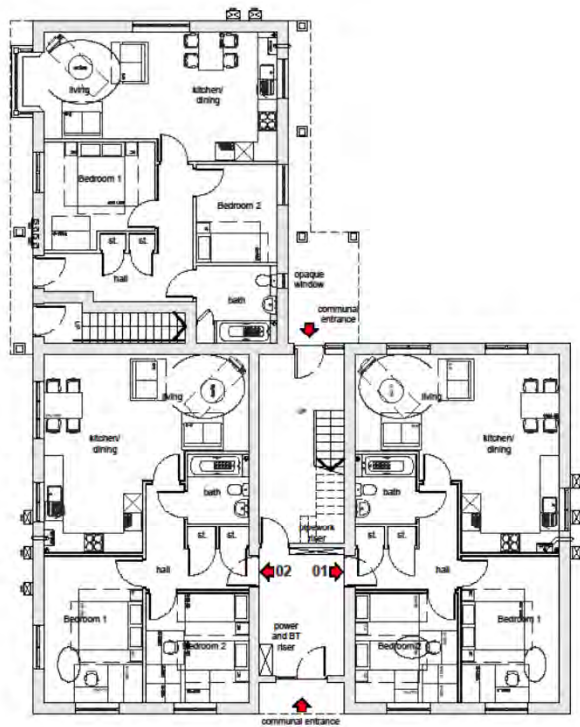


③ WEST  
elevation

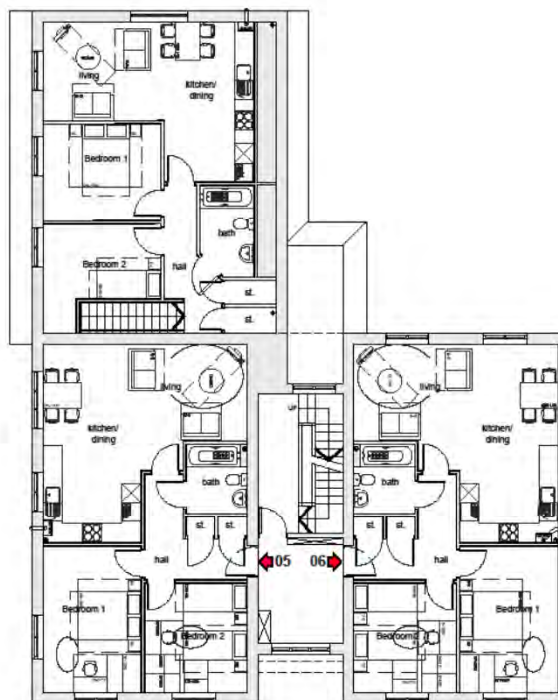


④ NORTH  
elevation

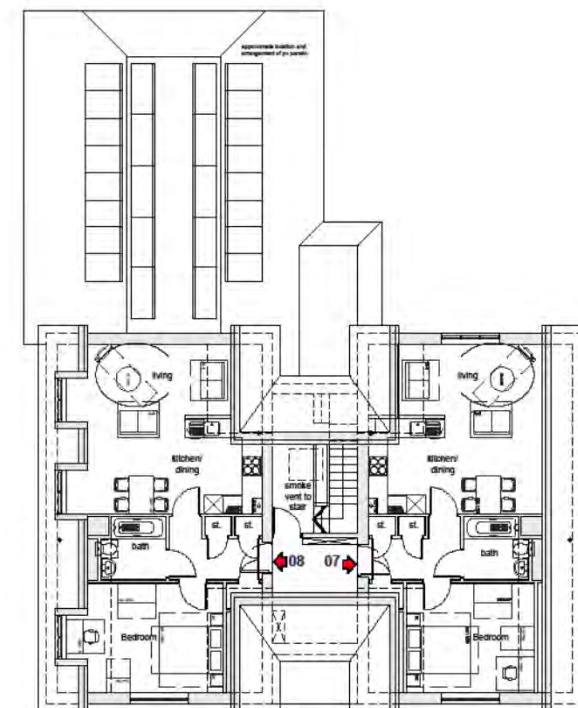




Ground Floor



First Floor



Second Floor