

**Minutes of the Planning Committee
18 October 2017**

Present:

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

Councillors:

C.B. Barnard	S.J. Burkmar	A.T. Jones
R.O. Barratt	S.M. Doran	R.W. Sider BEM
I.J. Beardsmore	M.P.C. Francis	
J.R. Boughtflower	N. Islam	

Apologies: Apologies were received from Councillor R. Chandler

556/17 Minutes

The minutes of the meeting held on the 20 September 2017 were approved as a correct record.

557/17 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 C. Barnard and R.W. Sider BEM reported that they had received correspondence in relation to application 17/01065/FUL - Halliford Studios Limited, Manygate Lane, Shepperton, but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor R.A. Smith Ainsley reported that he had received correspondence in relation to Tree Protection Order 256/2017 – 1 Hithermoor Road, Stanwell Moor, but had maintained an impartial role, had not expressed any views and had kept an open mind.

558/17 17/01065/FUL - Halliford Studios Limited, Manygate Lane, Shepperton

Description:

Demolition of existing buildings and redevelopment of the site to provide 24 dwellings, together with associated parking, access and landscaping.

Additional Information:

The Planning Development Manager reported the following:

Consultation Response

1. Last sentence of paragraph 3.5 to be corrected:

All of the units will now be privately owned (previously 2 4 no. shared ownership units were proposed).

2. Section to be added to the Consultee Table in paragraph 4.1:

Valuation Advisor: No objection. Recommends a financial contribution of £14,911 towards off-site affordable housing. (This is, however, explained in further detail in para. 7.20 of the committee report).

3. First sentence of paragraph 7.1 to be corrected:

The site is located within the urban area and is occupied by ~~vacant~~ commercial buildings

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Mark Hendy spoke for the proposed development raising the following key points:

- Site is redundant
- Redevelopment is encouraged by national planning policy
- Will help to protect green belt from housing development
- Reduction in number of dwellings since the refused scheme
- Will protect trees
- Relationship to Gordon Road properties is improved
- Variety of dwelling types including small homes
- Meets amenity space standards and SPD
- Attractive in street scene
- No objection from Surrey County Council highways
- Meets parking standards
- Previous use had no traffic restrictions

Debate:

During the debate the following key issues were raised:

- Inadequate affordable housing contribution
- No affordable housing
- Improvement on refused scheme
- Concern over height of plots 10-11
- We need housing
- Concern over cumulative developments in Manygate Lane. Other sites have planning permission and if all built together there would be problems
- Traffic concerns, on street car parking, would be chaos especially with school traffic

- Virtually no infrastructure proposed
- Medical centre has many patients
- Schools are full
- Accept redevelopment can take place
- Accept objections on previous scheme have been overcome
- Concern over impact on adjoining properties; distance and privacy issues
- Affordable housing assessment should be publicly available
- Illustrative drawing is misleading; no cars shown, road is chaotic
- Trees are better protected
- Build costs can be high

At the conclusion of the debate, Cllr R.W. Sider BEM requested a recorded vote on the motion before the committee. The voting was as follows:

FOR (3)	Councillors R.A. Smith-Ainsley (Chairman); H.A. Thomson (Vice-Chairman) and M.P.C. Francis
AGAINST (2)	Councillors I.J. Beardsmore and R.W. Sider
ABSTAIN (7)	Councillors C. Barnard; R.O. Barratt; J. Boughtflower; S. Burkmar; S. Doran; N. Islam and A. Jones.

The motion was carried.

Decision:

The application was **approved** as per the agenda, subject the prior completion of a Section 106 agreement.

559/17 07/00075/ENF - 2A School Road, Ashford

Description:

Failure to comply with County Court Injunction to demolish an unlawful outbuilding at 2a School Road, Ashford.

Additional Information:

There was none.

Public Speaking:

There were no public speakers for this item.

Debate:

During the debate the following key issues were raised:

- Should not ignore planning rules

Decision:

The direct action was agreed as per agenda.

560/17 17/00136/UNDEV - 49 Heathcroft Avenue, Sunbury On Thames

Description:

Unauthorised single storey detached dwelling.

Additional Information:

There was none.

Public Speaking:

There were no public speakers for this item.

Debate:

During the debate the following key issues were raised:

- Insufficient size of unit
- Not acceptable

Decision:

The Committee resolved to agree to take enforcement action against the unauthorised development.

561/17 TPO 256/2017 - 1 Hithermoor Road, Stanwell Moor

Description:

Tree Preservation Order relating to 1 Hithermoor Road, Stanwell Moor.

Additional Information:

There was none.

Public Speaking:

There were no public speakers for this item.

Debate:

During the debate the following key issues were raised:

- Is a very large and prominent tree
- Request photos of the tree(s) in future Committee PowerPoint presentations

Decision:

The Tree Protection Order was confirmed.

562/17 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 Planning Development Manager.

Resolved that the report of the Planning Development Manager be received and noted.

563/17 Urgent Items

There were none.