

**Minutes of the Planning Committee
19 October 2016**

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	R.W. Sider BEM
J.R. Boughtflower	C.M. Frazer	
R. Chandler	A.C. Harman	

In Attendance: Councillor S.J. Burkmar

228/16 Minutes

The minutes of the meeting held on 21 September 2016 were approved as a correct record.

229/16 Disclosures of Interest

a) Disclosures of interest under the Members' Code of Conduct

The Chairman, Councillor Smith-Ainsley declared an interest on behalf of all members of the Committee in the first item, 16/01120/CLD – Harper Home, 29-31 Fordbridge Road, Ashford, as the application had been made by Spelthorne Borough Council's property company, Knowle Green Estates Ltd.

b) Declarations of interest under the Council's Planning Code

There were none.

230/16 16/01120/CLD - Harper Home, 29-31 Fordbridge Road, Ashford, TW15 2TB

Description:

Application for a Certificate of Lawfulness for the existing use as 20 no. self-contained residential flats, including 2 units within a single storey building located to the rear of site.

As shown on plan nos. EB/1608031; EB/1608031/E; EB/1608031/1-2; EB/1608031/2-8; EB/1608031/9-18; EB/1608031/20-21 received 30 September 2016, site location plan and block plan received 15 July 2016.

Additional Information:

There was none.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Amendment to point 8 on page 21; should be 2016 not 2006.
- Application is straight forward
- The proposal will regularise the existing situation of four years duration

Decision:

Resolved to grant the application for a Certificate of Lawfulness.

231/16 16/01164/SCRVC, 16/01195/SCRVC, 16/01196/SCRVC - Land at Queen Mary Reservoir, Ashford Road, Ashford, TW15 1UA

Description:

16/01164/SCRVC – Queen Mary Reservoir, Ashford Road, Ashford

SCC consultation to continue the removal of part of the breakwater baffle in Queen Mary Reservoir, the dredging of the underlying sand and gravel, landing of mineral and processing involving the retention of the existing access, haul route and processing plant located on land west of the reservoir without compliance with Conditions 3 and 24 of pp ref SP13/01236/SCC dated Jan 2015 until 22 Oct 2018.

16/01195/SCRVC – Land to the west of Queen Mary Reservoir, Ashford Road, Ashford

SCC consultation to continue the use of land for the importation of construction and demolition waste and siting of recycling facility, involving placement of mobile plant to enable the recovery of alternative aggregates for sale and the production of materials for restoration on land west of QMR without compliance with Condition 22 of pp SP13/01238/SCC dated 6 Jan 2015 and to extend the time period for siting the facility on land west of the QMR unit completion of operations on Manor Farm permitted by pp SP12/01132 dated 23 October 2015 and thereafter to site the facility until 31 Dec 2033 within the existing plant site, details of which to be provided prior to relocation.

16/01196/SCRVC – Land to the west of Queen Mary Reservoir, Ashford Road, Ashford

SCC Consultation to continue importation of raised sand and gravel on to land west of QMR and processing without compliance with Conditions 21 and 22 of pp13/01239/SCC date 6 Jan 2015 to enable use of the existing processing plant until the completion of operations at Manor Farm permitted by pp SP12/01132 dated 23 October 2015 and

thereafter siting and utilising of a mobile plant until 31 Dec 2033 within the existing plant site, details of which to be provided prior to relocation.

Additional Information:

There was none.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Proposals are an extension of current activities
- An assessment of the baffle has already taken place.
- No greater impact on residents than exists already

Decision:

Resolved to inform Surrey County Council that this Council has NO OBJECTION to any of the three applications.

232/16 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 (Development Management).

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

233/16 Urgent Items

An urgent report had been laid around at the meeting in relation to Enforcement Notice 07/00075/ENF for 2a School Road, Ashford, TW15 2BW, seeking the approval of the Planning Committee to take direct action to secure the demolition of the unauthorised out-building to the rear of the dwelling house which was the subject of an outstanding enforcement notice.

Assistant Head of Planning (Development Management) explained the history of enforcement at the property. In light of recent court hearings with the landowner, legal advice had been provided on the ability to use direct action as a way of resolving this long standing enforcement matter. The Committee was advised that direct action should always proceed with due haste to ensure a speedy closure of the matter.

The Chairman had agreed to take this item as urgent business because there were further court dates pending and it was expedient to take the action

proposed as soon as possible rather than defer a decision to the next Committee meeting.

During the debate the Committee raised the following points:

- There was no public interest in taking any other action than that proposed.
- The Council's decisions had been supported by the planning appeal system throughout the process.

Resolved that direct action be taken by Spelthorne Borough Council to achieve compliance with the Enforcement Notice, 07/00075/ENF for 2a School Road, Ashford, TW15 2BW, and the County Court Injunction.