

**Minutes of the Planning Committee
14 December 2016**

Present:

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

Councillors:

I.J. Beardsmore	N.J. Gething
R. Chandler	A.C. Harman

Apologies: Apologies were received from Councillor R.O. Barratt, Councillor J.R. Boughtflower, Councillor S.M. Doran, Councillor M.P.C. Francis, Councillor C.M. Frazer and Councillor R.W. Sider BEM

In Attendance:

Councillor I.T. Harvey

267/16 Minutes

The minutes of the meeting held on 16 November 2016 were approved as a correct record.

268/16 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

There were none.

269/16 16/00819/FUL - Bridge House, Bridge Street, Staines-upon-Thames, TW18 4TW

Description:

The creation of 9 residential flats through the conversion of the existing office building into residential and the erection of an additional storey. 14 car parking spaces are provided in the undercroft area and to the rear in an open external parking area. 9 bicycle spaces are also to be provided.

Additional Information:

The Assistant Head of Planning (Development Management) advised the Committee that the Council's Pollution Control Officer had raised no objection on air quality grounds and recommended that an informative should be imposed relating to contaminated land.

It was also recommended that an additional condition be imposed that no development should take place until a plan has been submitted and agreed by the Local Planning Authority showing the rear facing balconies on all elevations as approved.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Loss of offices in Staines Town Centre
- Limited amenity space
- Query over adequacy of parking

Decision:

The application was **approved** as per the agenda, subject to the following additions:

Condition: Notwithstanding condition no. 7 above, no development shall take place until a plan has been submitted and agreed by the Local Planning Authority showing the rear facing balconies on all elevations as approved. The development shall be carried out in accordance with the agreed details.

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

Informative: The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations the applicant will be required to consider this when designing the foundations of the development.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

270/16 16/01683/FUL - Venture House, 42 – 54 London Road, Staines-upon-Thames, TW18 4HF

Description:

The removal of the existing surface level car park at the rear of the site and the erection of a two-storey building to provide 6 flats (4 no. 1-bed and 2 no. 2-bed) together with associated car and cycle parking, bin storage and landscaping

Additional Information:

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

The Planning Committee report should be updated as follows:

1. The application for a Non-Material Amendment to the 2016 Prior Approval - 16/00978/PDO (referred to in paragraphs 7.1 and 7.12) has now been granted.
2. The first sentence of paragraph 7.3 needs correcting to: "Whilst the main part of the site ~~is still~~ *was up until recently* occupied as offices, "

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Is in character with the town centre location
- Concerns over adequacy of parking
- Concerns over street scene
- Building in this location is better than building outside the town centre

Decision:

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

271/16 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.

272/16 Urgent Items

There were none.

273/16 Thanks from the Chairman

The Chairman thanked all the Council's officers for the comprehensive reports and presentations they gave over the past year, including Paul Tomson, Peter Brooks, Matthew Clapham, Janet Ferguson and Siri Thafvelin; he also thanked Esme Spinks, who so ably stepped up to replace John Brooks.

The Chairman expressed his thanks to the committee members; he had heard from the Chief Executive, Lee O'Neil and visitors from other councils how impressed they were with the standard of debate.

Finally, the Chairman also thanked his vice chairmen, Councillor Chris Frazer and Councillor Howard Thomson who so ably led the debates; as well as Committee Services and Legal.

The Chairman handed a small gift to Esme Spinks, the Assistant Head of Planning (Development Management) in recognition of the officers' work.