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16/01591/FUL & 16/01592/LBC
Hithermoor Farm, 6 Farm Way,
Stanwell Moor, TW19 6AY

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Planning Committee

31 May 2017



Application Nos.	16/01591/FUL & 16/01592/LBC		
Site Address	Hithermoor Farm, 6 Farm Way, Hithermoor Road, Stanwell Moor		
Proposal	<p><u>16/01591/FUL</u> Application for planning permission for: -</p> <ul style="list-style-type: none"> (i) Conversion of 4 no. buildings and farmhouse to 14 dwellings; (ii) Alterations to the external elevations; (iii) Demolition of remaining redundant farm/light industrial buildings; (iv) Erection of 3 no. 2-storey buildings to create 9 dwellings; (v) Provision of associated parking, bin stores, cycle stores, private and communal amenity space, and other alterations, <p>For overall development comprising 23 no. dwellings</p> <p><u>16/01592/LBC</u> Application for Listed Building Consent for: -</p> <ul style="list-style-type: none"> (i) Conversion of 4 no. building and farmhouse to 14 dwellings; (ii) Internal and external alterations to the 4 no. buildings and farmhouse; (iii) Other associated works, <p>For overall development comprising 23 no. dwellings</p>		
Applicant	Mr T. S. Matharoo		
Ward	Stanwell North		
Call in details	N/A		
Application Dates	Valid: 07.11.2016	Expiry: 06.02.2017	Target: Agreed extension of time
Executive Summary	<p>This application involves the creation of a new residential development comprising 23 dwellings together with parking, amenity space and other associated facilities. The scheme involves the conversion and restoration of the Grade II Listed barns and stables which are currently in a poor state of repair. The proposal also involves the conversion of the Farmhouse to flats. Three new 2-storey buildings to provide 9 further dwellings are to be erected towards the western end of the site following the demolition of the existing commercial buildings</p>		

	<p>Whilst the proposal constitutes inappropriate development in the Green Belt, the removal of the existing unattractive commercial buildings from the site, together with the benefit of restoring the run-down Listed Buildings, is considered to constitute 'very special circumstances' for justifying the development. Previous hotel schemes have been approved on the site, the last one being of a 58-bedroom hotel together with associated staff accommodation in 2015. The scale of the buildings and the layout of the proposed development is similar to the last approved hotel scheme. The relationship with the neighbouring residential properties and the character of the surrounding area is considered acceptable. Moreover, the level of parking provision and the impact on the adjacent highway is considered acceptable.</p>
<p>Recommended Decision</p>	<p>The planning and Listed Building consent applications are recommended for approval.</p>

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:

- LO1 (Flooding)
- HO3 (Affordable Housing)
- HO4 (Housing Type and Need)
- HO5 (Density of Housing Development)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN11 (Development and Noise)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

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

- GB1 (Green Belt)
- BE26 (Archaeology)

2. Relevant Planning History

08/00626/FUL (i) Conversion of four buildings to a hotel use Approved

- (ii) Erection of a two-storey accommodation building 24/07/2009
- (iii) Erection of a single-storey refuse and recycling building;
For overall development of a 35 bedroom hotel, with parking
- 08/00627/LBC Internal and external alterations to four listed buildings, including partial demolition work to the listed buildings. All in connection with:- Approved 24/07/2009
- (i) Conversion of four buildings to a hotel use
- (ii) Erection of a two-storey accommodation building
- (ii) Erection of a single-storey refuse and recycling building;
For overall development of a 35 bedroom hotel, with parking
- 10/00922/FUL (i) Conversion of four buildings to a hotel use Refused
- (ii) Demolition of remaining redundant farm/light industrial buildings 25/01/2011 Appeal
- (iii) Erection of a two-storey accommodation Building Dismissed 21/12/2011
- (iv) Erection of a single-storey refuse and recycling building;
For overall development of a 67 bedroom hotel, with associated parking
- 10/00923/LBC Listed Building Consent for internal and external alterations to 4 listed buildings, including partial demolition work. All in connection with conversion of 4 buildings to a hotel use. Approved 25/01/2011
- 12/00710/REN Renewal of planning permission for the: 08/00626/FUL Approved 19/10/2012
- (i) Conversion of four buildings to a hotel use
- (ii) Erection of a two-storey accommodation building
- (iii) Erection of a single-storey refuse and recycling building;
For overall development of a 35 bedroom hotel, with parking
- 12/00711/LBC Renewal of Listed Building Consent 08/00627/LBC for the internal and external alterations to four listed buildings, including partial demolition work to the listed buildings. All in connection with: Approved 19/10/2012
- (i) Conversion of four buildings to a hotel use
- (ii) Erection of a two-storey accommodation building
- (iii) Erection of a single-storey refuse and recycling building;
- (iv) building;

For overall development of a 35 bedroom hotel, with parking

- 15/00254/FUL Application for planning permission for: - Approved
04/08/2015
- (i) Conversion of 4 no, buildings and farm-house to a hotel use;
 - (ii) Alterations and extensions to the external elevations, and the erection of a single storey canopy to the rear of farmhouse;
 - (iii) Demolition of remaining redundant farm/light Industrial buildings;
 - (iv) Erection of 3 no. 2-storey accommodation Buildings;
 - (v) Provision of associated parking, bin store, cycle Store, landscaping and other alterations,
- For overall development of a 58 bedroom hotel with associated staff accommodation.

- 15/00255/LBC Application for Listed Building Consent for:- Approved
04/08/2015
- (i) Conversion of 4 no. buildings and farm-House to a hotel use;
 - (ii) Internal and external alterations and extensions to the 4 no. buildings and farmhouse;
 - (iii) Other associated works
- For overall development of a 58 bedroom hotel associated staff accommodation.

3. Description of Current Proposal

- 3.1 The application relates to Hithermoor Farm, which is a site of 0.86 hectares situated off the western end of Farm Way in Stanwell Moor. The site comprises the farmhouse and original barns/outbuildings centred around a yard area, all of which are Grade II listed buildings. It also includes the existing commercial buildings located further to the west, and the northern part of the paddock. The remainder of the open land further to the south is not part of the application site, but is within the ownership of the applicant. The site comprises two separate accesses from Farm Way. Firstly, there is an access at the western end of Farm Way that leads to the Farmhouse and central yard. The second access is reached to the north-west and runs along the northern side of the site and leads to the commercial buildings further west. It also serves as an access to Lower Mill Farm.
- 3.2 The site is located within the Green Belt. The south-western part of the site is located within Flood Zone 3a (between 1 in 20 and 1 in 100 year chance of flooding). It is also located within the 63 – 66 Leq noise contour associated with aircraft noise from Heathrow Airport.
- 3.3 The proposal involves the demolition of the non-listed commercial buildings and the creation of a new residential development comprising 23 dwellings together with parking, amenity space and other associated facilities. The

scheme involves the conversion and restoration of the Grade II Listed barns and stables which are currently in a poor state of repair into 10 residential units. The proposal also involves the conversion of the Farmhouse to 4 flats. Three new 2-storey buildings to provide 9 further dwellings are to be erected towards the western end of the site following the demolition of the existing commercial buildings. 40 parking spaces are to be provided on the site. All of the new units will be privately owned (i.e. market housing).

- 3.4 A separate application for Listed Building Consent has been submitted in relation to the conversion and alteration of the Listed Buildings.

Copies of the proposed site layout and elevations are provided as an Appendix. In addition, plans of the latest approved hotel scheme (15/00254/FUL) are attached as an Appendix.

4. **Consultations**

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

Consultee	Comment
County Highway Authority	No objection subject to conditions. Recommends a condition requiring a bus stop to be upgraded near the junction of Horton Road and Hithermoor Road.
Environment Agency	No objection subject to a condition
Surrey County Council Local Lead Flood Authority	No objection subject to conditions
Street Scene	Raised concerns regarding the proximity of the proposed bin stores to the access road. Amended plans have since been submitted showing revisions to location of the bin stores
Tree Officer	No objection subject to a condition
County Archaeologist	No objection subject to a condition
Thames Water	No objection
BAA	No objection. Requests informatives to be attached to the decision notice relating to landscaping, lighting and cranes during the construction phase.
Historic England	No objection
Crime Prevention Officer	Made various security related comments which have been forwarded to the applicant. Request that a condition is imposed requiring the development to achieve the full Secured by Design award
Conservation Officer	No objection
Six no. conservation amenity	Any response will be reported orally at the

bodies (Ancient Monument Society; Council for British Archaeology; Georgian Group; Protection of Ancient Buildings; Victorian Society; 20th Century Society)	meeting
Surrey Wildlife Trust	No objection
Valuation Advisor	Recommends a financial contribution of £39,226 towards affordable housing elsewhere in the Borough.
Sustainability Officer	No objection to the proposed renewable energy facilities (solar panels)
Environmental Health (Pollution)	No objection subject to conditions relating to contaminated land. No objection on air quality grounds subject to conditions.
Environmental Health (Noise)	No objection subject to conditions

5. **Public Consultation**

5.1 32 properties were notified of the planning application. A site notice was displayed and notice was provided in the local press. 7 letters of objection have been received, including 1 letter of objection from the Stanwell Moor Residents Association. Reasons for objecting include: -

- The access to the site is inadequate. Highway safety issues.
- The traffic movements associated with the new development will harm the amenity of the properties in Farm Way. Damage to cars has occurred from the existing traffic movements.
- The existing roads of Leylands Lane or the roadway to the north of the application site/Farm Way should be used instead.
- Inadequate parking provision

6. **Planning Issues**

- Green Belt/Principle
- Design and appearance
- Impact on neighbouring properties
- Parking
- Affordable housing
- Noise
- Flooding
- Nature conservation
- Listed Building Consent

7. **Planning Considerations**

Green Belt/Principle

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 all of the existing commercial buildings towards the western part of the site and the erection of 9 no. 2-bedroom houses arranged in 3 separate terraces. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Although the NPPF lists a limited number of exceptions, the proposed new buildings on the application site do not fit into any of these categories. It is also considered that the change of use of the site to create a new overall residential development to provide 23 dwellings 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 involves the demolition of all of the existing buildings located to the west of the Listed barns, plus the double garage at the eastern end. These buildings clearly already have a significant impact on the openness of the Green Belt. Whilst the proposed 9 no. 2-bedroom houses will be erected in their place, their combined size is substantially less than the existing structures. The previous hotel scheme approved in August 2015 included the erection of 3 no. accommodation blocks located in the western part of the site. These accommodation blocks were identical in footprint and volume to the 3 no. terraces of houses (3 houses in each terrace) now proposed in the current application. The applicant submitted a schedule with the approved hotel application that set out the footprint, floorspace and volume figures for the existing buildings to be demolished, and compared them against that of the replacement hotel accommodation blocks. It is relevant to note that the schedule did not include all of the existing buildings to be demolished. It only provided the figures for the older former farm buildings situated immediately to the west of the Listed barns, and the 2 no. former agricultural buildings (annotated as Buildings J and L on the submitted existing site layout plan) that were granted planning permission in the 1980's (and the double garage). The schedule did not include other commercial buildings which appear to have been erected without planning permission. The schedule demonstrated that the combined footprint, floorspace and volume of the approved hotel accommodation blocks would be substantially less than those buildings to be demolished. For example, the footprint of the approved 3 no. new hotel accommodation blocks was 448.5 sqm, whilst the existing footprint is 967 sqm. The proposed combined volume of the new buildings was 2558.4 cubic metres, whilst the existing volume is 4134.8 cubic metres. As the footprint and volume of the proposed terraces of houses is identical to the hotel accommodation blocks, they will also clearly have a substantially reduced scale to the existing buildings to be demolished and are considered

acceptable. It is also relevant to note that the proposal will involve a substantial reduction in hardstanding on the site.

- 7.4 It is considered that the overall reduction of built development on the site, and consequent increase in openness, weighs heavily in favour of the merits of the scheme. The proposed buildings will be situated in a similar position to the existing buildings to be demolished and there will be no encroachment of built development into the existing paddock area. The proposal will also result in the restoration of the listed barns and former stable block which are currently in a poor rundown condition, and bring them back into a long term viable use. It is considered that this particular benefit adds substantial weight in favour of the development. Whilst it is recognised that the proposed residential development will generate a certain level of parking and traffic movements, a similar situation occurs with the existing commercial uses which have been present on the site for many years. Overall, it is considered that the reduction in built form on the site, and the restoration and re-use of the Listed buildings, clearly outweigh the 'inappropriate' harm to the Green Belt, and that 'very special circumstances' exist to justify the development in the Green Belt.
- 7.5 It is proposed to impose a condition requiring the demolition of all of the non-listed buildings and removal of resultant debris before any development take place on the site. It is also proposed to impose a condition requiring the listed buildings to be fully restored in accordance with the approved plans before the occupation of the dwellings in the new buildings. Furthermore, it is considered necessary that a legal agreement is completed prior to the grant of planning permission to ensure that the adjacent paddock area to the south of the buildings is maintained as open amenity land (the legal agreement is also required to secure the affordable housing financial contribution – see below).
- 7.6 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.
- 7.7 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).
- 7.8 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.
- 7.9 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.

Design and Appearance

- 7.10 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 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.
- 7.11 The design, scale and appearance of the 3 no. new terraces of houses is very similar to the 3 no. new accommodation blocks associated with the previous approved hotel scheme and continues to be acceptable. They will have a rural design to reflect the appearance of the existing Listed barns on the site and be faced with horizontal timber cladding and roof tiles. The eaves will be relatively low (between 2.4m – 4m) and the roof design will be similar to that of a typical agricultural barn. With regard to the layout, new space for landscaping will be provided around the Listed Buildings and the new houses (in addition to private rear gardens). This is a significant improvement on the existing built area of the site which is almost entirely laid with hardstanding. The Council's Conservation Officer considers the design of the scheme to be acceptable.

Impact on Neighbouring Properties

- 7.12 Policy EN1b of the CS & P DPD states that new development should 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.
- 7.13 The proposed residential development is considered to have an acceptable relationship with existing residential properties and complies with Policy EN1. The proposed new buildings will be situated at least 57 metres away from the nearest dwelling in Farm Way with the existing farm buildings to be converted located in-between. The main issue relates to the proposed traffic movements which will use the existing access to the north of Farm Way, and the run through Farm Way itself passing the existing houses. This issue has been raised in the third party representations, as they consider that the proposed traffic movements will harm the amenity of the properties in Farm Way.
- 7.14 Whilst the objections from third parties are noted, it is not considered that a refusal could be justified in relation to noise and disturbance from the proposed traffic movements. The access to the north of Farm Way is currently used for a number of existing commercial premises located towards the rear of the site. These uses already generate a certain level of traffic through Farm Way. Some of these vehicles are likely to comprise lorries or other larger commercial vehicles, which are capable of causing significant noise and

disturbance to the existing residents. The existing access is narrow (3.2 metres) and with limited turning space in front of it on Farm Way, I can understand that existing commercial vehicle movements have the potential to cause significant harm. Indeed, one of the third party representations has included photographs showing that the existing turning area is inadequate for larger vehicles. The removal of all of the existing commercial premises and replacing them with residential development will lead to the traffic generation through Farm Way being more compatible with the surrounding area. Whilst it is recognised that there will still be a small proportion of movements from larger vehicles (e.g. refuse collection lorries), it is important to note that the existing access is being upgraded as part of the redevelopment of the site. This is a requirement of the County Highway Authority, which also includes the creation of a new pavement along the northern side of Farm Way. The access road is being increased in width from 3.2 metres to 5.2 metres (the actual bellmouth will be even wider at 8.8 metres). Furthermore, the access is being re-orientated in a due east direction and the carriageway of Farm Way is being widened. Consequently, vehicles entering and exiting the site will not have to manoeuvre and drive so close to the existing properties in Farm Way.

Amenity Space

- 7.15 The Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development 2011 sets out minimum garden size standards for new residential development. For example, the minimum standard for terraced or 2-bedroom semi-detached dwellings is 60 sqm. For flats the minimum standard for a private garden is 35 sqm. However, where amenity space is shared, the requirement will be relaxed to 35 sqm for the first 5 units, 10 sqm for the next 5 and 5 sqm for each unit thereafter.
- 7.16 Some of the proposed private gardens are below the minimum standard stipulated in the SPD. For example, the 3 no. 2-bedroom houses in the most eastern of the the new terraces of houses all have gardens below the minimum standard of 60 sqm (27.75 sqm, 26.75 sqm and 30.5 sqm). Some of the units in the converted Listed Buildings will have no private amenity space. However, it is relevant to note that the applicant is proposing to use the existing paddock area to the south of the buildings as communal amenity space. This are of land is to remain free of development and is substantial in size. The paddock area is approximately 2200 sqm which is well in excess of the minimum SPD standard (290 sqm) for a scheme of this size. It is noted that the SPD minimum communal garden standard is normally applied in relation to flats, whilst the proposed communal amendity space will serve both the houses and flats. However, I consider the proposed communal garden of this very substantial size to be acceptable for a scheme of this nature. It is considered necessary to secure the paddock area as an open amenity space by a legal agreement, which is set out in paragraph 8.2 of the report.

Parking

- 7.17 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.

- 7.18 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 (maximum parking standards continue to be applicable in relation to commercial development).
- 7.19 The Council's minimum parking standard for a scheme of this size is 39 parking spaces. The proposed parking provision is 40 spaces and consequently, the level of parking spaces complies with the Council's Parking Standards and is acceptable. In further support of the scheme, cycle parking for 23 spaces (1 per unit) is to be provided on the site. The County Highway Authority has raised no objection to the proposed level of car and cycle parking.

Affordable Housing

- 7.20 Policy HO3 of the CS & P DPD requires the Council, having regard to the circumstances of each site, to negotiate for a proportion of up to 50% of housing to be affordable where the development comprises 15 or more dwellings or the site is 0.5 ha. or larger irrespective of the number of dwellings. The Council will seek to maximise the contribution to affordable housing provision from each site having regard to the individual circumstances and viability, including the availability of any housing grant or other subsidy, of development on the site.
- 7.21 As mentioned in paragraph 3.3, all of the proposed units will be privately owned with no affordable housing provided on the site. The applicant has submitted an affordable housing viability report which sets out why they are not able to provide any affordable units in this particular scheme. The Council's valuation advisor has been consulted on the report and agrees that it is not viable to provide any on-site affordable housing in the scheme. However, she has recommended that the developer pays a financial contribution of £39,226 towards off-site affordable housing in the Borough. This is to be paid upon the sale of the first residential unit on the site. The applicant has agreed to pay this sum. Accordingly, it is recommended that the applicant enters into a Section 106 Agreement (see paragraph 8.2) to secure the commuted sum.

Biodiversity

- 7.22 A full bat survey was submitted in 2012 with a previous planning application for a hotel (12/00710/REN). The survey concluded that one soprano pipistrelle bat was using one of the existing barns (Barn A) for occasional summer roosting. Furthermore, low quantities of foraging and commuting bats of four species were observed to be using the surrounding habitats. The survey recommended a number of mitigation measures to be carried out during the construction phase to ensure no adverse harm is caused to bats.
- 7.23 The applicant submitted an Updated Bat Assessment with the 2015 planning application for a 58 bedroom hotel (15/00254/FUL). The assessment provided details of further inspections and continued to conclude that the same barn

has the potential to support bat roosting opportunities, although there were no signs or evidence of bats identified. As the conditions were similar to that in 2012, the assessment recommended that the same mitigation measures were applied. A condition was imposed on the planning permission accordingly.

- 7.24 The applicant has re-submitted the Updated Bat Assessment with the current application. The Surrey Wildlife Trust were consulted and have raised no objection subject to the above mentioned condition being imposed again. They have advised that if the development involves the removal of dense shrubbery/vegetation and buildings with nesting opportunity these should be done outside the main bird nesting season. It is considered that this can be addressed by attaching an informative to the decision notice bringing the matter to the applicant's attention. The Trust also recommend biodiversity enhancement measures (e.g. bird boxes), which can be covered by imposing conditions to the planning permission. Accordingly, the impact on nature conservation is considered acceptable.

Flooding

- 7.25 Most of the site is located within Flood Zone 1, which has a low risk (less than 1 in 1000 year) chance of flooding. The area where the new buildings and parking areas are to be situated in Zone 1. A small area in the south-western part of the site is located within Flood Zone 3a (between 1 in 20 year and 1 in 100 year chance of flooding). However, this is within the existing paddock area which will continue to be free of development.
- 7.26 The applicant has submitted a 'Flood Risk Assessment and Surface Water Disposal report' to address the issue of flood risk and to include details of a Sustainable Drainage Scheme. The Environment Agency were consulted and have raised no objection to the proposal subject to a condition relating to finished floor levels. In terms of surface water run-off, it is relevant to note that the existing site is largely covered by buildings and hardstanding, and that the proposal will result in an overall reduction in impermeable areas. The applicant is proposing several measures to further reduce surface water run-off including permeable surfacing and the possibility of using the existing on-site balancing pond subject to a more detailed on-site investigation. The Surrey County Council Lead Local Flood Authority were consulted and have raised no objection subject to conditions to ensure that the Sustainable Drainage Scheme is implemented. Accordingly, the impact on flooding is considered acceptable and complies with Policy LO1 of the CS & P DPD.

Dwelling Mix

- 7.27 Policy HO4 of the Core Strategy and Policies DPD (2009) (CS and P DPD) sets out the mechanism for ensuring a range of housing sizes and types are delivered to meet community needs. It requires development that proposes four or more dwellings to include at least 80% of their total as one or two bedroom units. The policy's supporting text states that the only exception to the 80% requirement will be where requirements for affordable housing dictate a greater mix of larger dwellings. The Supplementary Planning Document (SPD) on Housing Size and Type (July 2012) introduces greater

flexibility on the proportion of small units in areas characterised by family dwellings.

- 7.28 The proposal provides a total of 23 units of which 16 are 1 and 2 bed units (i.e. 70%), and 7 no. are 3 bed units (i.e. 30%). None of the units are to be affordable. The SPD on Housing Size and Type, however, recognises that in areas where there is a predominance of larger dwellings, a mix with less than 80% small units may be appropriate – provided the small unit provision is still the majority within the scheme (i.e. at least 50%). In this particular case it is evident that the site is surrounded by mainly family housing and therefore the provision of at least 50% smaller units would be acceptable in this instance. The scheme provides 70% smaller units and therefore complies with the requirement of Policy HO4.

Listed Building Consent

- 7.29 The principle of converting the Listed barns and former stables and the carrying out of associated internal and external alterations has been accepted in the previous hotel schemes. Whilst the current proposals now propose converting the Listed Buildings to residential dwellings, the conversion and alterations will be carried out in a similar manner and continue to be acceptable. The buildings are in a relatively poor state of repair and restoring them and bringing them back into residential use will ensure their long term future. It is also considered that the conversion of the Farmhouse to 4 flats is considered acceptable. The Council's Conservation Officer was consulted and has raised no objection to the proposed works. He has made the following comments: -

"This scheme has evolved over many years. This final version is substantially the same as the one we looked at some months ago, by then our suggestions had been implemented and the whole layout had been improved accordingly. The conversion of the listed buildings has now been refined to ensure that the essential character of the buildings are maintained. Arguably there will inevitably be harm the historic assets, but I consider it to be less than substantial harm. The NPPF requires that this slight harm is balanced against the wider gains or benefits the renovation and use of these buildings will produce. I consider the scheme which will prolong the useful life of these listed buildings far outweighs the harm caused."

Local Finance Considerations

- 7.30 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.

- 7.31 In consideration of S155 of the Housing and Planning Act 2016, the proposal will provide £39,226 as a contribution to affordable housing. It is also subject to a CIL rate of £100 per square metre. These are material considerations 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

- 7.32 The site is located within the 63 – 66 Leq noise contour associated with aircraft using Heathrow Airport. The principle of new residential development in this particular noise contour is acceptable (there is an embargo against new residential development above the 66 Leq noise contour). The Council's Environmental Health Officer has raised no objection on noise ground subject to conditions.
- 7.33 The County Highway Authority has raised no objection to the proposal on highway safety grounds subject to conditions and improvements to the existing access to the north of Farm Way (see paragraph 7.11 above). This will include a Grampian-style condition to ensure that the new pavement on Farm Way is provided. I do not however, consider that their request to impose a condition requiring bus stop improvements including a new shelter and raised kerb on the north-eastern side of Horton Road opposite its junction with Hithermoor Road to be reasonable in context with the scale and nature of the development. It would not, in my opinion, meet the tests set out in paragraphs 203 to 206 of the NPPF and details in the Planning Practice Guidance. In particular, the bus stop is located some 650 metres away from the application site and is not directly related to the proposed development. It is not considered that the proposal would become unacceptable in planning terms in the absence of this condition.
- 7.34 Accordingly, the applications for planning and listed building consent are recommended for approval.

8. Recommendation

- 8.1 (A) Subject to the applicant first entering into an appropriate legal agreement in respect of the following:
1. To provide a financial contribution of £39,226 towards off-site affordable housing, to be paid upon the sale of the first unit.
 2. To secure the use of the paddock land beyond the residential curtilages as open amenity land with no structures or means of enclosure to be erected on this land.
- 8.2 (B) 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:

2014A/26/P02; /P04; /P05; /P06; /P06A; /P07; /P08; /P09; /P10; /P11; /P13; /P14; /P15; /P16; /P17; /P18; /P19; /P20; /P21; /P22; /P23; /P24; /P25; /P26; /P27; /P28; /P29; /P30; /P31; /P34; /35; /36; /P37; /P38 received 21 September 2016.

2014A/26/P41; /P42; /P43; /P44; and site location plan received 27 October 2016.

2014A/26/P01 Rev. B; /P12 Rev. A; /P32 Rev. A; /P33 Rev. A; /P39 Rev. A; /P40 Rev. A received 08 December 2016.

2014A/26/P03 Rev. B; /P45 Rev. A received 27 April 2017.

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

3. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building and the surface material for the parking spaces 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:-

- (a) 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.

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. No development shall commence until a report has been submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the houses in the new buildings 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 each 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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details and 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 development 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 development 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.

9. Before the first occupation of any part of the development, a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

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

10. Demolition works and construction of the development hereby approved must only be carried out on site between 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and none at all on Sunday, Public Holidays or Bank Holidays.

Reason:- In the interest of amenity

11. Before any construction commences, details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting on the site shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties, in the interest of security, and in the interest of wildlife.

12. 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 details to be submitted to and approved in writing by the Local Planning Authority, 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.

13. No construction shall commence until the developer:-

i) Obtains written consent from Surrey County Council Highway Authority that they have consent to carry out the construction of a footway along the north-western side of Farm Way between the proposed footway on the north side of the access road to the application site and the existing footway on the west side of Hithermoor Road

ii) Sends a copy of Surrey County Council Highway Authority's written consent to the Local Planning Authority,

iii) Submits full details of a footway along the north-western side of Farm Way to be approved in writing by the Local Planning Authority

The development shall not be occupied until the footway scheme has been carried out in accordance with the approved details and have been certified in writing as complete by the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

14. Notwithstanding the submitted plans the development hereby approved shall not be first occupied unless and until 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 provision of secure, and covered buildings in well lit locations for the proposed 23 bicycle storage spaces. The buildings shall be retained for their 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, and to accord with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

15. Before the development is occupied redundant sections of the existing access shall be reinstated to to footway with kerbing in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

16. 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.

17. The proposed demolition and development works shall be carried out strictly in accordance with the Recommendations set out in Section 5.1.1 of the Update Bat Assessment of Barn A report dated November 2014.

Reason:- In the interest of preventing harm to wildlife

18. No demolition shall take place, including any works of demolition or site clearance, until a Demolition Method Statement (DMS) detailing the proposed methodology for demolishing the existing structures and the mitigation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include submission of a Pre-Demolition Asbestos Survey. The agreed methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To safeguard the amenity of neighbouring properties.

19. No development shall take place, including any works of demolition or site clearance, until a Construction Environmental Management Plan (CEMP) for the site has been submitted and approved by the Local Planning Authority. The CEMP shall include full details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

- (d) measures to prevent the deposit of materials on the highway
- (e) on-site turning for construction vehicles
- (f) dust mitigation measures

All of the demolition and construction work shall then be undertaken in strict accordance with this approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties.

20. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:- The above condition is required in order that the development should not prejudice highway safety no cause inconvenience to other highway users.

21. Prior to the occupation of the 9 no. new terraced houses (Buildings 1, 2 and 3) hereby permitted, the farm house (FH) and Buildings A, B, C and E shown on approved drawing no. 2014A/26/P03 Rev. B shall be fully restored and converted into the dwellings in accordance with the approved plans.

Reason:- To ensure that the Listed buildings are the site are fully restored in accordance with the approved plans.

22. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting that Order), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

Reason:-.To minimise the impact on the openness of the Green Belt and to safeguard the amenity of neighbouring properties.

23. Prior to the commencement of development the existing non-Listed buildings annotated D, F, G, H, I, J, K and L on approved drawing no. 2014A/26/P01 Rev. B shall be demolished and all resultant debris removed from the site.

Reason:- In the interest safeguarding the openness of the Green Belt.

24. The part of the land which is shown on the plan submitted with the application as being undeveloped and used for open space shall remain undeveloped and be preserved and laid out as open space in relation to, and for the benefit of, the remainder of the land to which the application relates.

Reason: To safeguard the openness and visual amenities of the Green Belt.

25. Prior to the occupation of the buildings the existing access adjacent to the Farmhouse on the site to Farm Way shall be permanently closed in accordance with the approved plans and thereafter maintained.

Reason:- In the interest of safeguarding the amenity of neighbouring residential properties.

26. Prior to the construction of the development specific details of the discharge rate control device for the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be implemented in accordance with the approved details.

Reason:- To ensure the drainage design meets the technical standards

27. Prior to the construction of the development details of available spare volume of the existing balancing pond for the sustainable drainage scheme to include the free board, discharge point and suitability of the existing balancing pond to receive runoff shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be implemented in accordance with the approved details.

Reason:- To ensure that the pond can take flows from the proposed development without flooding.

28. Prior to construction of the development hereby approved the following drawings need to be submitted to and approved in writing by the Local Planning Authority:

- The applicant should submit details of control device (hydro-brake, orifice, etc.) for the required discharge rate into SuDS Pond. The control device detail should be shown on the proposed drainage layout plan with the rate of discharge stated.
- A drainage layout detailing the exact location of SuDS elements (pond or "commercial Stormcells", pipes, impervious areas and drainage sub-catchments (if applicable))
- Details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels.

Reason: To ensure the design fully meets the requirements of the national SuDS technical standards

29. Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on-site and off-site, must be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposal has fully considered system failure.

30. Before the commencement of the construction of the buildings hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

31. Prior to the construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the drainage system that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

32. Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed.

33. Prior to commencement of the development, a noise report shall be submitted in writing to and approved by the Local Planning Authority. The noise report shall demonstrate that the dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

- Bedrooms - 35dB LAeq T *, 30 dB LAeq T † , 45dB LAFmax T *
- Living rooms- 35dB LAeq T † Dining room - 40 dB LAeq T †
- * - Night-time - 8 hours between 23:00-07:00 † - Daytime - 16 hours between 07:00-23:00

The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with policy.

34. Prior to commencement of the development, a noise report shall be submitted to and approved by the Local Planning Authority to demonstrate that the habitable rooms within the development that share a party wall element with each other shall be designed and constructed to provide sufficient resistance to the transmission of sound sufficient to ensure that an enhanced sound insulation value of at least 35dB is achieved for the: floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with policy.

35. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) ref 16461 dated March 2017 by Innervision Design Ltd and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 19.13m above Ordnance Datum (AOD).

Reason: This condition is sought in accordance with paragraphs 102 and 103 of the National Planning Policy Framework (NPPF) to reduce the risk of flooding to the proposed development and future occupants.

36. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is capable of containing archaeological remains and it is important that the archaeological information should be preserved as a record before it is destroyed by the development.

37. Prior to the commencement of development, an arboricultural method statement in accordance with BS5837 2012 (Trees in Relation to Design Demolition and Construction) detailing tree surgery works, tree protection measures and a timetable for implementation, broadly in accordance with drawing 489.03.00 Tree Protection Plan (Draft), shall be submitted to and approved in writing by the Local Planning Authority. The proposed works shall be carried out in accordance with the agreed details.

Reason:- To safeguard the continued health and condition of the existing trees.

Informatives

1. The applicant is proposing to discharge at 2.1 l/s as the lowest practical minimum rate. If there are any works proposed as part of this planning application that are likely to affect flows in the existing pond, then the applicant will need a separate approval of Surrey County Council which is acting as the drainage authority under the Land Drainage Act 1991. Guidance on this process as well as applications forms can be downloaded from Surrey CC website. The discharge rate and volume to the receiving pond should be agreed with Surrey CC as the Lead Local Flood Authority. More information is available at <https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/ordinary-watercourse-consents> or write to SuDS@surreycc.gov.uk
2. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

4. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the

County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

5. The developer is reminded that there will be a commuted sum required under a Section 278 Agreement of the Highways Act 1980 for future maintenance of footway.
6. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.
7. Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention should be drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policysafeguarding.htm>)
8. The development is close to the airport and the landscaping which is included may attract birds which in turn may create an unacceptable increase in bird strike hazard. Any such landscaping should, therefore, be carefully design to minimise its attraction to hazard species of birds. Your attention is drawn to Advice Note 3, 'Potential Bird Hazards: Amenity Landscaping and Building Design' (available at <http://www.aoa.org.uk/operation&safety/safeguarding.htm>)
9. The development is close to the aerodrome and the approach to the runway. We draw attention to the need to carefully design lighting proposals. This is further explained in Advice Note 2, 'Lighting near Aerodromes' (available at [http://www.aoa.org.uk/operation & safety/safeguarding.htm](http://www.aoa.org.uk/operation&safety/safeguarding.htm)). Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.
10. 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.

**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.

Listed Building Consent Application 16/01592/LBC

8.3 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 consent.

Reason:- This condition is required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the internal and external surfaces of the Listed building(s) and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason:-

- (a) 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.

(b) To safeguard the architectural and historic merit of the Listed Buildings on site.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

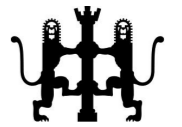
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2014A/26/P41; /P42; /P43; /P44; and site location plan received 27 October 2016.

2014A/26/P01 Rev. B; /P12 Rev. A; /P32 Rev. A; /P33 Rev. A; /P39 Rev. A; /P40 Rev. A received 08 December 2016.

2014A/26/P03 Rev. B; /P45 Rev. A received 27 April 2017.

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



SIMON MERRONY ARCHITECTS
Simon Merrony Architects Co. Ltd
21A High Street
Teddington
Middlesex
TW11 8ET

Job Title
**Development at
Hithermoor Farm
Hithermoor Road,
Staines
TW19 6AZ**

Drawing Name
Existing Site Plan

Drawing Status
PLANNING

Published by
PG Date 07/11/2016

Checked by
SM Date 07/11/2016

Drawing Scale
As shown @ A3

Drawing no. **2014A/26/P01** Revision **B**

A 1 x 2B4P
1 x 3B4P UNITS

B 3 x 3B4P UNITS

C 2 x 3B5P UNITS

FH 1 x 3B4P
1 x 2B3P
2 x 1B2P UNITS

E 3 x 2B3P UNITS

1 3 x 2B3P UNITS

2 3 x 2B3P UNITS

3 3 x 2B3P UNITS

PROPOSED PARKING: 40 SPACES

PROPOSED CYCLE
PROVISION: 23 BIKE SPACES

TOTAL PROPOSED
UNITS = 23

7 x 3B (30%)
14 x 2B (60%)
2 x 1B (10%)

COLOUR KEY:

- A
- B
- C
- E
- FH

PARKING, BIN STORES, BIKE STORES



SIMON MERRONY ARCHITECTS
Simon Merrony Architects Co. Ltd
21A High Street
Teddington
Middlesex
TW11 8ET

Job Title
**Development at
Hithermoor Farm
Hithermoor Road,
Staines
TW19 6AZ**

Drawing Name
**Proposed Residential Site
Plan**

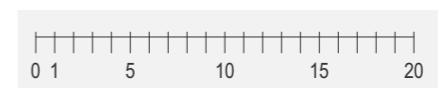
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PLANNING

Published by
PG Date 02/02/2017

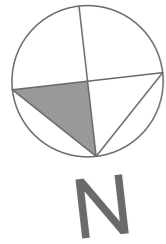
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SM Date 02/02/2017

Drawing Scale
As shown @ A3

Drawing no. **2014A/26/P03** Revision **B**

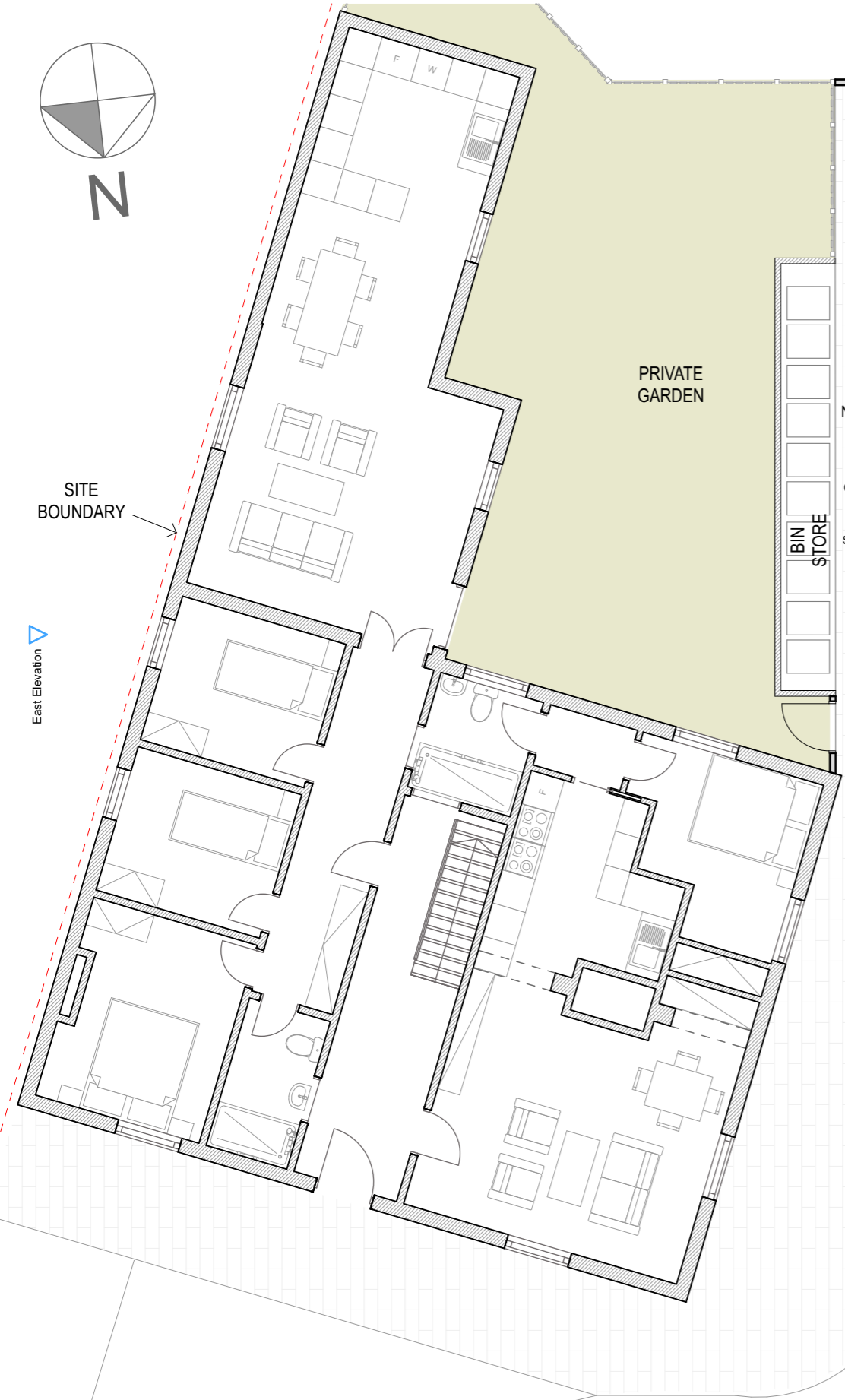


Site Plan 1:400

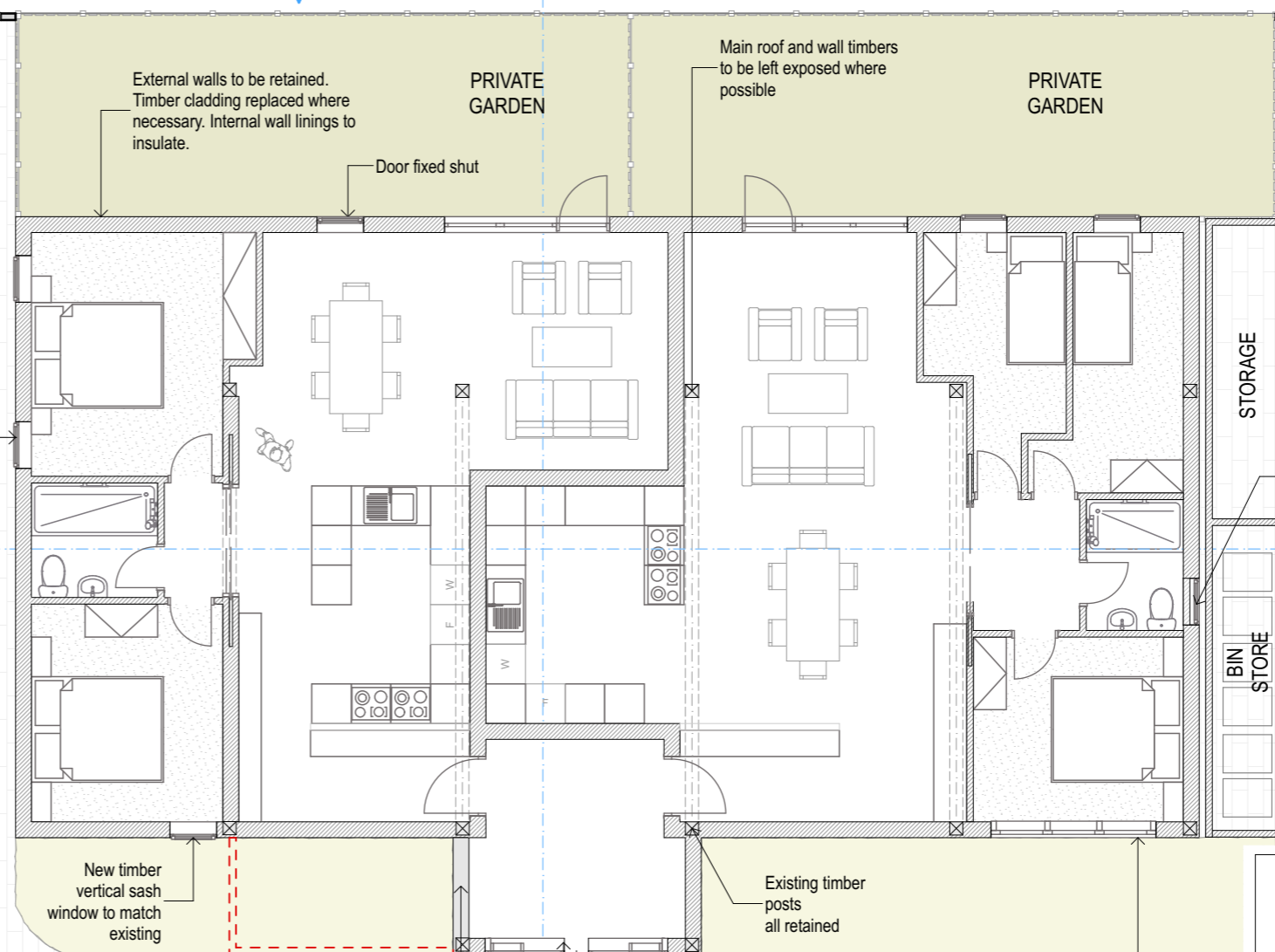


SITE BOUNDARY

East Elevation



South Elevation Paddock



Demolition of existing wall, not part of original building

New timber vertical sash window to match existing

New timber infill panel to match

New stained timber door set with side glazing

New DG window within existing opening

Existing high-level door to be repaired and locked shut

Existing timber posts all retained

New DG timber door set with sidelights

Stained timber 4 section window 2 no. top hung bottom opening sashes. Adapt remainder of opening to match existing doors

Demolition of existing wall, not part of original building

New timber vertical sash window to match existing

New timber infill panel to match

New stained timber door set with side glazing

New DG window within existing opening

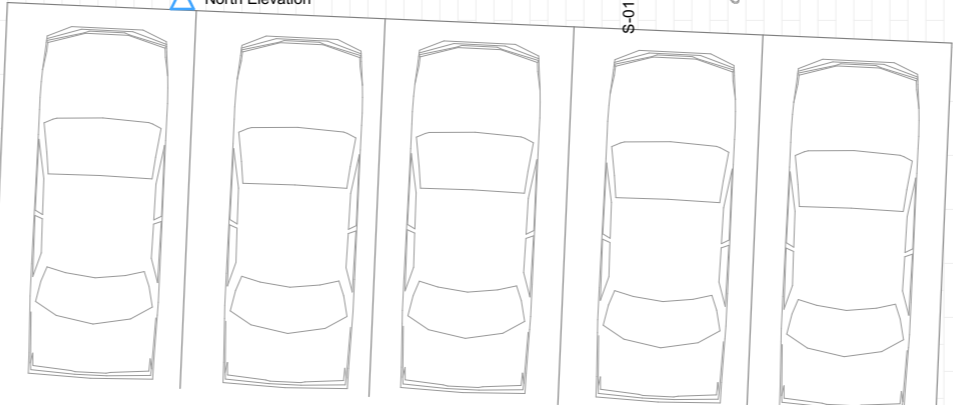
Existing high-level door to be repaired and locked shut

Existing timber posts all retained

New DG timber door set with sidelights

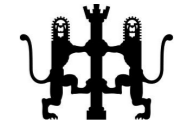
Stained timber 4 section window 2 no. top hung bottom opening sashes. Adapt remainder of opening to match existing doors

North Elevation



Ground Floor

1:100



SIMON MERRONY ARCHITECTS

Simon Merrony Architects Co. Ltd

21A High Street
Teddington
Middlesex
TW11 8ET

Job Title

**Development at
Hithermoor Farm
Hithermoor Road,
Staines,
TW19 6AZ**

Drawing Name

**Proposed BUILDING A &
FARM HOUSE Ground
Floor Plan**

Drawing Status

PLANNING

Published by

PG

Date 08/12/2016

Checked by

SM

Date 08/12/2016

Drawing Scale

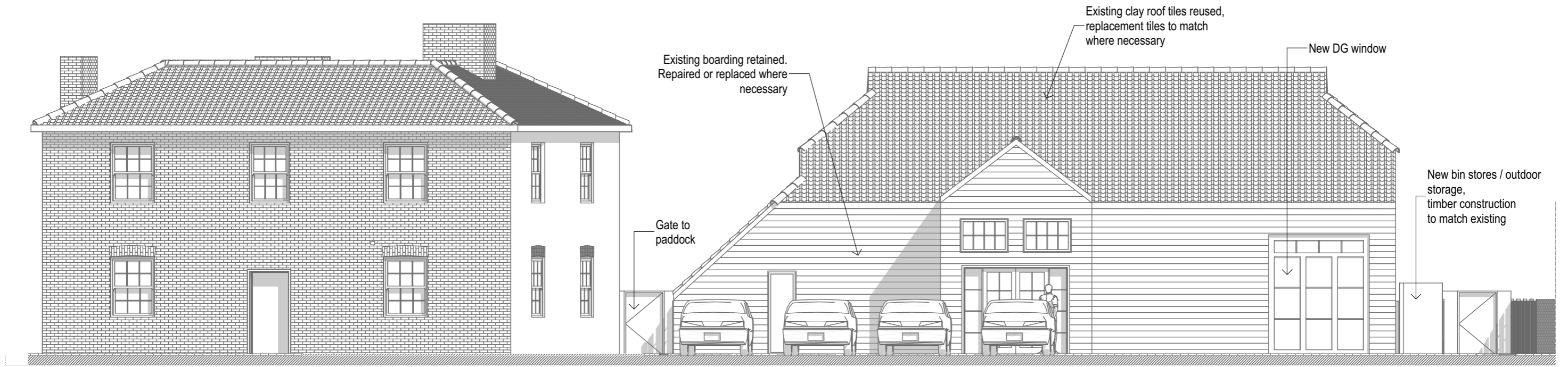
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Drawing no.

2014A/26/P12

Revision

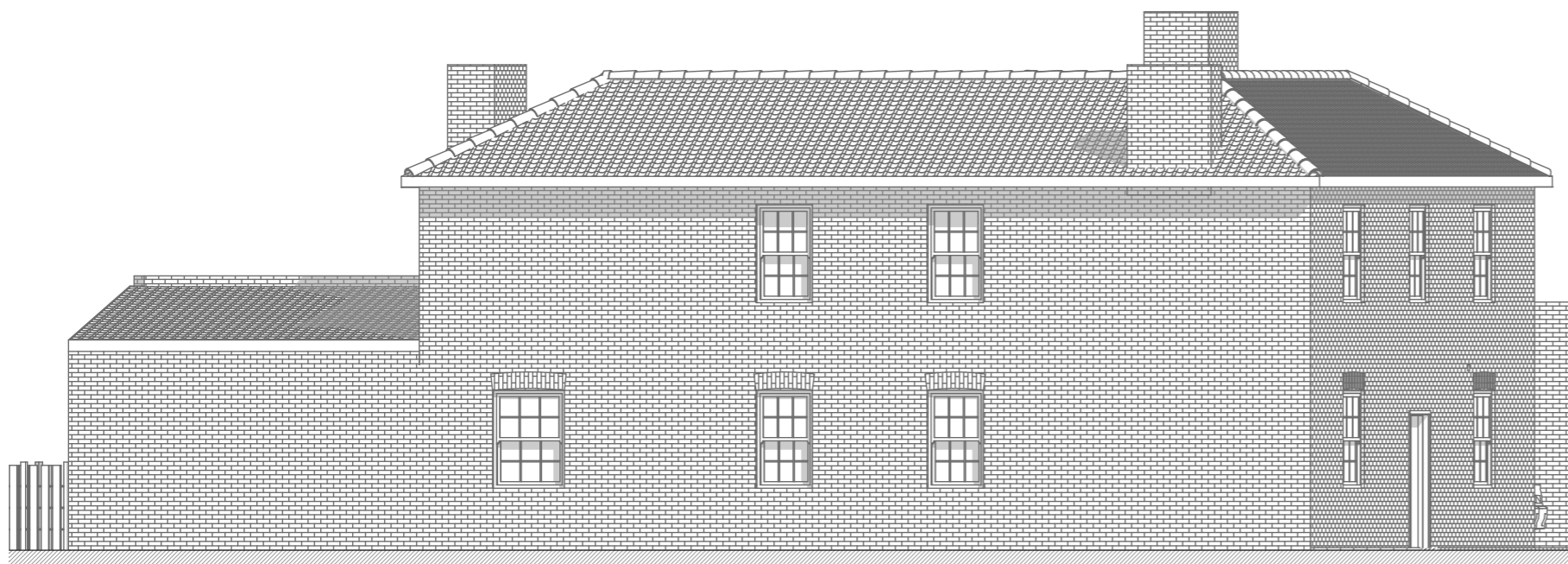
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1

North Elevation

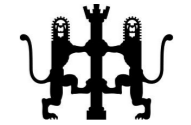
1:100



2

East Elevation

1:100



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Job Title

**Development at
Hithermoor Farm
Hithermoor Road,
Staines,
TW19 6AZ**

Drawing Name

**Proposed BUILDING A &
FARM HOUSE Elevations**

Drawing Status

PLANNING

Published by

PG

Date 16/08/2016

Checked by

SM

Date 16/08/2016

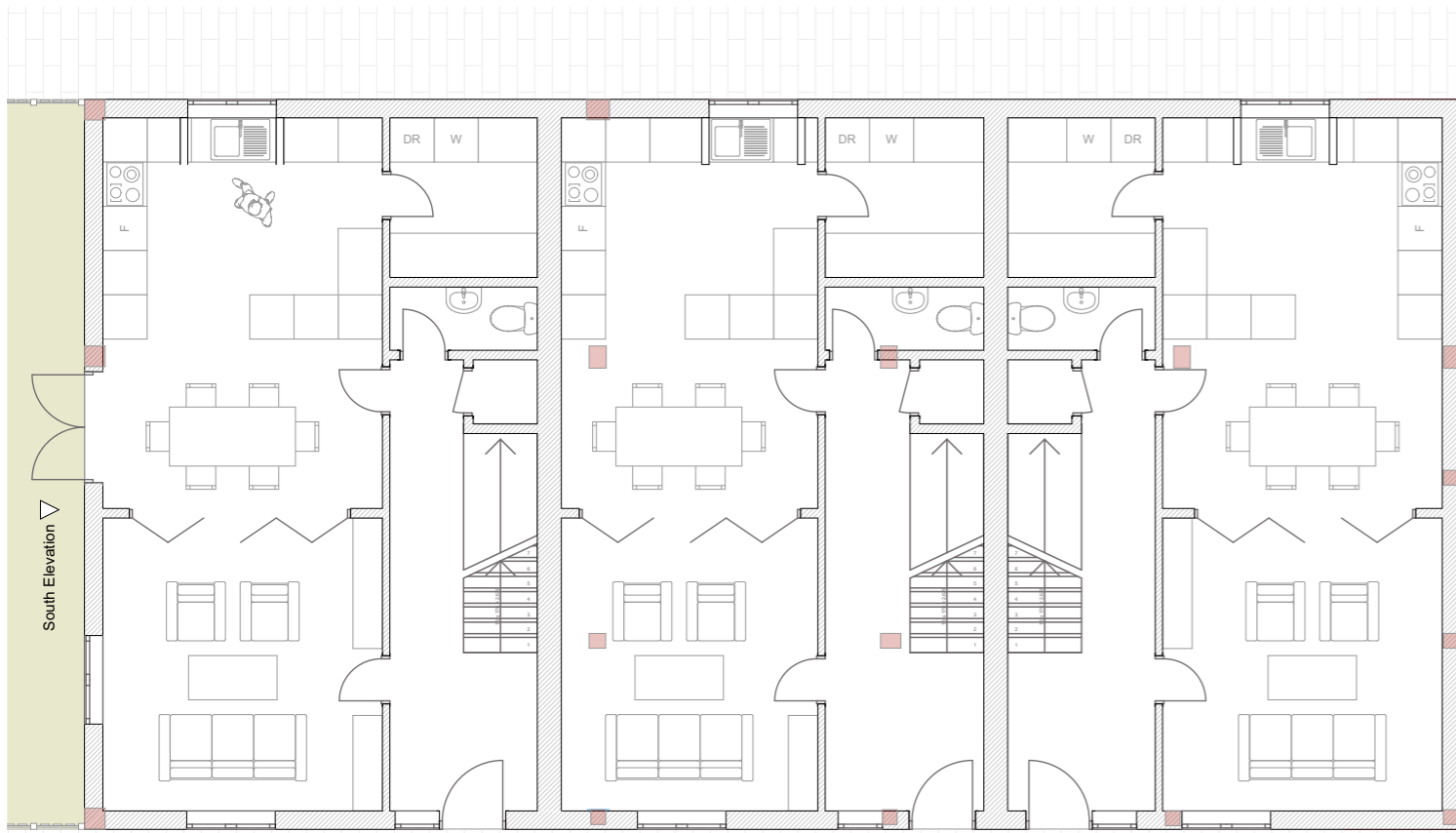
Drawing Scale

AS SHOWN @ A3

Drawing no.

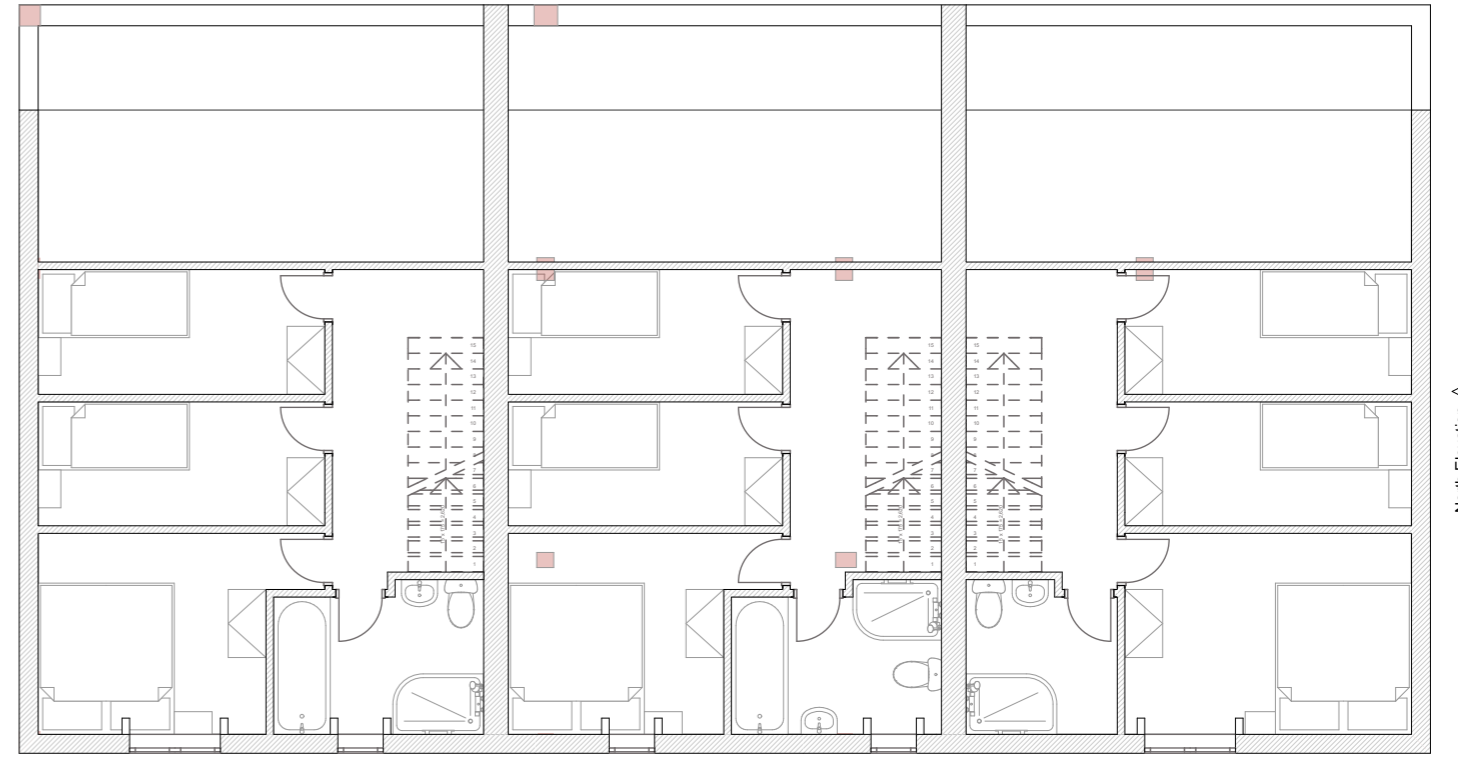
2014A/26/P15

Revision



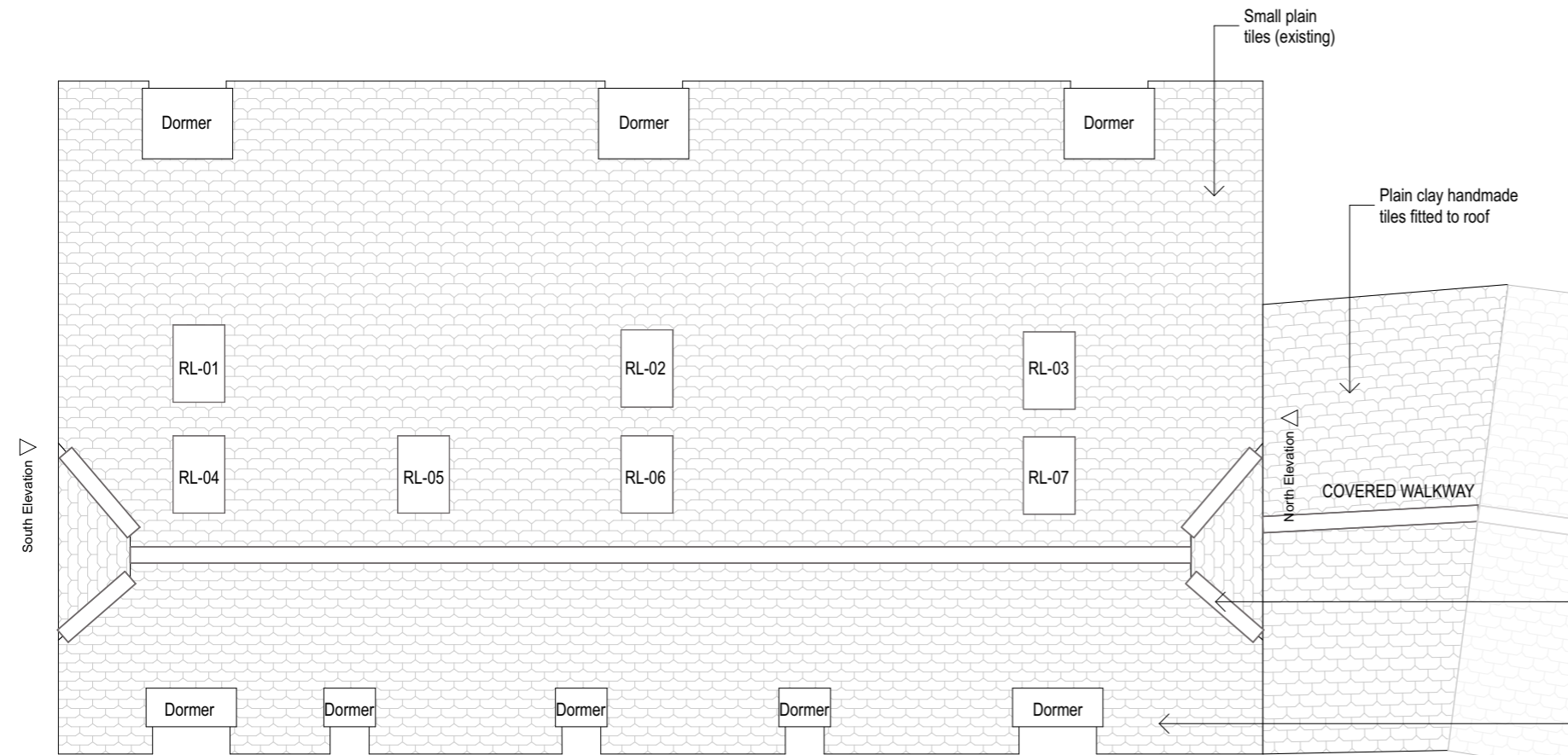
Ground Floor

1:100



1. First Floor

1:100



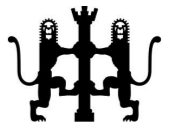
3. Roof Plan

1:100

RL-01 - 07 :
Double glazed
skylights

Existing hip and ridge tiles
re-used where practical,
new hip/ridge tiles to match

Existing rafters adapted
where necessary



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Hithermoor Road,
Staines
TW19 6AZ**

Drawing Name

**Proposed BUILDING B
First Floor Plan**

Drawing Status

PLANNING

Published by
PG

Date 16/08/2016

Checked by
SM

Date 16/08/2016

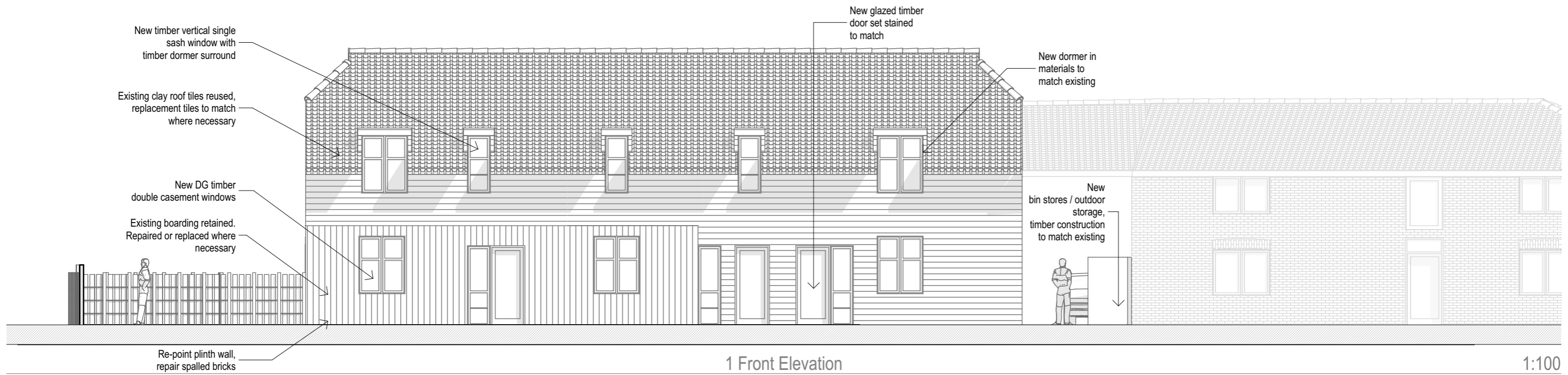
Drawing Scale

AS SHOWN @ A3

Drawing no.

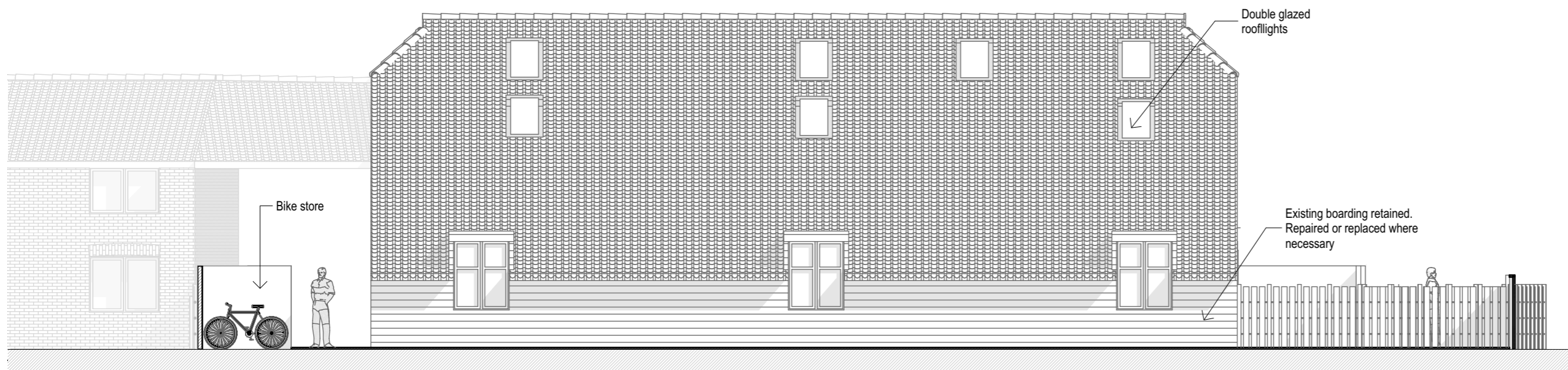
2014A/26/P21

Revision



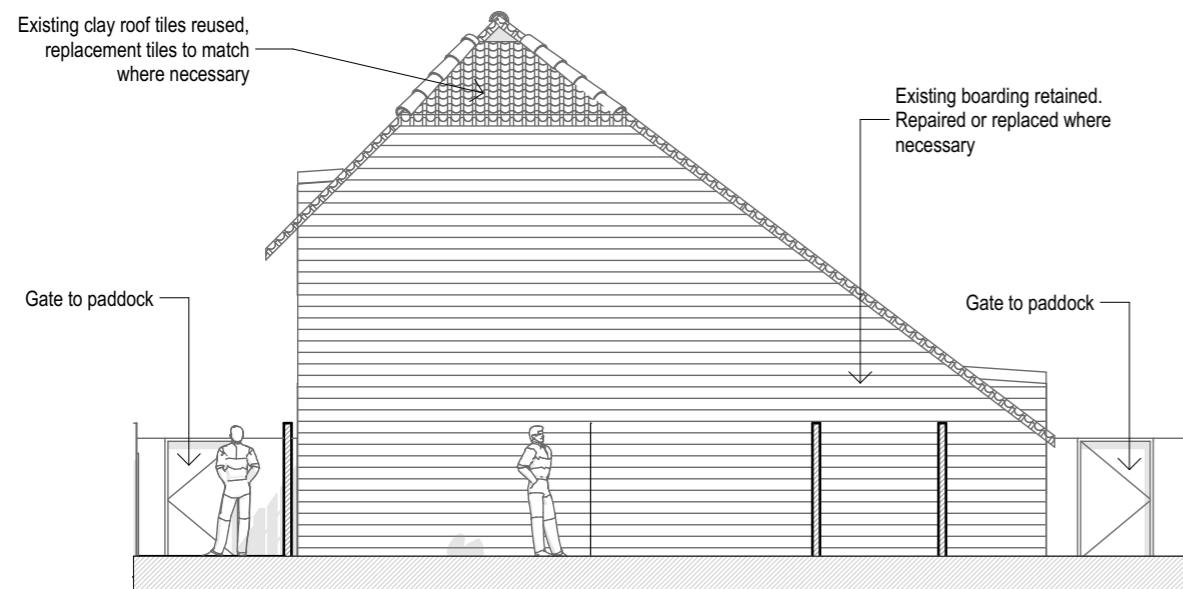
1 Front Elevation

1:100



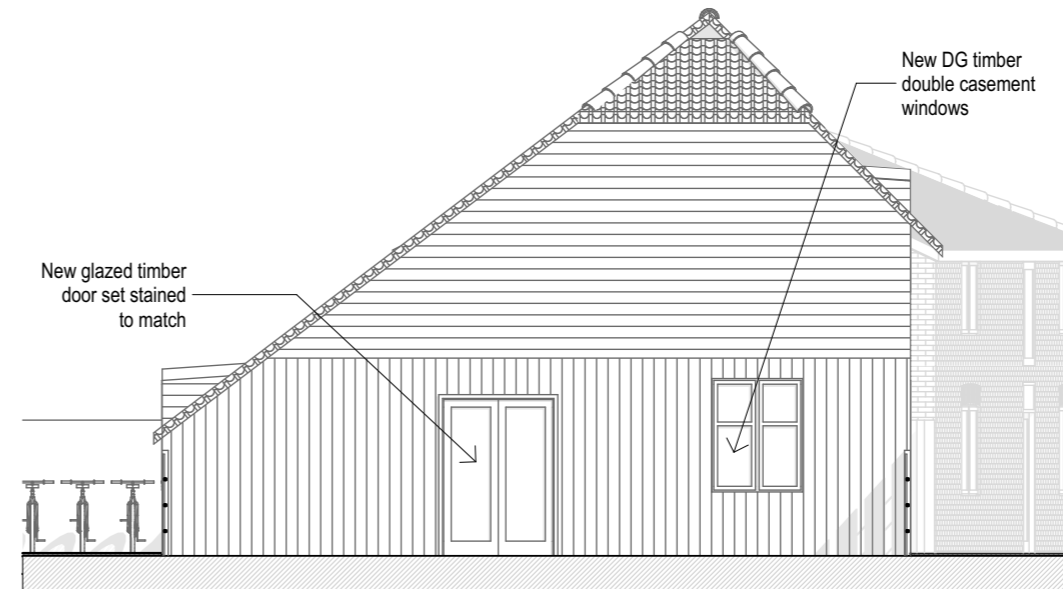
2 Rear Elevation

1:100



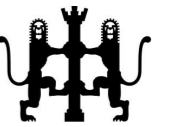
4 North Elevation

1:100



3 South Elevation

1:100



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Job Title
**Development at
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 Hithermoor Road,
 Staines
 TW19 6AZ**

Drawing Name
**Proposed BUILDING B
 Elevations**

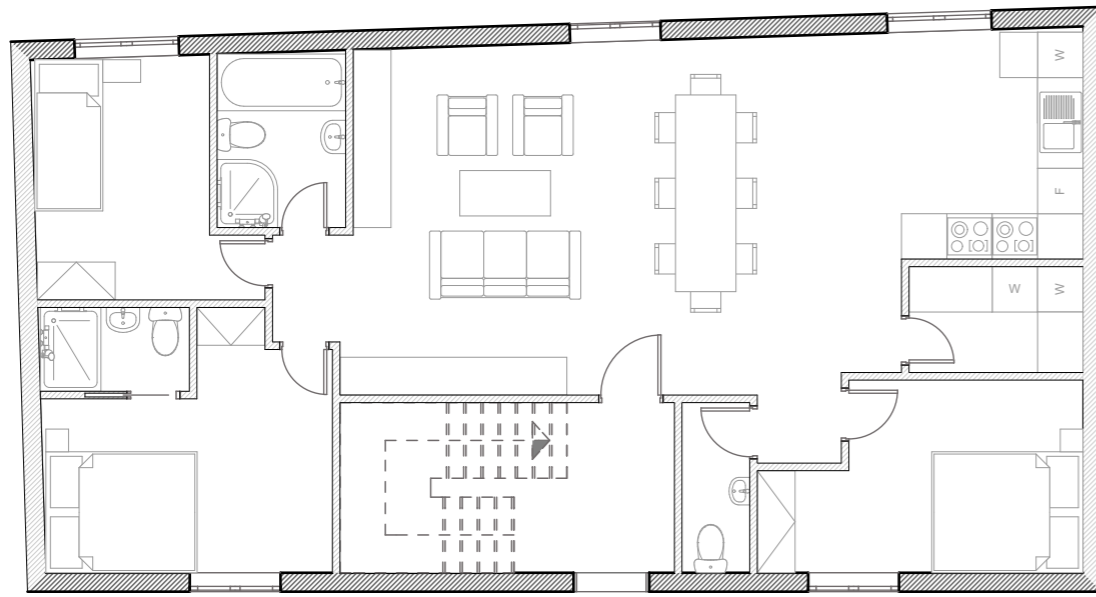
Drawing Status
PLANNING

Published by
PG Date 16/08/2016

Checked by
SM Date 16/08/2016

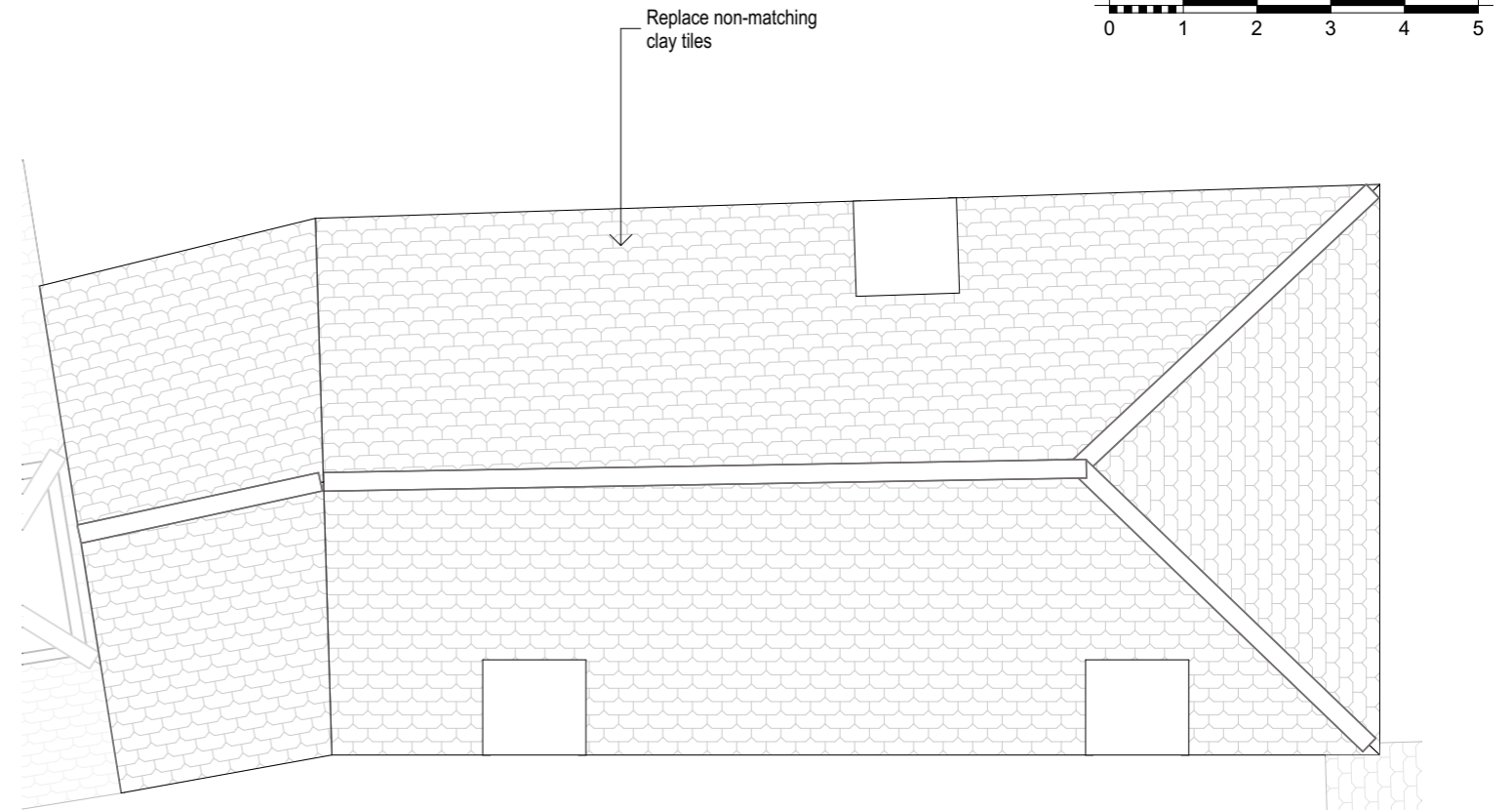
Drawing Scale
AS SHOWN @ A3

Drawing no. **2014A/26/P22** Revision



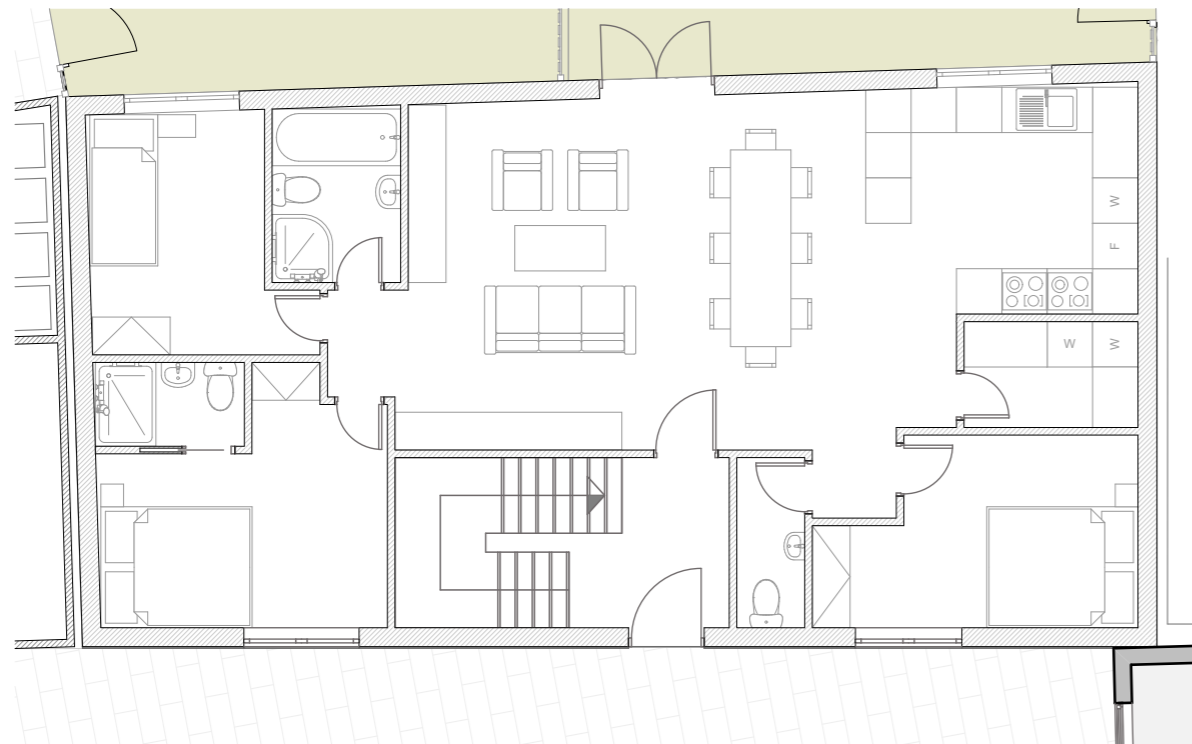
First Floor

1:100



Roof Plan

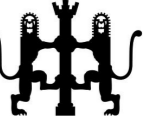
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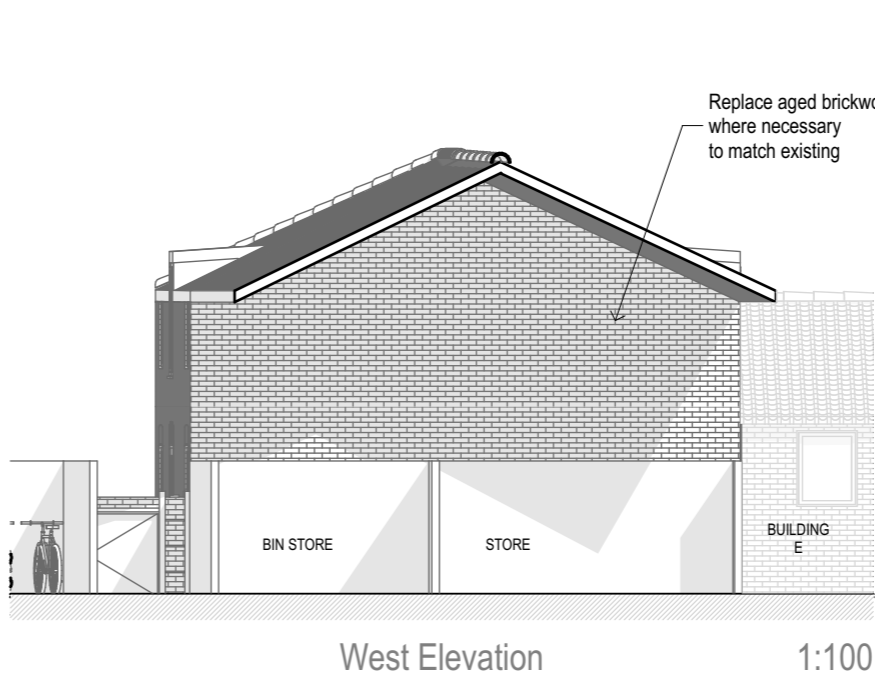
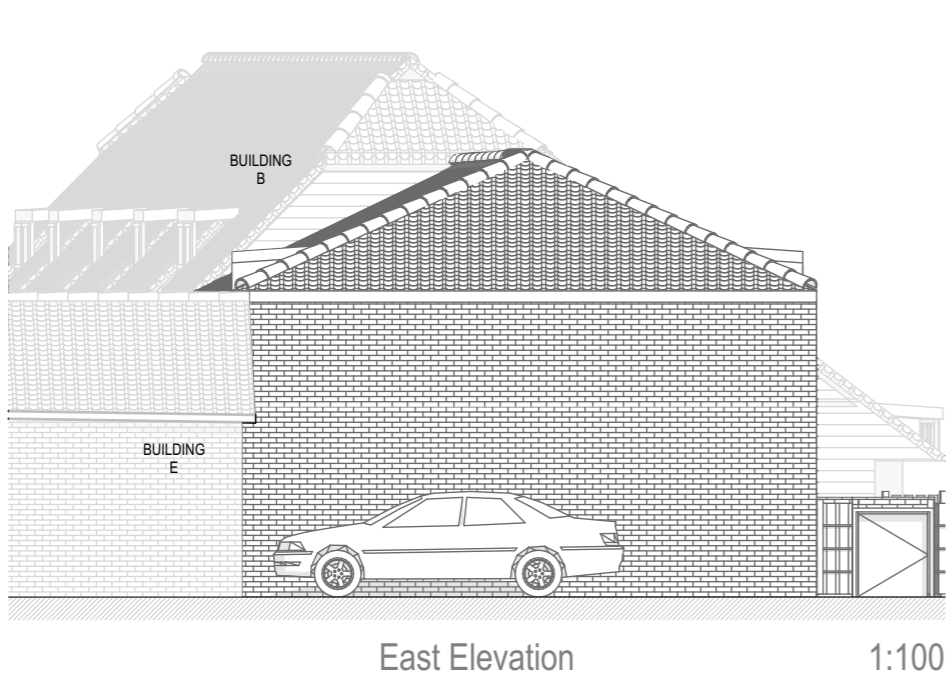
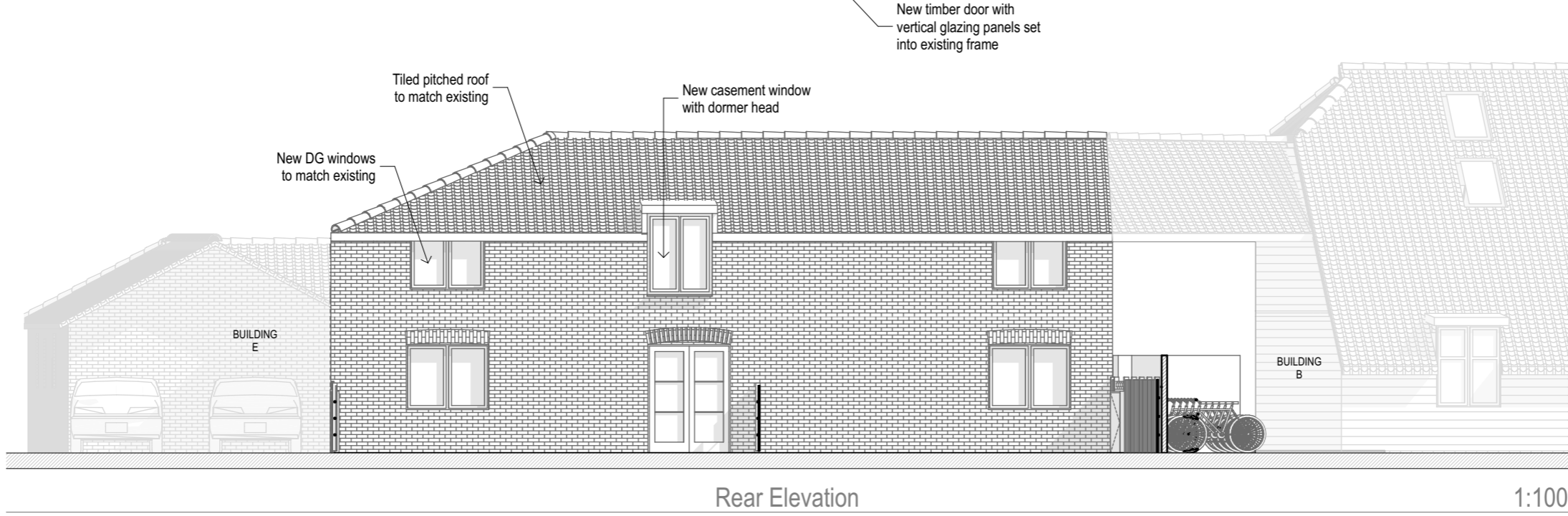
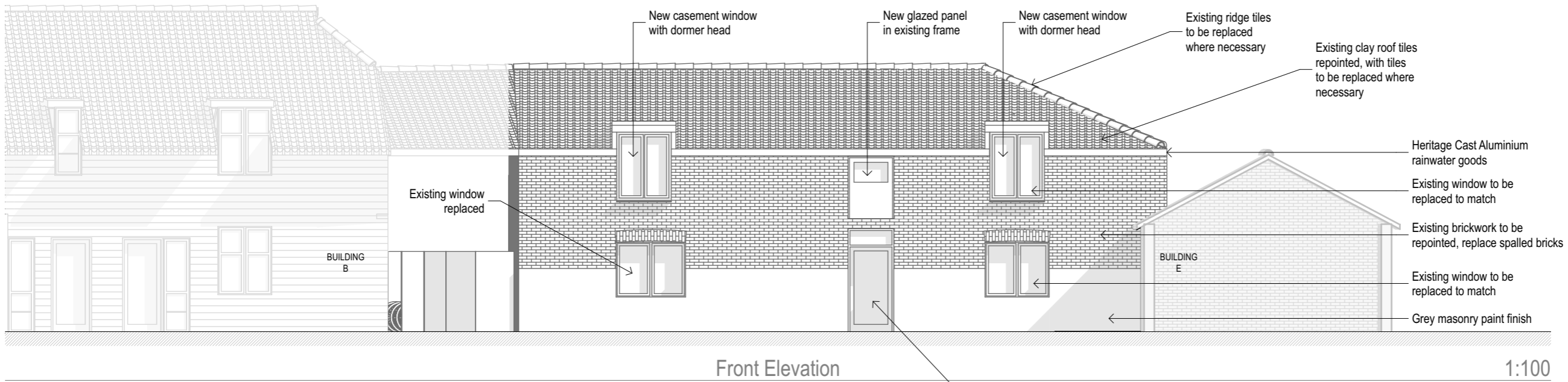


Ground Floor

1:100



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Job Title	
Development at Hithermoor Farm Hithermoor Road, Staines TW19 6AZ	
Drawing Name	
Proposed BUILDING C FF and Roof Plan	
Drawing Status	
PLANNING	
Published by	Date 16/08/2016
PG	
Checked by	Date 16/08/2016
SM	
Drawing Scale	
AS SHOWN @ A3	
Drawing no.	Revision
2014A/26/P27	




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 Middlesex
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Job Title
**Development at
 Hithermoor Farm
 Hithermoor Road,
 Staines
 TW19 6AZ**

Drawing Name
**Proposed BUILDING C
 Elevations**

Drawing Status
PLANNING

Published by
PG

Date 16/08/2016

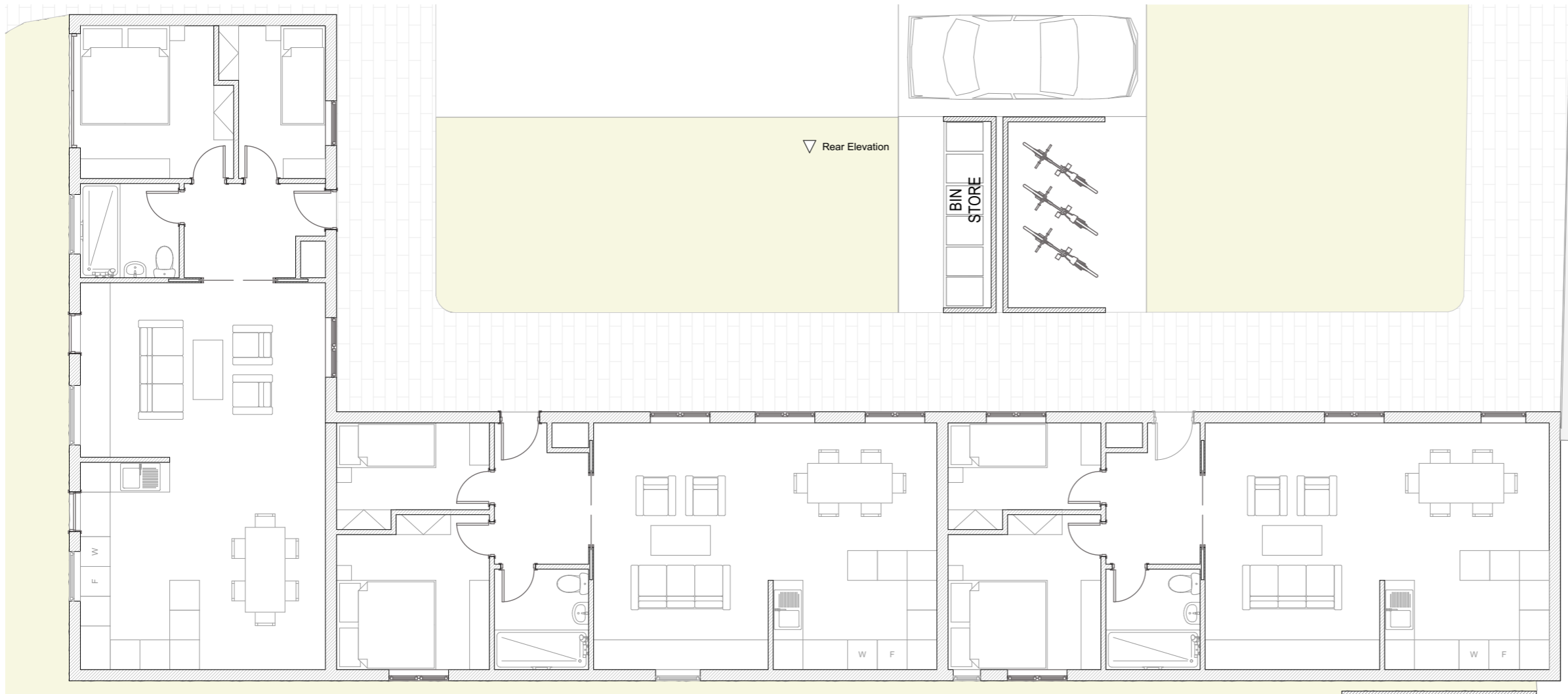
Checked by
SM

Date 16/08/2016

Drawing Scale
AS SHOWN @ A3

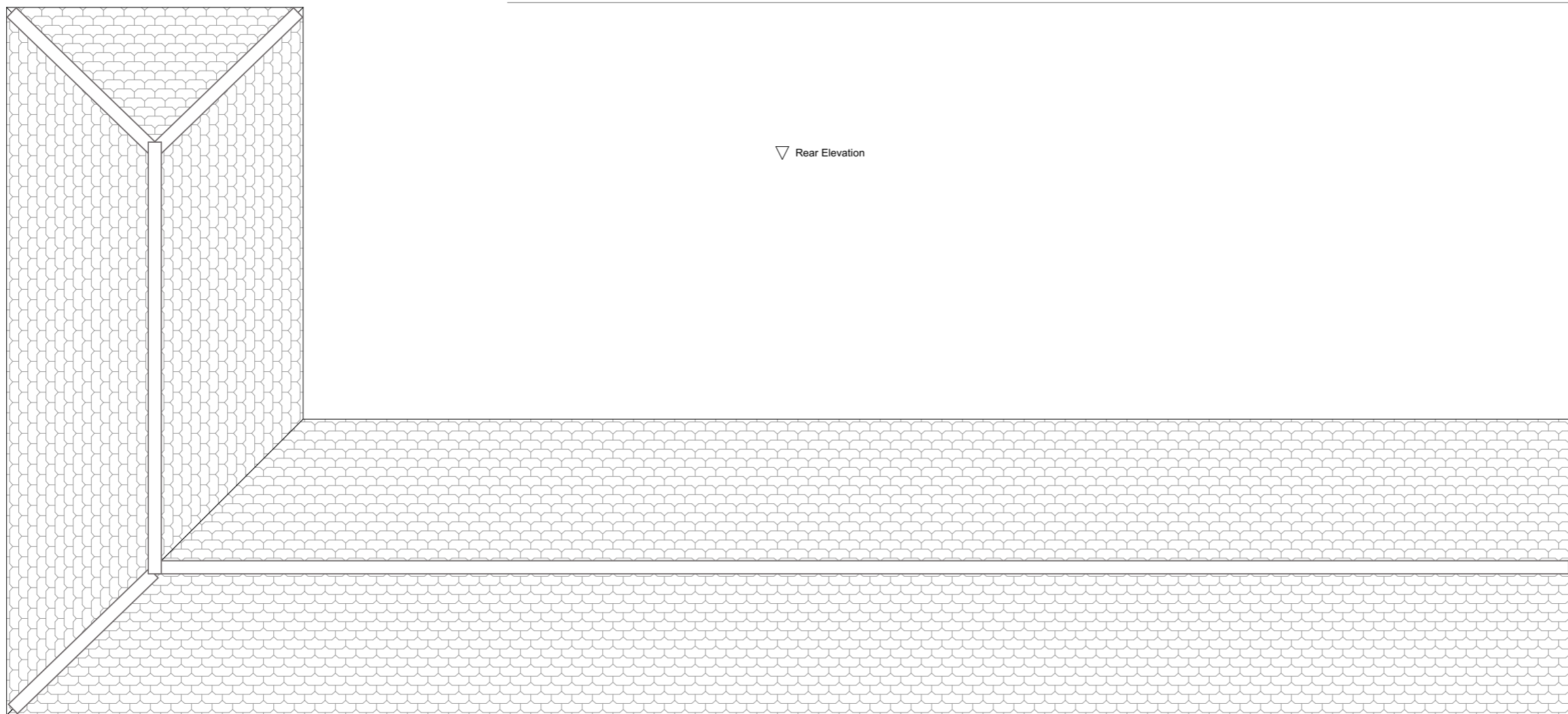
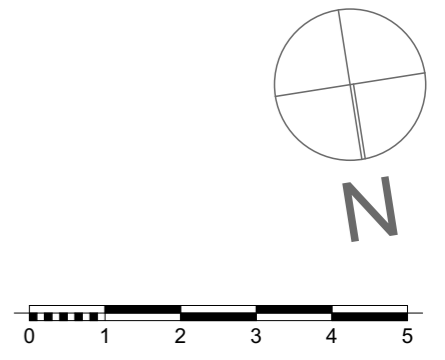
Drawing no.
2014A/26/P28

Revision

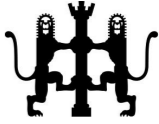


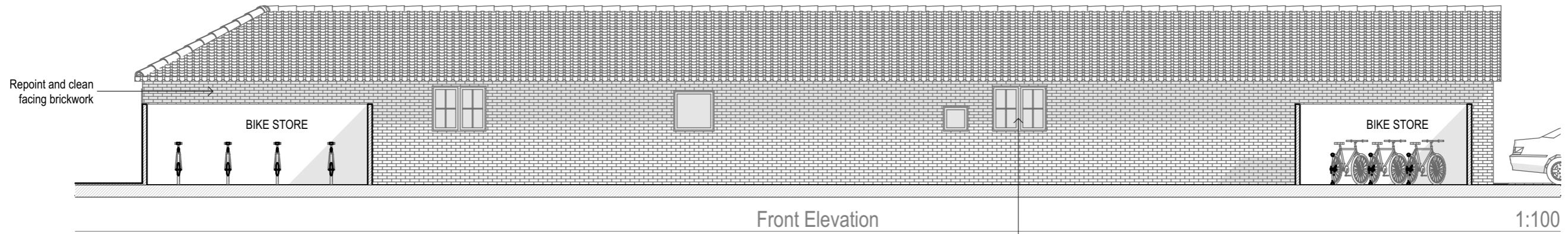
Ground Floor

1:100



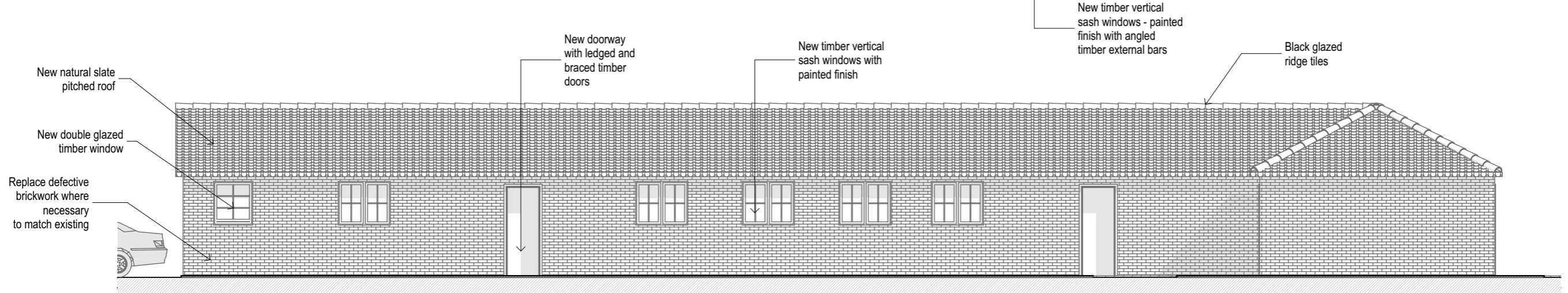
Rear Elevation

 SIMON MERRONY ARCHITECTS Simon Merrony Architects Co. Ltd 21A High Street Teddington Middlesex TW11 8ET	
Job Title	
Development at Hithermoor Farm Hithermoor Road, Staines TW19 6AZ	
Drawing Name	
Proposed BUILDING E Plans	
Drawing Status	
PLANNING	
Published by	Date 16/08/2016
PG	
Checked by	Date 16/08/2016
SM	
Drawing Scale	
AS SHOWN @ A3	
Drawing no.	Revision
2014A/26/P33	



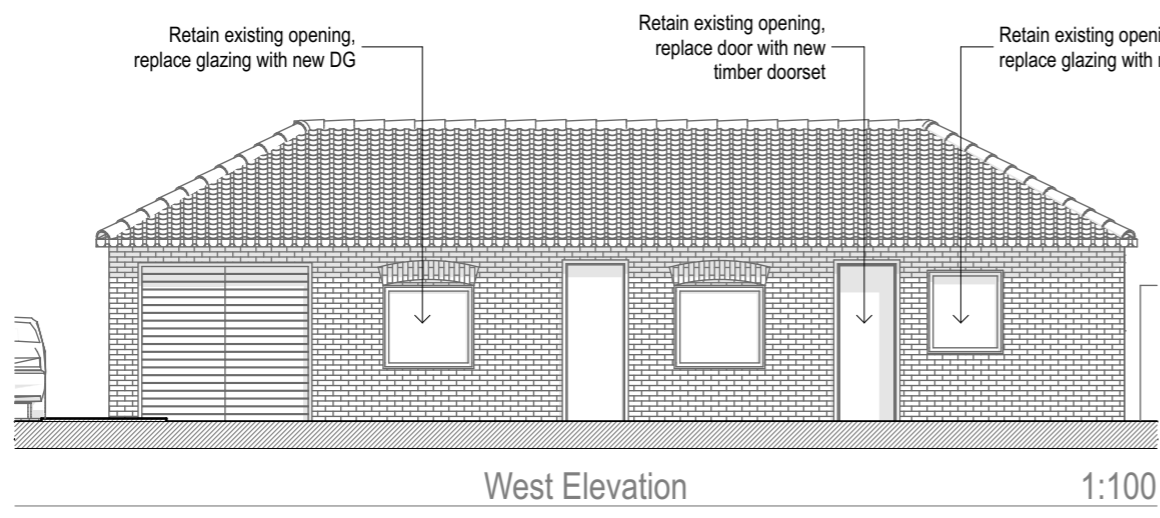
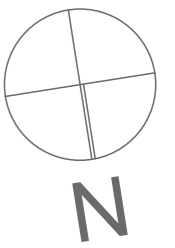
Front Elevation

1:100



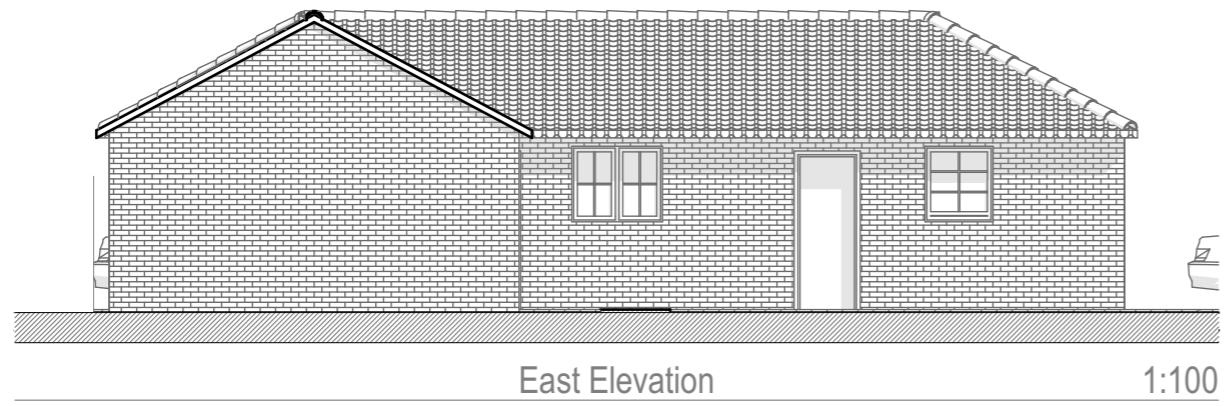
Rear Elevation

1:100



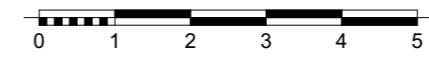
West Elevation

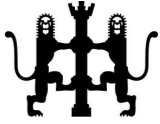
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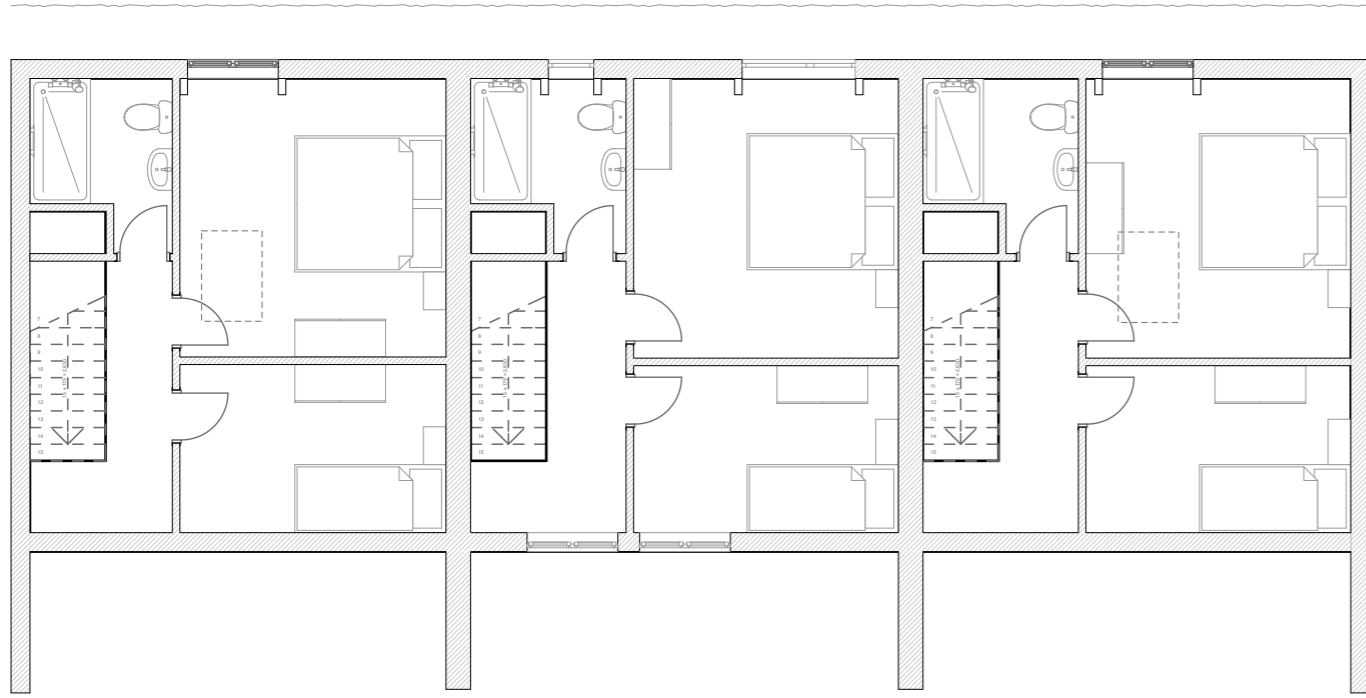


East Elevation

1:100



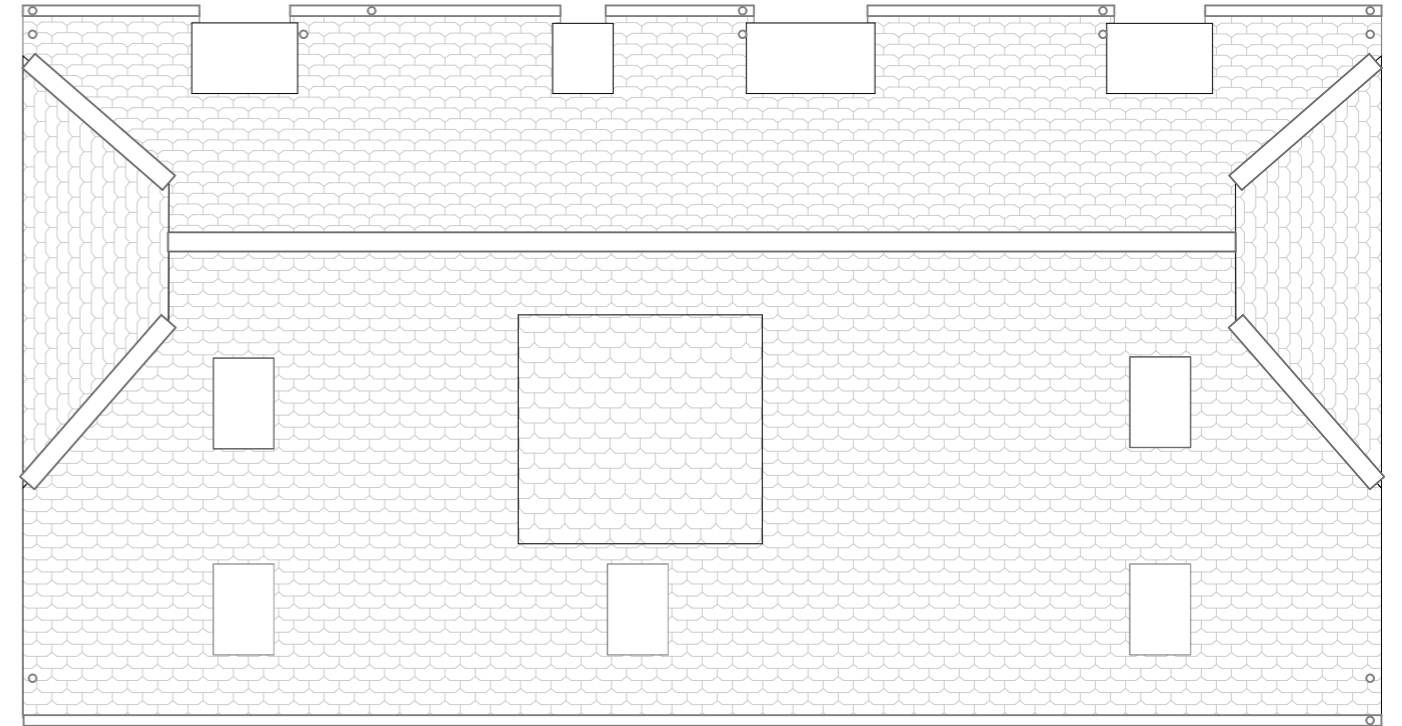
 SIMON MERRONY ARCHITECTS Simon Merrony Architects Co. Ltd 21A High Street Teddington Middlesex TW11 8ET	
Job Title	
Development at Hithermoor Farm Hithermoor Road, Staines TW19 6AZ	
Drawing Name	
Proposed BUILDING E Elevations	
Drawing Status	
PLANNING	
Published by	Date 16/08/2016
PG	
Checked by	Date 16/08/2016
SM	
Drawing Scale	
AS SHOWN @ A3	
Drawing no.	Revision
2014A/26/P34	



Front Elevation ▲

First Floor

1:100



Roof Plan

1:100



Front Elevation ▲

Ground Floor

1:100



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21A High Street
Teddington
Middlesex
TW11 8ET

Job Title

**Development at
Hithermoor Farm
Hithermoor Road,
Staines
TW19 6AZ**

Drawing Name

**Proposed NEW BLOCK
Plans**

Drawing Status

PLANNING

Published by
PG

Date 16/08/2016

Checked by
SM

Date 16/08/2016

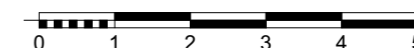
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AS SHOWN @ A3

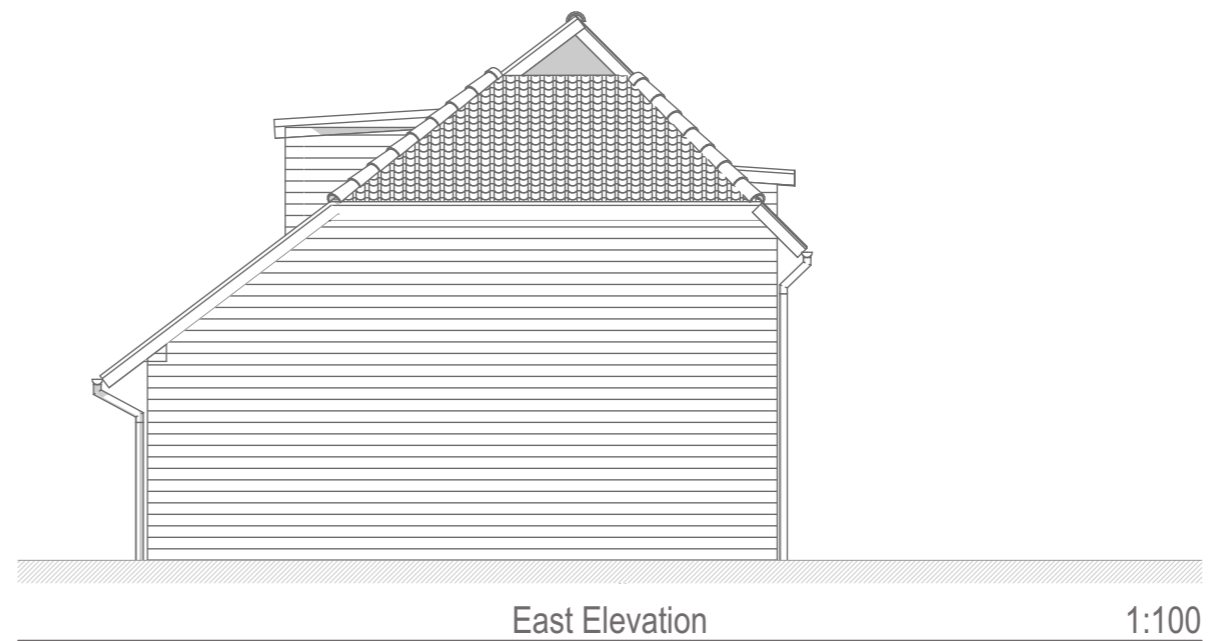
Drawing no.

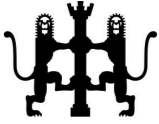
2014A/26/P36

Revision



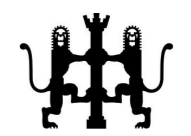
 SIMON MERRONY ARCHITECTS Simon Merrony Architects Co. Ltd 21A High Street Teddington Middlesex TW11 8ET	
Job Title	Development at Hithermoor Farm Hithermoor Road, Staines TW19 6AZ
Drawing Name	Proposed NEW BLOCK Plans
Drawing Status	PLANNING
Published by PG	Date 16/08/2016
Checked by SM	Date 16/08/2016
Drawing Scale	AS SHOWN @ A3
Drawing no.	Revision
2014A/26/P36	



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Job Title	
Development at Hithermoor Farm Hithermoor Road, Staines TW19 6AZ	
Drawing Name	
Proposed NEW BLOCK Elevations	
Drawing Status	
PLANNING	
Published by	Date 16/08/2016
PG	
Checked by	Date 16/08/2016
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Drawing Scale	
AS SHOWN @ A3	
Drawing no.	Revision
2014A/26/P37	



Proposed Site Perspective



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 TW11 8ET

Job Title
**Development at
 Hithermoor Farm
 Hithermoor Road,
 Staines
 TW19 6AZ**

Drawing Name
**Proposed Residential Site
 Perspective**

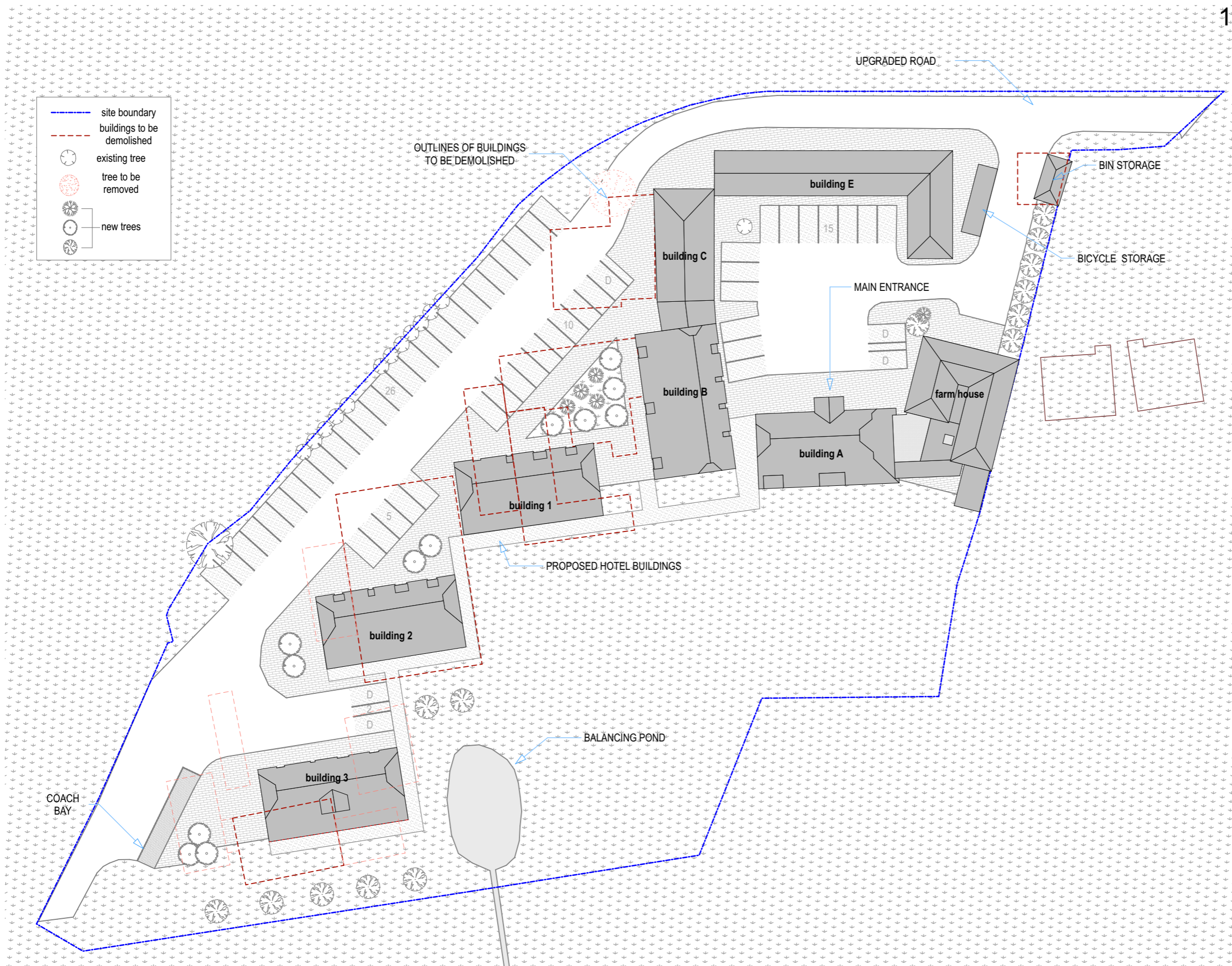
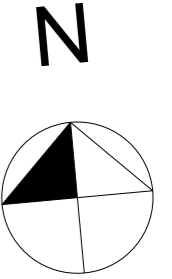
Drawing Status
PLANNING

Published by
PG Date 16/08/2016

Checked by
SM Date 16/08/2016

Drawing Scale
As shown @ A3

Drawing no. **2014A/26/P05** Revision



Site Plan

1:500



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Job Title

**Hotel Development at
Hithermoor Farm
Hithermoor Road, Stanwell,
Middlesex
TW19 6AZ**

Drawing Name

Proposed Site Plan

Drawing Status

Planning

Published by
KK

Date 04/02/2015

Checked by
SM

Date 04/02/2015

Drawing Scale

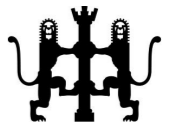
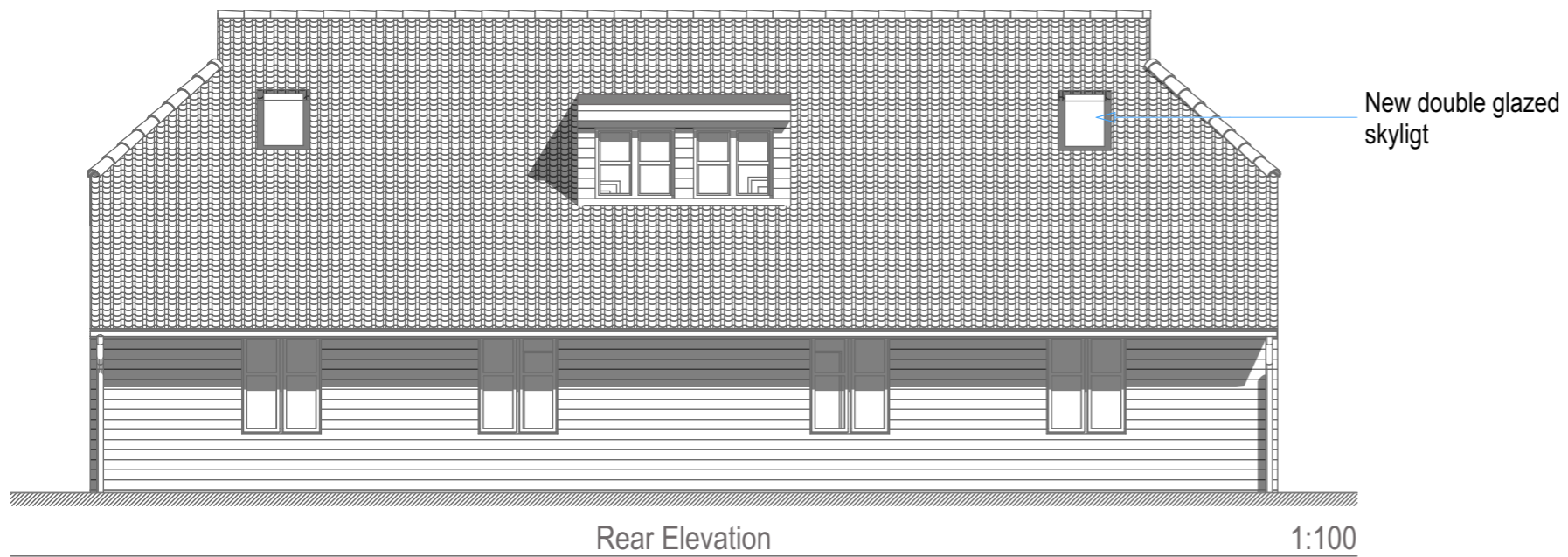
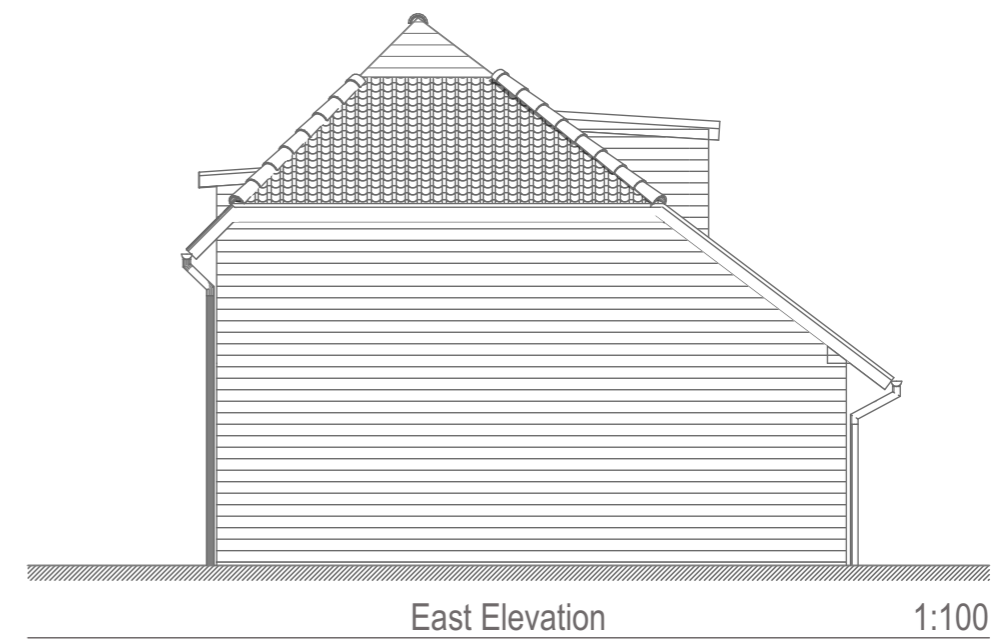
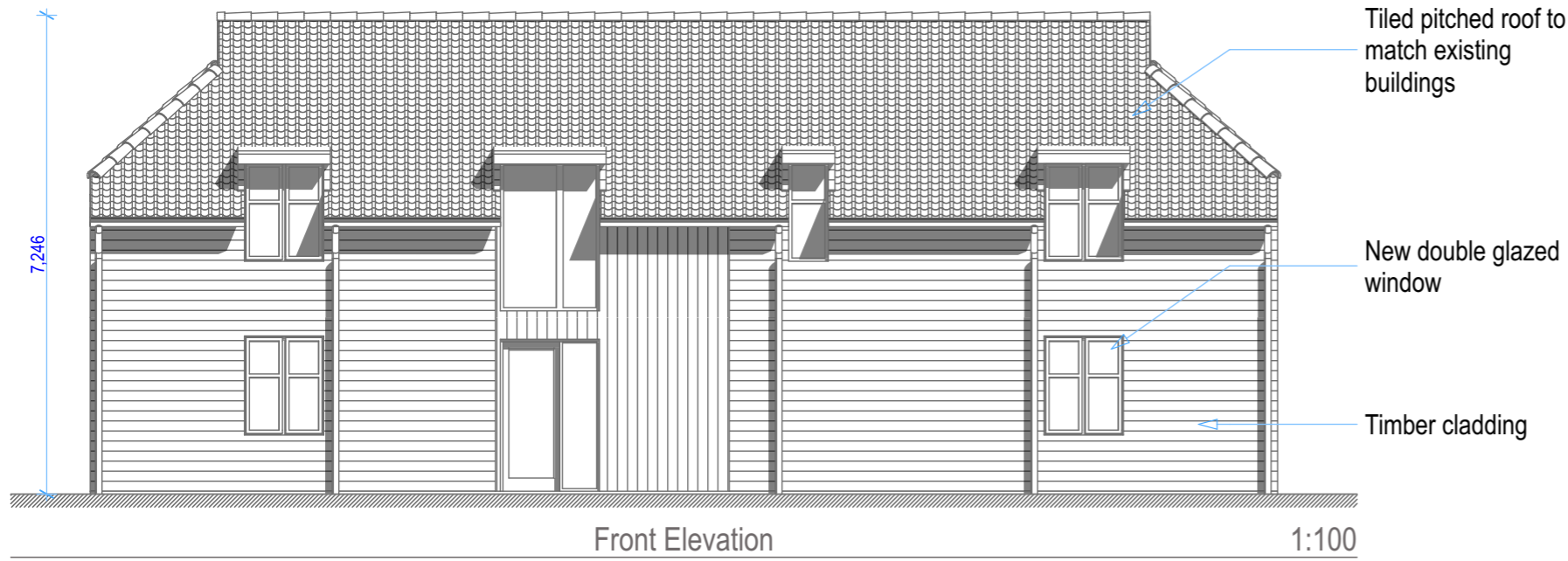
As shown @ A3

Drawing no.

2014/26/P02

Revision

Approved Elevations of New Hotel Accommodation buildings



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Job Title

**Hotel Development at
Hithermoor Farm
Hithermoor Road, Stanwell,
Middlesex
TW19 6AZ**

Drawing Name

**Proposed Hotel Building
Elevations**

Drawing Status

Planning

Published by
KK

Date 11/02/2015

Checked by
SM

Date 11/02/2015

Drawing Scale

As shown @ A3

Drawing no.

2014/26P24

Revision