

To:
**All members of the
Planning Committee**

Please reply to:
Contact: Chris Curtis
Service: Committee Services
Direct line: 01784 446240
E-mail: c.curtis@spelthorne.gov.uk
Date: 16 September 2020

Supplementary Agenda

Planning Committee - Wednesday, 16 September 2020

Dear Councillor

I enclose the presentations for the items on the agenda for the Planning Committee meeting to be held on Wednesday, 16 September 2020:

- 4. Planning Application No. 20/00123/OUT - Bugle Nurseries, Upper Halliford Road, Shepperton 3 - 26**
- Ward**
Halliford and Sunbury West

Proposal

Outline application with all matters reserved other than 'access' for the retention of existing dwelling and demolition of all other existing buildings and structures, and the redevelopment of the site for up to 31 dwellings along with the provision of public open space and other associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.

Officer Recommendation

This application is recommended for refusal.

- 5. Planning Application No. 20/00565/FUL - Ruxbury Court, Cumberland Road, Ashford 27 - 48**

Ward

Ashford North and Stanwell South

This has been called in by Councillor Buttar as a result of concerns over

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

the impact upon the character of the area.

Proposal

Alterations and extensions to Blocks B and C of Ruxbury Court, including alterations and extensions to the roof, to enable the creation of 3 x 1 bedroom units and 1 x 2 bedroom unit with associated parking and amenity space.

Officer Recommendation

This application is recommended for approval.

Yours sincerely

Chris Curtis
Corporate Governance

To the members of the Planning Committee

Councillors:

T. Lagden (Chairman)
M. Gibson (Vice-Chairman)
C. Bateson
S.A. Dunn
N.J. Gething

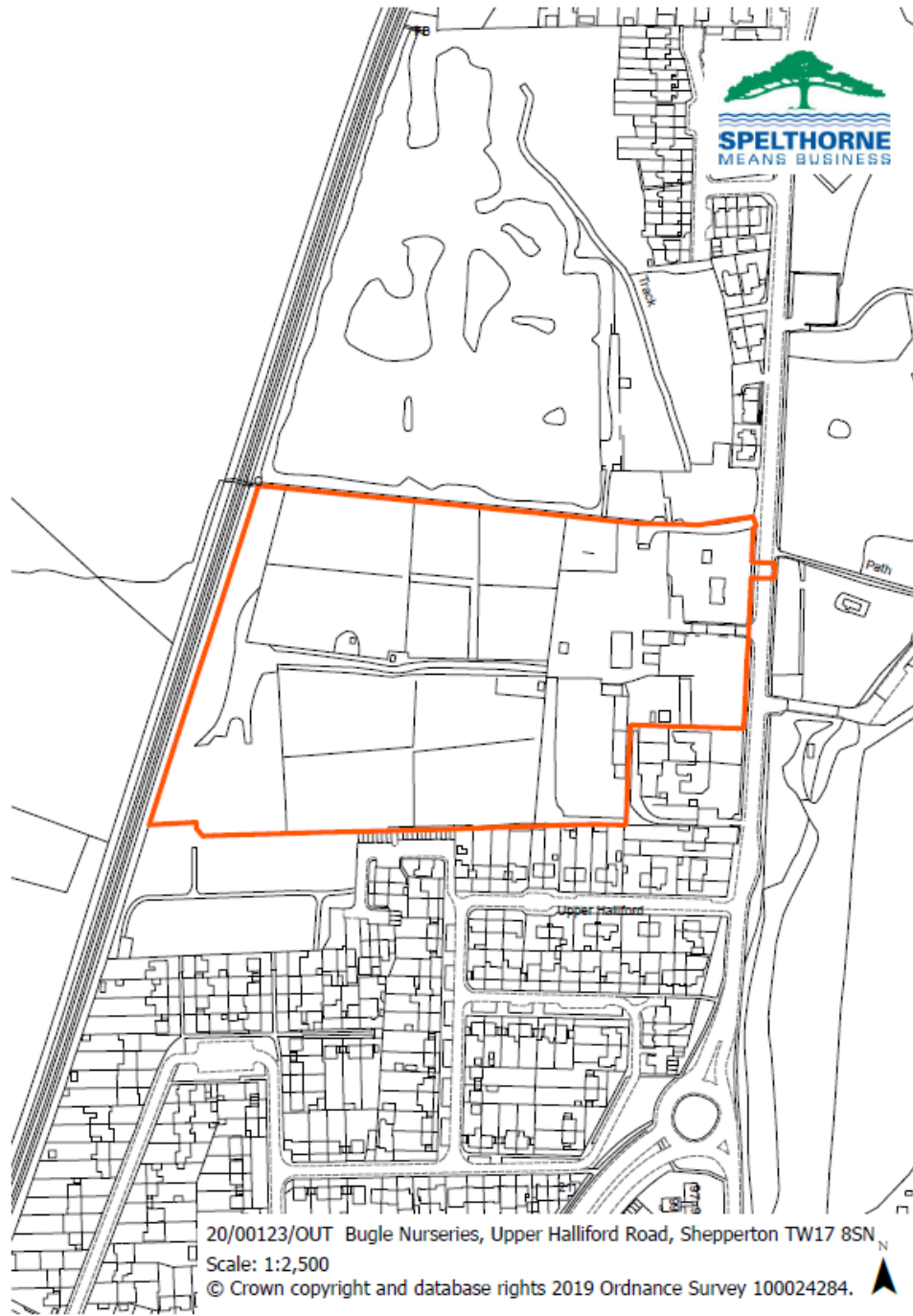
A.C. Harman
H. Harvey
N. Islam
J. McIlroy
R.J. Noble

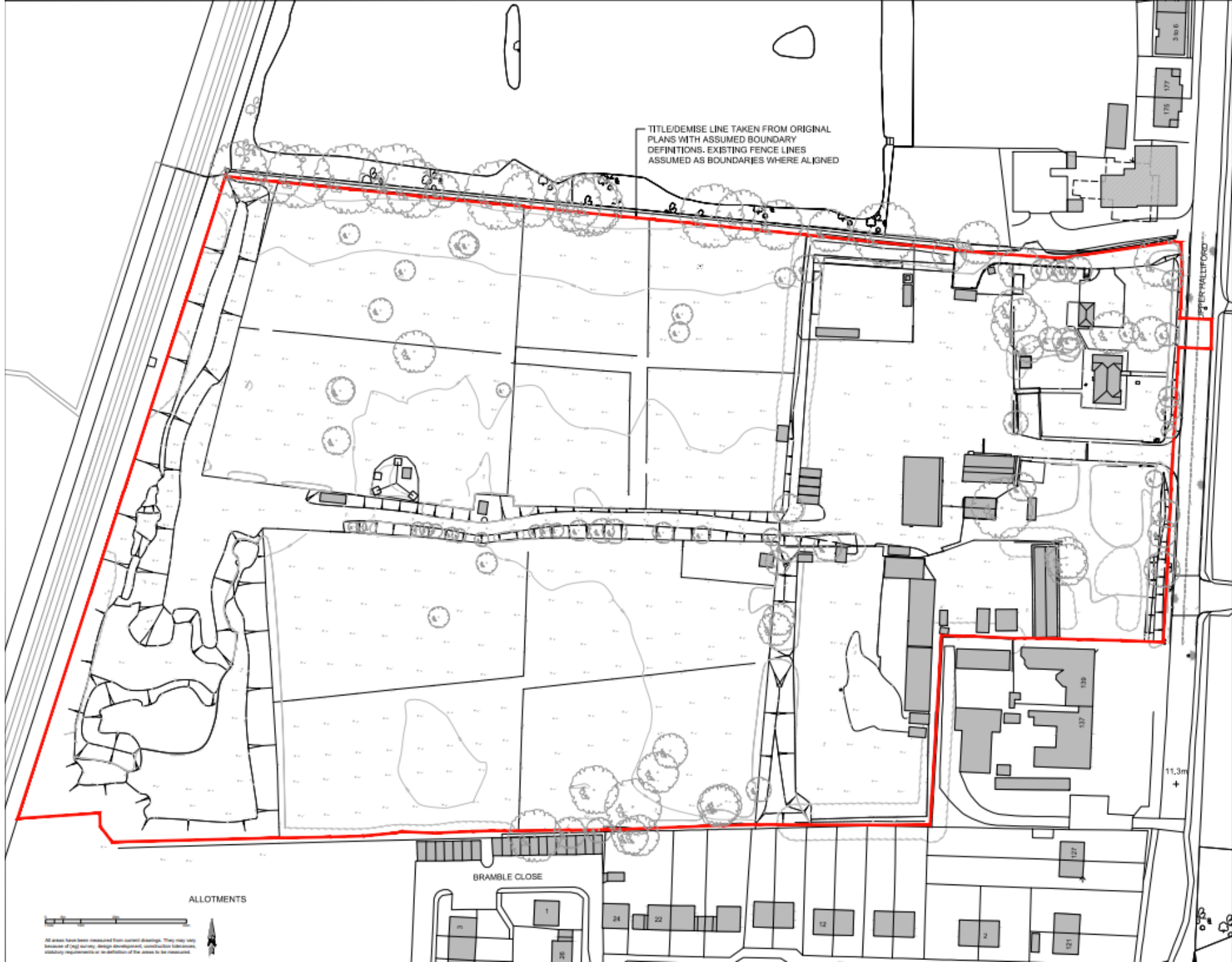
R.W. Sider BEM
V. Siva
R.A. Smith-Ainsley
B.B. Spoor
J. Vinson

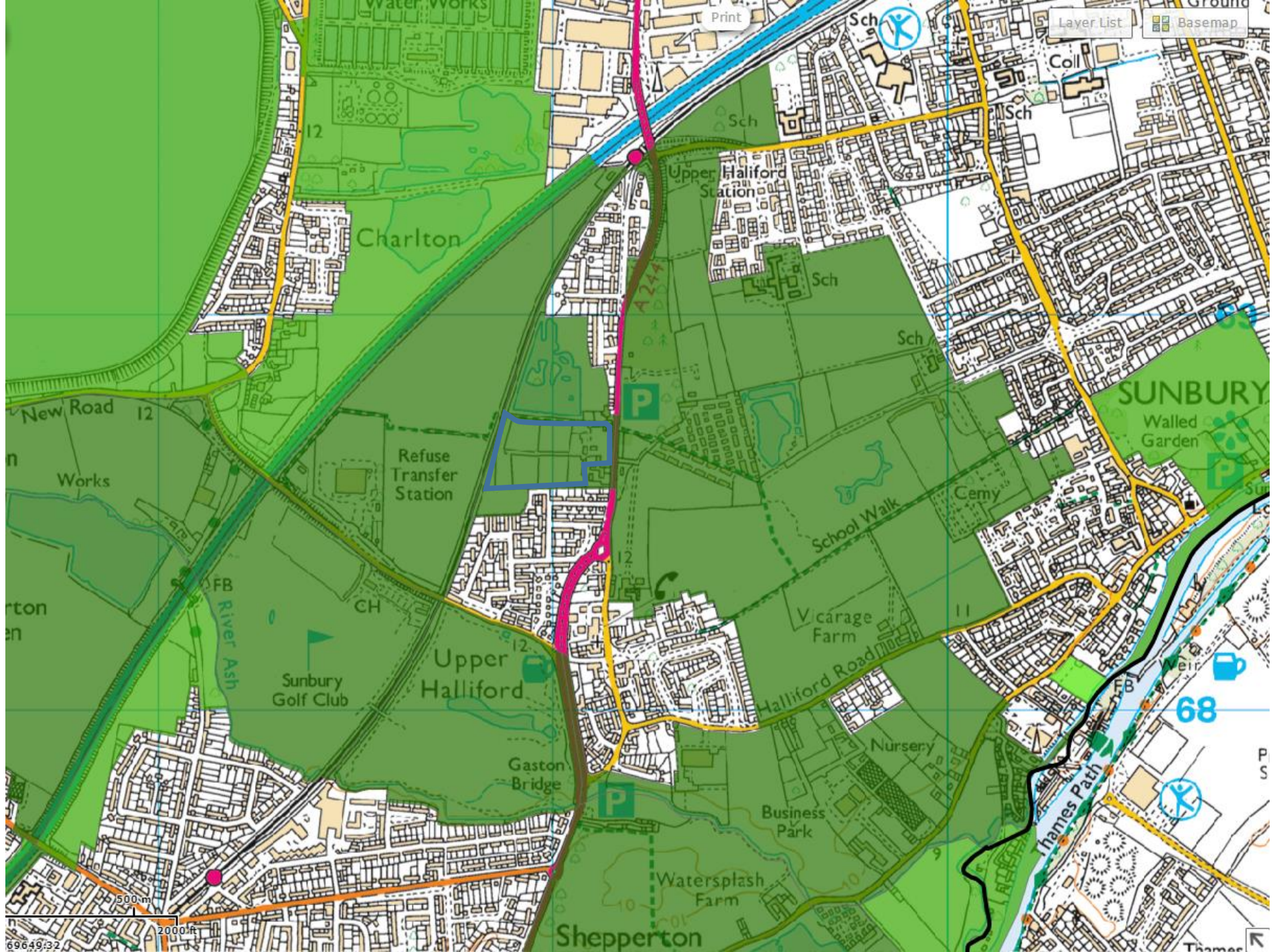
20/00123/OUT

Bugle Nurseries, Upper Halliford Road, Shepperton

































TITLE/DEMISE LINE TAKEN FROM ORIGINAL PLANS WITH ASSUMED BOUNDARY DEFINITIONS, EXISTING FENCE LINES ASSUMED AS BOUNDARIES WHERE ALIGNED

62 Bed Care Home

PLEASE REFER TO ASPECT LANDSCAPE MASTERPLAN 8500LM (ASP4.0)

ALLOTMENTS

BRAMBLE CLOSE

ADJACENT BUILDING DATA FROM CURRENT ORDNANCE SURVEY DATA

HALLFORD CLOSE

UPPER HALLFORD

11.3m +



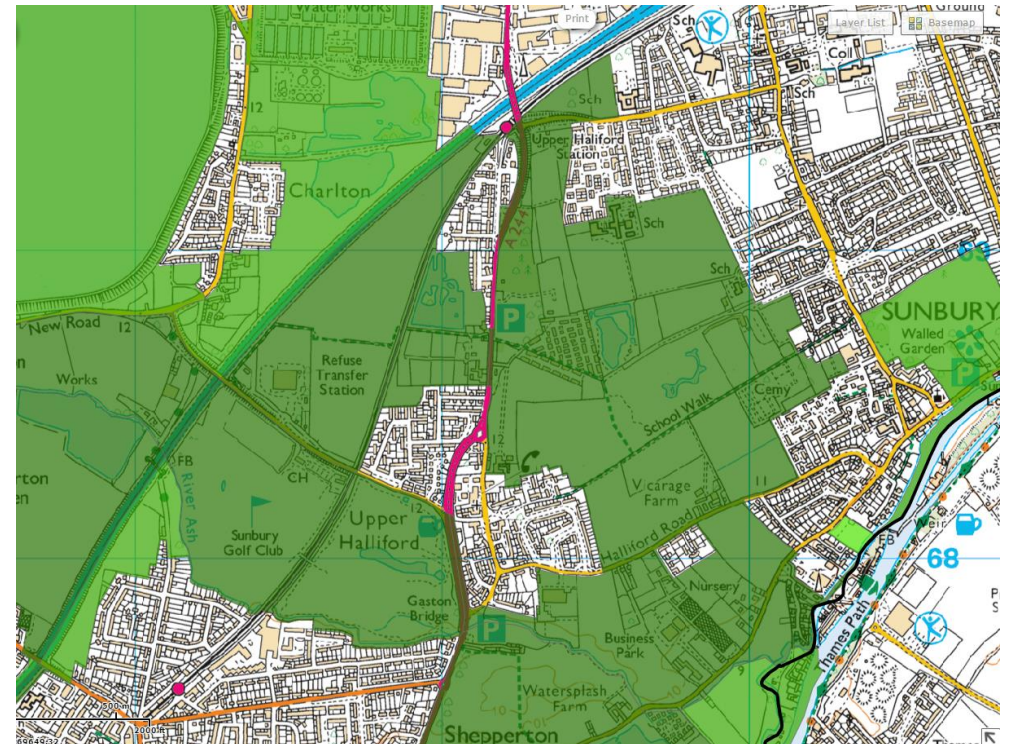
TITLE/DEMISE LINE TAKEN FROM ORIGINAL PLANS WITH ASSUMED BOUNDARY DEFINITIONS. EXISTING FENCE LINES ASSUMED AS BOUNDARIES WHERE ALIGNED

UPPER WALLFORD

All areas have been measured to the nearest 0.1m. They may vary because of map errors, design development, construction materials, statutory requirements or re-measurement of the area to be measured.

5 Purposes of the Green Belt (NPPF)

- a) To check the unrestricted sprawl of large built up areas
- b) To prevent neighbouring towns merging into one another
- c) To assist in safeguarding the countryside from encroachment
- d) To preserve the setting and special character of historic towns
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land



Conflict with the NPPF Green Belt Purposes

- Creates Urban Sprawl (Ribbon Development)
- Leads to Neighbouring Towns Merging Together



Protecting Green Belt Land - NPPF

NPPF advises that:

- When considering any planning application, local planning authority 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 resulting from the proposal, is clearly outweighed by other considerations.

'Not inappropriate' exceptions in the NPPF:

- Limited infilling or the partial or complete redevelopment of previously developed land [brownfield],.....which would not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need ...

Bugle Nurseries planning application:

- It does meet affordable housing need but causes substantial harm to the Green Belt – spread of new buildings across the whole width of the site.

Definition of Previously Development Land (NPPF)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.





	Footprint	Floorspace (GEA)	Maximum Height
Existing	937.7 sq.m	937.7 sq.m	4.66m
Proposed	1,515sq.m (3,436 sq.m)	3,030sq.m (6,216 sq.m)	8.7m (10m)
Percentage Increase on Existing	62% (220%)	223% (479%)	86% (79%)



Summary

Benefits

- The proposals could be regarded as an appropriate form of development in principle – **No weight**
- Housing delivery – **Significant weight**
- Removal of bad neighbours – **Moderate weight**
- Remediation of the contaminated land – **Little weight**
- Regeneration of the site – **Little weight**
- Provision of public open space – **Limited weight**
- Local community view – **No weight**
- The proposal does not conflict with the purposes of the Green Belt – **No weight**

Harm

- Inappropriate Development – **Substantial weight**
- Loss of Openness – **Substantial weight**
- Harm to the visual amenities of the Green Belt – **Substantial weight**
- Conflict with 2 of the 5 Purposes of the Green Belt in the NPPF – **Substantial weight**

**20/00565/FUL – Ruxbury Court,
Cumberland Road, Ashford**



Alterations and extensions to Blocks B and C of Ruxbury Court, including alterations and extensions to the roof, to enable the creation of 3 x 1 bedroom units and 1 x 2 bedroom unit with associated parking and amenity space.





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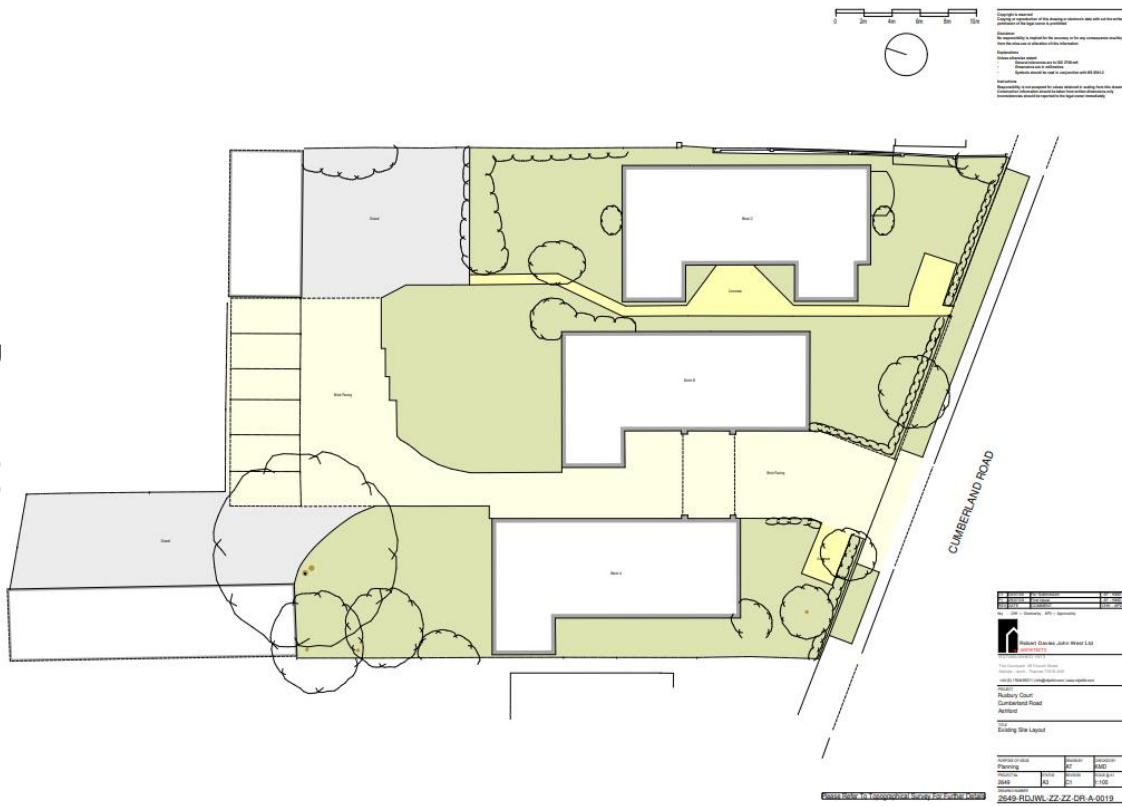




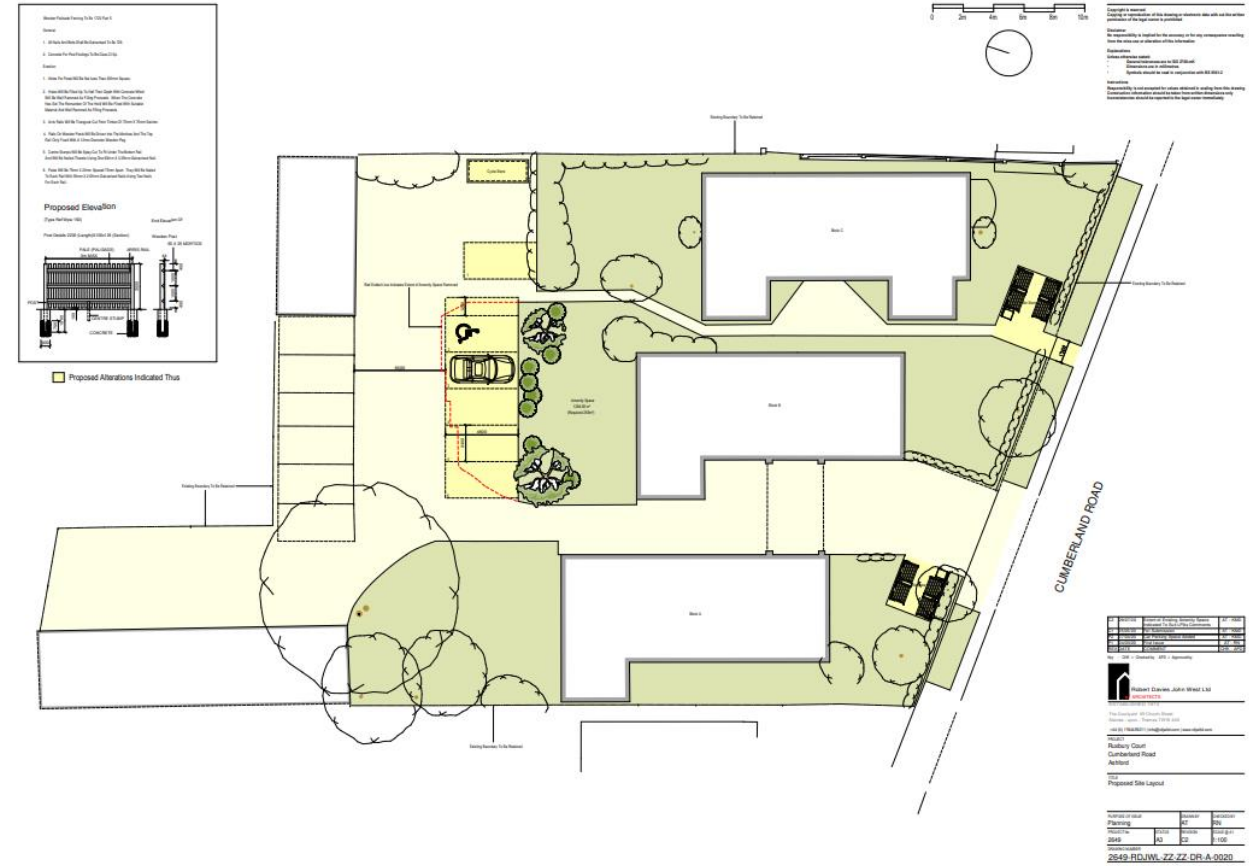
Page 35



Existing Site Plan



Proposed Site Plan

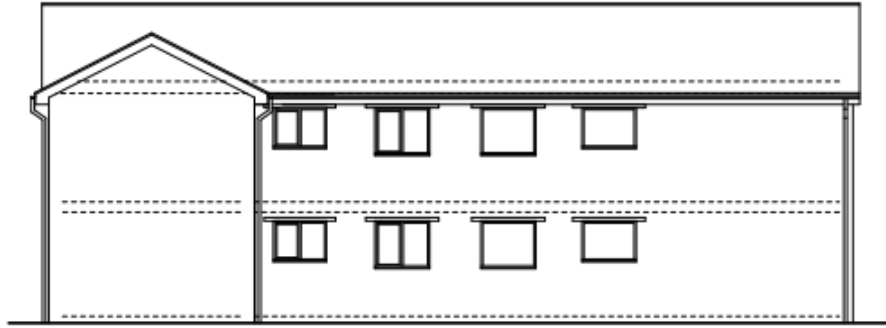


Existing Elevations – Block A (No Change)

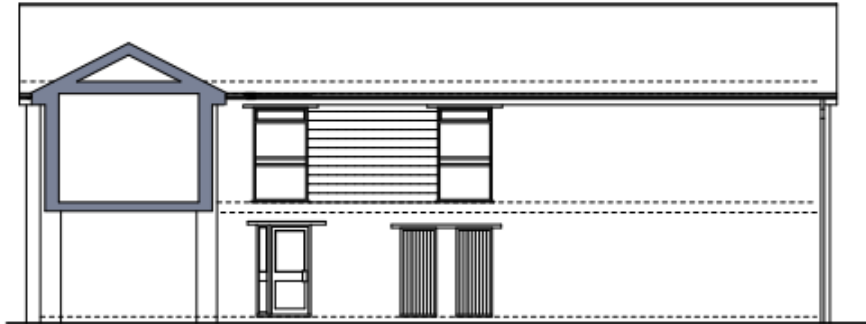
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Existing Front Elevation



Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation

C1	08/07/20	For Submission	AT - KMD
P1	08/07/20	First Issue	AT - RN
REV	DATE	COMMENT	CHK - APD

Key - CHK - Checked by APD - Approved by



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PROJECT

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 Cumberland Road
 Ashford

TITLE

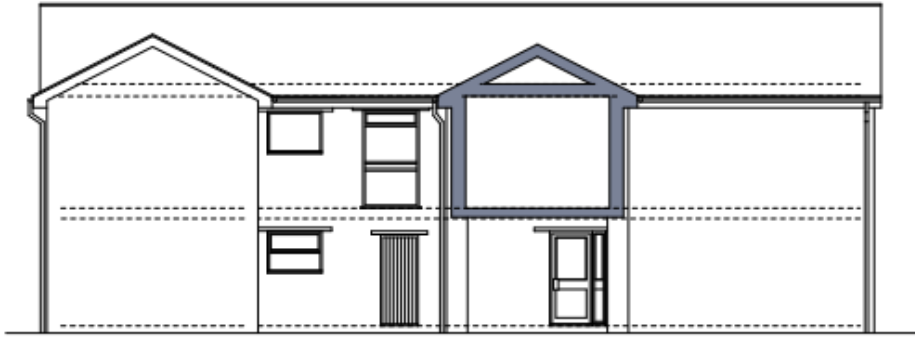
Existing Elevations - Block A

PURPOSE OF ISSUE		DRAWN BY	CHECKED BY
Planning		AT	RN
PROJECT No	STATUS	REVISION	SCALE @ A3
2649	A3	C1	1:100

DRAWING NUMBER

2649-RDJWL-03-ZZ-DR-A-0018

Block B – Existing Elevations

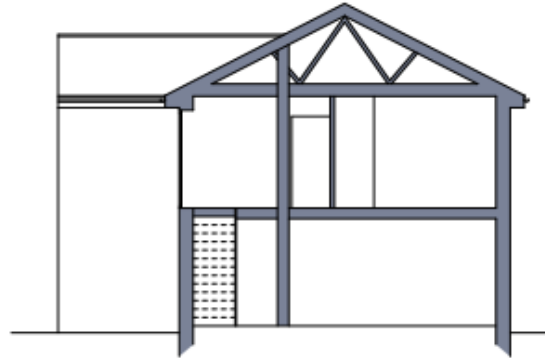


Existing Side Elevation



Existing Front Elevation

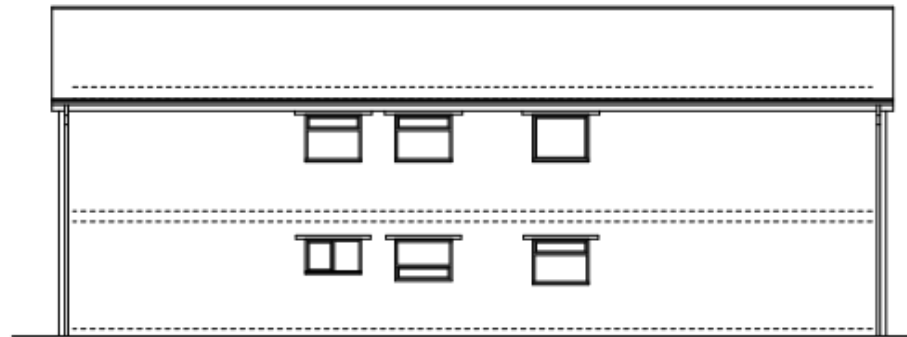
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Existing Section A - A



Existing Rear Elevation



Existing Side Elevation

REV	DATE	COMMENT	CHK	APPD
C1	15/05/20	For Submission	AT	KMD
P2	25/02/20	Footprint Amended To Suit Surveyors Drawing	AT	RN
P1	12/06/19	First Issue	CR	RM

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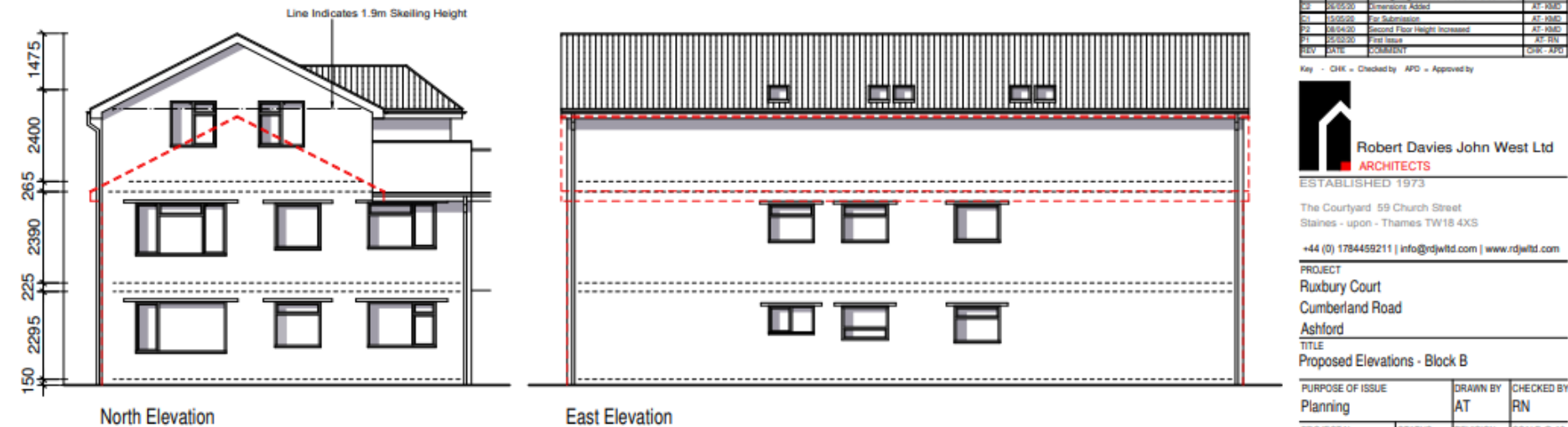
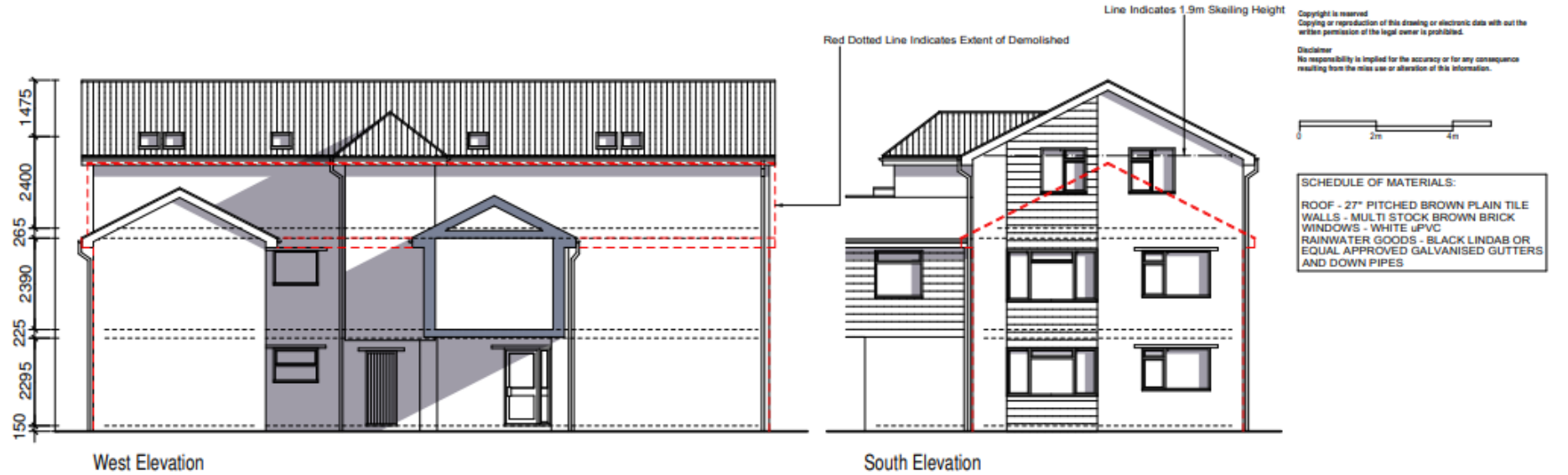
PROJECT
 Ruxbury Court
 Cumberland Road
 Ashford

TITLE
 Existing Elevations - Block B

PURPOSE OF ISSUE		DRAWN BY	CHECKED BY
Planning		OA	RN
PROJECT No	STATUS	REVISION	SCALE @ A3
L2649	A3	C1	1:100

DRAWING NUMBER
 2649-RDJWL-01-ZZ-DR-A-0012

Block B - Proposed Elevations



C4	28/07/20	Skilling Height Added To Suit LPA's Comments	AT-RN
C3	27/07/20	Skilling Height Added To Suit LPA's Comments	AT-RN
C2	25/05/20	Dimensions Added	AT-RN
C1	22/05/20	For Submission	AT-RN
P2	28/04/20	Second Floor Height Increased	AT-RN
P1	25/03/20	First Issue	AT-RN
REV	DATE	COMMENT	CHK - APC

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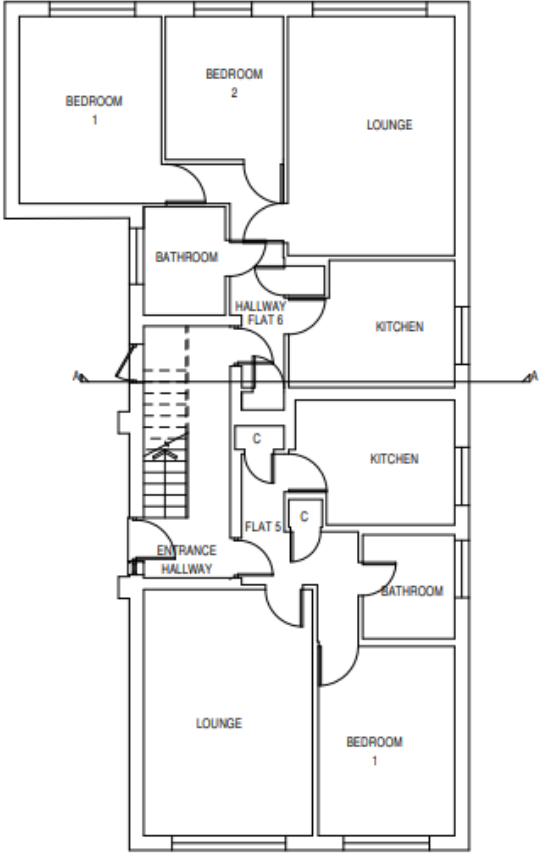
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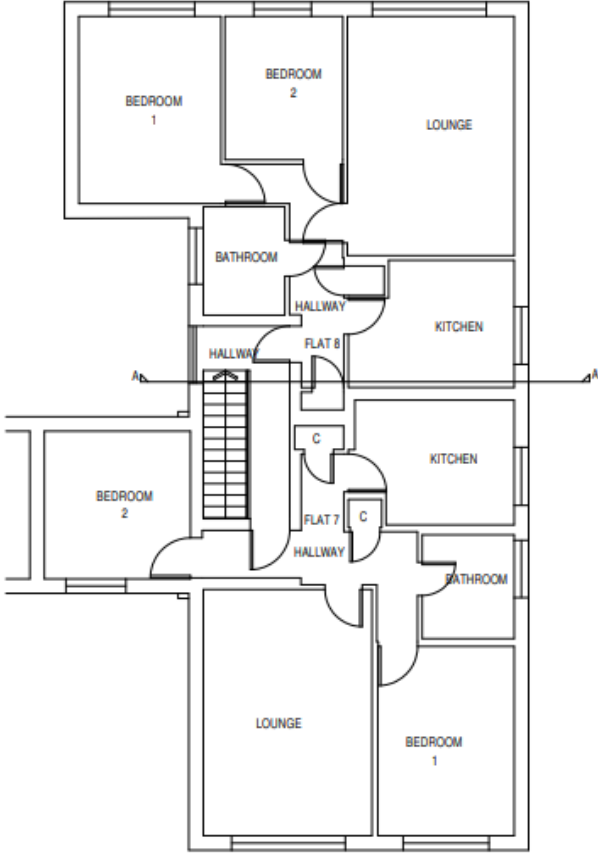
TITLE
Proposed Elevations - Block B

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PROJECT No L2649	STATUS A3	REVISION C4
DRAWING NUMBER 2649-RDJWL-01-ZZ-DR-A-0030		SCALE @ A3 1:100

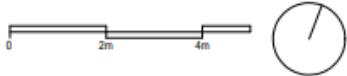
Block B – Floor Plan Existing



Existing Ground Floor Plan



Existing First Floor Plan



REV	DATE	COMMENT	CHK - APD
C2	28/07/20	Ground Floor Layout Added	AT - RN
C1	15/05/20	For Submission	AT - KMD
P2	24/02/20	Footprint Amended To Suit Surveyors Drawing	AT - RN
P1	05/09/19	First Issue	OA - RN

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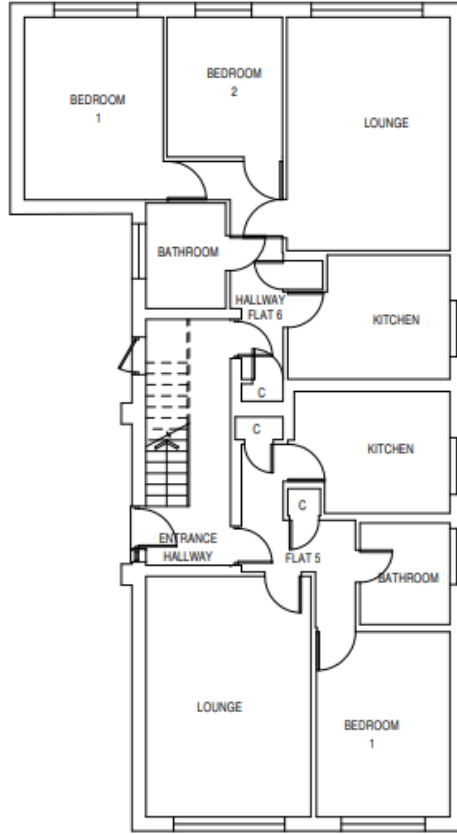
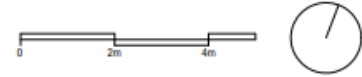
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 TITLE
 Existing Floor Plans - Block B

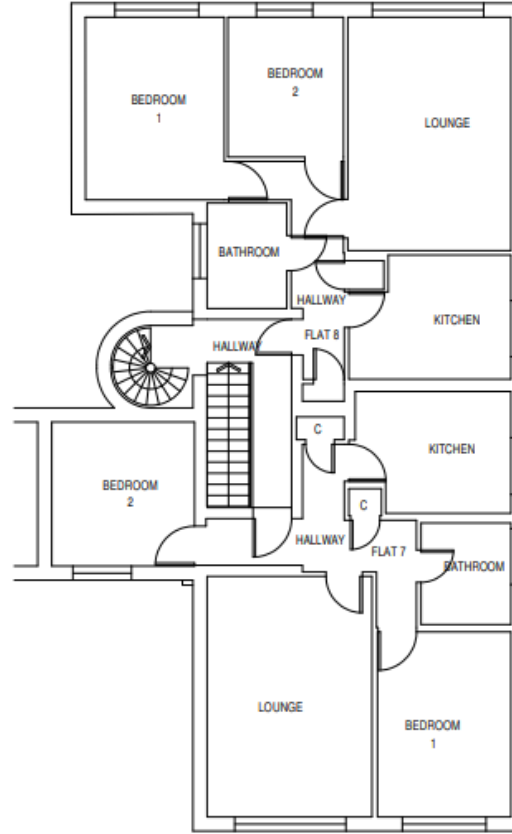
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PROJECT No L2649	STATUS A3	REVISION C2
SCALE @ A3 1:100		

DRAWING NUMBER
 2649-RDJWL-01-ZZ-DR-A-0010

Block B - Proposed First & Second Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

REV	DATE	COMMENT	CHK - APD
C2	28/07/20	Ground Floor Layout Added	AT - RN
C1	15/05/20	For Submission	AT - KMD
P1	08/04/20	First Issue	AT - RN

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PROJECT

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TITLE

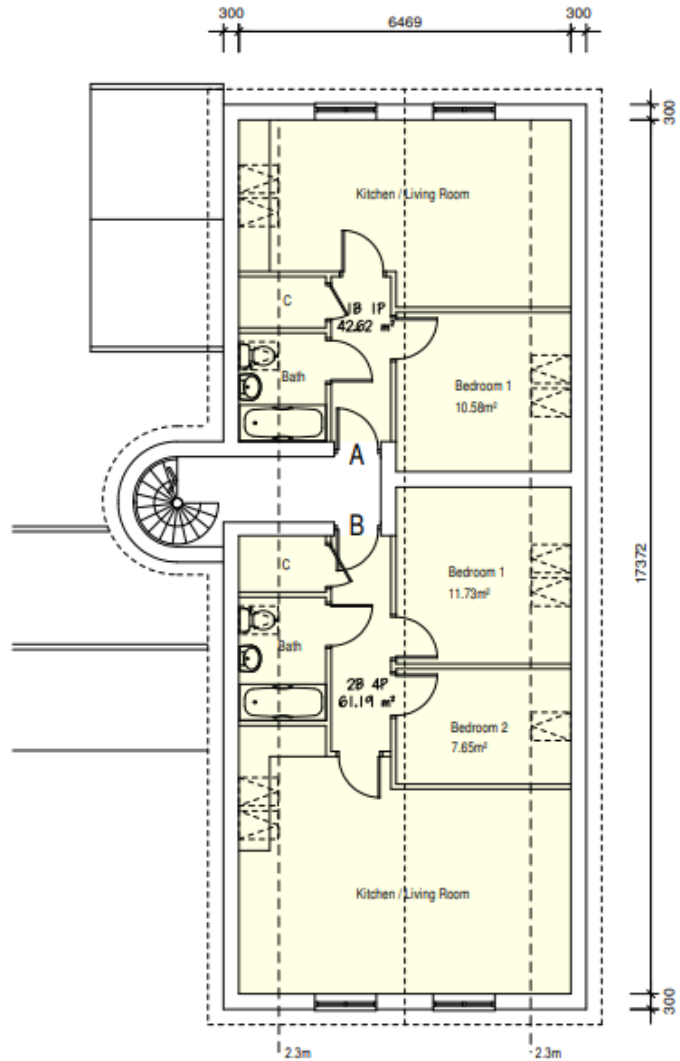
Proposed Ground & First Floor Plan - Block B

PURPOSE OF ISSUE		DRAWN BY	CHECKED BY
Planning		AT	RN
PROJECT No	STATUS	REVISION	SCALE @ A3
L2649	A3	C2	1:100

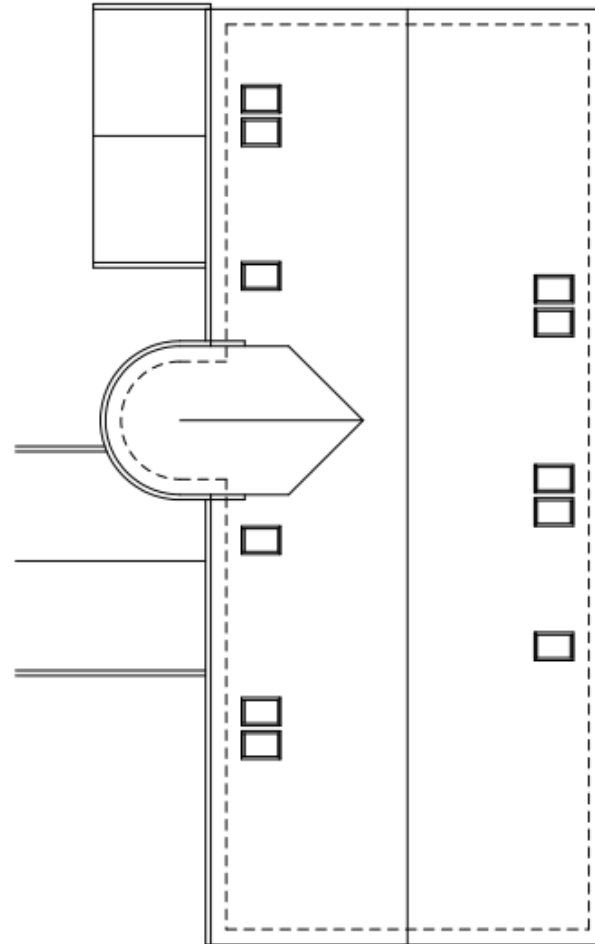
DRAWING NUMBER

2649-RDJWL-01-ZZ-DR-A-0024

Block B – Proposed Second Floor



Proposed Second Floor Plan



Proposed Roof Plan



REV	DATE	COMMENT	CHK - APD
C4	29/07/20	Bedroom Size Amended To Suit LPA Comment	AT - KMD
C3	28/07/20	2.3m Height Added	AT - RN
C2	26/05/20	Dimensions Added	AT - KMD
C1	15/05/20	For Submission	AT - KMD
P3	08/04/20	Internal Layouts Amended	AT - KMD
P2	25/02/20	Footprint Amended To Suit Surveyors Drawing	AT - RN
P1	25/09/19	First Issue	OA - RN

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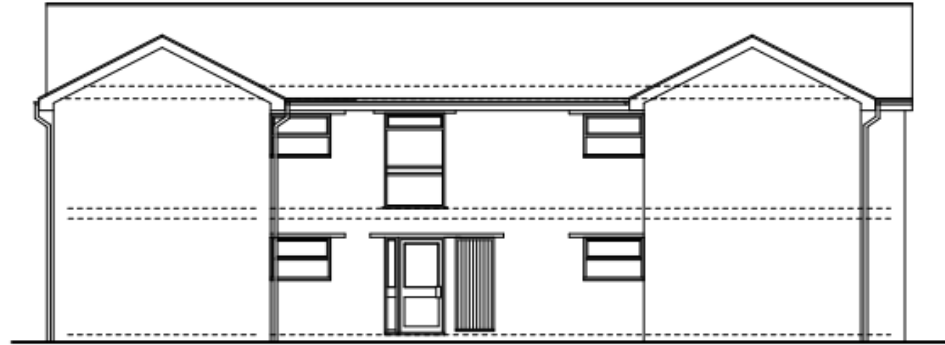
PROJECT
Ruxbury Court
Cumberland Road
Ashford

TITLE
Proposed Second Floor Plan & Roof Plan - Block B

PURPOSE OF ISSUE		DRAWN BY	CHECKED BY
Planning		OA	RN
PROJECT No	STATUS	REVISION	SCALE @ A3
L2649	A3	C4	1:100

DRAWING NUMBER
2649-RDJWL-01-ZZ-DR-A-0025

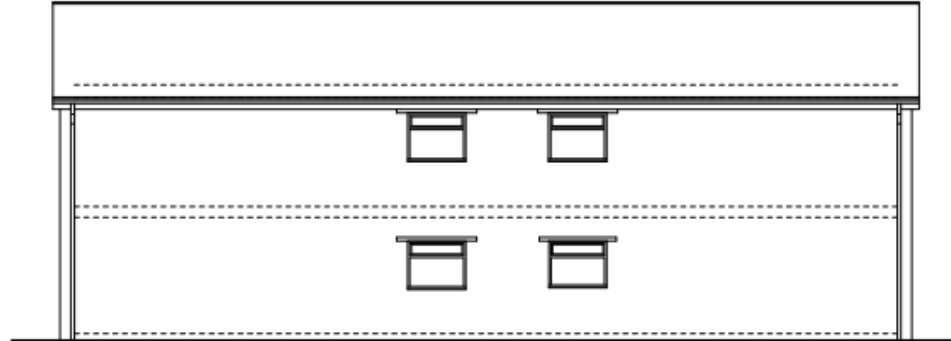
Block C – Existing Elevations



West Elevation



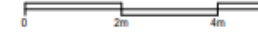
North Elevation



East Elevation



South Elevation



C1	23/05/20	For Submission	AT - KMD
P2	20/04/20	Minor Amendments	AT - KMD
P1	20/03/20	Final Issue	AT - RN
REV	DATE	COMMENT	CHK - APD

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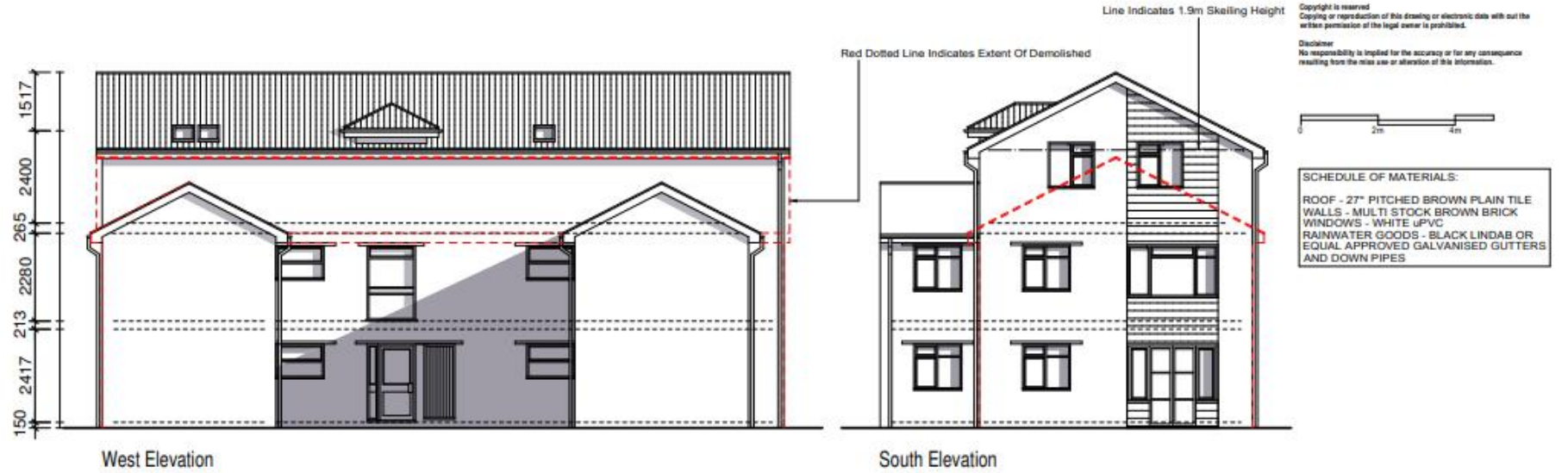
TITLE
Existing Elevations - Block C

PURPOSE OF ISSUE Planning	DRAWN BY AT	CHECKED BY RN
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PROJECT No 2649	STATUS A3	REVISION C1	SCALE @ A3 1:100
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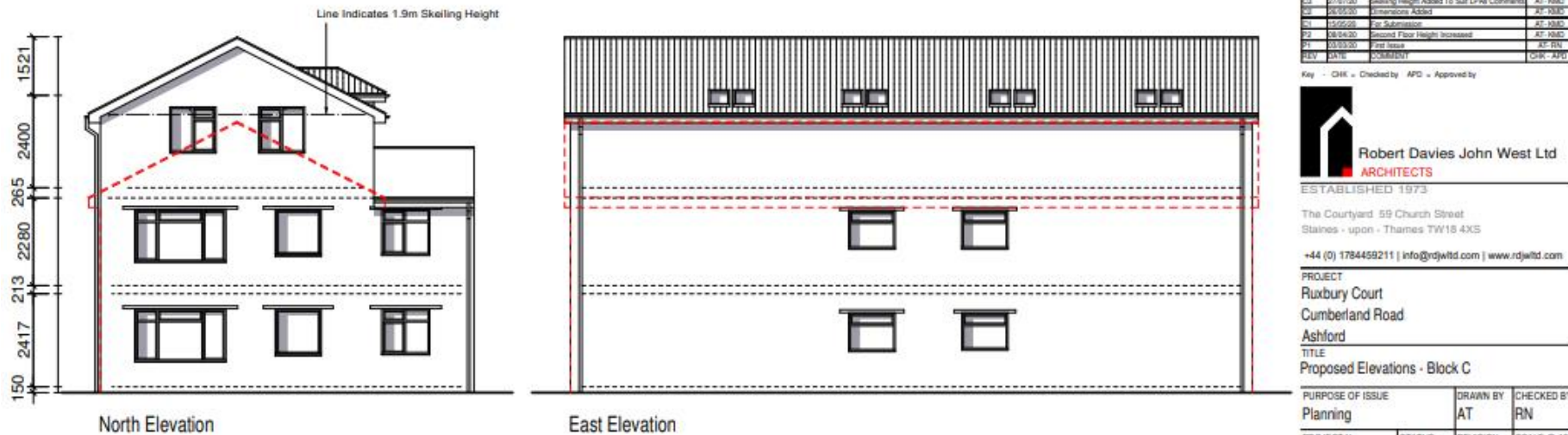
DRAWING NUMBER
2649-RDJWL-02-ZZ-DR-A-0014

Block C – Proposed Elevations



West Elevation

South Elevation



North Elevation

East Elevation

C1	27/07/20	Skelling Height Added To Sub LPAs Comments	AT RN
C2	27/07/20	Skelling Height Added To Sub LPAs Comments	AT RNAD
C3	26/05/20	Dimensions Added	AT RNAD
C4	15/05/20	For Submission	AT RNAD
P1	08/04/20	Second Floor Height Increased	AT RNAD
P2	03/03/20	Full Issue	AT RN
REV	23/06	02/08/2021	UPD - APD

Key - CHK - Checked by APD - Approved by

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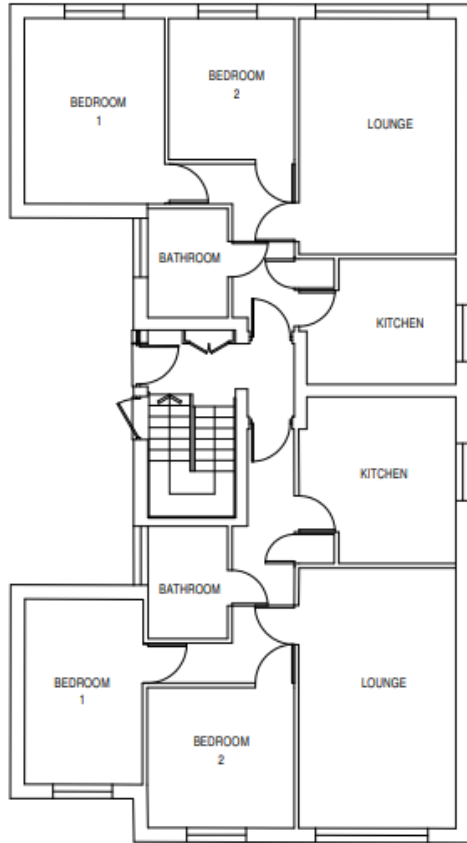
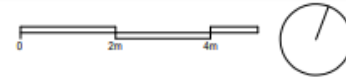
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PROJECT
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 TITLE
 Proposed Elevations - Block C

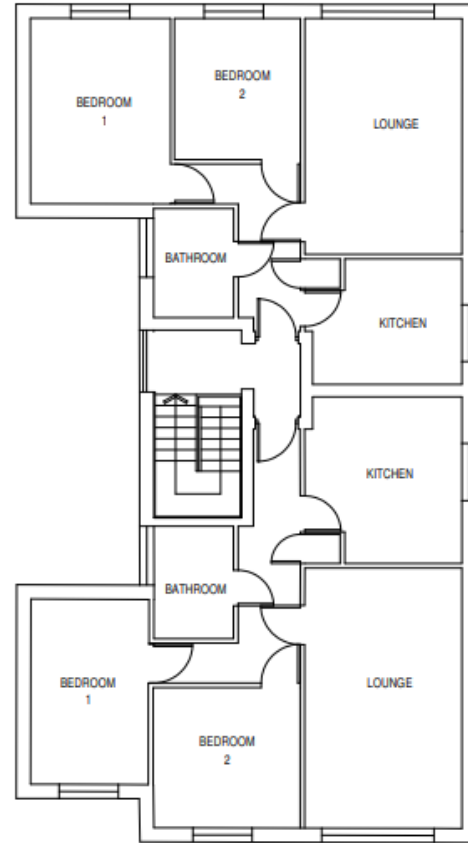
PURPOSE OF ISSUE	DRAWN BY	CHECKED BY
Planning	AT	RN
PROJECT No	STATUS	REVISION
L2649	A3	C4
DRAWING NUMBER	SCALE @ A3	
2649-RDJWL-02-ZZ-DR-A-0031	1:100	

2649-RDJWL-02-ZZ-DR-A-0031

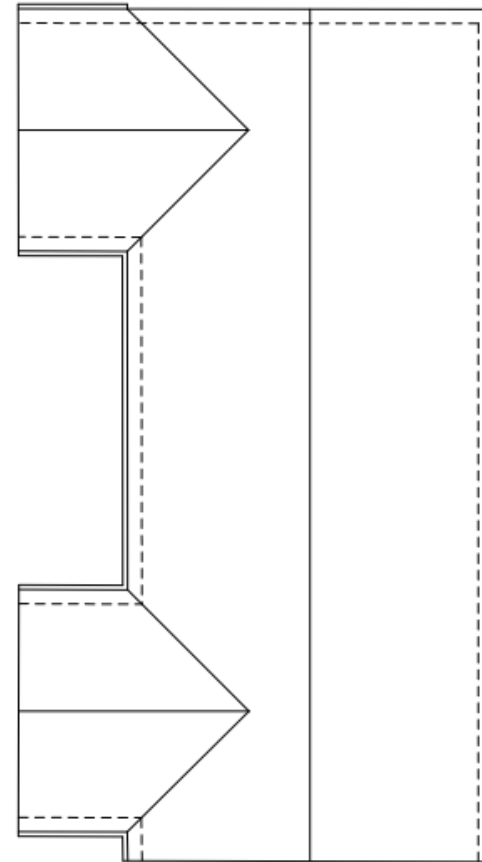
Block C – Existing Ground & First Floor Plans



Ground Floor Plan



First Floor Plan



Roof Plan

REV	DATE	COMMENT	CHK - APD
C1	23/05/20	For Submission	AT - KMD
P1	22/03/20	Final Issue	AT - RN

Key - CHK = Checked by APD = Approved by



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PROJECT

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TITLE

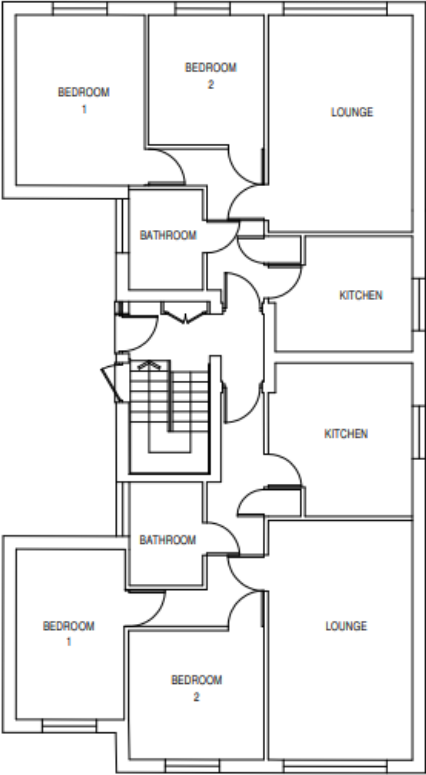
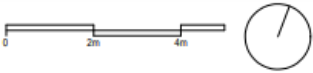
Existing Floor Plans - Block C

PURPOSE OF ISSUE		DRAWN BY	CHECKED BY
Planning		AT	RN
PROJECT No	STATUS	REVISION	SCALE @ A3
2649	A3	C1	1:100

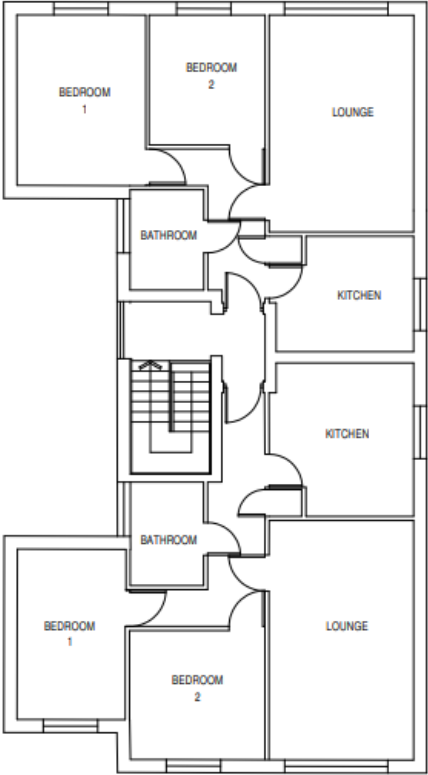
DRAWING NUMBER

2649-RDJWL-02-ZZ-DR-A-0013

Block C – Proposed Ground & First Floor Plans



Ground Floor Plan



First Floor Plan

CT	00/27/20	For Submission	AT - KMD
PT	27/07/20	First Issue	AT - KMD
REV	DATE	COMMENT	CHK - APD

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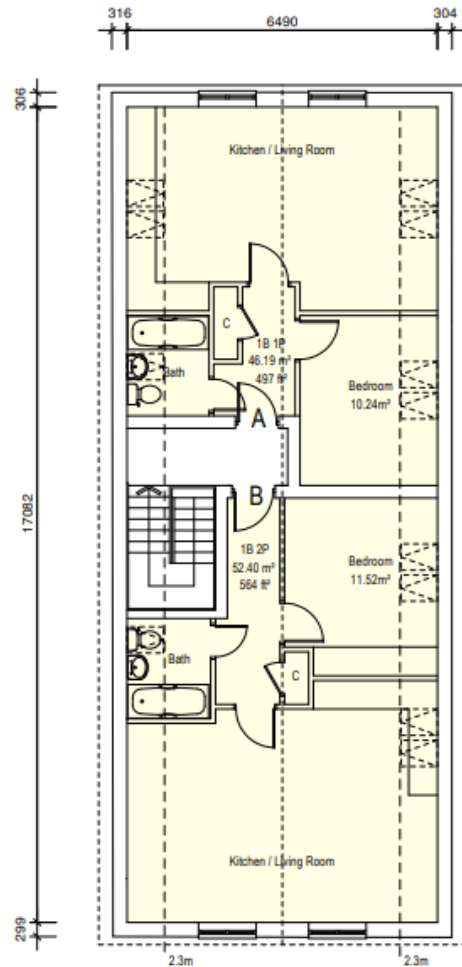
PROJECT
 Ruxbury Court
 Cumberland Road
 Ashford

TITLE
 Proposed Ground & First Floor Plans - Block C

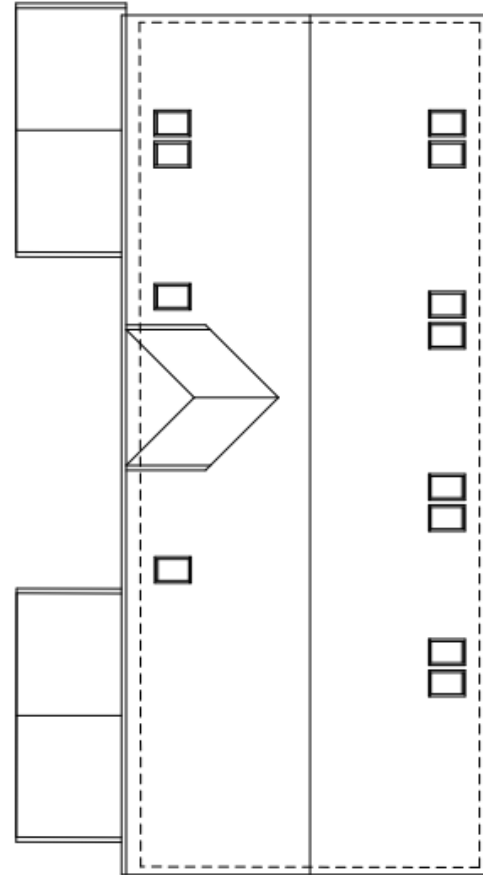
PURPOSE OF ISSUE		DRAWN BY	CHECKED BY
Planning		AT	KMD
PROJECT No	STATUS	REVISION	SCALE @ A3
2649	A3	C1	1:100

DRAWING NUMBER
 2649-RDJWL-02-ZZ-DR-A-0027

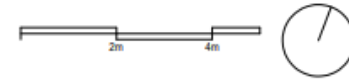
Block C – Proposed Floor Plans



Second Floor Plan



Roof Plan



REV	DATE	COMMENT	CHK
C4	29/07/20	Bedroom Size Amended To Suit LPA Comment	AT - RMD
C3	26/07/20	E.3 Height Indicated	AT - RN
C2	26/05/20	Dimensions Added	AT - RMD
C1	15/05/20	For Submission	AT - RMD
P2	28/04/20	Roof Lights Added and Minor Amendments	AT - RMD
P1	23/03/20	First Issue	AT - RN

Key - CHK = Checked by APD = Approved by



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PROJECT
Ruxbury Court
Cumberland Road
Ashford
TITLE
Proposed Second Floor Plan & Roof Plan - Block C

PURPOSE OF ISSUE	DRAWN BY	CHECKED BY
Planning	AT	RN

PROJECT No	STATUS	REVISION	SCALE @ A3
2649	A3	C4	1:100

DRAWING NUMBER
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