

To:
All members of the
Planning Committee

Please reply to:

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Service: Committee Services
Direct line: 01784 446240
E-mail: c.curtis@spelthorne.gov.uk
Date: 11 November 2020

Supplementary Agenda

Planning Committee - Wednesday, 11 November 2020

Dear Councillor

I enclose the presentations for the applications to be considered at the Planning Committee meeting to be held on Wednesday, 11 November 2020. The presentation for application no. 20/00876/HOU has been updated.

4. Planning Application No. 20/00123/OUT - Bugle Nurseries, Upper Halliford Road, Shepperton, TW17 8SN 5 - 16

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. 20/00874/RVC - 18 Riverside Close, Staines upon Thames, TW18 2LW 17 - 32

Ward

Riverside and Laleham

Proposal

The variation of Condition 2 (approved plans) imposed upon planning permission 19/00186/HOU to allow for alterations to the garage to

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

include an increase in eaves height, the installation of four roof lights and alterations to the proposed door and window openings.

Officer recommendation

The application is recommended for approval subject to conditions.

6. **Planning Application No. 20/00876/HOU - 18 Riverside Close, Staines upon Thames, TW18 2LW** **33 - 46**

Ward

Riverside and Laleham

Proposal

The erection of a new boundary wall and gate at the western boundary.

Officer recommendation

The application is recommended for approval subject to conditions.

7. **Planning Application 20/01035/HOU - 24 Wellington Road, Ashford, TW15 3RJ** **47 - 54**

Ward

Ashford Town

Proposal

The erection of a single storey side and rear extension.

Officer recommendation

The application is recommended for approval subject to conditions as set out in paragraph 8 of the report.

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

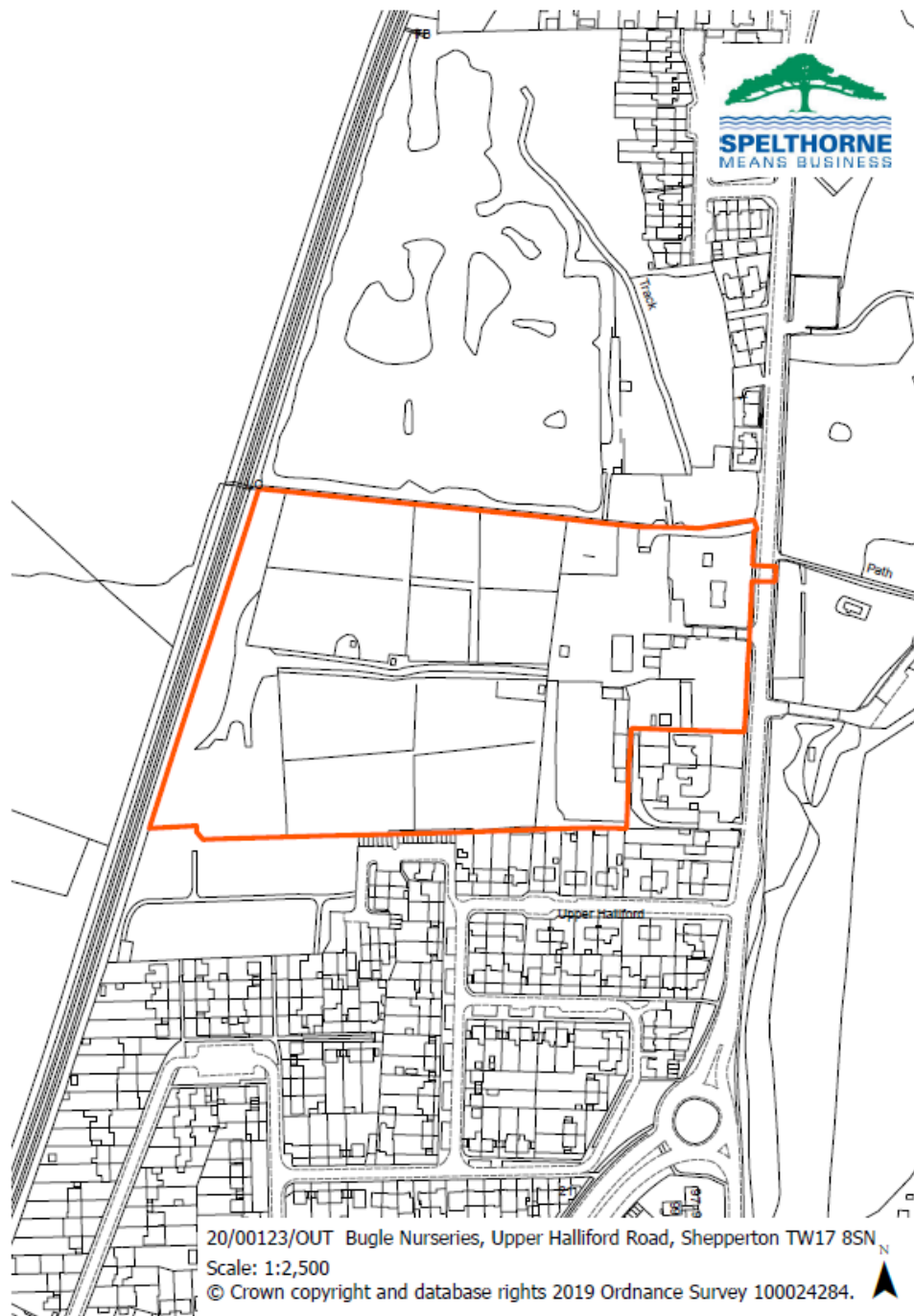
R.W. Sider BEM
V. Siva
R.A. Smith-Ainsley
B.B. Spoor
J. Vinson

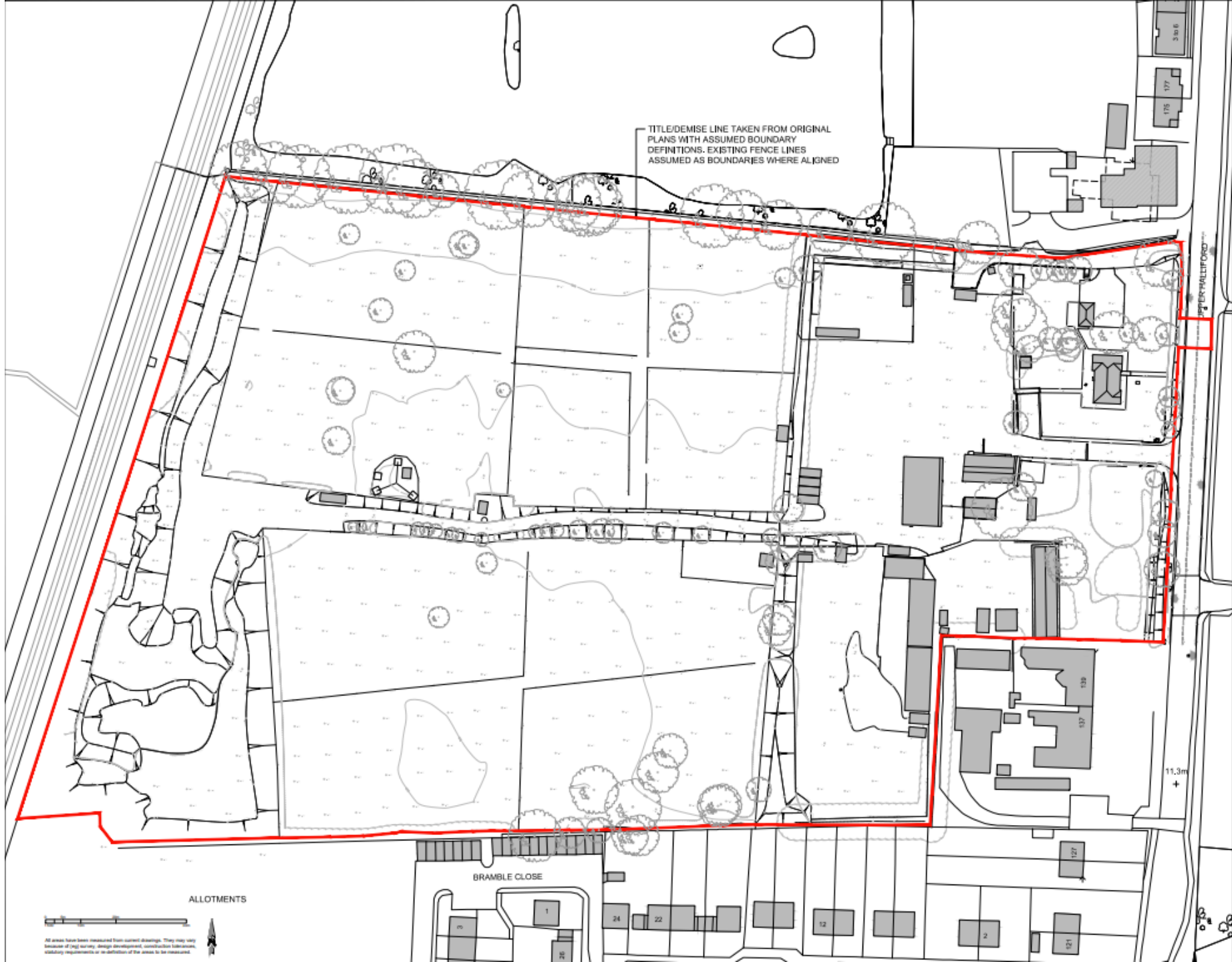
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20/00123/OUT

Bugle Nurseries, Upper Halliford Road, Shepperton









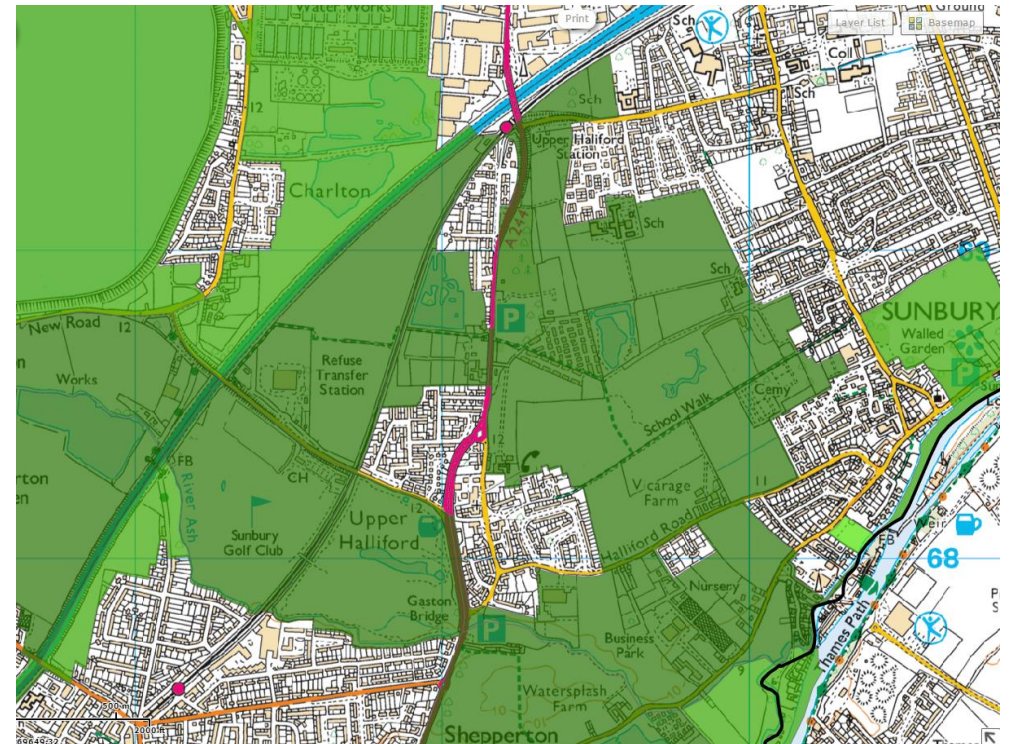






5 Purposes of the Green Belt (NPPF)

- 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





	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

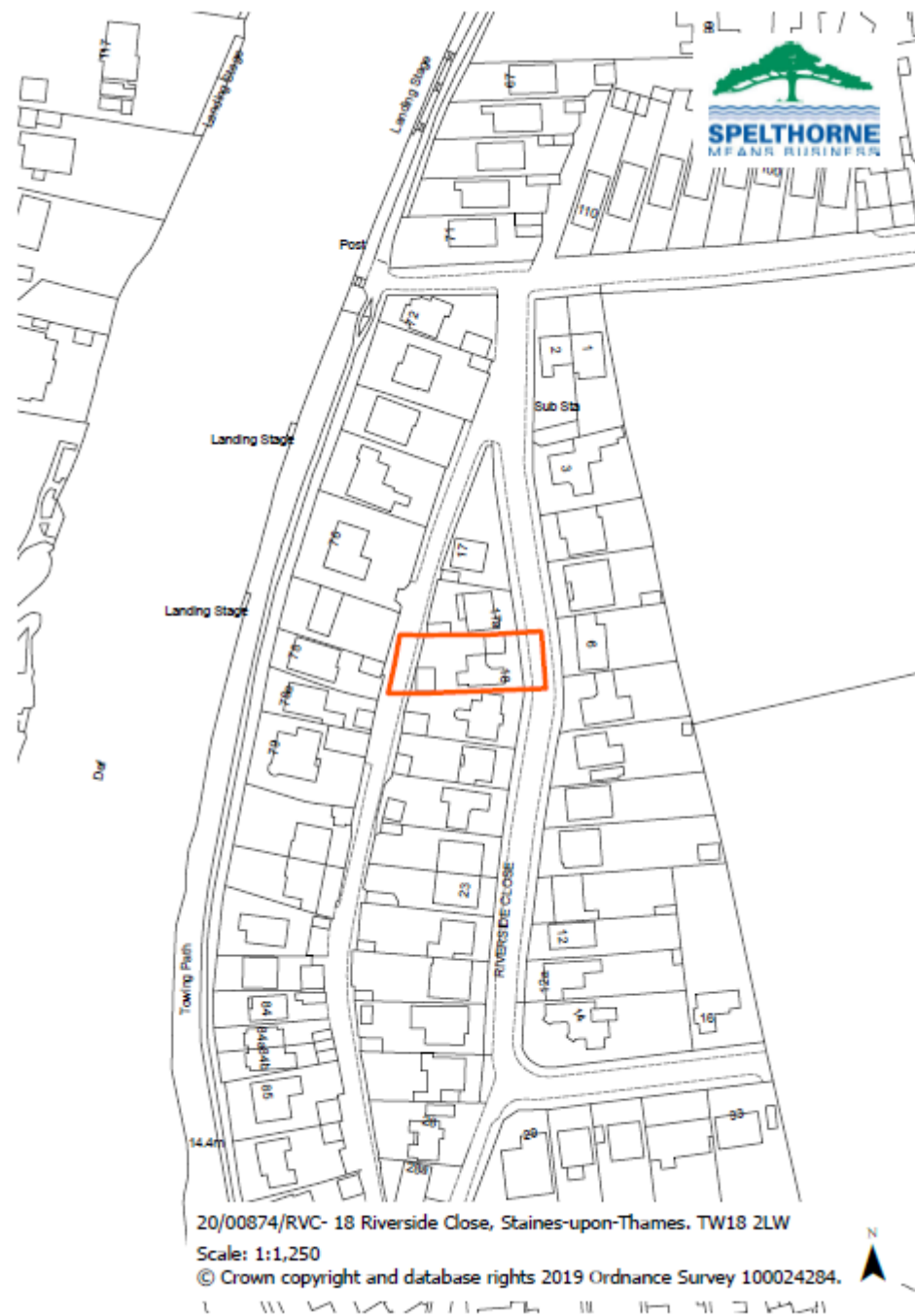
- Inappropriate Development – ***Substantial weight***
- Loss of Openness – ***Substantial weight***
- Harm to the visual amenities of the Green Belt – ***Substantial weight***
- Conflict with 2 of the 5 Purposes of the Green Belt in the NPPF – ***Substantial weight***

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20/00874/RVC – 18 Riverside Close, Staines-upon-Thames, TW18 2LW



The variation of Condition 2 (approved plans) imposed upon planning permission 19/00186/HOU, to allow for alterations to the garage to include an increase in eaves height, the installation of 4 roof lights and alterations to proposed door and window openings









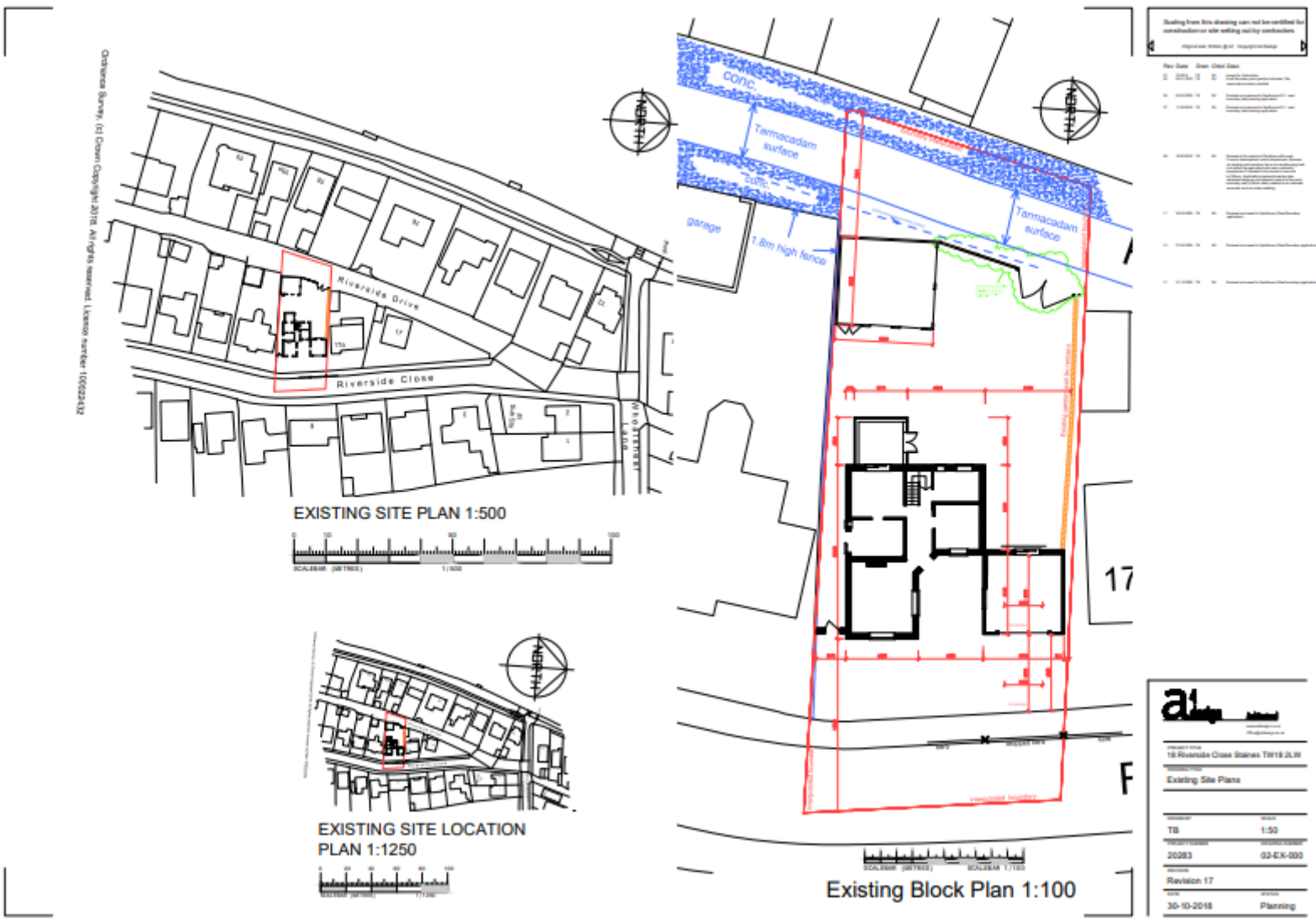




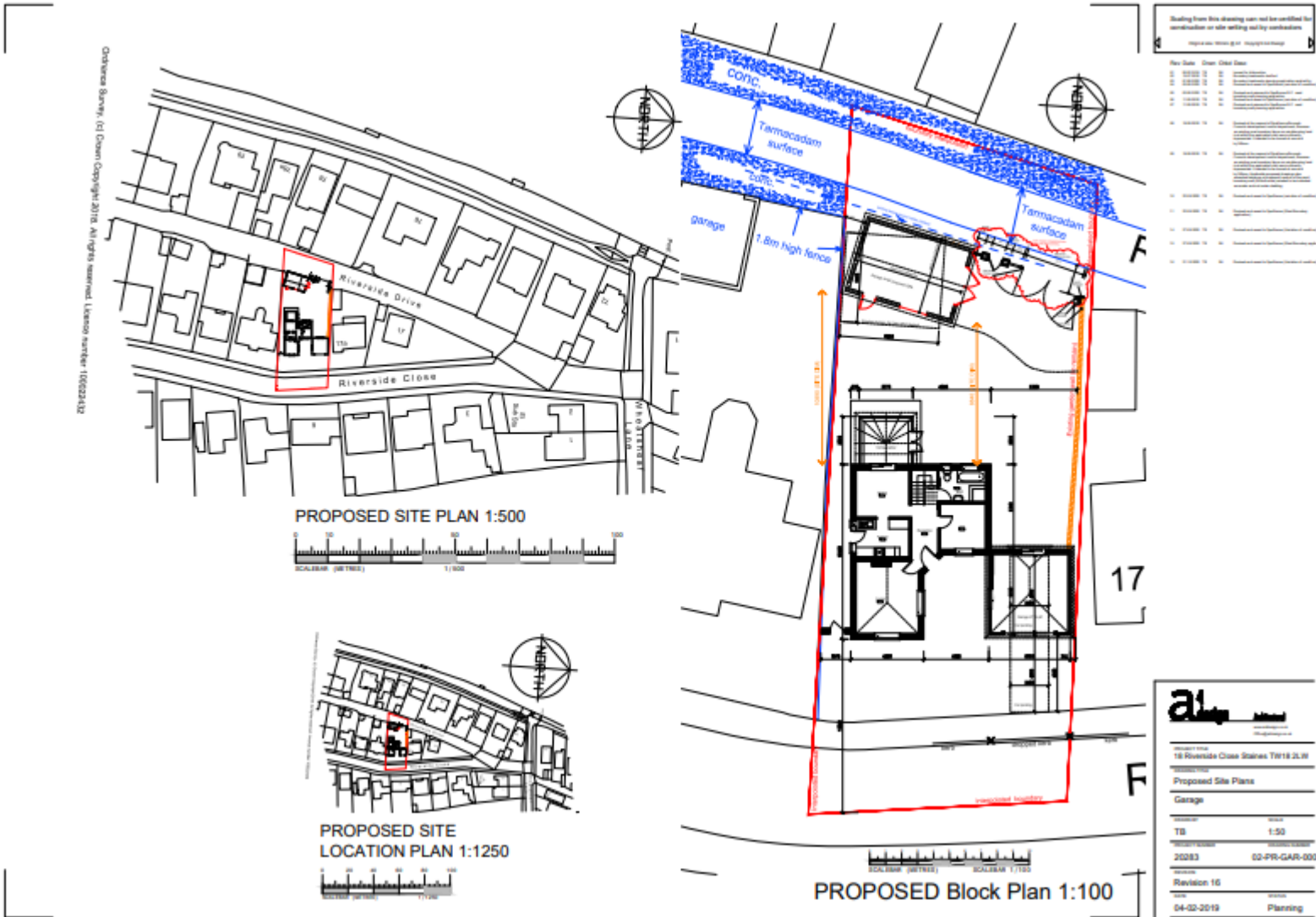




Existing Site Plans (Prior to Demolition of Previous Garage)



Proposed Site Plans



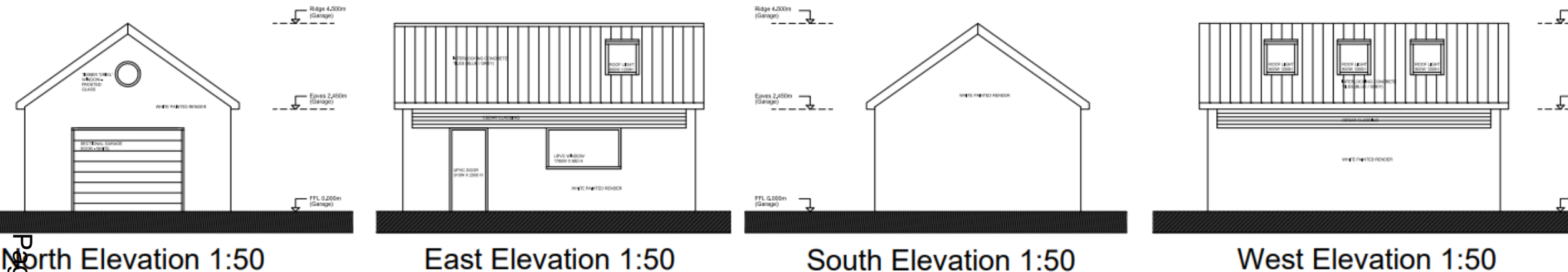
Alterations Constructed at Variance to the Approved Plans of Planning Permission 19/00186/HOU

- The eaves height has increased from 2.55 metres (approx.) to 2.75 metres (approx.).
- An oriel window has been inserted into the front elevation.
- 3 roof lights have been inserted into the western roof slope (road facing elevation).
- 1 roof light has been inserted eastern roof slope (dwelling facing).
- A doorway has been inserted into the eastern flank and a window in this elevation has been revised.
- Cedar Cladding panels (0.4 x 6.5 metres) have been introduced into both flank elevations.

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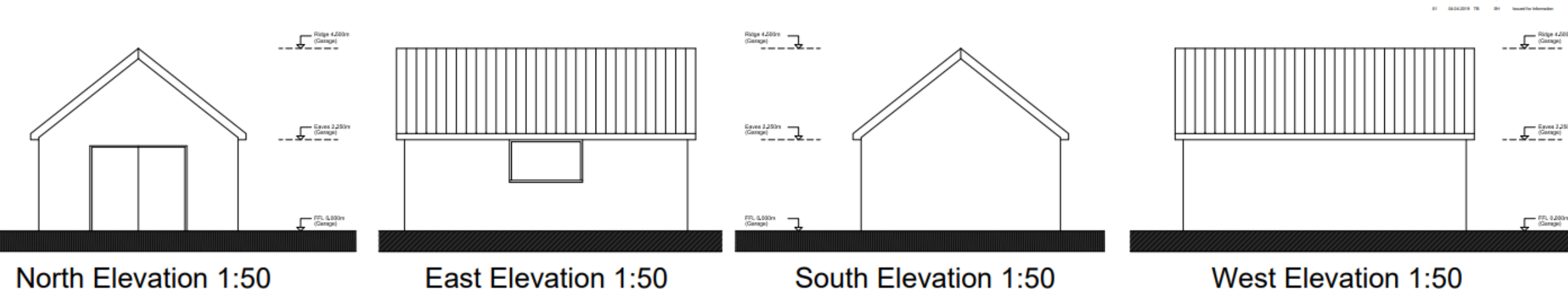


20/00874/RVC – Current Proposal



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19/00186/HOU – Consented Scheme

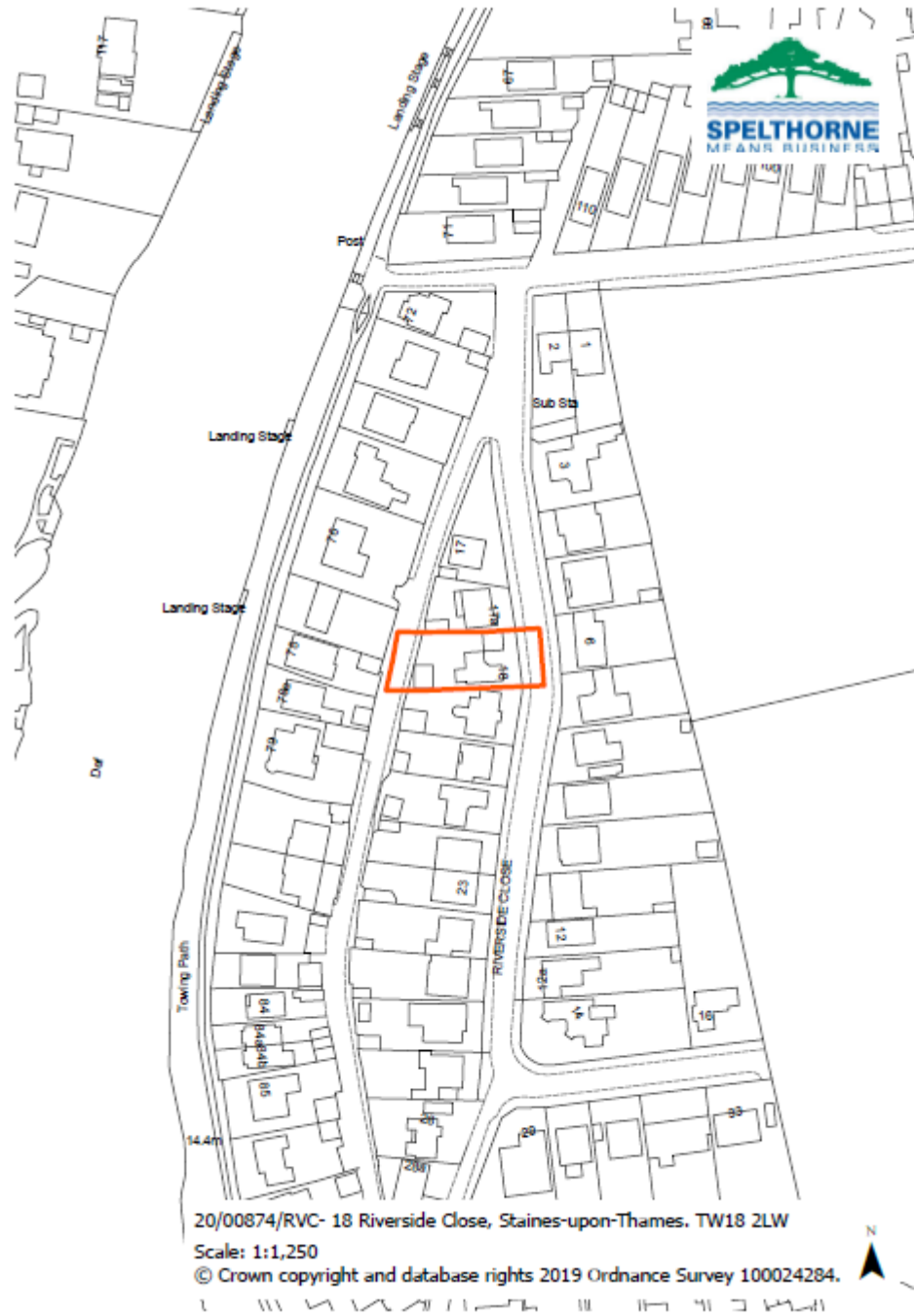


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20/00876/HOU – 18 Riverside Close, Staines-upon-Thames, TW18 2LW



The Erection of a New Boundary Wall and Gate at the Western Boundary



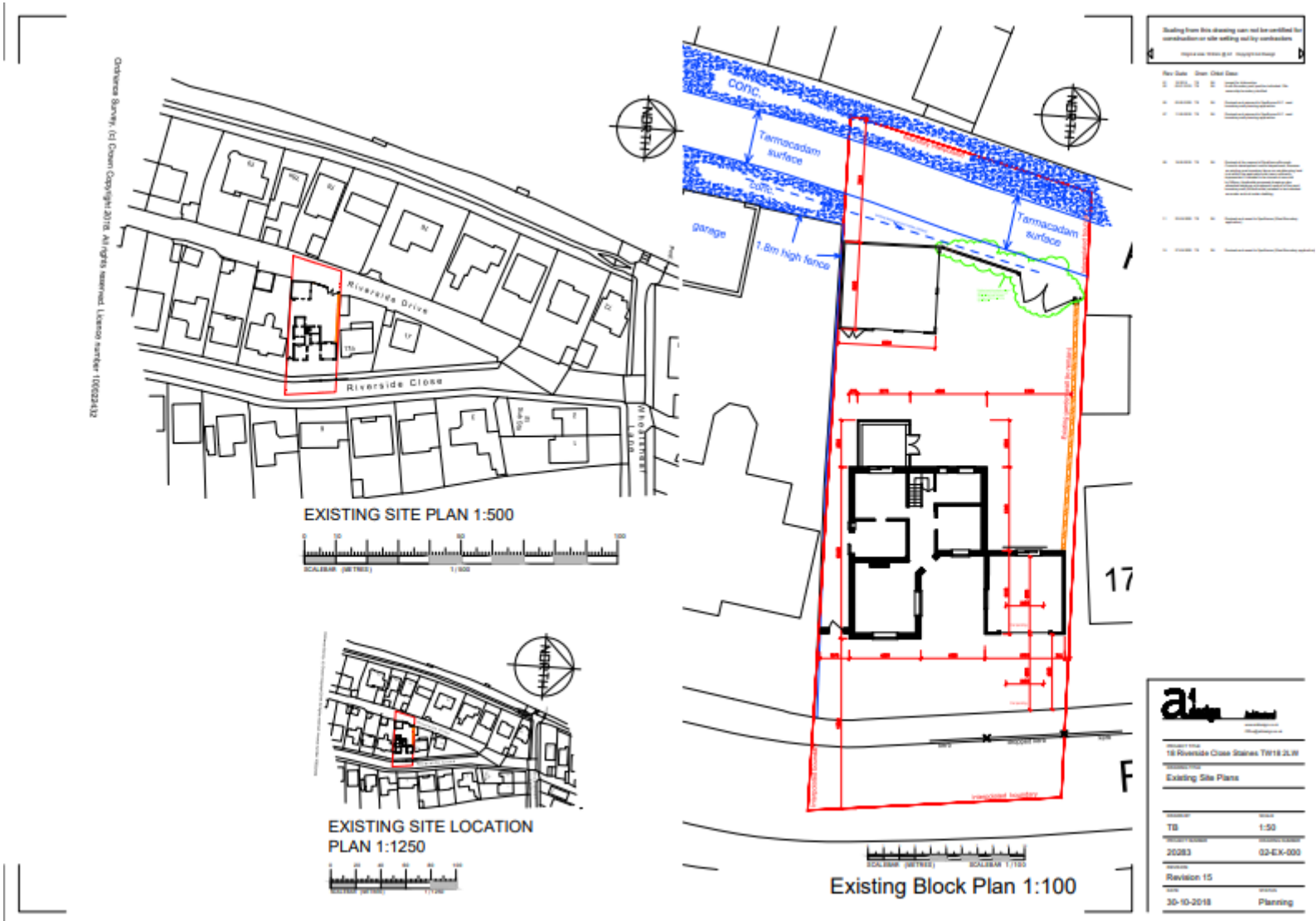




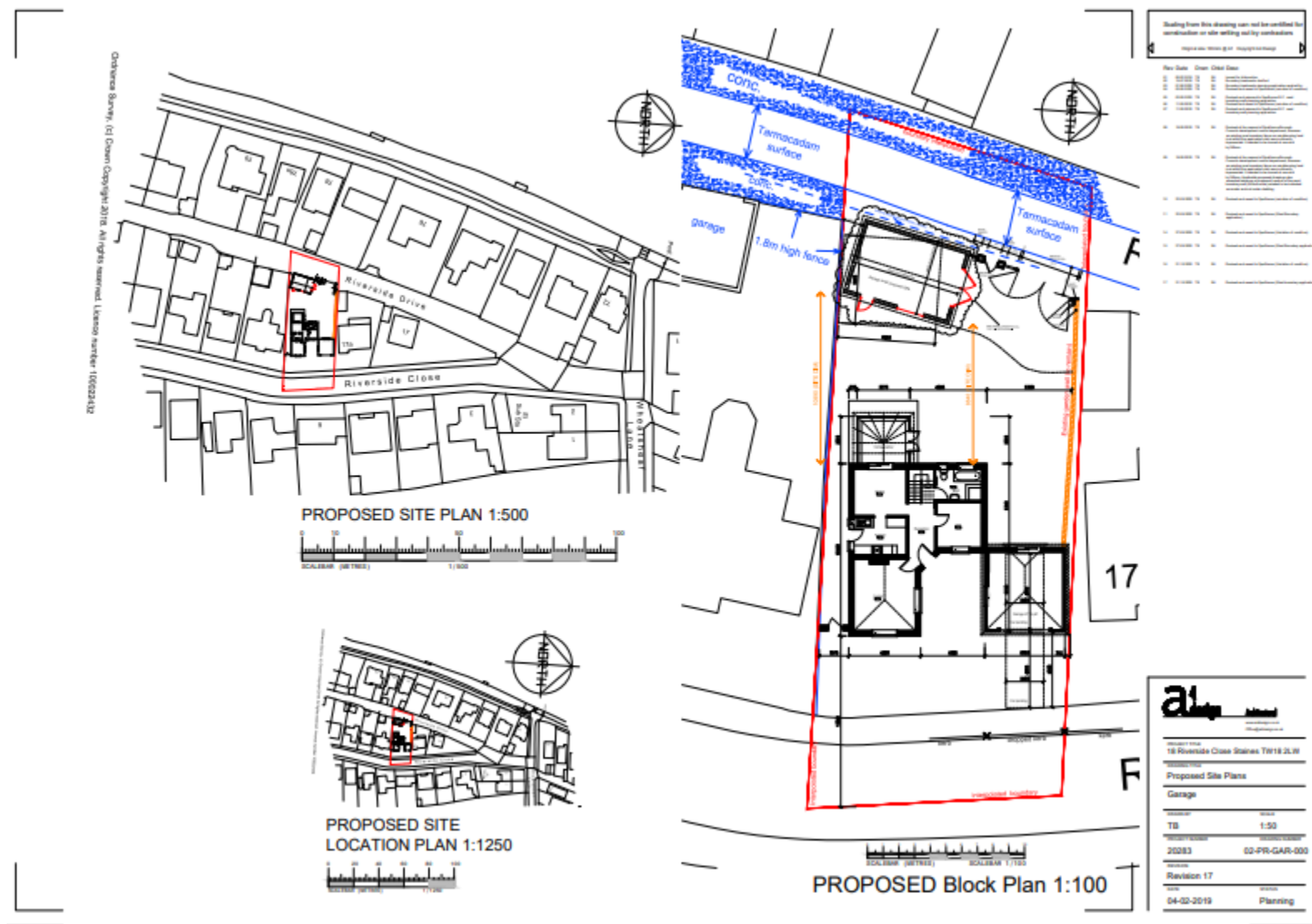




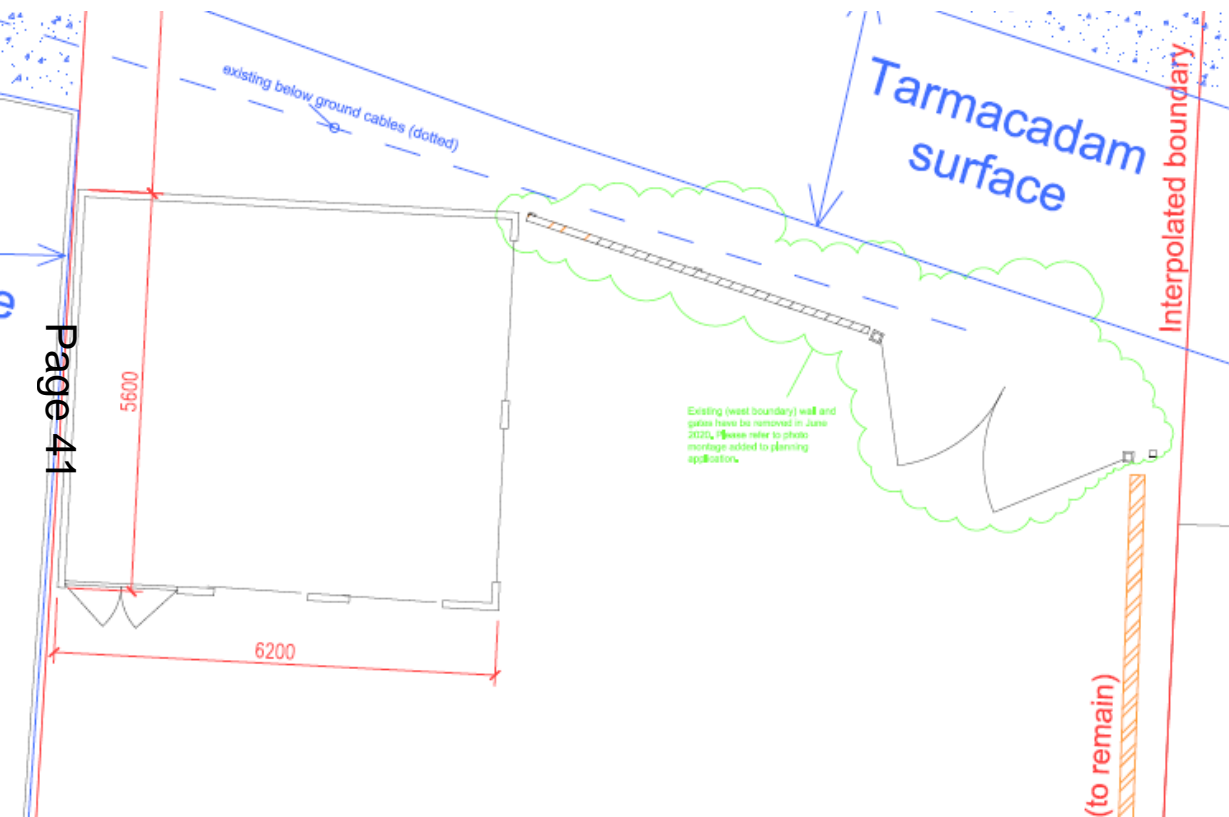
Existing Site Plan (Prior to Demolition of Existing Garage & Removal of Fence & Gate)



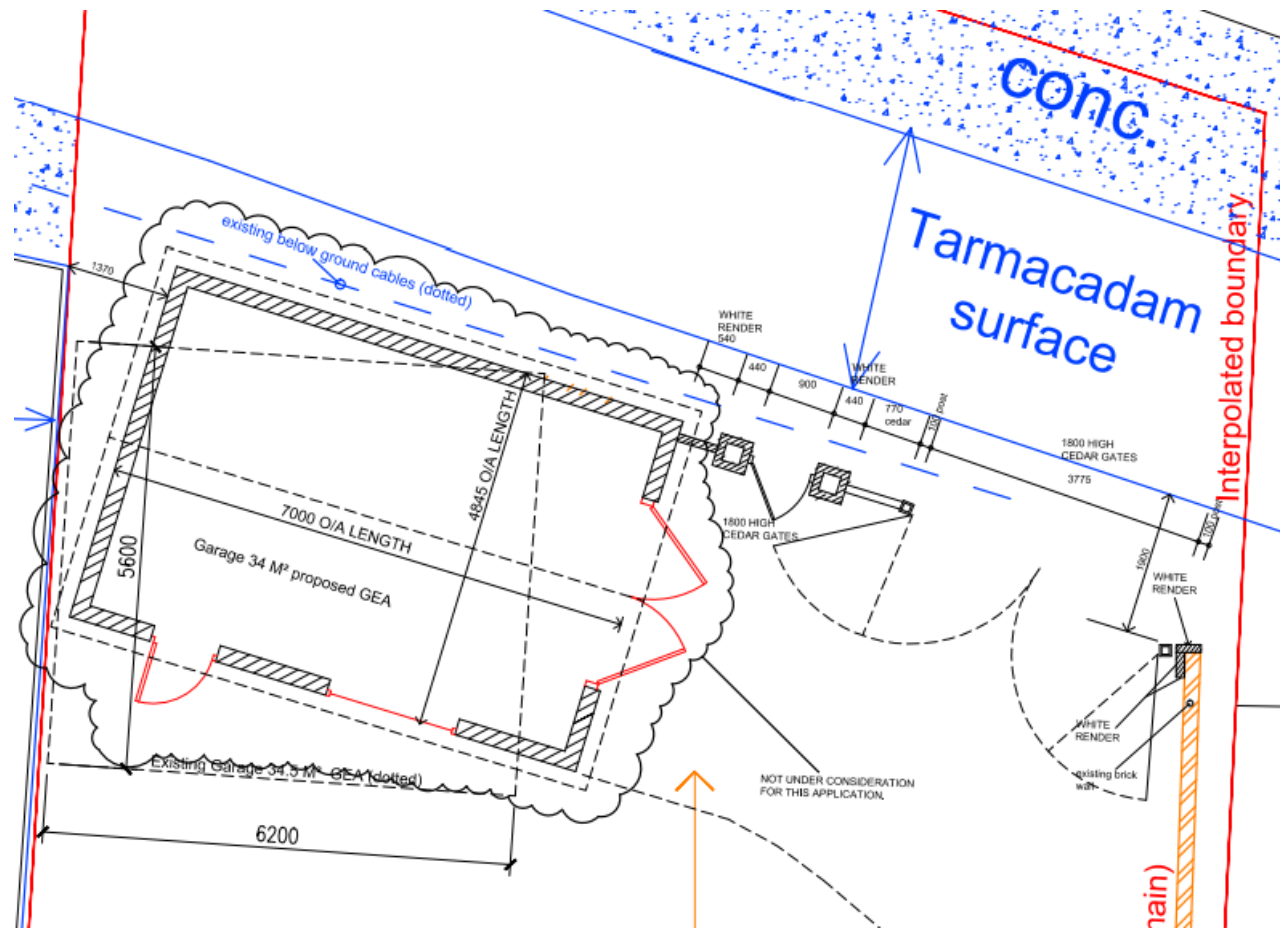
Proposed Site Plan



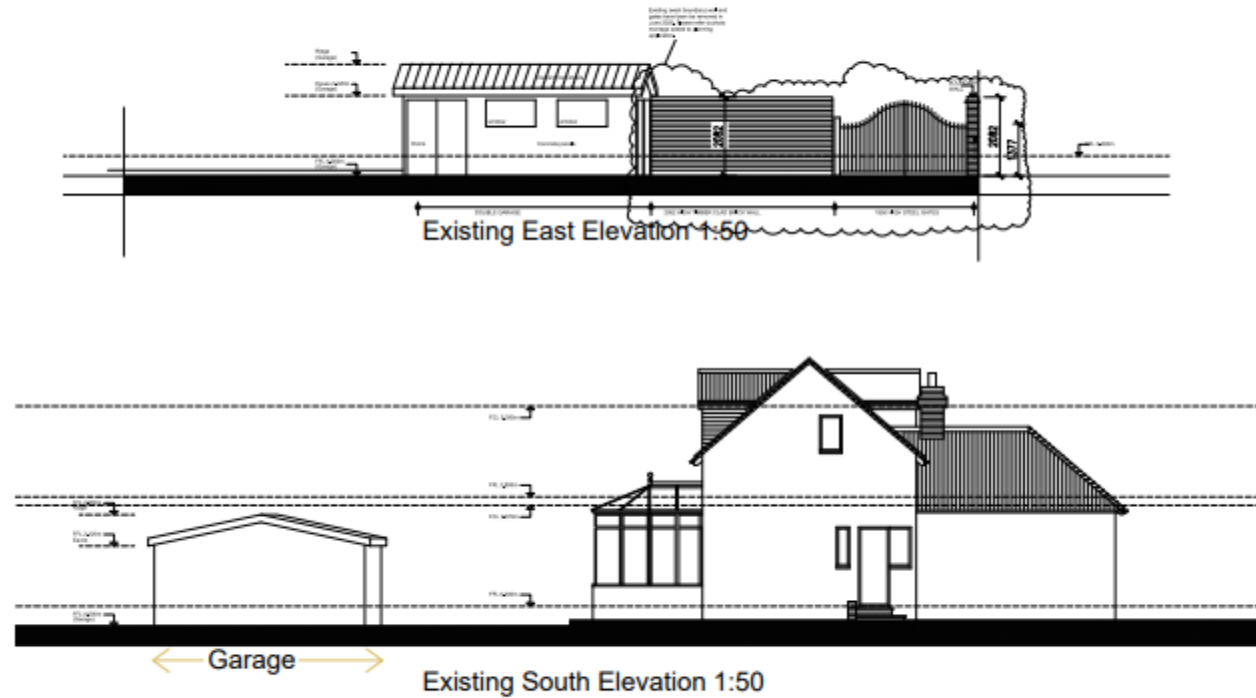
Previous Fence & Gates



Proposed Wall & Gates



Existing Elevations (Prior to Removal of Fence, Gates & Garage)



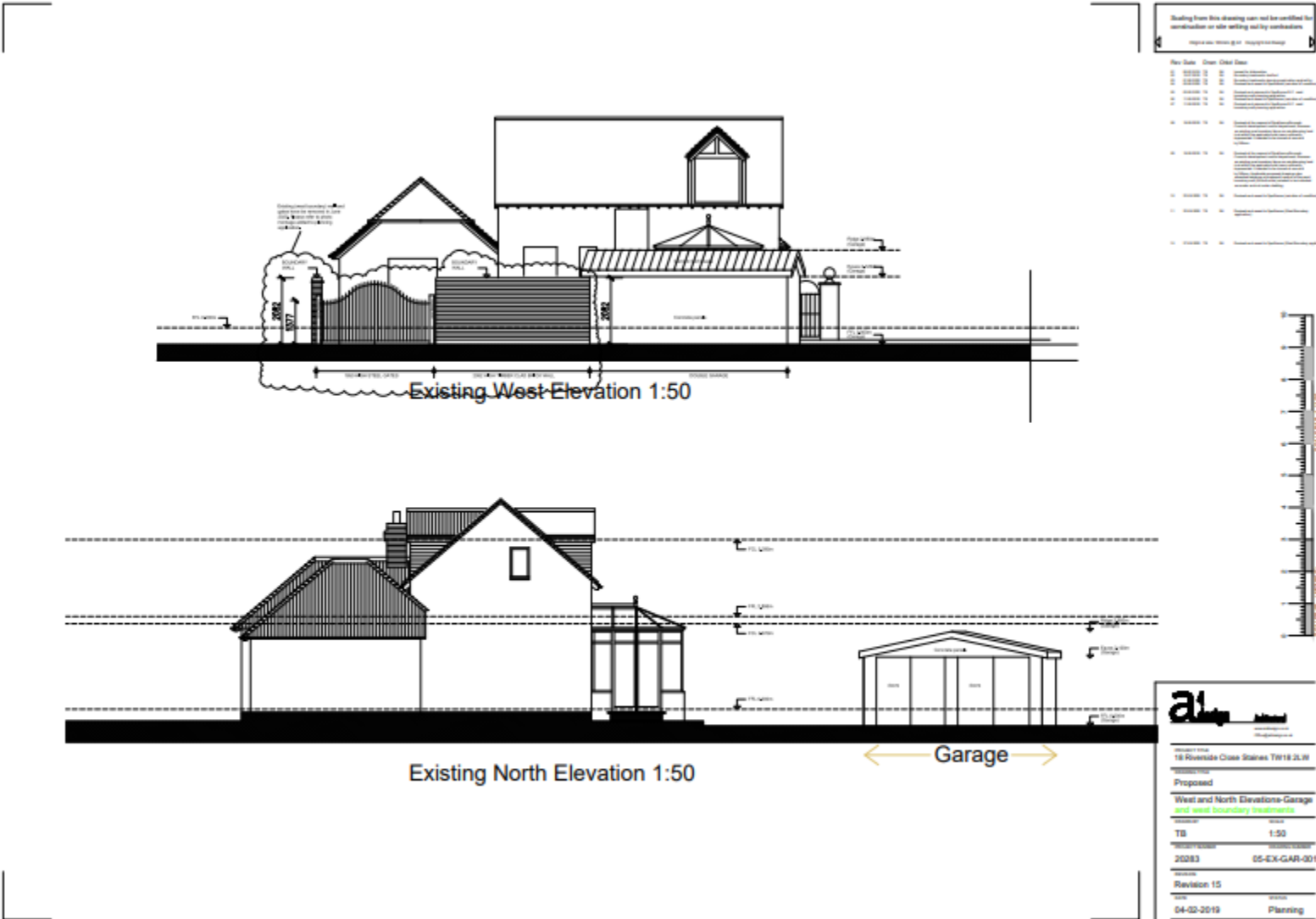
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04	12/02/12			Revised Design
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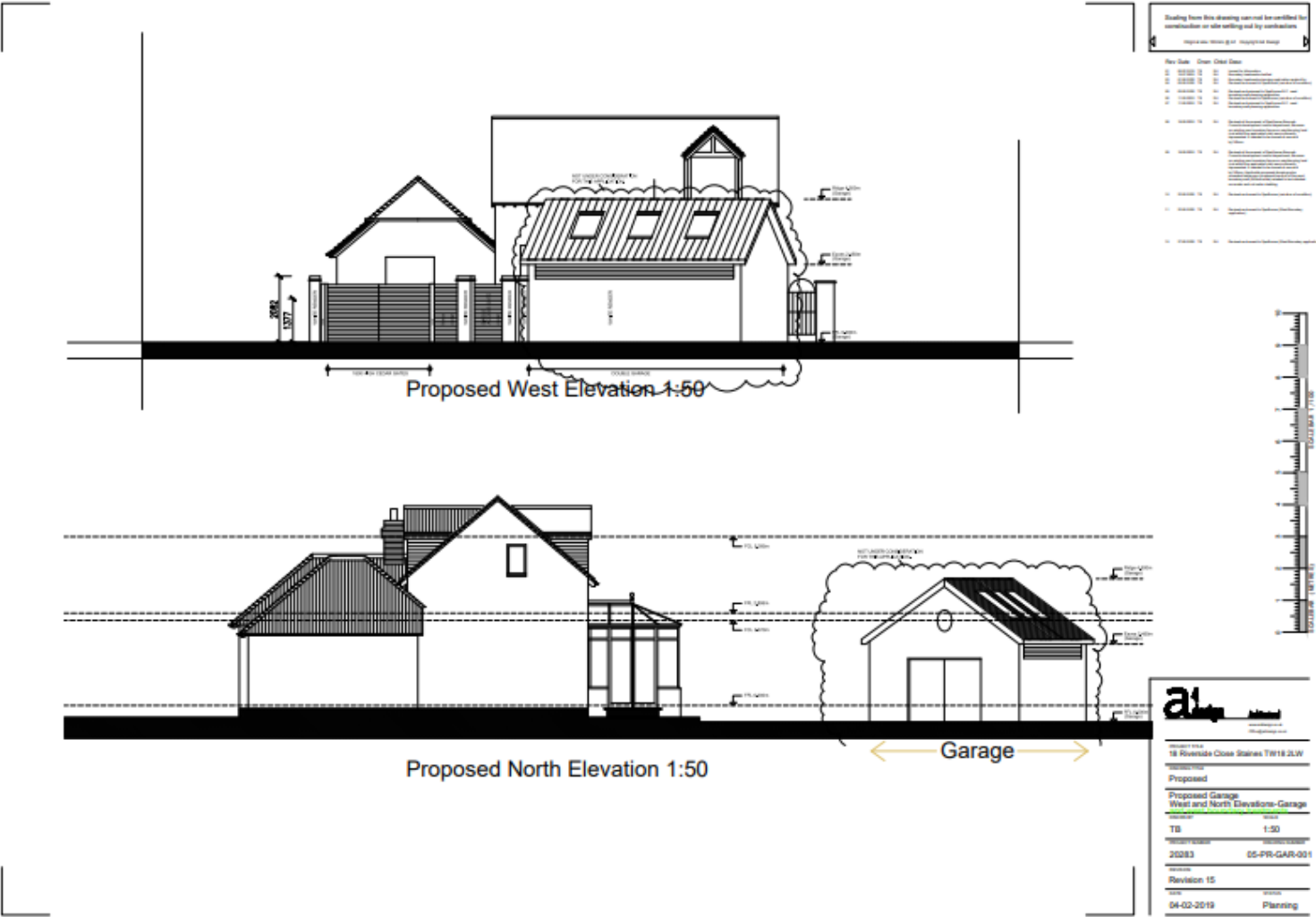
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Project Name	18 Riverside Close Staines TW18 3LW
Project Description	Existing East and West Elevations (Garage) and wall boundary treatments
Scale	1:50
Drawn By	TB
Checked By	20283
Project Number	05-EX-GAR-000
Revision	Revision 15
Date	04-02-2019
Discipline	Planning

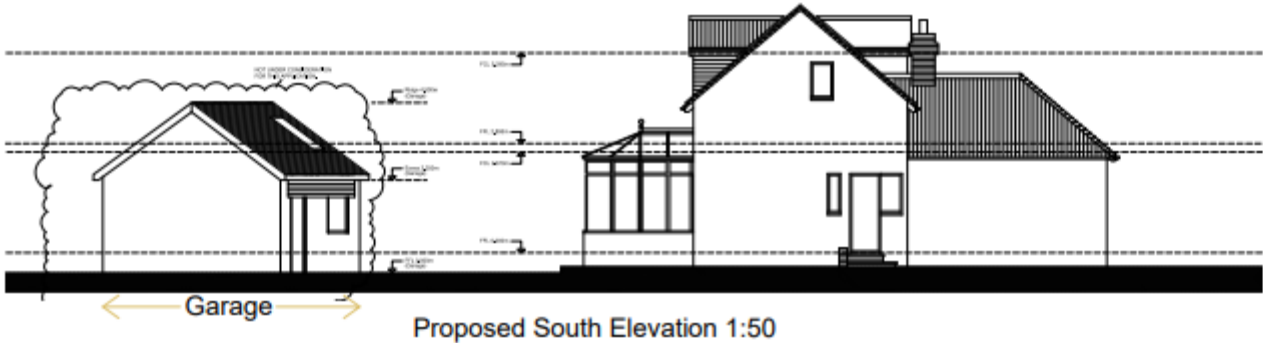
Existing Elevations (Prior to Removal of Fence, Gates & Garage)



Proposed Elevation Plans



Proposed Elevation Plans



Sealing from this drawing cannot be certified for
coordination or site setting and by conditions
representative of the proposed design

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Architectural	
18 Riverside Close Staines TW18 2JW	
Proposed East and West	
Elevations (Garage) and west boundary landscape	
Scale	1:50
Project No	20283
Revision	05-PR-GAR-000
Revision	15
Date	04-02-2019
Planning	

Vehicle Tracking



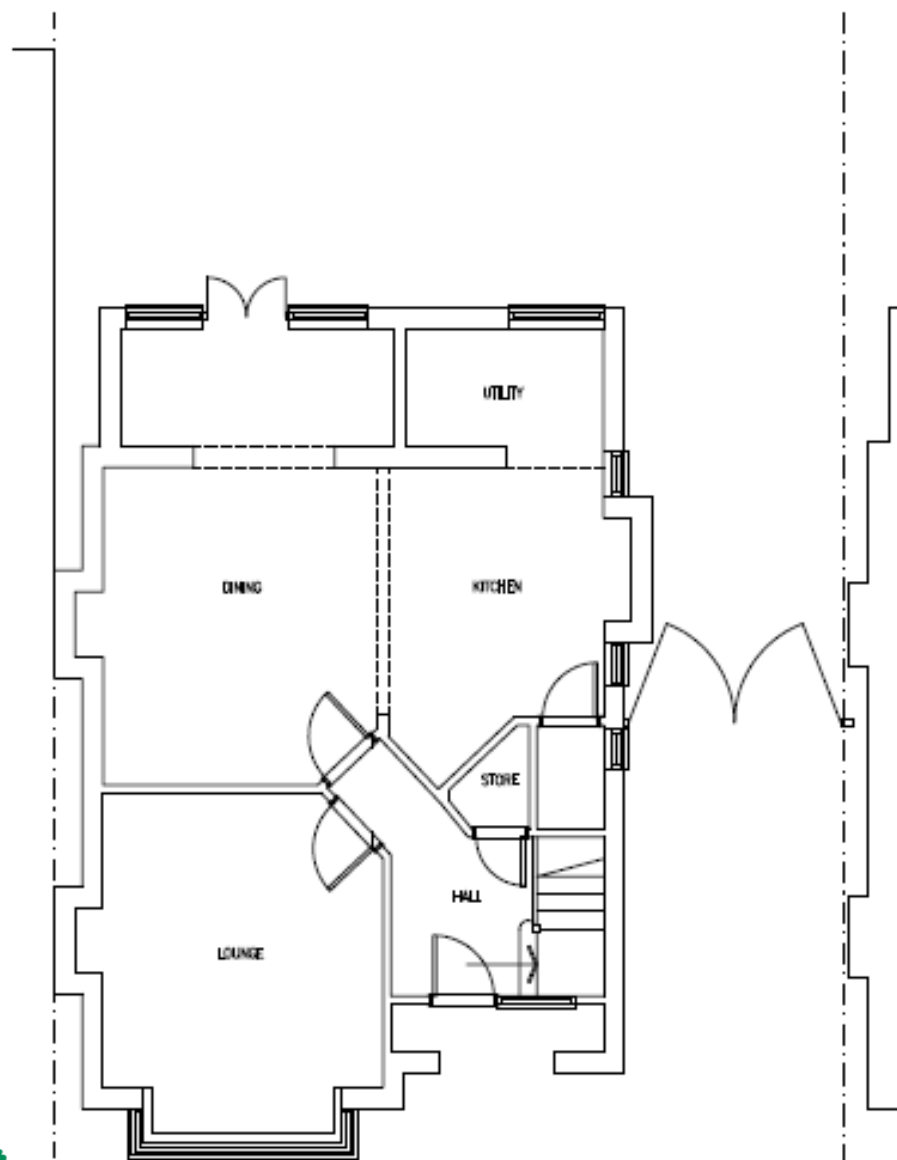
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24 Wellington Road, Ashford, TW15 3RJ



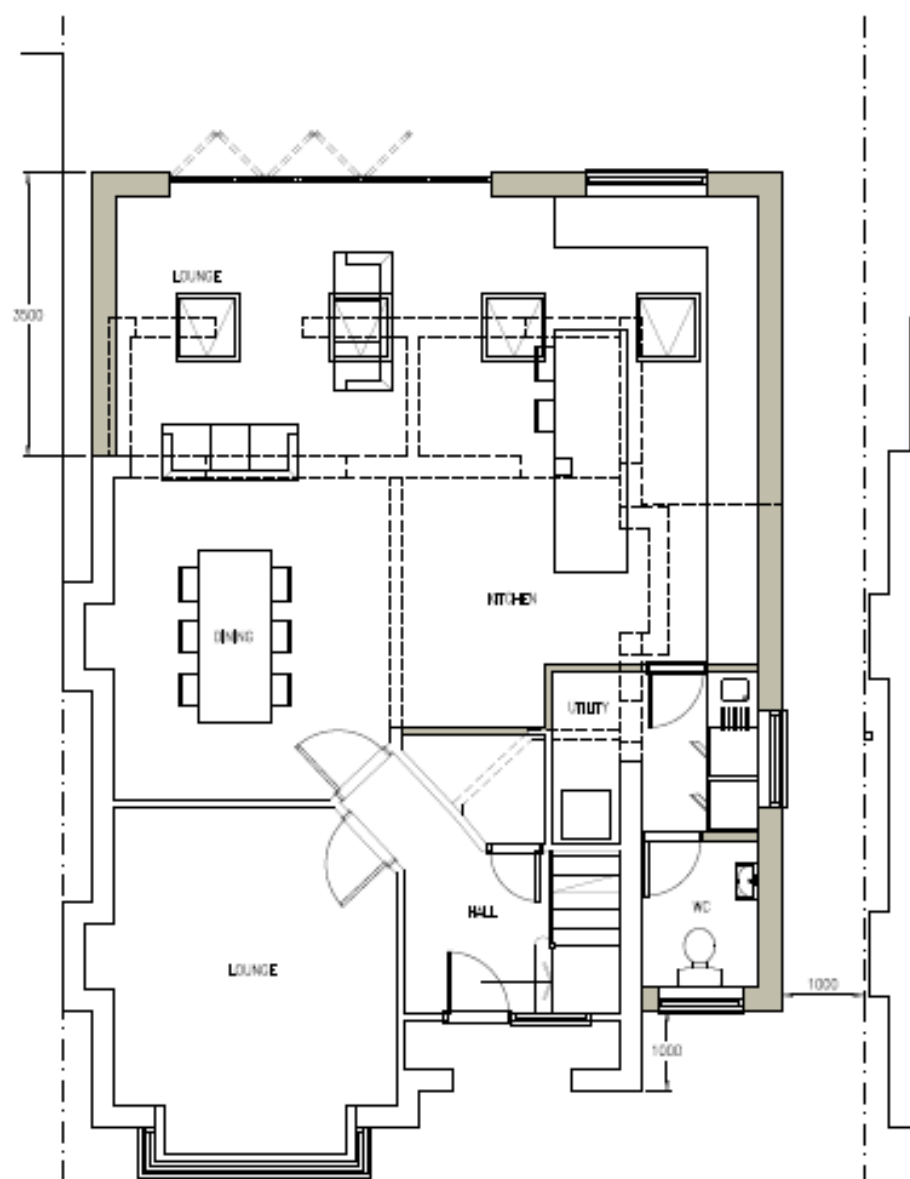








EXISTING GROUND FLOOR 1:50



PROPOSED GROUND FLOOR 1:50



EXISTING REAR ELEVATION 1:100



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION 1:100



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

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