

**Minutes of the Planning Committee
11 December 2019**

Present:

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

Councillors:

S. Buttar	T. Lagden	B.B. Spoor
R. Chandler	J. McIlroy	J. Vinson
S.A. Dunn	L. E. Nichols	
M. Gibson	R.W. Sider BEM	

Apologies: Apologies were received from Councillors C.F. Barnard and V. Siva

In Attendance:

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

Councillor A.J. Harman – Application 19/01237/FUL - Staines Ex-Servicemen's Club Ltd, 6 Laleham Road, Staines-upon-Thames

321/19 Minutes

The minutes of the meeting held on 13 November 2019 were approved as a correct record.

322/19 Disclosures of Interest

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

Councillor R.W. Sider BEM declared a conflict of interest due to the fact that he was himself an ex-serviceman.

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

Councillors R.A. Smith Ainsley and R.W. Sider BEM reported that they had received correspondence in relation to application 19/01237/FUL – Staines Ex-Servicemen's Club, 6 Laleham Road, Staines-upon-Thames but had maintained an impartial role, had not expressed any views and had kept an open mind. Councillor B. Spoor declared that he had visited the site.

323/19 Planning Application No. 19/01237/FUL - Staines Ex-Servicemen's Club Ltd, 6 Laleham Road, Staines-upon-Thames, TW18 2DX

Councillor J. McIlroy arrived late and did not participate in the debate or vote on the matter.

Description:

The Planning application proposed the demolition of the existing clubhouse building and outbuildings to allow for construction of a new ex-servicemen's clubhouse and apartment complex comprising 14 no. apartments with integral car and bicycle parking, refuse storage, landscaping and amenity space together with altered vehicular access point from Laleham Road.

Additional Information:

The Senior Planning Officer advised the Committee that two additional letters had been received, one objecting and one supporting the application.

The objection letter raised the following concerns:

- The proposal will dwarf Regatta House
- Concern that additional items may be placed on the roof
- Proposed flats will be too expensive for local people and will be bought by people from outside the area.

The letter of support raised the following issues:

- The proposal will dramatically improve the site
- The existing building appears run down
- If left as it is, the building will become empty and an eyesore
- The club has 400 members and will be 100 years old next year.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Anne Damerell spoke against the proposed development raising the following key planning points:

- The site should be developed to include a club house
- Proposal is still too high and bulky
- Proposal is not different from the refused scheme
- It is an overdevelopment
- Insufficient landscaping
- It is contrary to the NPPF

In accordance with the Council's procedure for speaking at meetings, Kevin Davies and Anthony Willmott spoke for the proposed development raising the following key planning points:

- Opportunity to regenerate an important site in Staines and on the river
- The club was originally formed in 1920

- The club provides an affordable facility for members and supports many local charities
- The scheme will provide much needed housing and will give the club financial security

In accordance with the Council's procedure for speaking at meetings, Councillor A.J. Harman spoke as Ward Councillor in support of the proposed development raising the following key points:

- Supports development
- Will retain existing function
- Scheme will enhance the riverside location
- Proposed access has been moved away from the junction with Gresham Road
- Layby has opened up street scene and will enable deliveries and safe drop off point without blocking the road

Debate:

During the debate the following key issues were raised:

- Applicant has made enough changes from refused scheme, the revised plans are a significant improvement
- Developer has liaised with planning officers
- Efficient use of land
- Will provide housing
- The site looks old and tired and does little for Staines town
- Meets requirements relating to parking, highways and renewable energy
- Will enhance the street scheme and riverside
- It is a brownfield site surrounded by existing residential development
- Complies with para 11 of NPPF
- Will continue to provide a community function
- Promotes sustainability
- Overdevelopment of the site
- Won't create a sense of community
- Is in a sustainable location

Decision:

The application was **approved**, subject to conditions, as recommended in the Planning Committee report.

324/19 Planning Development Management Performance Report

The Committee received the report from the Planning Development Manager on the Development Management Performance for the period October 2018 to September 2019.

Resolved to note the report.

325/19 Planning Appeals Report

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

Resolved that the report of the Planning Development Manager be received and noted.

326/19 Urgent Items

There were none.