

**Minutes of the Planning Committee
8 January 2020**

Present:

Councillor R.A. Smith-Ainsley (Chairman)

Councillors:

A. Brar	N. Islam	R.J. Noble
S. Buttar	T. Lagden	V. Siva
N.J. Gething	J. McIlroy	B.B. Spoor
M. Gibson	L. E. Nichols	J. Vinson

Apologies: Apologies were received from Councillor S.A. Dunn and Councillor R.W. Sider BEM

In Attendance:

Councillors who are not members of the Committee, but attended the meeting are set out below:

Councillor C. Bateson

1/20 Election of Vice-Chairman

It was proposed by Councillor R.A. Smith-Ainsley and seconded by Councillor M. Gibson and

Resolved that Councillor R.J. Noble be appointed Vice Chairman of the Planning Committee for the remainder of the municipal year 2019/20.

2/20 Minutes

The minutes of the meeting held on 11 December 2019 were approved as a correct record.

3/20 Disclosures of Interest

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

Councillor N.J. Gething declared that he had previously worked for a law firm that acted for Drake Avenue Management Company in relation to the unadopted road providing access to the industrial estate and so had prior knowledge of the site. He had discussed his position with the solicitor for the Planning Committee and Monitoring Officer and been advised that he may speak and vote on that particular item.

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

There were none.

4/20 Application No. 19/01070/FUL - Drake House, Drake Avenue, Staines-upon-Thames, TW18 2AW

Councillor A. Brar arrived late and did not participate in the debate or vote on this item.

Description:

Demolition of existing building and erection of an apartment block comprising 14 no. flats over three floors of accommodation with associated access from Gresham Road, car parking, landscaping and amenity space. Provision of 2 no. parking spaces for adjacent Gradus premises.

Additional Information:

The Planning Officer informed the Committee that no objection had been received from Environmental Health on air quality grounds.

Public Speaking:

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

- Concern over the adverse impact on existing units in Drake Avenue
- Refuse concerns
- Loss of industrial units
- Lack of alternative industrial units
- Fire safety concerns

In accordance with the Council's procedure for speaking at meetings, Graham Sturdy spoke for the proposed development raising the following key points:

- The application was submitted following pre-application discussions
- It is located within the urban area
- It is located within a residential area
- It is not in a designated employment zone
- The current units are poorly located
- There are 42 mixed use commercial properties available locally
- Proposed conditions are fair and appropriate

Debate:

During the debate the following key issues were raised:

- Nice looking scheme
- Will replace old buildings
- There is pressure from Central Government for additional housing to be provided

- Concerns over impact on commercial refuse collection for existing units
- Concern over location of proposed refuse bins
- Access concerns
- Query over pedestrian access
- Query over affordable housing
- Query over adequacy of the number of parking spaces
- Query over the distance to the nearest bus stop in Kingston Road
- Informative should be added asking the applicants to consider providing cabling to all parking spaces to allow for electric charging points in the future
- Concern over noise from the existing Industrial units for new residents
- Concern over construction traffic blocking Gresham Road causing disruption to residents
- Concern over Drake Avenue being blocked
- Query over whether the Crime by Design has been resolved

Decision:

The application was **approved** as per the agenda subject to the following additional informative:

The applicant is advised to give consideration to providing cable to all parking spaces to allow for additional electric charging points in the future.

5/20 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.

6/20 Urgent Items

There were none.