

**Minutes of the Planning Committee  
26 May 2021**

**Present:**

Councillor T. Lagden (Chairman)  
Councillor M. Gibson (Vice-Chairman)

Councillors:

C. Bateson	N. Islam	R.A. Smith-Ainsley
J.T.F. Doran	R.J. Noble	B.B. Spoor
S.A. Dunn	R.W. Sider BEM	J. Vinson

**Apologies:** Apologies were received from Councillor A.C. Harman, Councillor H. Harvey and Councillor J. McIlroy

**131/21 Minutes**

The minutes of the meeting held on 28 April 2021 were approved as a correct record.

**132/21 Disclosures of Interest**

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

There were none.

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

Councillors R.A. Smith Ainsley, R.W. Sider BEM and R. Noble reported that they had received correspondence in relation to application 4 but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor R. Noble reported that he had received correspondence in relation to application 5 but had maintained an impartial role, had not expressed any views and had kept an open mind.

**133/21 Planning application 20/00134/FUL - 115 Feltham Hill Road & Land at the rear of 113-127 Feltham Hill Road, Ashford**

**Description:**

Proposed redevelopment of the site for the erection of 5 no. residential units, following the demolition of existing buildings.

**Additional Information:**

Prior to occupation of the units the proposed first floor windows in the flank elevations of all dwellings, including the northern side facing element of the proposed bay window of plot 3, shall be obscure glazed and non-opening to a minimum of 1.7m above internal floor level. Details of glazing to be installed shall be submitted to and approved in writing by the Local Planning Authority. These windows will thereafter be permanently retained as installed.

**Reason**

To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, the Committee Manager read out a statement against the proposed development on behalf of Mrs Fowler raising the following key points:

- This is overdevelopment of the plot
- Neighbouring properties will lose privacy
- The proposed properties will be visible from Dingle Road
- There will be an increased lack of security
- Proposed properties too close to boundaries of neighbouring properties
- Removal of current trees contradicts Spelthorne's 'Greener Future'

In accordance with the Council's procedure for speaking at meetings, David Wetherill, agent for the applicant spoke for the proposed development raising the following key points:

- The site is in a highly sustainable urban location
- The development delivers much needed housing
- The development meets the three objectives of sustainable development, economic, social and environmental
- No specific policies within the NPPF which indicate that the development should be restricted
- Proposal paid due regard to the design, scale and character of the area

In accordance with the Council's procedure for speaking at meetings, Councillor R. Noble spoke as Ward Councillor against the proposed development raising the following key points:

- Previous planning application was for 7 houses but reducing it to 5 does not change the issue of where they are to be built

- Lack of housing land supply is not the fault of Dingle Road residents, this lies with Spelthorne BC
- The development does not create a satisfactory relationship with the surrounding dwellings
- The amenity of the adjoining properties is harmed
- Loss of privacy to properties in Dingle Road
- First floor windows of proposed dwellings on Plots 3 & 4 overlook the gardens of the properties on Dingle Road
- This development is in contravention of Article 8 of the Human Rights Act
- Plots 3 & 4 abut the wall of Dingle Road properties
- The proposed layout of the development creates an overbearing site

**Debate:**

During the debate the following key issues were raised:

- The site is brownfield and has previously been developed
- Adequate parking provision proposed
- Site is accessible to shops and transport links
- Concerns over loss of privacy for neighbouring properties
- Amenity space is acceptable
- Houses are not in keeping with surrounding properties
- Properties will be bought by Buy to Let Landlords
- Householders would have to take their wheelie bins down to the kerbside of Feltham Hill Road
- The site will be overdeveloped
- Buildings comply with Building Regulations

**Decision:**

The application was **REFUSED** for the following reason:

The proposed development would, by reason of the layout of the dwellings, be out of character with the surrounding development, contrary to Policy EN1(a) of the Core Strategy and Policies DPD, 2009.

**134/21 Planning application 21/00442/FUL - West Wing, Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB**

**Description:**

Minor changes to public realm outside West Wing, including the replacement of vehicle barrier and bollards, and installation of a new post box.

**Additional Information:**

There was none.

**Public Speaking:**

There were no public speakers

**Debate:**

There was no debate on this application

**Decision:**

The application was **APPROVED**

**135/21 Planning application 21/00604/ADV - 33 Hanworth Road, Sunbury On Thames, TW16 5DA**

**Description:**

Advertisement consent for the display of 3 no. non-illuminated fascia signs which read "Join our Co-work Community SpelthorneBusinessHub.com", "Spelthorne Borough Council" and "COTRIBE" above the main entrance.

**Additional Information:**

There was none.

**Public Speaking:**

There were no public speakers.

**Debate:**

There was no debate on this application.

**Decision:**

The application was **APPROVED**.

**136/21 Tree Preservation Order 268/2021 - Land adj to 141 Manygate Lane, Manygate Lane Estate, Shepperton, TW17 9EP**

**Description:**

To seek confirmation of Tree Preservation Order 268/2021 that was served with immediate effect to protect one Sycamore tree situated on the land adjacent to 141 Manygate Lane, Manygate Lane Estate, Shepperton, TW17 9EP.

**Additional Information:**

There was none.

**Public Speaking:**

There were no public speakers,

**Debate:**

None of the Members indicated that they wished to speak on this application.

**Decision:**

The Tree Preservation Order was confirmed without modification.

**137/21 Planning Development Management Performance Stats Report**

The Planning Development Manager presented the Planning Development Management Performance Statistics report.

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

### **138/21 Future Major Planning Applications Report**

The Planning Development Manager presented a report outlining the major applications that may be brought before the Planning Committee for determination.

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

### **139/21 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.