

**Minutes of the Planning Committee
27 July 2022**

Present:

Councillor N.J. Gething (Vice-Chairman)

Councillors:

R.O. Barratt	S. Buttar	R.W. Sider BEM
C. Bateson	J. Button	J. Vinson
M. Beecher	R. Chandler	
A. Brar	O. Rybinski	

Substitutions: Councillors S.A. Dunn

Apologies: Councillors M. Gibson, N. Islam and B.B. Spoor

In Attendance: Councillors Whitmore

43/22 Minutes

The minutes of the meeting held on 29 June 2022 were approved as a correct record.

44/22 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

There were none.

45/22 Planning application 21/01750/FUL & 21/01751/LBC - The Old Fire Station, Market Square, Staines-upon-Thames TW18 4RH

Description:

Application 21/01750/FUL – The conversion of the existing Grade II listed Old Fire Station into a dwelling house and erection of 4 no. dwellings with access, parking, boundary treatment and associated works.

Application 21/01751/LBC – Listed Building Consent for the conversion of the existing Grade II listed Old Fire Station into a dwelling house and erection of 4 no. dwellings with access, parking enclosure and associated works.

Additional Information:

Both these applications were originally called in by Cllr Siva. However, on 18th July, the councillor withdrew her request for these matters to be determined by the Planning Committee, but this was after the agenda had been published.

Nevertheless, it is the view of officers that it remains in the public interest to have these applications publicly determined.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Beata Krzystek from Fluid Architecture spoke for the proposed development raising the following key points:

- The site has been boarded off and visually inaccessible for more than 20 years and has a significant negative impact on the conservation area
- It encourages antisocial behaviour whilst remaining empty
- This application is a completely fresh design that addresses all the comments previously made by the Planning Committee
- Historic England has been consulted with to ensure that the proposed plans respect the grade II listed old Fire Station and Town Hall
- The mass of the building has been designed to be least impactful from the opposite side of the Thames
- The proposed scheme contributes to the public realm
- It is set back from the old Fire Station so complements its historic assets
- It creates a visual link connection between the old Fire Station and the Memorial Gardens
- This development will bring back life and improve the setting of these important historical assets

Debate:

During the debate the following key issues were raised:

- This is a prominent position within the Staines Conservation Area
- All previous objections had been addressed within the revised application
- This development would add to the re-generation of Staines
- This is an overdevelopment of the site

- This does not improve Staines
- The Council's policies seem to support the application
- 5 units on this site does not constitute overcrowding
- This is a neater proposal than the one previously submitted
- It is positive that it does not obscure the view of the old Town Hall from all directions
- Brickwork on new units should match those of the old Town Hall
- Lack of disabled access due to the units due to steps
- The development of this site would make the area prettier and more appealing to visitors
- Section 7.65 of the report states that the site is mainly located within Flood Zone 2. How much is 'mainly'? - In response, the Planning Development Manager advised that the majority of the site fell under Flood Zone 2 with only a very small part falling within Flood Zone 3a.
- Condition 17 of the report refers to bird boxes and bat boxes. Can a bat survey be undertaken before any building works commence – In response, The Principal Planning Officer advised that if bats were found to be present it would be a legal requirement for the builder to cease work and ask Natural England to arrange removal of them

Decision:

The applications were **approved** as recommended.

46/22 Major Planning Applications

The Planning Development Manager submitted a report outlining 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.

47/22 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.