



Please reply to:

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Date: 2 November 2023

Notice of meeting

Planning Committee

Date: Wednesday, 15 November 2023

Time: 7.00 pm

Place: Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames TW18 1XB

To the members of the Planning Committee

Councillors:

M. Gibson (Chair)
D. Geraci (Vice-Chair)
C. Bateson
S.N. Beatty
M. Beecher
M. Buck

T. Burrell
R. Chandler
D. Clarke
S.A. Dunn
K. Howkins
M. Lee

A. Mathur
L. E. Nichols
K. Rutherford
H.R.D. Williams

Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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AGENDA

Page nos.

1. Apologies and Substitutions

To receive any apologies for non-attendance and notification of substitutions.

2. Minutes

5 - 12

To confirm the minutes of the meeting held on 18 October 2023 as a correct record.

3. Disclosures of Interest

To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.

Planning Applications and other Development Control matters

To consider and determine the planning applications and other development control matters detailed in the reports listed below.

4. Planning application - 23/00937/FUL Existing Car Park of Communications House, South Street, Staines-upon-Thames TW18 4PR

13 - 26

Ward

Staines

Proposal

Erection of bicycle shelter and the loss of 3 no. car parking spaces.

Recommendation

Approve the application subject to the conditions as set out at Paragraph 8 of this report.

5. Planning application - 23/01212/HOU 83 Holywell Way, Stanwell TW19 7SG

27 - 40

Ward

Ashford North and Stanwell South

Proposal

Erection of a single storey rear extension to the rear of the property.

Recommendation

Approve the application subject to conditions as set out in paragraph 9 of the report.

6.	Planning Appeals Report	41 - 48
	To note details of the Planning appeals submitted and decisions received between 5 October and 31 October 2023.	
7.	Major Planning Applications	49 - 52
	To note the details of future major planning applications.	
8.	Glossary of Terms and Abbreviations	53 - 58

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**Minutes of the Planning Committee
18 October 2023**

Present:

Councillor M. Gibson (Chair)
Councillor D. Geraci (Vice-Chair)

Councillors:

C. Bateson	R. Chandler	A. Mathur
S.N. Beatty	D. Clarke	L. E. Nichols
M. Beecher	S.A. Dunn	K. Rutherford
M. Buck	K. Howkins	
T. Burrell	M. Lee	

Apologies: Apologies were received from Councillor H.R.D. Williams

In Attendance: Councillors H. Boparai, P. Woodward and S. Gyawali.

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 H. Boparai

58/23 Minutes

The minutes of the meeting held on 20 September 2023 were approved as a correct record.

59/23 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 Bateson, Beatty, Beecher, Buck, Burrell, Chandler, Clarke, Dunn, Lee, Mathur, Rutherford and Gibson reported that they had received

correspondence in relation to application 23/00121/OUT but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Howkins reported that she had received correspondence in relation to application 23/00121/OUT and had previously attended a presentation on this application but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Nichols reported that he had received correspondence in relation to application 23/00121/OUT he also reported that he had received an invitation to meet with the applicant but declined, and had engaged with residents on this application but in all cases had maintained an impartial role, had not expressed any views and had kept an open mind.

60/23 Planning application - 23/00121/OUT - Land East of Vicarage Road, Sunbury-on-Thames, TW16 7LB

Description:

A Hybrid planning application for an Integrated Retirement Community to consist of:

- a) Full planning application incorporating 38 extra care and 28 close care units (Use Class C2) with an on-site village centre to include a medical facility. Means of access off Vicarage Road, associated infrastructure, landscape buffer and open space.
- b) Outline planning application for a care home (up to 60 beds) and up to 98 extra care units (Use Class C2), landscaping and open space, parking, infrastructure, and internal access roads (all matters reserved).

Additional Information:

Kiran Boparai, Planning officer reported on the following updates:

Sustainable Drainage Scheme:

A revised Drainage Strategy Report was submitted by the applicant to address the objections raised by the Lead Local Flood Authority (LLFA) on the Sustainable Drainage Scheme. This revised report was forwarded to the LLFA and they have since responded by removing their objection. They have recommended conditions to be applied if, in the event planning permission were to be granted. Consequently, reason for refusal 4 (drainage) has been deleted from the recommendation section 8 of the Committee report.

Ecology:

A revised Ecological Assessment and Ecology response was submitted by the applicant to address the issues raised by Surrey Wildlife Trust (SWT) and the Council's Biodiversity Officer in relation to protected species that needed to be resolved prior to the determination of the planning application.

The revised documents were forwarded onto SWT and the Council's Biodiversity Officer. SWT and the Council's Biodiversity Officer have since

responded by stating that these outstanding issues that needed to be resolved prior to determination have been addressed. Consequently, reason for refusal 3 (ecology) has been deleted from the recommendation section 8 of the Committee report.

Air Quality:

The applicant has submitted additional information on Air Quality to address the issues raised from the Council's Environmental Health Officer (EHO). The EHO has since responded and continues to raise no objection subject to the imposition of conditions, including the requirement to submit a revised Air Quality Assessment in relation to the Outline planning application.

- A letter has been received from the applicant making various comments following responses from the Council's Housing and Planning Policy Team. The letter also states that applicant considers very special circumstances exist to justify the development in the Green Belt. However, it is for the decision maker to determine whether very special circumstances exist. In this case, Officers do not consider that the benefits clearly outweigh the substantial harm to the Green Belt.
- Correction to Paragraph 3.20 *"The applicant's planning statement states that 55 car parking spaces would serve 'Phase 1' (the 'full' element), representing a parking ratio of 0.38 0.83 spaces per dwelling"*.
- Correction to Paragraph 5.3 *"115 Neighbour notification letters were sent out to the surrounding properties to notify them of this planning application."*
- Correction to Paragraph 7.69 (affordable housing) *"The viability report has been reviewed on an 'open book' basis by the Council's valuation advisor (BPS Chartered Surveyors). The valuation advisor disagrees with many of the facts and figures provided in the viability report. They consider that the proposed development could produce a provisional surplus of between £2,487,831 to £27,081,420. On this basis, they have calculated that the scheme would be able to make a significant contribution towards affordable housing. They note that their position is not yet finalised pending further cost information from the Applicant, and a sufficient Gross Development Value (GDV) assessment for the Care Home. This additional information was requested, but the Applicant has declined to provide it, thereby preventing the Local Planning Authority from thoroughly Assessing the viability of the proposal. Consequently, the lack of any affordable housing provision on the site is considered unacceptable and the scheme does not accord with the requirements of Policy HO3 of the CS & P DPD"*.

A letter dated 12th October has been sent to each member of the planning committee from the applicant (Inspired Villages).

Public Speaking:

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

- The application site had two previous submitted planning applications which were refused during two separate Local Plans with lower standards for acceptable circumstances
- The proposed site boundary was false and should be regarded as a single contiguous site
- This land ticked all five purposes of the Green Belt
- This site offered no community benefits
- This proposal offered no social housing
- The housing on site could be sold to buyers outside of the borough

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

- This land was a beautiful natural open space which encouraged wild flowers and animals
- The wild flowers that grew in this land helped maintain populations of bees which were declining across the country
- There was no requirement for a retirement village on this plot of Green Belt land
- There were already over 17 care homes within a three mile radius of TW16 which served more than 722 places for the elderly
- A retirement village with in excess of 224 over 65's would increase the pressure on already underperforming services which would place all local people at severe risk
- Queues at local superstores were already long and this retirement village would exacerbate this
- This development would increase traffic on Vicarage Road and increase the risk of more accidents
- It was in our best interest to preserve the 12% of green belt left

- The land fulfilled all five purposes of the Green Belt as set out in the NPPF
- This application went against Spelthorne's Climate Change strategy points and Surrey County Councils own Greener Future Statement
- There was no evidence to suggest this application would make a positive impact
- This application did not meet any exceptional circumstances to consider building on Green Belt

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

- Spelthorne's current and emerging Local Plans had no allocations for specialist housing for older people
- Inspired Villages delivered high quality integrated retirement communities across the country
- The proposal offered a combination of specialist purpose built housing for older people including publicly accessible communal space with care and communal facilities
- Retirement facilities helped older people to continue living independently and reduced the need to utilise overstretched services in social care and hospitals
- Most people who moved into retirement communities were already local or had family and friends in the locality
- The development would offer net zero carbon
- The Spelthorne borough had an increasing ageing population which would sharply increase over the next decade
- The land was previously used for mineral extraction and subsequently used as landfill
- This development provided a remediation strategy and a landscape buffer to mitigate visual effects to the wider Green Belt
- There was no comparable integrated retirement community in the Borough

In accordance with the Council's procedure for speaking at meetings, Suraj Gyawali spoke as Ward Councillor on the proposed development raising the following key points:

- This greenbelt land stood as a crucial defence against urban sprawl from London which safeguarded wildlife, biodiversity and vital green space
- Encroachment on this land would set precedence for further exploitation on other green belt
- This lands prior use as a landfill rendered it unsuitable for development
- this project would exacerbate the strain on local roads particularly around the entry point for the M3
- Residents raised concern that this development would lead to loss of character in the area, overcrowding, pressure on sewage and drainage, poor air quality and high pressure on pipelines
- There was no affordable housing as part of this proposal
- There would be increased risks of flooding in Beechwood Avenue and Kenyngton Drive
- Consultation outcomes from the County Archaeological Officer, County Highway Authority, Environmental Health, Local Flood Authority and Surrey Wildlife Trust reflected the ill preparation of plans from developers
- Over 100 local residents and 1500 households had not voiced support for this application
- The best interests for the residents of Sunbury Common should be prioritised.

Debate:

During the debate the following key issues were raised:

- Concern was raised regarding the previous use of the site as a landfill which contained contaminated waste
- Green Belt land should be left undisturbed
- The healthcare facilities on the site were not sufficient for the number of elderly people
- There was no affordable housing

- Ward Councillors could not find support for this application in the local community
- This proposal failed to make a positive contribution to the street scene and disturbed the rural character of the area
- The Green Belt was in place for good reason to stop urban sprawl
- There was not sufficient parking provision for visitors and staff on site
- This site was not suitable for people with restricted mobility
- There was not enough open green space on site
- Local residents would be unable to afford this facility
- This project provided a better environment for older people however was in the wrong location

The Committee voted on the motion to refuse the application as follows:

For: 15
Against: 0
Abstain: 0

Decision: The application was **refused**.

61/23 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.

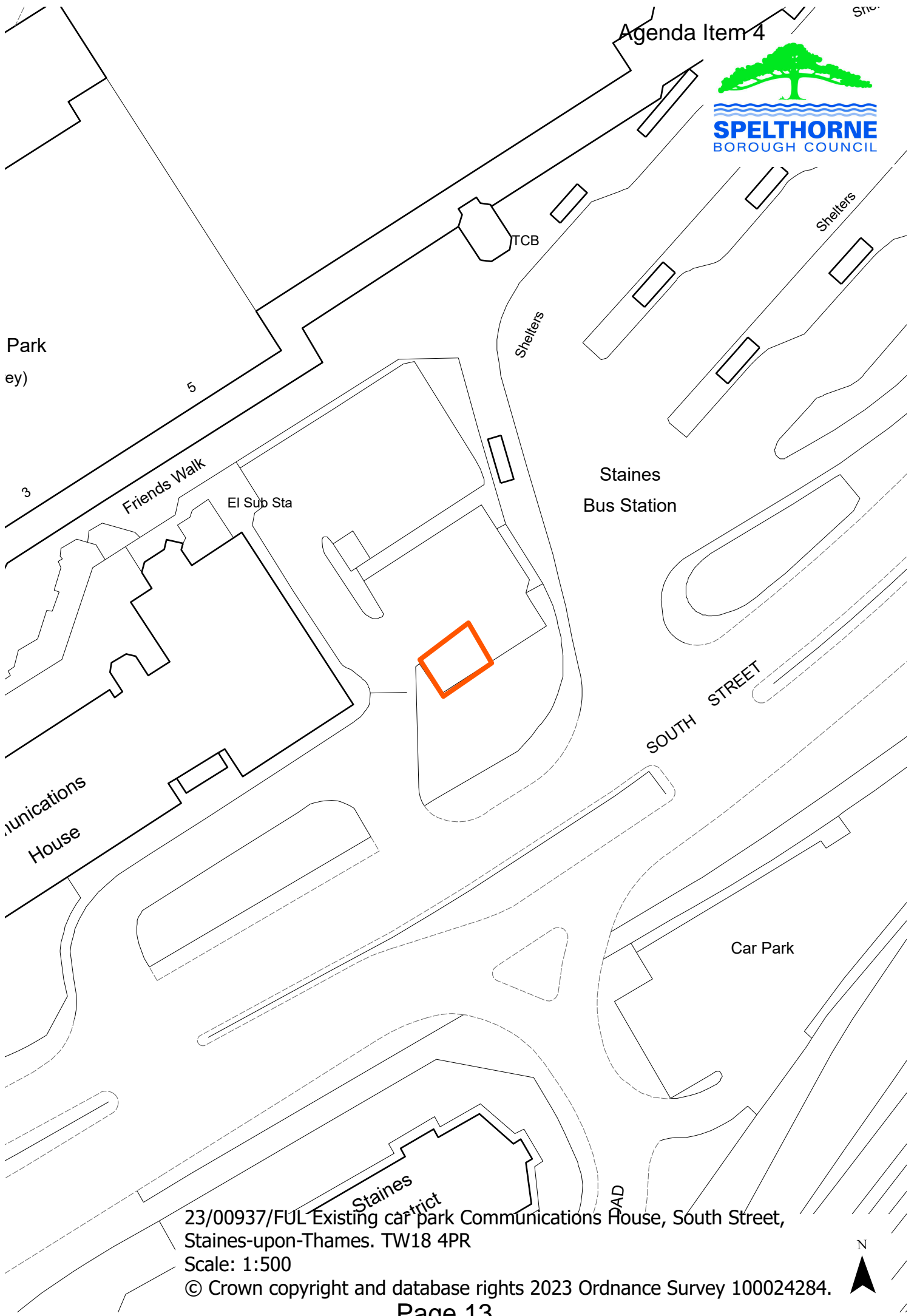
Resolved that the report of the Planning Development Manager be received and noted.

62/23 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.

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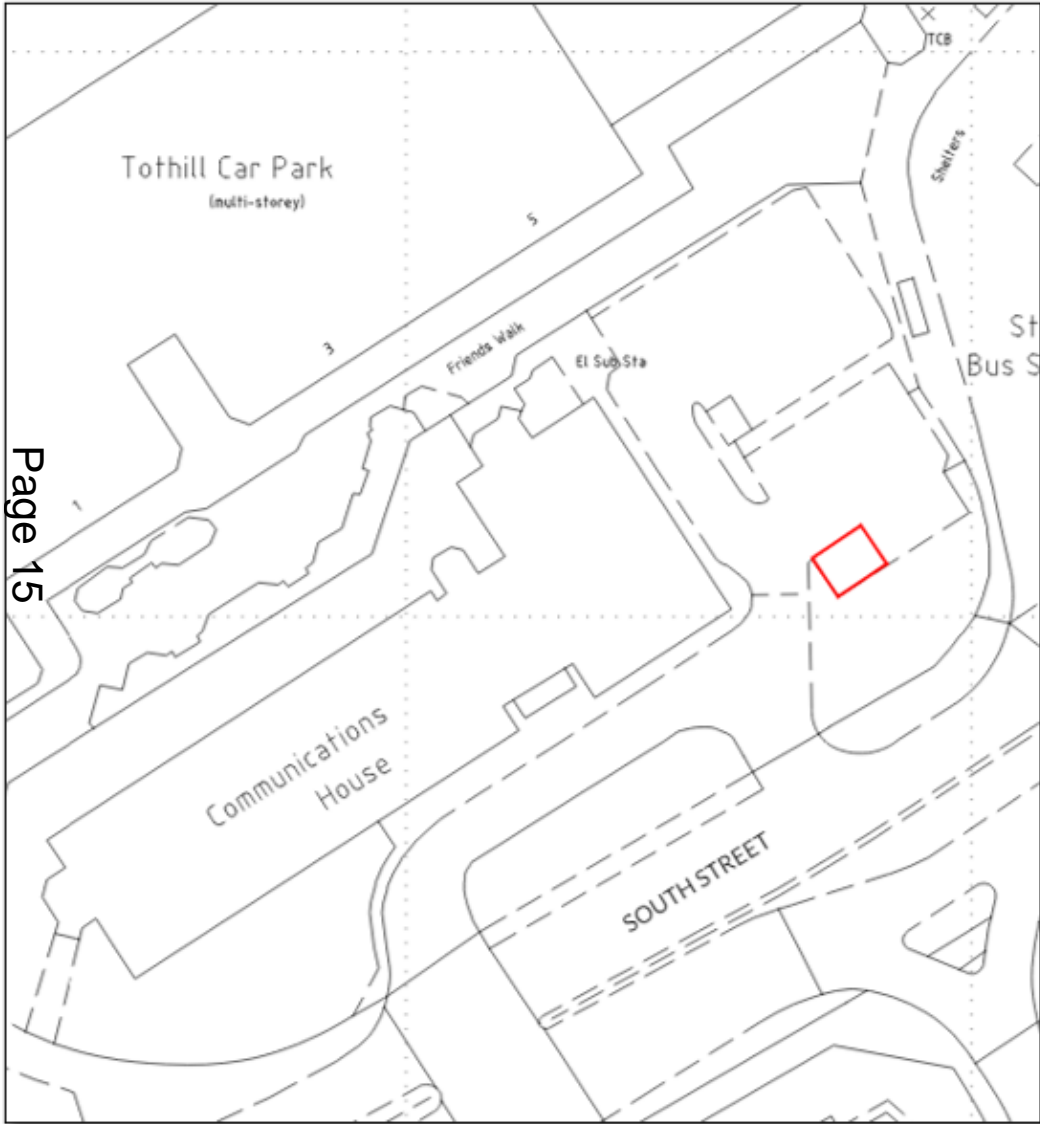


23/00937/FUL Existing car park Communications House, South Street,
Staines-upon-Thames. TW18 4PR
Scale: 1:500

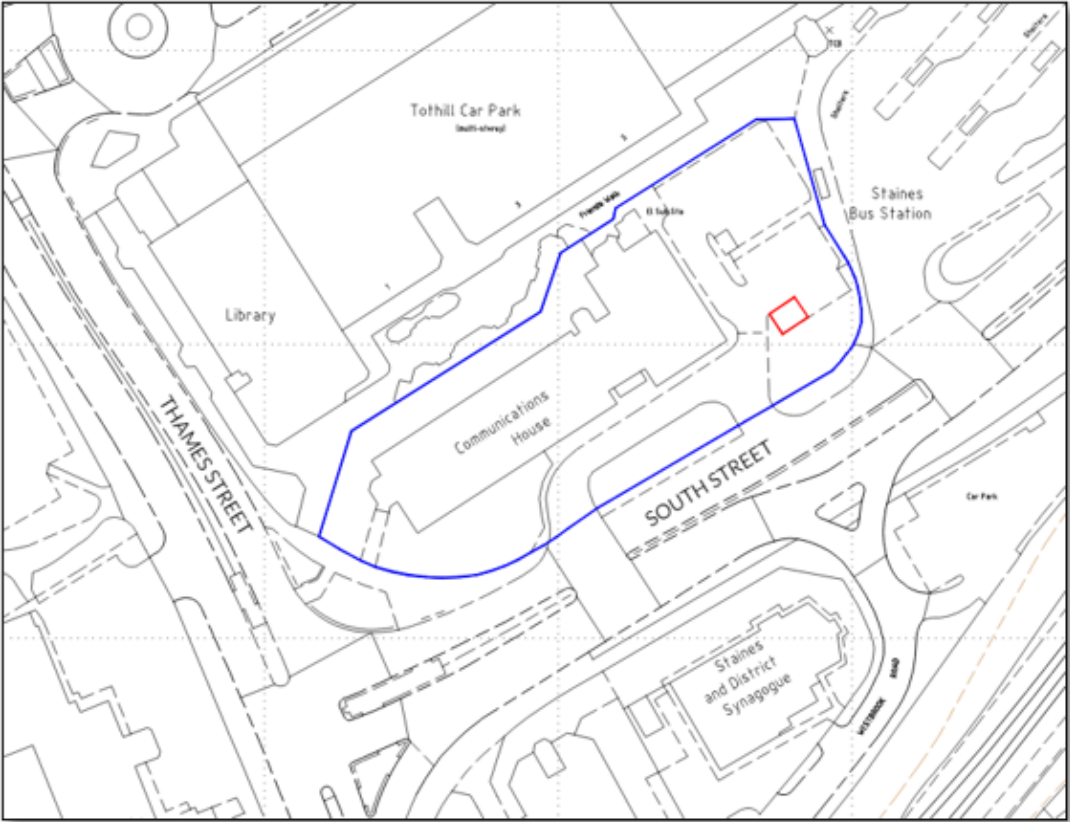
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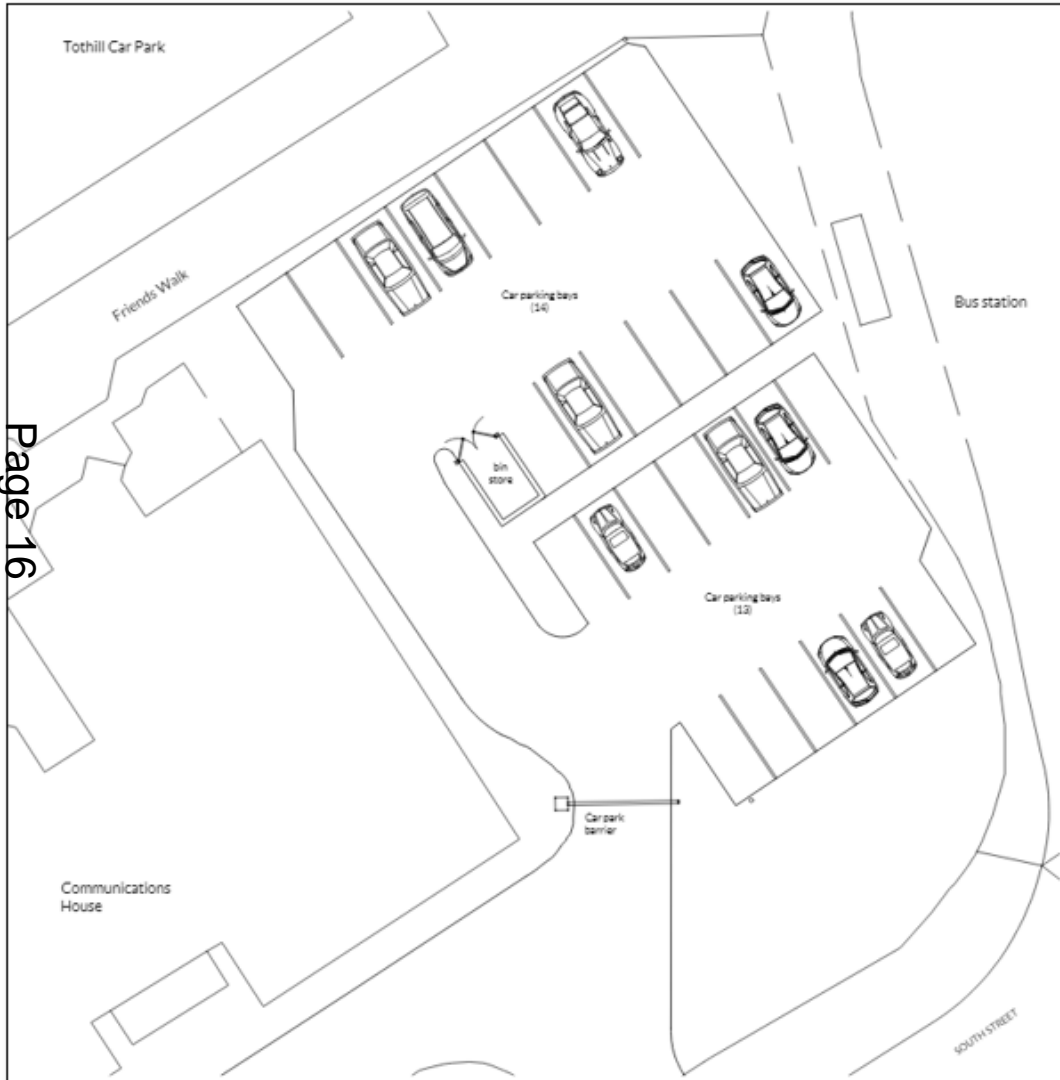
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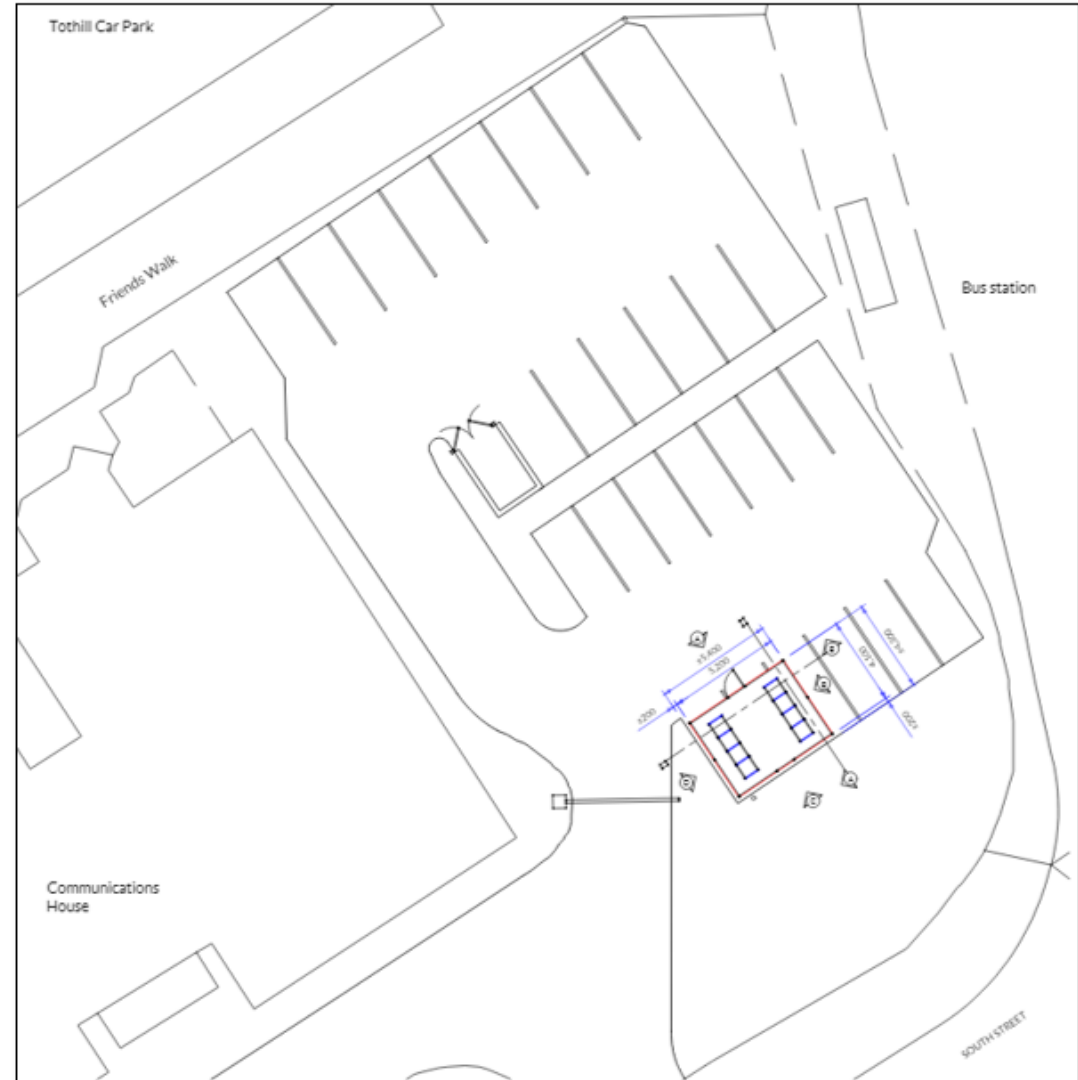
Location Plan



Existing Site Plan

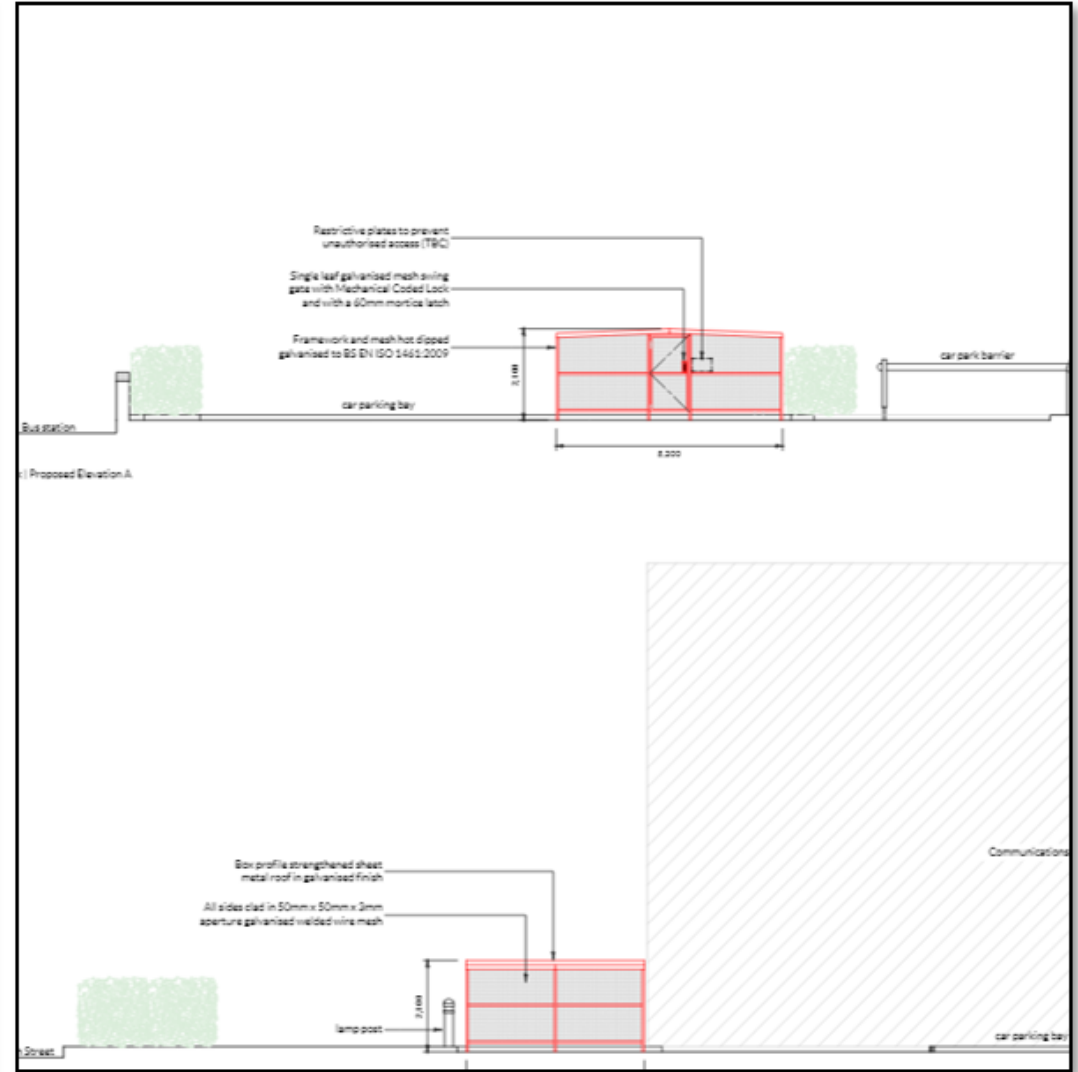
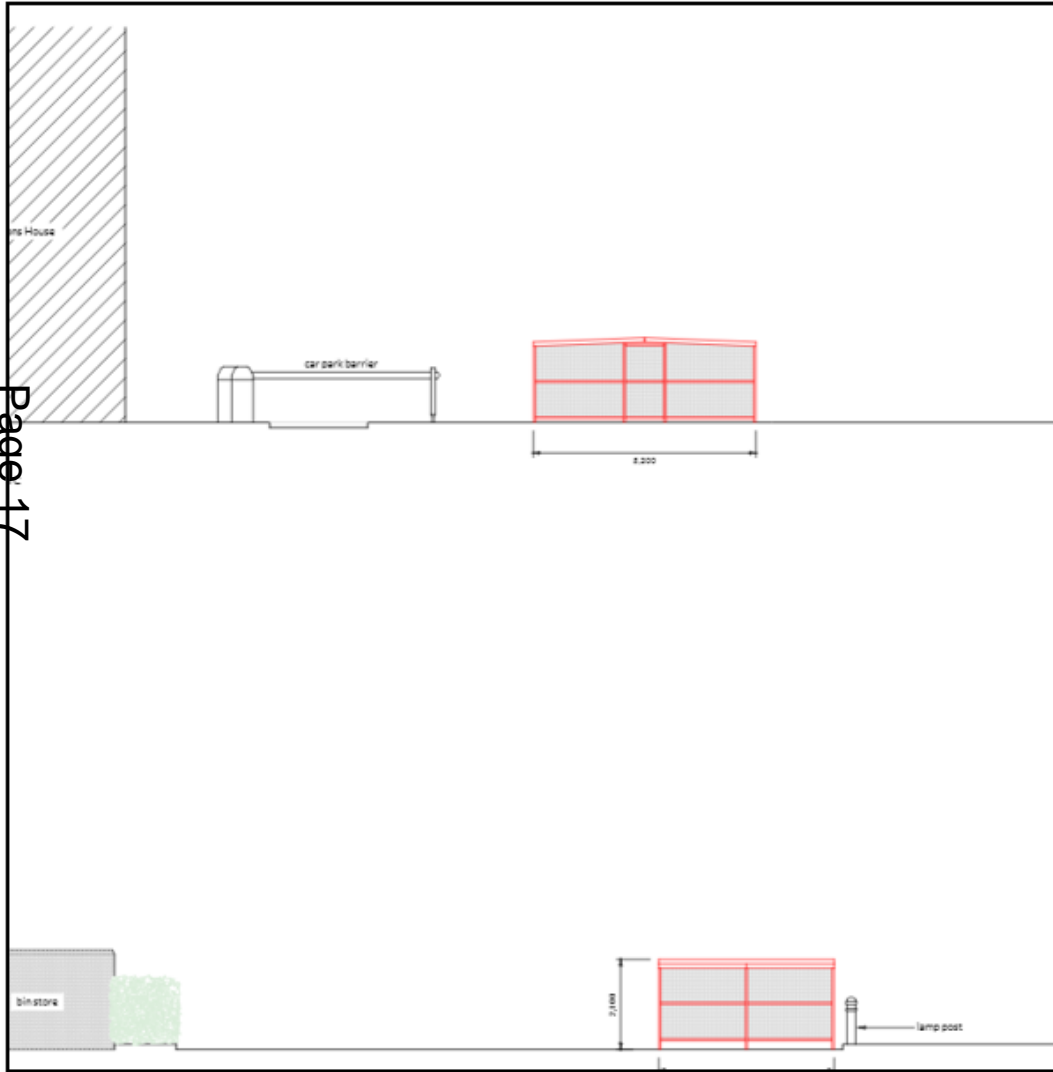


Proposed Site Plan



Proposed Elevations

Page 17



Example



Planning Committee

15 November 2023



Application No.	23/00937/FUL
Site Address	Existing Car Park Of Communications House, South Street, Staines-upon-Thames, TW18 4PR
Applicant	Spelthorne Borough Council
Proposal	Erection of bicycle shelter and the loss of 3 no. car parking spaces
Case Officer	Drishti Patel
Ward	Staines
Called-in	The applicant is Spelthorne Borough Council and in accordance with the Planning Code (paragraph 40) this application is being reported to Committee for a decision.

Application Dates	Valid: 12.10.2023	Expiry: 22.08.2023	Target: 07.12.2023
Executive Summary	This application relates to existing ancillary car parking serving Communications House in Staines-upon-Thames. This application is for the replacement of 3 car parking spaces with an enclosed bicycle shelter serving 20 bicycles (10 stands). The proposal is considered to be acceptable in terms of its impact on the character of the area, the amenity of neighbouring properties, sustainable transport and parking provision.		
Recommended Decision	Approve the application subject to conditions as set out at Paragraph 8 of this report.		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:
- Policy EN1 (Design of new development)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
 - TC1 (Staines Town Centre)
- 1.2 On 19 May 2022, Council agreed that the draft Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ran from 15 June 2022 to 21 September 2022 and the local plan was submitted to the Planning Inspectorate under Regulation 19 on 25 November 2022.
- 1.3 An Examination into the emerging Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved *to request the Planning Inspector to pause the Examination Hearings into the Local Plan for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the Local Plan and after the three month pause the Council will decide what actions may be necessary before the Local Plan examination may proceed.* At the meeting of the Council on 19 July 2023, it was agreed that Catriona Riddell & Associates be appointed to provide 'critical friend' support to inform the options for taking the plan process forward. On 14 September 2023, the Council considered a report following the deferral in June. The report listed three options; to continue with the Local Plan to include further work (especially on design codes), to request a further pause or to withdraw the Local Plan. On the day of the meeting, a letter was received from the Housing Minister stating that the Housing Secretary, was directing the council "not to take any step to withdraw the plan from examination..." The Council resolved to extend the pause in the Examination timetable until the proposed changes to the NPPF have been published (expected in the Autumn) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive. On 22 September 2023, the Inspector agreed to a pause to the Local Plan and requested that the Council continues to address the issues that he identified in the first week of the hearings, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.4 The following policy of the draft Spelthorne Local Plan 2022-2037 is of relevance:
- Policy DS1 (Place shaping)
 - Policy ID2 (Sustainable Transport for New Developments)
- 1.5 The NPPF policy states at para 48 that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 1.6 Section 38(6) the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.
- 1.7 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

2. Relevant Planning History

- 2.1 The site has the following planning history:

PLAN N/FUL/80/996	Erection of a part 5-storey and part 6-storey office block totalling 60,000 sq. ft (5,574 sq. m) floor area with ancillary car parking (provided partly at surface level with new access arrangements to South Street and partly within the multi-storey car park with access to Elmsleigh Road proposed under planning application (N/80/1012).	Grant Conditional 20.01.1981
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3. Description of Current Proposal

- 3.1 The application relates to the ancillary car parking area of Communications House, which is situated to the east of the office building. Tothill Multi-Storey Car Park and the Elmsleigh Shopping Centre are situated to the north, and Staines and District Synagogue to the south. Staines Bus Station is situated to the east.
- 3.2 The site is located within the Staines designated Employment Area. It is also situated within the 1 in 100-year flood zone (Flood Zone 3A).

Background

- 3.3 Between 1970-1980 the site and surrounding area were part of several applications relating to the redevelopment of “Staines Central Area”. In 1981, an application (PLAN N/FUL/80/996) was approved for new part 5-storey and part 6-storey office block which included ancillary car parking to which this application relates.

Proposal

- 3.4 There are a total of 27 existing car parking spaces serving staff and visitors to Communications House. It is proposed to remove 3 of these spaces and erect a bicycle shelter in their place. Therefore, the proposed remaining car parking spaces would be 24.
- 3.5 The proposed bicycle shelter would serve 10 bicycles stands, which would make the total capacity 20 bicycles. It would measure 4.1 metres in depth and 5.2 metres in width. Therefore, it would be situated in the same position as the three car parking spaces to be removed with no part of the structure protruding further out. There would be no other change to the layout of the car parking area including the existing landscaping.
- 3.6 The structure would have a very shallow pitched roof made from galvanised sheet metal with a maximum height of 2.1 metres. All sides of the structure would be clad in galvanised wire mesh. It would stand on four legs and so would be raised 0.2 metres from ground level.
- 3.7 The bicycle shelter is proposed to be secured by a mechanical coded lock and internal thumb entry. The access is situated in the northwest elevation with a swing gate. The lighting is proposed to be solar LED fittings.

4. Consultations

- 4.1 Surrey County Highways – No objections (1 condition recommended)

5. Public Consultation

- 5.1 A total of 4 neighbouring properties were notified of the planning application. At the time of writing this report, no letters of representation had been received, although the deadline for submission is the 06.11.2023. Any letters of representation received will be reported orally at the Committee meeting.

6. Planning Issues

- 6.1 The main planning considerations for the application are:
- the loss of existing car parking
 - addition of cycle storage (sustainable travel)
 - the impact of the proposed development on the character of the area

7. Planning Considerations

Loss of Car Parking

- 7.1 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.2 Communications House has a total floorspace of 5574 sqm. The Council's Parking Standards stipulate a maximum of 159 spaces for this size of development. The existing car parking provides 27 parking spaces, and the proposed spaces is to be 24 parking spaces.
- 7.3 Whilst the existing and proposed parking provision are both substantially below the Council's Parking Standards, the standards are 'maximum' (i.e., not minimum) and the level of proposed parking is therefore considered acceptable. Furthermore, the site is directly adjacent to Staines Bus Station and a short walk away from Staines Train Station. The County Highway Authority has raised no objection to the proposed remaining level of car parking.

Addition of Bicycle Shelter

- 7.4 Policy TC1 (Staines Town Centre) of the CS & P DPD states the Council will encourage measures to improve traffic management in the town centre and to further improve accessibility by public transport and other non-car-based modes.
- 7.5 Policy CC2 (Sustainable Travel) of the CS & P DPD states that the Council will seek to secure more sustainable travel patterns by supporting measures and specific schemes to improve facilities for non-car-based travel including Staines' role as a public transport interchange.
- 7.6 The applicant has stated in the covering letter that 'reducing reliance on the car offers congestion and air quality benefits. Locating and designing developments so that they are less car-dependent can assist in this process and contribute to a more sustainable pattern of development'. It further state that the proposed cycle parking will 'incentivise alternative modes of transport and reduce the need to travel by car'. It is considered the addition of 10 bicycle stands (serving 20 bicycles) complies with the requirements of Policies TC1 and CC2 as it increases non-car-based modes of transport in Staines town centre.

Character of the area

- 7.7 Although it would be visible from the street scene, the scale is considered small, with a height of 2.1 metres and is considered to not have a significant impact on the character of the area. Furthermore, it is considered significantly set in as it is situated approximately between 9-10 metres to the Bus Station, South Street and Communications House itself.

Other Matters

- 7.8 With the low height and positioning of the structure it is considered to have an acceptable impact on the amenities of neighbouring properties.

- 7.9 Whilst the site is located within Flood Zone 3A (greater than 1 in 100-year chance of flooding) the proposed structure is of an open mesh construction and is not considered to have any adverse impact on flood risk.

Equality Act 2010

- 7.10 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:
- (a) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Human Rights Act 1998

- 7.11 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.12 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.13 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e., peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.14 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, officers have concluded on balance that the rights conferred upon the applicant/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Conclusion

- 7.15 Overall, it is considered that the proposed development respects the character of the area, the amenities of the neighbouring properties and no objections to the works have been received. Furthermore, it complies with policies TC1, CC2 and CC3 relating to sustainable transport and parking.

8. Recommendation

- 8.1 Approve subject to the following conditions:

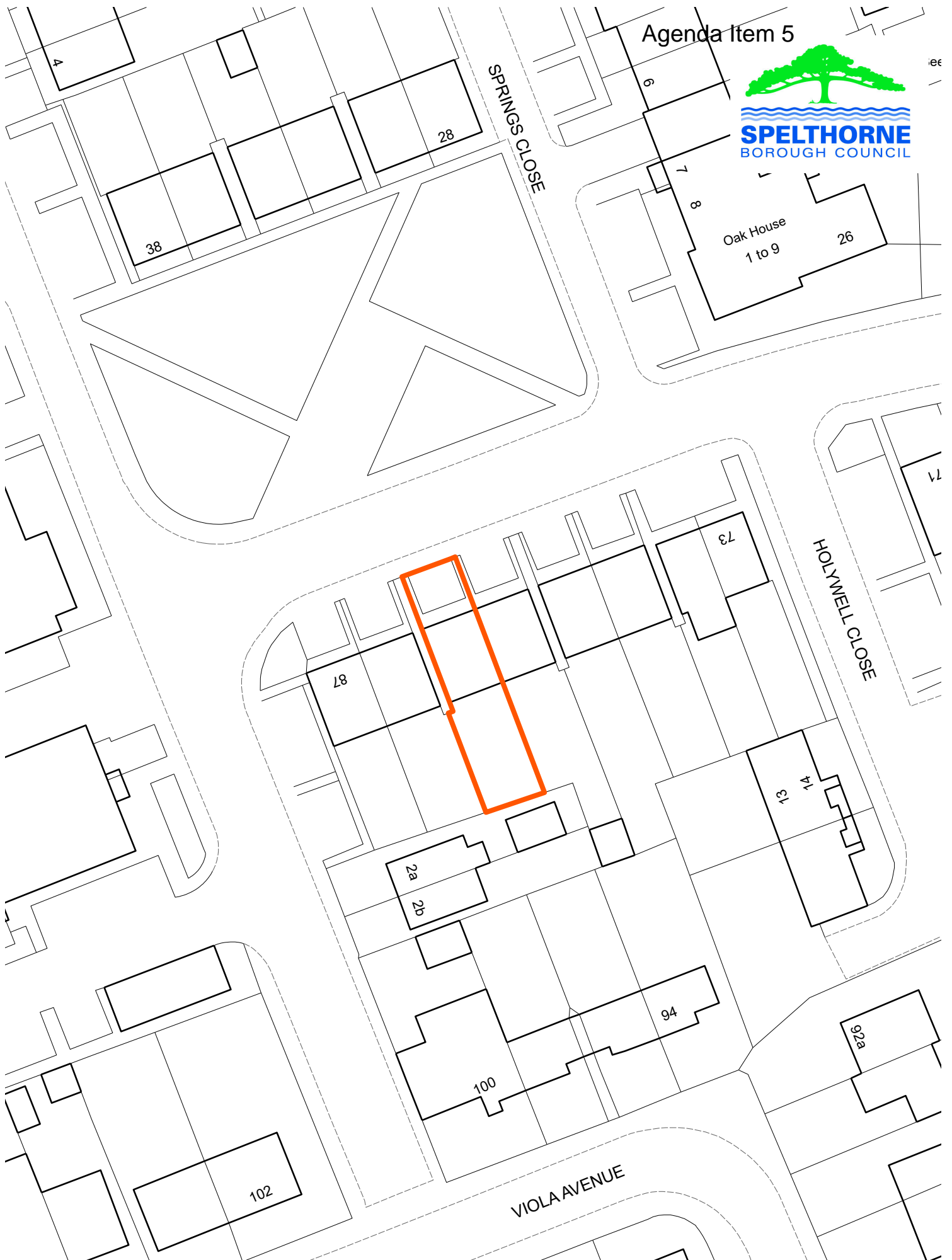
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The proposed development hereby permitted shall be implemented in accordance with the following approved plans: 4TH FLOOR OFFICE (Marsh) ALLOCATED CAR PARK PLAN (existing site plan) received 24.07.2023 and 223878.001 S1.01; G.01; G.02; G.03; D.01; D.02; D.03; D.04; D.05A received 12.10.2023 and thereafter permanently maintained.

Reason: For the avoidance of doubt and to ensure the development is completed as approved and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

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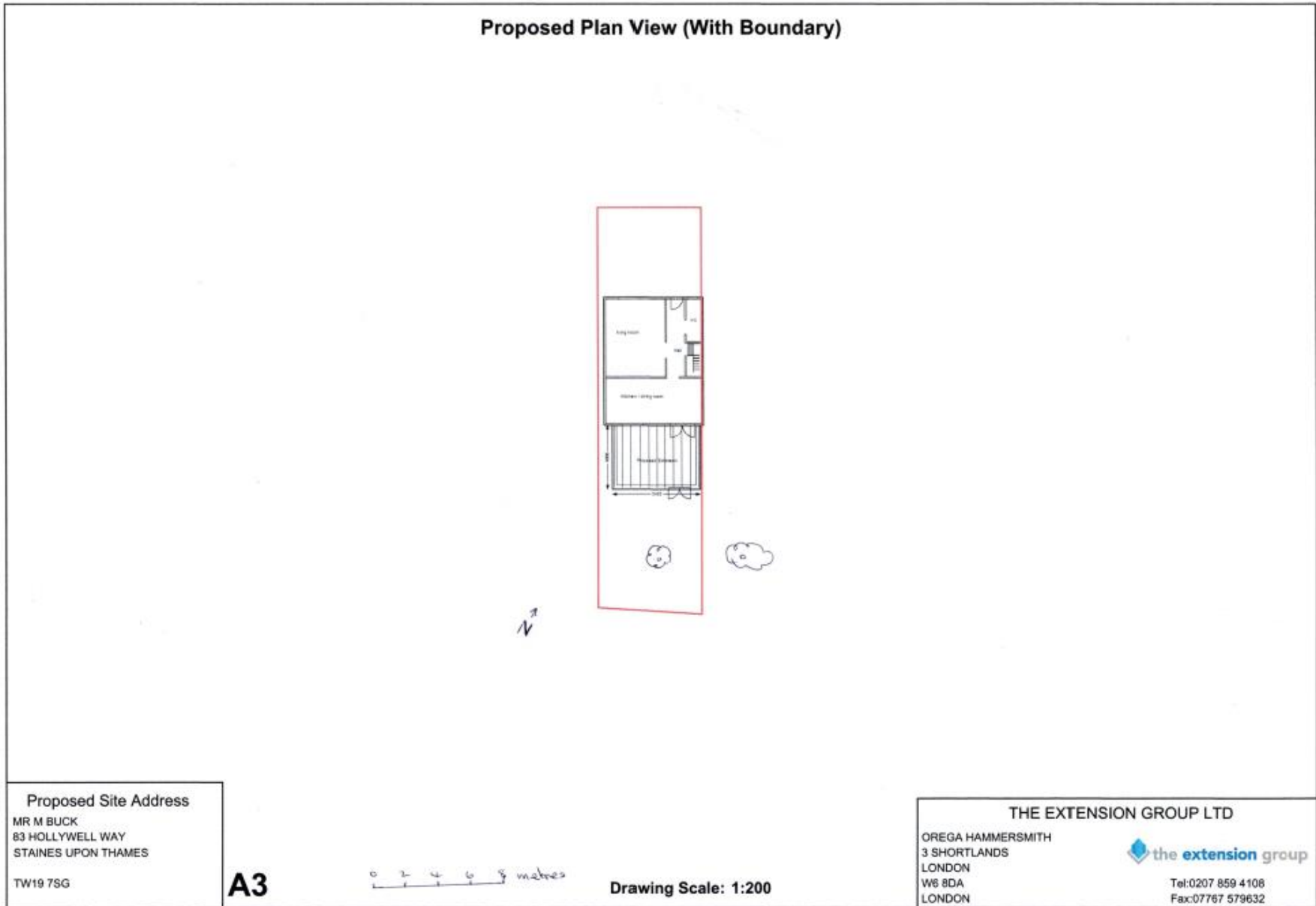
23/01212/HOU - 83 Holywell Way, Stanwell. TW19 7SG

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The drawing set includes three elevations and one floor plan. The 'Existing South West Elevation' (1:100) shows a gabled roof with a chimney on the left and several windows. The 'Existing Rear Elevation' (1:100) shows a two-story facade with a large double door at the bottom right and windows above. The 'Existing North East Elevation' (1:100) shows a gabled roof with a chimney on the right and several windows. The 'Existing Plan Elevation' (1:100) shows a rectangular layout with a living room, kitchen/dining room, hall, and WC. A scale bar (0-4 metres) and a north arrow are also present.

Existing South West Elevation
1:100

Existing Rear Elevation
1:100

Existing North East Elevation
1:100

Existing Plan Elevation
1:100

living room
Kitchen / dining room
Hall
WC

0 1 2 3 4 metres

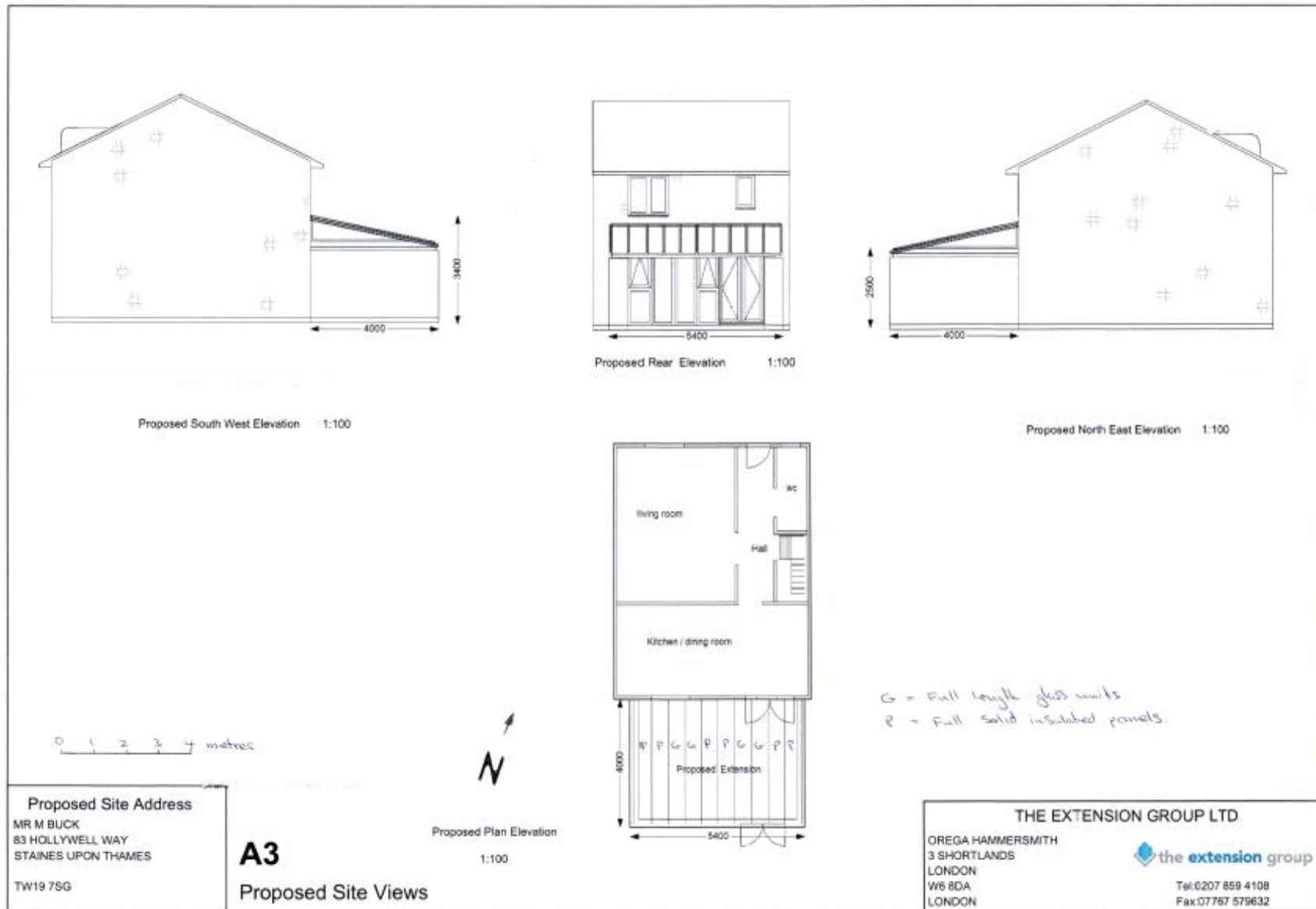
Drawing No 1
Existing

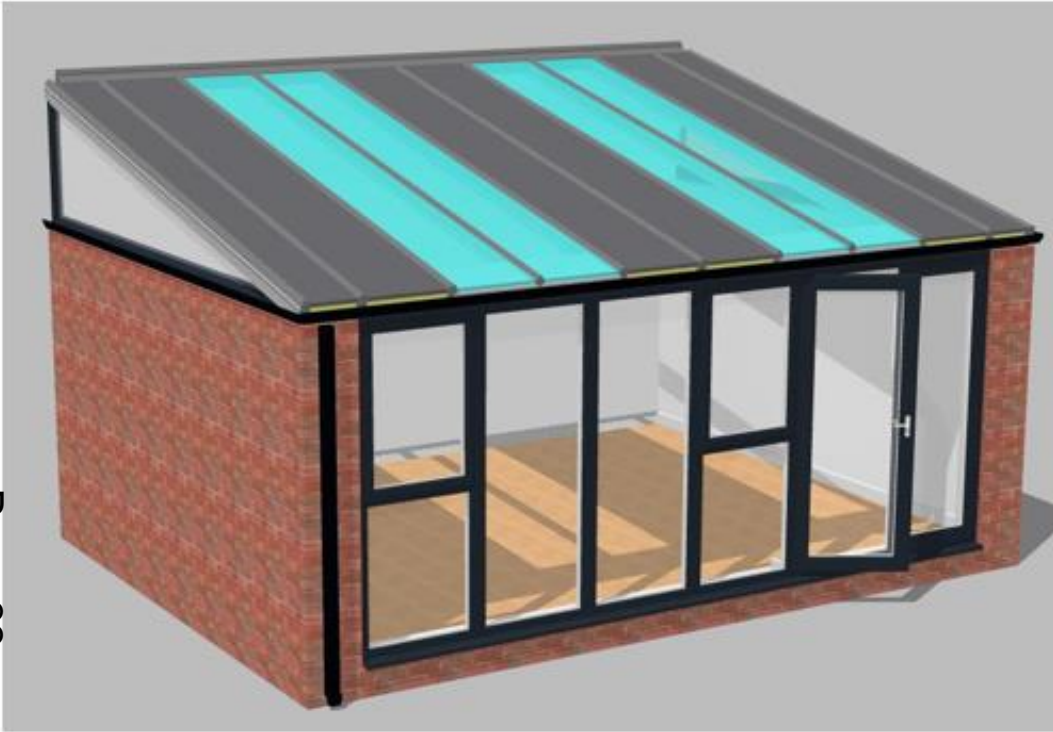
Existing Site Address
MR M BUCK
83 HOLLYWELL WAY
STAINES UPON THAMES
TW19 7SG

A3
Existing Site Views

THE EXTENSION GROUP LTD
OREGA HAMMERSMITH
3 SHORTLANDS
LONDON
W6 8DA
LONDON

the extension group
Tel:0207 859 4108
Fax:07767 579632





Planning Committee

15 November 2023



Application No.	23/01212/HOU
Site Address	83 Holywell Way, Stanwell, TW19 7SG
Applicant	Councillor Med Buck
Proposal	Erection of a single storey rear extension to the rear of the property
Case Officer	Emily Archibald
Ward	Ashford North And Stanwell South
Called-in	The applicant is a Ward Councillor for Spelthorne Borough Council. Therefore, in accordance with the Planning Code (paragraph 40) this application is being presented to Committee for a decision.

Application Dates	Valid: 27.09.2023	Expiry: 22.11.2023	Target:
Executive Summary	The application relates to 83 Holywell Way in Stanwell, a two-storey semi-detached dwelling house situated on the Southern side of the road. The application is for the erection of a single storey extension to the rear of the property, measuring 4m in depth. The property has not previously been extended. The proposal is considered acceptable in terms of both its impact on character of the area and impact on amenity of neighbouring properties.		
Recommended Decision	Approve the application subject to conditions as set out in Paragraph 9 of the Report.		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:
 - EN1 Design of New Development
- 1.2 Also relevant is the following Supplementary Planning Document:
 - SPD on the Design of Residential Extensions and New Residential Development 2011
- 1.3 The National Planning Policy Framework (NPPF) 2023 is also relevant.
- 1.4 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.5 An examination into the emerging Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved to request the Planning Inspector to pause the Examination Hearings into the Local Plan for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the Local Plan and after the three month pause the Council will decide what actions may be necessary before the Local Plan examination may proceed. At the meeting of the Council on 19 July 2023, it was agreed that Catriona Riddell & Associates be appointed to provide 'critical friend' support to inform the options for taking the plan process forward. On 14 September 2023, the Council considered a report following the deferral in June. The report listed three options; to continue with the local plan to include further work (especially on design codes), to request a further pause or to withdraw the local plan. On the day of the meeting, a letter was received from the Housing Minister stating that the Housing Secretary, was directing the council "not to take any step to withdraw the plan from examination..." The Council resolved to extend the pause in the Examination timetable until the proposed changes to the NPPF have been published (expected in the Autumn) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive. On 22 September 2023, the Inspector agreed to a pause to the Local Plan and requested that the Council continues to address the issues that he identified in the first week of the hearings, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.6 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:

➤ PS2: Designing places and spaces

1.7 The NPPF policy states at para 48 that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

1.8 Section 38(6) the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.

1.9 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

2. Relevant Planning History

2.1 The site has the following planning history:

08/00361/OUT	Outline planning application for the demolition of the existing dwellings and phased development of a total of 304 residential units comprising 89 dwellings (83 affordable), 171 flats (40 affordable), an extra care facility (44 affordable units), community centre, provision of associated car parking, access and landscaped public open space.	Grant Conditional 07.04.2011
14/02206/RMA	Erection of 46 dwellings to comprise affordable and private units together with associated access road, parking, landscaping and public open space, following demolition of existing dwellings (Reserved Matters Phase - 4 of Stanwell New Start - pursuant to outline planning permission 08/00361/OUT) (AMENDED PLANS). Discharge of conditions pursuant to 08/00361/OUT.	Grant Conditional 02.07.2015

3. Description of Current Proposal

- 3.1 This application relates to 83 Holywell Way in Stanwell, a two-storey semi-detached dwelling house situated on the southern side of the road. The property is characterised by its combined red brick and off-white rendered façade, and front facing dormer. The properties surrounding the application site follow a similar design pattern as they were built within the same estate as approved in 2008 under planning permission 08/00361/OUT. It is also worth noting that the property has not previously been extended. The properties immediately adjacent to the application site, have also not been extended. It is also relevant to note that the property has had Permitted Development rights removed.
- 3.2 The proposal is for the erection of a single storey rear extension measuring 4m in depth. The extension will have a mono-pitched roof with a height of 3.4m at its highest point, and an eaves height of 2.5m.

4. Consultations

- 4.1 There are no consultation responses.

5. Public Consultation

- 5.1 A total of 3 neighbouring properties were notified of the planning application. No letters of representation have been received.

6. Planning Issues

- 6.1 The main planning considerations for this application are as follows:
- Design and appearance
 - Impact on amenity of neighbouring properties

7. Planning Considerations

Design and appearance

- 7.1 Policy EN1 (a) of the Core Strategy and Policies DPD 2009 states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.2 Further to this, the Council's Supplementary Planning Document (SPD) for the Design of Residential Extensions and New Residential Development (2011) recommends that single storey rear extensions of up to 4 metres in depth on semi-detached properties are usually acceptable, subject to appropriate design and materials. It also notes that the development should

pay regard to the character of the street, taking into consideration street proportions, building form, the existing building line and also design.

- 7.3 The proposed single storey rear extension would have a depth of 4m, which would meet the Council's SPD guidance for single storey rear extensions. The applicant has indicated on their application form that the external materials will match those used on the existing dwelling. Holywell Way is mostly characterised by a combination of new build dwellings and flats with a red brick or white rendered façade. A handful of these properties have been extended to the rear via a single storey rear extension, most of which have flat roofs, or conservatories. As such, the principle of a single storey development is not out of character with the locality.
- 7.4 It should be noted that the SPD does encourage pitched roofs on single storey rear extensions, particularly in cases where the extension may be considered visible. The applicant has proposed a mono-pitched roof, that reflects the slope of the host dwellings roof. The proposed extension will not be visible from Holywell Way; however, it will be visible from a point on Mulberry Avenue. The proposal would, however, be adjacent to high boundary treatment and would not be unduly prominent from the street scene. Further to this, there are other examples of development in neighbouring properties, such as outbuildings and conservatories, which are also slightly taller than the boundary treatment.
- 7.5 The proposed design and appearance are therefore considered acceptable and complies with Policy EN1 (a) of the Core Strategy and Policies DPD and the SPD.

Amenity of neighbouring properties

- 7.6 Policy EN1 (b) of the Core Strategy and Policies DPD 2009 states that development should achieve a satisfactory relationship to adjoining properties, particularly by avoiding significant harmful impact by way of loss of privacy, daylight or sunlight, or creating overbearing effect due to bulk, also proximity or outlook.
- 7.7 The Council's SPD recognises that most developments will have some impact on neighbours, and that the aim is to ensure that the amenity of adjoining occupiers is not adversely impacted. To address this, the SPD advises that careful attention is paid to ensure that the position, scale, and design of the extension does not directly create a loss of privacy, outlook, daylight and sunlight for adjoining properties.
- 7.8 As previously noted, the proposed single storey rear extension would comply with the Council's 4 metre depth recommendation for semi-detached properties. The SPD does, however, state that the height of single storey extensions should not normally exceed 3m. The proposed extension, at its highest point, exceeds the guidance by 0.4m, although the roof does slope down further away from the building and drops to below 3m at its shortest point. (2.5m) In this particular case, the roof would be considered acceptable.

- 7.9 It is therefore considered that the proposal does not create any significant adverse impact on neighbouring amenity and complies with Policy EN1. (b)

Equalities Act 2010

- 7.10 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:
- a) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Human Rights Act 1998

- 7.11 This planning application has been considered against the provisions of the Human Rights Act 1998. Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments. Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.12 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

8. Conclusion

- 8.1 The proposal respects the character of the area and the amenities of the neighbouring properties and is therefore acceptable in accordance with Policy EN1.

9. Recommendation

- 9.1 APPROVE planning permission subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site Views Drawing No 1 Existing, received 23/10/2023 and Proposed Site Views, received 01/11/2023.

Reason: For the avoidance of doubt and to ensure the development is completed as approved.

3. The development hereby permitted shall be carried out in facing materials to match those of the existing building in colour and texture.

Reason: To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

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Planning Committee

15 November 2023

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 5 October – 31 October 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/00569/FUL Land North Of Chertsey Road Shepperton	16.10.2023	Written Representation	APP/Z3635/W/23/3321476 Erection of a small-scale flexible electricity generation facility with associated ancillary infrastructure, access and boundary treatment. As shown on drawing no's 19020-LP-002 LOCATION PLAN; 19020-LP-002 SITE LAYOUT PLAN; CEL-STD-AF-731; CEL-STD-AMENL-540; CEL-STD-CCTV-800; CEL-STD-GEN-318;

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
			CEL-STD-GEN-319; CEL-STD-GEN-320; CEL-STD-OT-600; CEL-STD-PF-G-700; CEL-STD-SUB-UKPN-236; CEL-STD-SW-100; CEL-STD-TX-150 AND CEL-STD-TX-160-A received 20.04.2022.
23/00258/HOU 16 Sandhills Meadow Shepperton TW17 9HY	12.10.2023	Fast Track Appeal	APP/Z3635/D/23/3324804 Loft conversion including raising of the ridge height and a balcony. Side porch extension
23/00423/FUL 56 Kingston Road Staines- upon-Thames TW18 4NL	19.10.2023	Written Representation	APP/Z3635/W/23/3325176 Construction of three-storey building above existing car park to form two Houses of Multiple Occupation (HMOs) as shown on drawings numbered C3522-1, 2A, 3A, 4C, 5B and 6 received on 31 March 2023.
23/00494/ADV River View Lodge 7 - 11 Manygate Lane Shepperton	12.10.2023	Written Representation	APP/Z3635/Z/23/3325743 Display of adverts including 1 x Monolith; 2 x flags; 2 x hanging signs; various banners/boards as shown on drawings numbered 20058SP P01 and 291 Rev D received on 19 April 2023
23/00192/FUL 56 Kingston Road Staines- upon-Thames TW18 4NL	19.10.2023	Written Representation	APP/Z3635/W/23/3326553 Construction of Mansard roof to form 7 dwellings as shown on drawings numbered site location plan, block plan, C3490-4B, 6A, 8 (existing layout plan), 9 and 10 received on 16 February 2023, amended plan numbered 11 received on 30 March 2023 and 8C (proposed layout plan) received on 16 May 2023.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
23/00243/HOU 23 Alexandra Road Ashford TW15 1TW	23.10.2023	Written Representation	APP/Z3635/W/23/3325937 Raising of the ridge height of the original roof; installation of a rear dormer and front roof lights; alterations to fenestration of single storey rear extension (retrospective application) (As shown on plans: TSL/ALX/23/R01; R02; R03; R04; R05; R06; R07 and Location Plan received 27.02.2023)
23/00056/ENF 23 Alexandra Road Ashford TW15 1TW	23.10.2023	Written Representation	APP/Z3635/C/23/3326417 Appeal against serving of an Enforcement Notice. The unlawful operational development of the land without planning permission the roof ridge has been raised by 0.12m, at variance with approved plans (TSL/THEL/23/01 Rev A) of granted permission under 20/00545/HOU.
23/00056/ENF 23 Alexandra Road Ashford TW15 1TW	23.10.2023	Written Representation	APP/Z3635/C/23/3326418 Appeal against serving of an Enforcement Notice. The unlawful operational development of the land without planning permission the roof ridge has been raised by 0.12m, at variance with approved plans (TSL/THEL/23/01 Rev A) of granted permission under 20/00545/HOU.
22/00231/ENF Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	23.10.2023	Written Representation	APP/Z3635/C/23/3331752 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining or other operations in particular the laying of an area of hardstanding and a roadway on Green Belt land. Marked in blue on the attached plan and a change of use of the use of the land to the commercial storage of vehicles.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
23/00198/CLD 4 Thetford Road, ASHFORD, TW15 3BW	31.10.2023	Written Representation	APP/Z3635/X/23/3329073 Certificate of Lawfulness for an existing garage having been converted to a self-contained residential unit/flat since 2010 without interruption.

Appeal Decisions Made between 5 October – 31 October 2023

None.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments

Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
21/00010/FUL Renshaw Industrial Estate Mill Mead Staines-upon-Thames	05.04.2022	Hearing	APP/Z3635/W/21/3284250 Demolition of existing industrial buildings and redevelopment to provide 2 new buildings (5-13 storeys) comprising 397 build-to-rent residential apartments (Use Class C3) including affordable housing, ancillary residential areas (flexible gym, activity space, concierge and residents lounge), landscaping, children's play area and car and cycle parking.			
19/00015/ENF Riverbank 1 The Creek Sunbury On Thames	07.06.2023	Public Inquiry	APP/Z3635/C/23/3320593 Appeal against serving of an Enforcement Notice. Without planning permission the unlawful development of a new dwelling house, garage, boathouse, associated terracing and planters,			

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			steps, walls, pillars and hardstanding.			
22/01615/OUT Bugle Nurseries Upper Halliford Road Shepperton	01.08.2023	Public Inquiry	APP/Z3635/W/23/3325635 Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.			

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Major Applications

This report is for information only.

The list below comprises current major applications which may be brought before Planning Committee for determination. These applications have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Planning Committee. The background papers for all the applications are contained on the Council's website (Part 1 Planning Register).

All planning applications by Spelthorne Borough Council and Knowle Green Estates will be brought before the Planning Committee for determination, regardless of the Planning Officer's recommendation. Other planning applications may be determined under officers' delegated powers.

App no	Site	Proposal	Applicant	Case Officer(s)
20/00344/FUL	Thameside House South Street Staines-upon-Thames TW18 4PR	Demolition of existing office block and erection of 105 residential units in two buildings, with flexible commercial and retail space, associated landscaping, parking, and ancillary facilities. (Amended Application)	Spelthorne Borough Council	Russ Mouny

23/00098/FUL	Kingston Road Car Park Kingston Road Staines TW18 4LQ	Proposed mixed use development for new NHS Health and Wellbeing Centre, 184 residential flats, workspace, and refurbishment of the Oast House to provide community / arts / workspace use with potential for cafe and theatre, and servicing and landscaping / amenity provision, together with associated parking, with disabled parking and drop off space only on site, and a decked parking solution on the Elmsleigh Centre surface car park.	Lichfields on behalf of Spelthorne Borough Council	Russ Mounty / Drishti Patel
23/00112/FUL	Two Rivers Bar And Restaurant 43 Church Street Staines-upon-Thames TW18 4EN	Erection of a 4-storey building comprising 11 residential units, with a commercial unit on ground floor (Use Class E), associated parking and landscaping	Map Slough Ltd / c/o Zyntax Chartered Architects	Susanna Angell
23/00388/FUL	Multi Storey Car Park Church Road Ashford TW15 2TY	Demolition of Multi-Storey Car Park and erection of a residential block for 42 no. residential units, with associated car parking, together with a further provision of public car parking spaces, and a ground floor commercial unit (Use Class E). Landscaping/public realm and access arrangements.	Lichfields on Behalf of Spelthorne Borough Council	Paul Tomson / Susanna Angell
23/00680/OUT	Land To The East Of Desford Way Ashford	Outline Planning Permission with all matters reserved except for access for a site to accommodate Travelling Showpeople (Sui Generis)	Ashford Corporation Ltd	Paul Tomson / Kelly Walker

23/00724/FUL	Benwell House Green Street Sunbury-On-Thames Surrey TW16 6QS	Development of the vacant area at Benwell House for residential purposes with associated car parking, landscaping, access, services and facilities.	Lichfields on behalf of Spelthorne Borough Council	Russ Mounty
23/00856/FUL	Sports Ground Short Lane Stanwell Staines-upon-Thames TW19 7BH	Provision of an artificial grass pitch (AGP), floodlighting and ancillary works including fencing.	Ashford Town FC	Matthew Churchill
23/01043/FUL	Cedar House Spelthorne Grove Sunbury-on-Thames TW18 4TA	Removal of pram sheds and replacement with enlarged bin store to meet waste requirements for 36 bins	A2 Dominion Group	Matthew Churchill
23/01096/FUL	St Ignatius Roman Catholic Primary School Green Street Sunbury-on-Thames TW16 6QG	Erection of a single storey infill front extension to existing Reception Entrance.	Ascension Catholic Academy Trust	Vanya Popova
23/01221/FUL	Windmill Court (Former Dimensions Data House) Brooklands Close Sunbury-On-Thames TW16 7DX	Development of the Site to provide a new self-storage facility (Use Class B8) and new light Industrial workspace / incubator units (Use Class E(g)(iii)) with associated car and cycle parking, landscaping and other works ancillary to the development.	Sunbury PropCo Limited – C/O ROK Planning	Kelly Walker

If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

Esmé Spinks
Planning Development Manager
02/11/2023

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PLANNING GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
ADC	Advert application
AMD	Amend (Non Material Amendment) – minor change to an application after planning permission has been given
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvements
CIL	Community Infrastructure Levy – A levy on housing development to fund infrastructure in the borough
CLEUD/CLD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CS&P DPD	Core Strategy and Policies Development Plan Document
COU	Change of use planning application
CPD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development is permitted development and does not require planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DAS	Design and Access Statement. This is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans. The Minerals and Waste Plans are prepared by Surrey County Council who has responsibility for these functions

DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
DMPO	Development Management Procedure Order - This Order provides for procedures connected with planning applications, consultations in relation to planning applications, the determination of planning applications and appeals
DPH	Dwellings per Hectare (density)
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
EHO	Environmental Health Officer
ES	Environmental Statement prepared under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
FUL	Full planning application
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD' below)
HOU	Householder planning application
LBC	Listed Building Consent – consent to alter a listed building
LLFA	Lead Local Flood Authority
Local Plan	The current development policy document
LPA	Local Planning Authority
Material Considerations	Matters which are relevant in the determination of planning applications
MISC	Miscellaneous applications (usually a consultation by adjoining boroughs)
NPPF	National Planning Policy Framework, 2019. This is Policy issued by the Secretary of State detailing national planning policy within existing legislation
OUT	Outline planning application – obtaining the principle of development

PAP	Prior Approval application
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDDC	Permitted Development New Dwelling in commercial or mixed use
PDDD	Permitted Development prior approval new dwelling on detached buildings
PDDN	Permitted Development prior approval demolish and construct new dwellings
PDDS	Permitted Development prior approval enlarge dwelling by additional storeys
PDDT	Permitted Development prior approval new dwelling on terraced buildings
PDH	Permitted Development Householder prior approval
PDNF	Permitted Development prior approval new dwellings on flats
PDO	Permitted Development prior approval conversion of office to residential.
PINS	Planning Inspectorate responsible for determining planning appeals on behalf of the Secretary of State
PIP	Permission in Principle application
POCA	Proceeds of Crime Act. Used by LPAs to obtain confiscation orders against those committing offences under the Town and County Planning Act 1990 following successful conviction
PPG	National Planning Practice Guidance. This is guidance issued by the Secretary of State detailing national planning practice and guidance within existing legislation. It is also known as NPPG <i>National Planning Practice Guidance</i>
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
RMA	Reserved Matters application – this follows on from an outline planning permission and deals with some or all of the outstanding details of the outline application including: appearance, means of access, landscaping, layout and scale

RVC	Removal or Variation of Condition on a planning permission
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community’s Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SCAMD	Surrey County Council amended application (minor changes following planning permission)
SCC	Surrey County Council planning application
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan and in the determination of planning applications
Section 106 Agreement	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SLAA	Strategic Land Availability Assessment
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community’s Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest is a formal conservation designation, usually due to the rare species of flora or fauna it contains
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
T56	Telecom application 56 days to determine

TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TCA	Trees in a conservation area – six weeks’ notice to the LPA is required for works to trees in a conservation area. This gives an opportunity for the LPA to consider whether a tree preservation order should be made to protect the trees
TPO	Tree Preservation Order – where a tree or trees are formally protected, and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Further definitions can be found in Annex 2 of the NPPF	

Esmé Spinks 13/01/2021

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