



Please reply to:

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Date: 1 December 2023

Notice of meeting

Planning Committee

Date: Tuesday, 12 December 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 - 8

To confirm the minutes of the meeting held on 15 November 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 - 23/01224/FUL Beech Dale, Highfield Road, Sunbury-on-Thames, TW16 6DL

9 - 44

Ward

Halliford and Sunbury West

Proposal

Demolition of existing bungalow and garage and erection of a replacement two storey house with rooms in the roof space that includes the installation of 3 no. rear dormers. The provision of a first-floor southern facing balcony.

Recommendation

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

5. Planning application - 23/01221/FUL Windmill Court (Former Dimensions Data House), Brooklands Close, Sunbury-on-Thames, TW16 7DX

45 - 74

Ward

Sunbury Common

Proposal

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.

Recommendation

The application is recommended for approval

6.	Planning Appeals Report	75 - 86
	To note details of the Planning appeals submitted and decisions received between 1 st November to 29 th November 2023.	
7.	Major Planning Applications	87 - 90
	To note the details of future major planning applications.	
8.	Glossary of Terms and Abbreviations	91 - 96

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**Minutes of the Planning Committee
15 November 2023**

Present:

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

Councillors:

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

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

Substitutions: Councillor P. Woodward.

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.

63/23 Minutes

The minutes of the meeting held on 18 October 2023 were approved as a correct record.

64/23 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

Councillor Buck declared a pecuniary interest in relation to application 23/01212/HOU in that this application had been submitted by his agent on his behalf. He declared that he would leave the meeting before this item was discussed and would not be voting on this item.

65/23 Planning application - 23/00937/FUL Existing Car Park of Communications House, South Street, Staines-upon-Thames TW18 4PR

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

Additional Information:
There was none.

Public Speaking:

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

- Both tenants of this site had shared their keenness to encourage employees to cycle to work
- There was currently nowhere safe or waterproof to protect employees bikes
- There were currently 27 parking spaces and three spaces would be lost
- The building was not fully occupied therefore the loss of three parking spaces would not be detrimental
- The tenants also had parking provision within Elmsleigh Surface Car Park
- The bicycle stand would be situated in the same position as the three car parking spaces to be removed
- There would be no other change to the layout and landscaping of the existing carpark area.

Debate:

During the debate the following key issues were raised:

- There were no objections received on this application
- The parking numbers complied with the requirements of the Council
- This proposal would encourage Samsung employees to utilise sustainable transport

The Committee voted on the application as follows:

For: 15

Against: 0

Abstain: 0

Decision: The application was **approved**.

**66/23 Planning application - 23/01212/HOU 83 Holywell Way, Stanwell
TW19 7SG**

Councillor Buck left the meeting.

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

Additional Information:

There was none.

Public Speaking:

There was no public speaking.

Debate:

During the debate the following key issues were raised:

-There were similar developments to this proposal in the surrounding area

-This application would have been approved through delegated decision had it not been submitted by a Councillor

The Committee voted on the application as follows:

For: 14

Against: 0

Abstain: 0

Decision: The application was approved.

67/23 Planning Appeals Report

Councillor Buck returned to the meeting.

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.

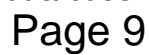
Resolved that the report of the Planning Development Manager be received and noted.

68/23 Major Planning Applications

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

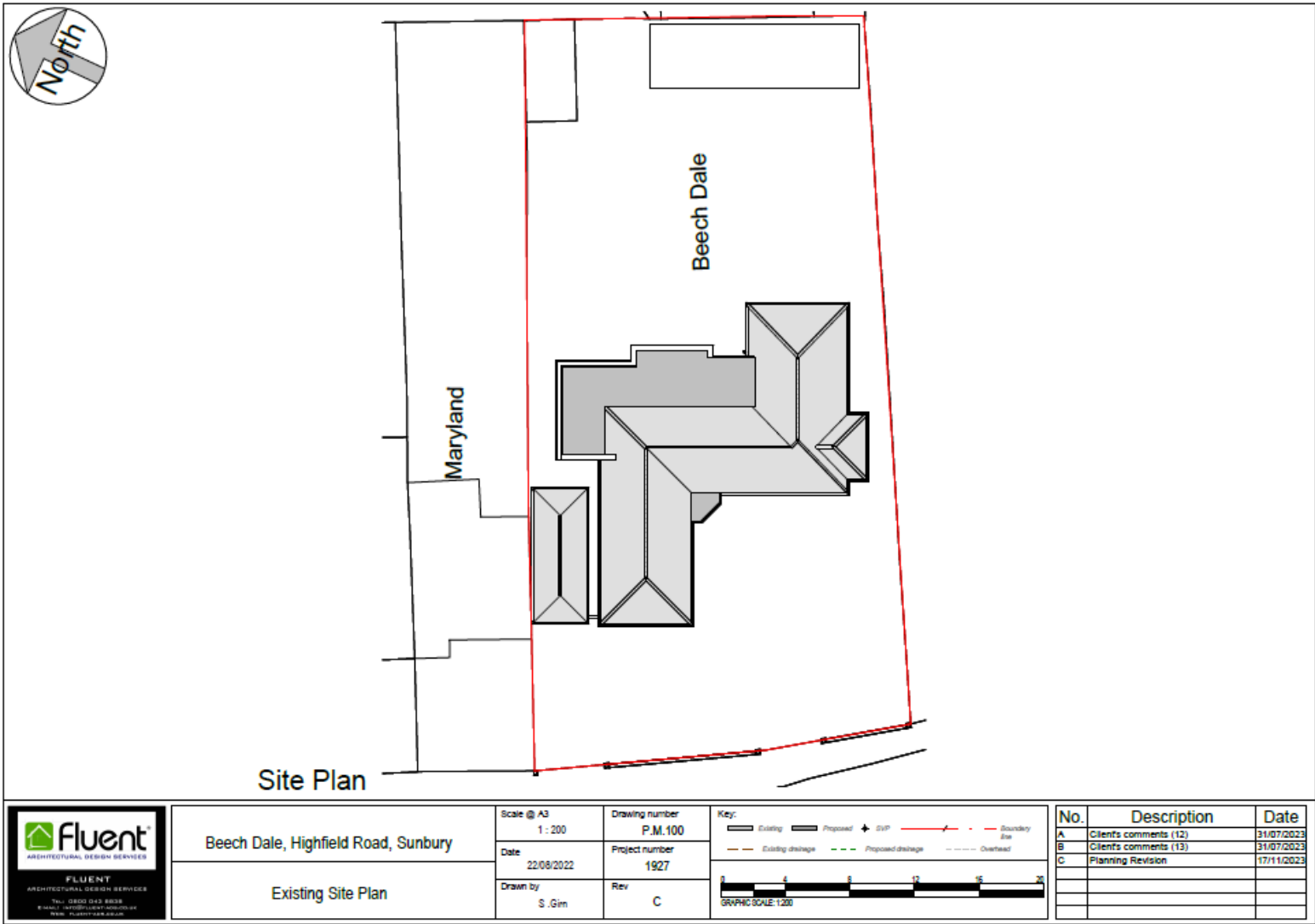
Resolved that the report of the Planning Development Manager be received and noted.

Meeting ended at 19:24.



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Front Elevation

Side 1 Elevation

Labels: Tiles, Render, Brickwork

Scale: 1:100

Graphic Scale: 1:100

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ARCHITECTURAL DESIGN SERVICES
Toll: 0800 043 8838
Email: info@fluent.co.uk
Web: fluent.co.uk

Beech Dale, Highfield Road, Sunbury

Existing Elevations

Scale @ A3
1:100

Date
22/08/2022

Drawn by
S. Gim

Drawing number
P.M.300

Project number
1927

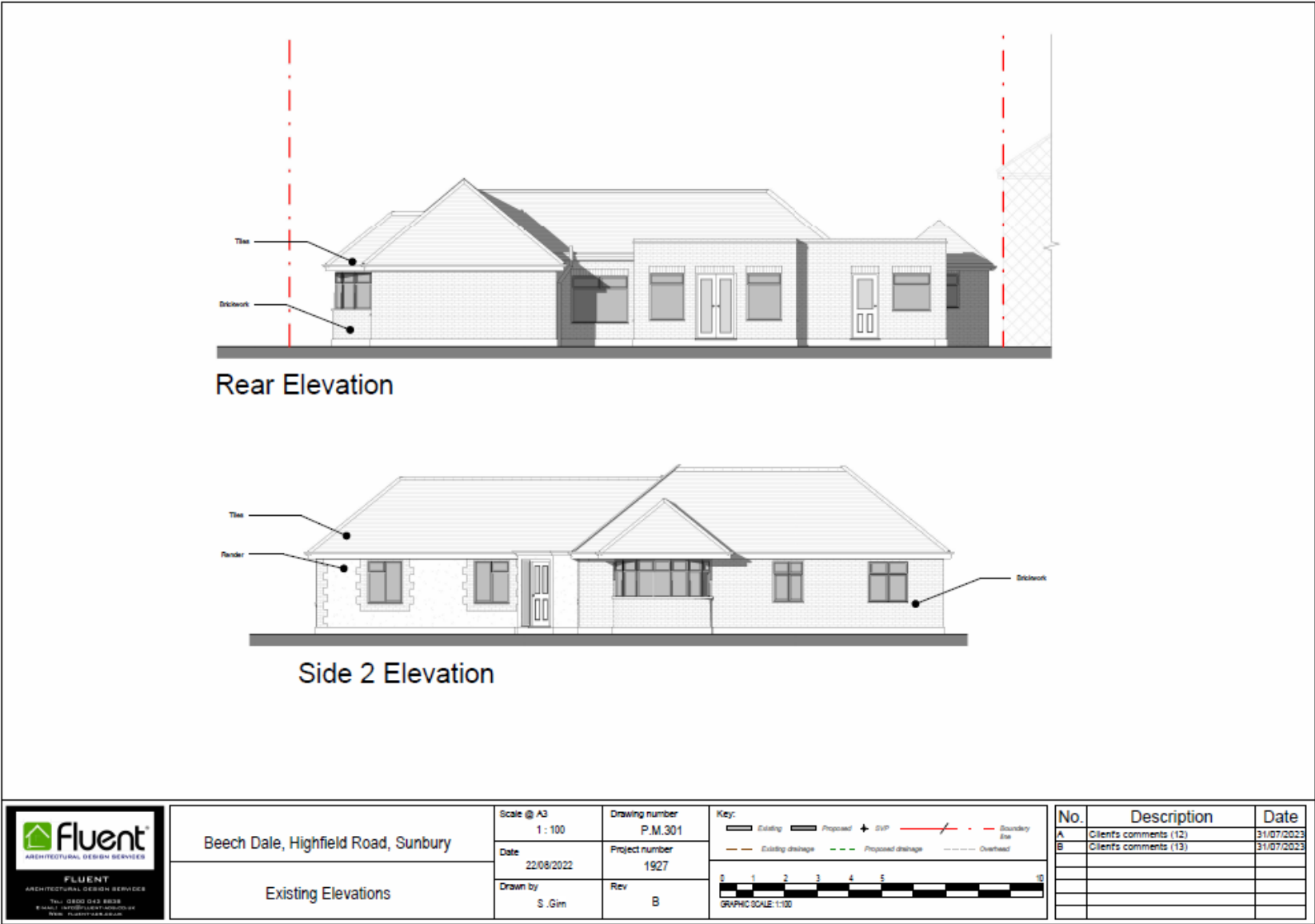
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B

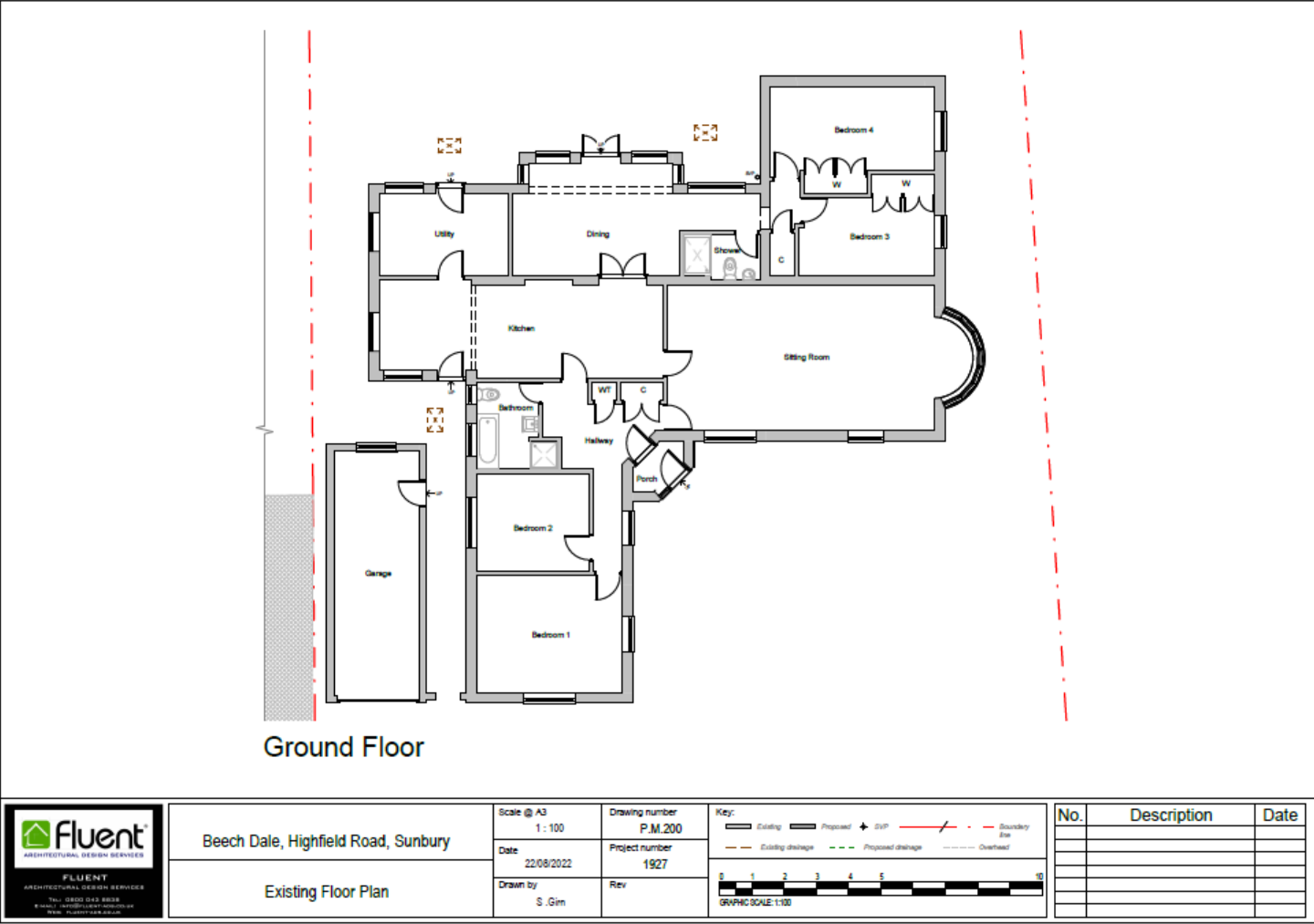
Key:

Existing Proposed SVP Boundary line
Existing drainage Proposed drainage Overhead

0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

No.	Description	Date
A	Clients comments (12)	31/07/2023
B	Clients comments (13)	31/07/2023



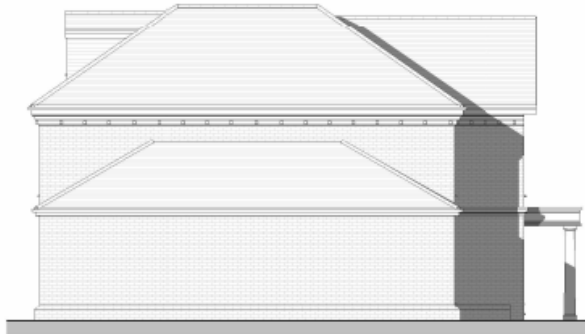


Proposed Plans & Elevations


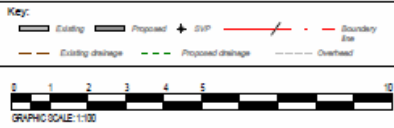




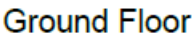
Front Elevation




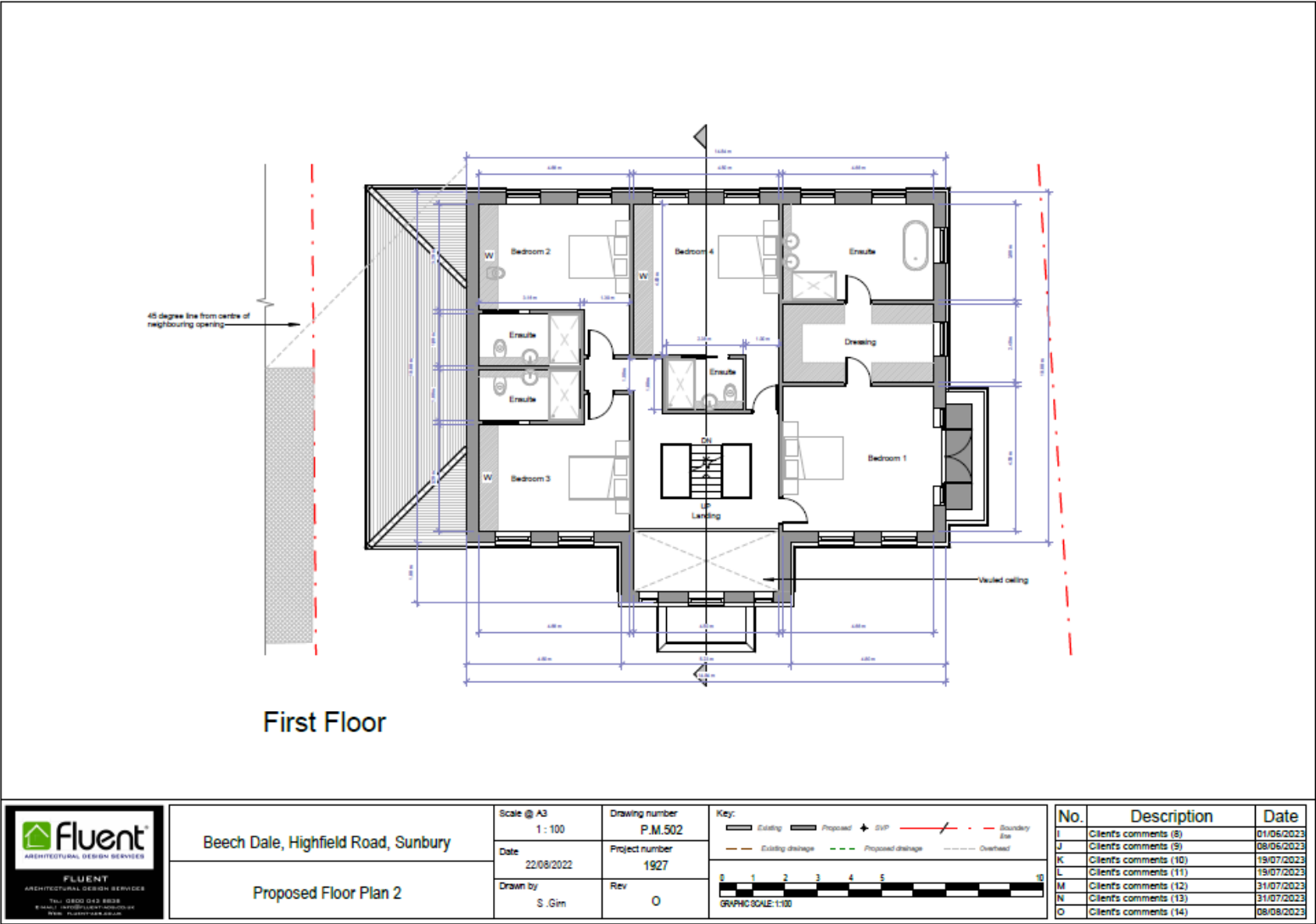
Side 1 Elevation

 FLUENT ARCHITECTURAL DESIGN SERVICES TEL: 01832 043 8838 EMAIL: info@fluent.co.uk WWW: FLUENT.CO.UK	Beech Dale, Highfield Road, Sunbury		Scale @ A3 1 : 100	Drawing number P.M.600		No.	Description	Date
	Proposed Elevations		Date 22/08/2022	Project number 1927		K	Clients comments (10)	19/07/2023
			Drawn by S. Gim	Rev Q		L	Clients comments (11)	19/07/2023
						M	Clients comments (12)	31/07/2023
						N	Clients comments (13)	31/07/2023
						O	Clients comments (14)	08/08/2023
						P	Planning Revision	07/11/2023
						Q	Planning Revision	13/11/2023







 <p>FLUENT ARCHITECTURAL DESIGN SERVICES</p> <p>THE, 22/02/2022</p>	<p>Beech Dale, Highfield Road, Sunbury</p>		<p>Scale @ A3 1:100</p>	<p>Drawing number P.M.500</p>	<p>Key:</p> <p>Existing Proposed + SVP</p> <p>Existing drainage Proposed drainage Overhead</p>	<p>No. Description Date</p> <p>J Client's comments (8) 01/06/2023</p> <p>K Client's comments (9) 08/06/2023</p> <p>L Client's comments (10) 19/07/2023</p> <p>M Client's comments (11) 19/07/2023</p> <p>N Client's comments (12) 31/07/2023</p> <p>O Client's comments (13) 31/07/2023</p> <p>P Client's comments (14) 08/08/2023</p>
	<p>Proposed Floor Plan</p>		<p>Date 22/08/2022</p>	<p>Project number 1927</p>	<p>Graphic Scale: 1:100</p>	



Loft Plan

 <p>FLUENT ARCHITECTURAL DESIGN SERVICES</p> <p>TEL: 0202 042 8000 EMAIL: info@fluent.co.uk WWW.FLUENT.CO.UK</p>	<p>Beech Dale, Highfield Road, Sunbury</p>	<p>Scale @ A3 1:100</p>	<p>Drawing number P.M.503</p>	<p>Key:</p> <p>Existing Proposed SWP Boundary line</p> <p>Existing drainage Proposed drainage Overhead</p>  <p>GRAPHIC SCALE: 1:100</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Clients comments (8)</td> <td>01/06/2023</td> </tr> <tr> <td>J</td> <td>Clients comments (9)</td> <td>08/06/2023</td> </tr> <tr> <td>K</td> <td>Clients comments (10)</td> <td>10/07/2023</td> </tr> <tr> <td>L</td> <td>Clients comments (11)</td> <td>19/07/2023</td> </tr> <tr> <td>M</td> <td>Clients comments (12)</td> <td>31/07/2023</td> </tr> <tr> <td>N</td> <td>Clients comments (13)</td> <td>31/07/2023</td> </tr> <tr> <td>O</td> <td>Clients comments (14)</td> <td>08/08/2023</td> </tr> </tbody> </table>	No.	Description	Date	I	Clients comments (8)	01/06/2023	J	Clients comments (9)	08/06/2023	K	Clients comments (10)	10/07/2023	L	Clients comments (11)	19/07/2023	M	Clients comments (12)	31/07/2023	N	Clients comments (13)	31/07/2023	O	Clients comments (14)	08/08/2023
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Planning Committee

12 December 2023



Application No.	23/01224/FUL
Site Address	Beech Dale Highfield Road Sunbury-on-Thames TW16 6DL
Applicant	Kevin & Vanessa Yates
Proposal	Demolition of existing bungalow and garage and erection of a replacement two storey house with rooms in the roof space that includes the installation of 3 no. rear dormers. The provision of a first-floor southern facing balcony.
Case Officer	Vanya Popova
Ward	Halliford and Sunbury West
Called-in	<p>This application has been called in by Councillor Dunn for the following reasons:</p> <ul style="list-style-type: none"> • Overdevelopment • Bulk and massing • Out of character • Over-shadows the immediately next door neighbouring property

Application Dates	Valid: 28.09.2023	Expiry: 23.11.2023	Target: Extension of time agreed to 15.12.2023.
Executive Summary	<p>This planning application proposes the demolition of the existing bungalow and garage and erection of a replacement two storey house with rooms in the roof space that includes the installation of 3 no. rear dormers. The provision of a first floor southern facing balcony.</p> <p>This application has been submitted following the refusal of a previous planning application (23/00266/HOU) in May this year for extensions to the existing bungalow to create a two storey house with a second floor of habitable accommodation and other associated works. That particular application was refused on the grounds that in terms of scale, mass, design, layout and location, the development was considered to be visually obtrusive and out of keeping with the character and pattern of development in the area and failed to make a positive contribution to the street scene. Furthermore, the development was considered to have an unacceptable impact upon the neighbouring adjoining property of Maryland in terms of outlook, over-looking/loss of privacy and overbearing impact.</p> <p>Whilst this current planning application refers to a replacement dwelling, rather than extensions and alterations to existing dwelling, the scale and</p>		

	<p>height of the proposal has substantially been reduced compared to the refused scheme. As a consequence, the proposed design and layout is considered to pay regard to the residential street, overcomes the previous significant adverse impact upon the immediate neighbouring property, Maryland, and complies with the requirements of Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document of the Design of Residential Extensions and New Residential Development, 2011.</p> <p>In terms of highway safety, the County Highway Authority raises no objection to the proposal.</p> <p>The proposal is therefore considered to be acceptable.</p>
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:

- SP1 (Location of Development)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)
- EN8 (Protecting and Improving the Landscape and Biodiversity)

1.2 Also relevant are the following Supplementary Planning Documents/Guidance:

- Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development 2011
- Supplementary Planning Guidance (SPG) on Parking Standards 2011

1.3 The National Planning Policy Framework (NPPF) 2023 is also relevant.

1.4 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). It was also

agreed that the draft Staines Development Framework be published for public consultation. The public consultation for both the Pre-Submission Publication version of the Local Plan and draft Staines Development Framework ran from 15 June 2022 to 19 September 2022 and the local plan was submitted to the Planning Inspectorate under Regulation 19 on 25 November 2022. An Examination into the Local Plan commenced on 23 June 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.

- 1.5 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 shortly) 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 NPPF policy states at para 48:

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).

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 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:

- ST1: Presumption in Favour of Sustainable Development
- ST2: Planning for the Borough
- PS2: Designing places and spaces
- H1: Homes for All
- E2: Biodiversity
- E4: Environmental Protection
- ID2: Sustainable Transport for New Development

1.8 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:

Ref. No.	Proposal	Decision and Date
23/00266/HOU	Proposed roof extension that would include part two storey part single storey front, side and rear extensions and raising the ridge height to convert existing bungalow to a two storey house. Converting roof space into habitable living space including the installation of front and rear facing dormers with rooflights within the southern and western roof plane including the installation of southern and western facing dormers within the front extension. Changes to fenestration along with the creating of a first floor southern facing balcony. Erection of a detached garage within the western-south corner (following demolition of existing garage).	Refused 02.05.2023
SPE/FUL/86/441	Erection of a detached single garage at the side measuring 8.15 m (26ft 9 ins) by 3.33 m (10 ft 11 ins) following demolition of existing garage.	Grant Conditional 30.07.1986
SUN/FUL/7558	Bedroom extension.	Grant Conditional 14.10.1963

SUN/FUL/4954	The erection of a detached bungalow.	Grant Unconditional 18.10.1955
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3. Description of Current Proposal

The application site and surrounding area

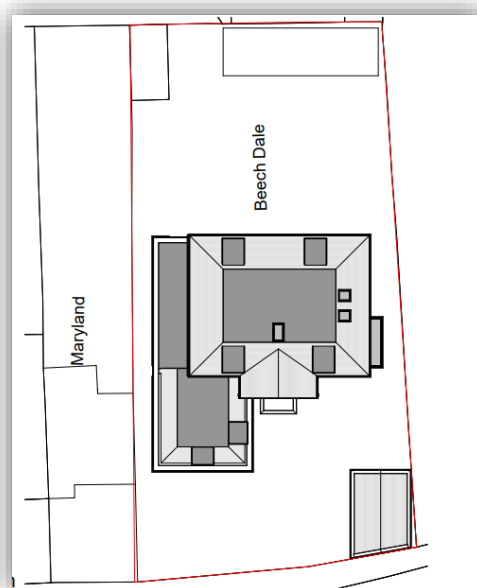
- 3.1 The application site relates to a detached bungalow referred to as “Beech Dale” which is situated on the eastern side of Highfield Road in Sunbury-on-Thames. The northern flank and eastern rear boundaries of the site are bounded by existing residential properties, whereas to the south of the site is open land which is located within the Green Belt (the application site is not within the Green Belt). The site is the last property on this side of the road and occupies a much wider plot (some 0.10 hectares in area). Highfield Road is a private road that is residential in character comprising predominately detached and semi-detached properties either two storeys, chalet style or bungalows, which vary in architecture style, age and the use of materials. Several nearby properties have created additional accommodation at roof level, often served by rear dormers and roof lights. In terms of architectural details, some of the houses within the area have full height bay windows or two storey front elements with pitched main roofs which join the houses’ roofs.
- 3.2 On the western side of Highfield Road, the properties are detached in character occupying substantially larger plots than the ones on the opposite side road which gives a more spacious character. These properties are situated within the Green Belt, whereas the residential properties to the eastern side are located within the urban area. It is noted that the character of this area has changed and evolved over time with changes to individual properties, many of which have previously been extended or altered, and as such the street has a mixed character without any uniformity. The built form of the area is generally houses set back from the road with gardens and parking areas to the front of the buildings. The properties on the eastern side of the road follow a relatively similar building line and have front gardens that are open with low-lying landscaping and some hardstanding to accommodate off-street parking.
- 3.3 The plot sizes within the road the area vary in size. This provides some variation in the established pattern of development. It is noticeable the application site’s large plot size, including its width when viewed in context with the properties’ plots on the eastern side of the road. The existing bungalow has an irregular shape and has extensions which brings it close to its flank boundaries. The existing application property extends across the plot by 18 metres in width. Its front gable element and detached garage align with the other properties on that side of the road, whereas the rest of the bungalow is set back approximately 16 metres from the road. The detached garage immediately adjoins the flank boundary with Maryland. The site also contains a single storey rear extension, covered pergola like structure and outbuildings at the rear.

Background

- 3.4 As indicated in the planning history section above, the previous planning application (ref. 23/00266/HOU) was refused under the delegated powers on 02 May 2023.
- 3.5 The recently refused scheme was for an extension to the existing bungalow to create a two storey house along including converting the roof space into habitable living accommodation. This also included a half storey front extension with crown roof and detached garage at the front western-south corner. The overall cumulative impact in scale, height, mass and proportions was considered not to be in keeping with the character of the area. Consequently, the scheme was refused on adverse impact upon the character of the area.
- 3.6 The application was also refused on the unacceptable impact to the immediate adjacent property (Maryland) for a significant over-bearing, over-looking and loss of privacy concerns.
- 3.7 The illustration below outlines the layout and front elevation within the previous submission.



Proposed Front Elevation



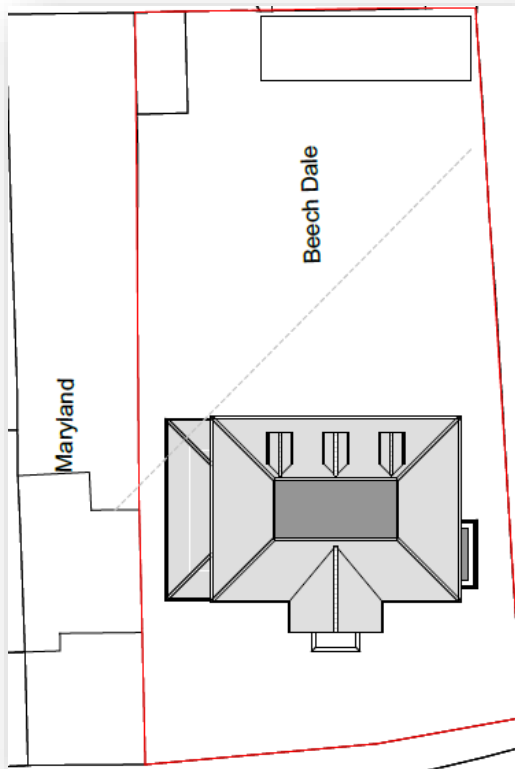
Proposed Layout Plan

Proposal

- 3.8 This planning application seeks permission for the demolition of the existing bungalow and garage and erection of a replacement two storey house with rooms in the roof space that includes the installation of 3 no. rear facing dormers. In addition, the scheme proposes the provision of a first-floor southern facing balcony. The parking and private garden area will remain in the same location as they currently are. The replacement dwelling would have an overall width at ground floor level of 17.8 metres, a maximum height measuring 8.3 metres and the eaves reaching 5.6 metres. The first floor will measure 14.8 metres in width, which gives 4.7 metres set in from the northern flank boundary and stepping away from the southern side boundary between 2.8 metres and 3.5 metres. The dwelling would be set back by 2 metres from the adjacent the semi-detached properties, whereas the central gable front element would line up with the regular building line with these properties. In terms of positioning, the single storey front open porch will follow the neighbouring front gable elements/front extensions within the street.
- 3.9 Compared with the refused planning application, the size of the building has been reduced and some elements have been removed from the scheme including front facing flat roofed dormers, a half storey front extension with crown roof and detached garage extending beyond the building line. Furthermore the ridge height and eaves have been reduced to address concerns regarding the impact on the character of the area and amenity relationship with Maryland neighbouring property. This has resulted the reduction of the overall bulk and dominant of flat roof area.



Proposed Front Elevation



Proposed Layout Plan

3.10 The full set of proposed plans are provided as an Appendix.

4. Consultations

The following table shows those bodies consulted and their response.

Consultee	Comment
Environment Health - Contamination	No objections subject to conditions.
County Highway Authority	No objections subject to conditions.
Council's Sustainability and Flood Risk Officer	The applicant has demonstrated that the proposal can meet the renewable energy requirements and as such no objections.
Surrey Wildlife Trust	No objections, recommends informatics.

5. Public Consultation

5.1 A total of 12 properties were notified of the planning application.

5.2 The Council has received 13 letters of objection raising the following concerns:

- Dominant building
- Height
- Loss of light
- Over-shadowing
- Over-bearing
- Any damage or dust pollution must responsibility of the owners (*Officer's note:- An informative for the applicant to consider Party Wall Agreement could be imposed*)
- Out of character
- Visual impact
- Over-looking
- Loss of privacy
- The new dormer windows at the rear should be obscured glazed
- Over-development
- New built -advantage of saving VAT (*Officer's note:- This is not a material planning consideration*)
- Harmful to the Green Belt
- Highway safety
- Potential HMO (*Officer's note:- The proposal relates to a replacement dwelling and assessment can only considers this. What potentially could happen is not a material planning consideration*)
- Anti-social behaviour (*Officer's note:- This is not a material planning consideration*)
- Bulky appearance
- Not step free access for disabled people
- No indication for parking or surface finishes (*Officer's note:- This is not required under this application at this stage. If approved, a condition is usually imposed for materials including surfaces for parking areas*)
- Needs to be designed to comply with Building Regulations Part M4(2): accessible and adaptable dwellings*
- Insufficient off-street parking provision
- Problems with sewage
- Flood risk area
- Highway implications
- Concerns during demolition and construction phases
- Noise and disturbance

The Council has also received two letters of support regarding the proposal.

6. Planning Issues

- Character and Appearance.
- Residential Amenity.
- Parking Provision & Highway Impact.

7. Planning Considerations

Design & Appearance

- 7.1 At part 12, on ‘*Achieving well-designed places*’, the NPPF 2023, places a strong emphasis on design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, while not preventing or discouraging appropriate innovation.
- 7.2 The National Design Guide (NDG), “*Planning practice guidance for beautiful, enduring and successful places*”, produced by the former Ministry of Housing, Communities and Local Government (MHCLG) in 2021, sets out guidance for well designed places. Paragraphs 43 and 44, note that well designed buildings do not need to copy what is already in existence but do need to integrate with the surroundings in a number of ways including physically, socially and visually:
- “Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:*
- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
 - patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, grain, form and scale – see Built form;*
 - the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development – see Identity.*
 - uses and facilities, including identifying local needs and demands that well-located new facilities may satisfy; and public spaces, including their characteristic landscape design and details, both hard and soft.*
- However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.”*
- 7.3 Policy EN1 of the Core Strategy and Policies Development Plan Document (CS&P DPD) states that the Council will require a high standard of 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 and achieving a satisfactory relationship to adjoining properties.
- 7.4 The submitted plans show that the proposed new building would be 0.2 metres higher than the adjacent two storey neighbouring properties to the

north. The angle of the roof would slope in a similar manner to the neighbouring properties. This is considered to be in keeping with the general height, and the design will be compatible with the mixed character of the street scene. The proposed replacement dwelling would be set in approximately 4.7 metres from the northern flank boundary at two storey level, whereas the proposed single storey side element of the house would be 1.7 metres away from the boundary with 'Maryland'. The proposed property would therefore maintain the general visual gap from the side boundaries. This would comply with the Council's SPD design guidance of minimum separation distance from flank boundaries for new developments (0.2 metres for single storey side elements as well as 1 and 2 metres for two and three storey developments respectively). The front elevation would contain a two storey front gable element situated in the middle with similar eaves height as the rest of the building. The proposed plans also show the provision of three rear facing dormers which are designed with pitched roofs, setting down from the ridge and setting up and in from the eaves, which are not considered to be over-dominant or out of proportion. In terms of materials, the proposal would include brick façade and slate roof, which would reflect the other mix materials in the street scene.

- 7.5 The development as a whole incorporates traditional design features located in general with the prevailing building line and set in from its side boundary is considered to be in proportion with the scale taking into account its wide plot. Furthermore, it would have an acceptable impact when viewed from the nearby open land. Importantly, the scale and bulk of the development has been reduced when compared to the scheme previously refused. As such, the proposed development as a whole would not appear cramped, and the scale and form of the properties would sit comfortably within the wider established mixed architectural pattern. For the reasons stated above it is considered that the proposal would have an acceptable impact upon the character and pattern of the area which has a mixed character and would not have an adverse impact on way the street scene functions.
- 7.6 It is considered that the proposed design and appearance would be in keeping with the character of the surrounding area and complies with the requirements of Policy EN1 (a) and the Design SPD.

Residential Amenity

- 7.7 Policy EN1b of the CS & P DPD states that:
- "New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook."*
- 7.8 The Council's Supplementary Planning Document entitled 'Design of Residential Extensions and New Residential Development 2011' (SPD) provides guidance for applicants to demonstrate that proposed developments have not breached the 45 degree vertical and horizontal guide when measured from neighbouring ground floor habitable windows, and lead to unacceptable loss of light or over-bearing. The SPD is a guide, it is not

development plan policy and this is acknowledged at Paragraph 3.6 that 'most development would have some impact on neighbours. The aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed'.

- 7.9 The application site is immediately adjoined to the north by the two storey semi-detached property (Maryland). The rear boundary is shared by no 6 and 7 Tadmor Close, which are detached bungalows (with existing first floor accommodation).
- 7.10 The two storey element would be set in 4.7 metres from the neighbouring boundary of Maryland. The submitted plans have demonstrated that the proposed replacement dwelling would comply with the Council's 45 vertical and horizontal guide when measured from the middle of the neighbouring ground floor kitchen and nearby door (that serves the same room). Furthermore, the Council's guide would not be breached from the middle of the neighbouring conservatory extension. The proposed building would have lower ridge height (8.3 metres instead of previously proposed 9.3 metres) and eaves (5.6 metres instead of previously proposed 6.5 metres). Furthermore, the layout has been amended and the proposed building would no longer extend 13.1 metres beyond the neighbouring ground floor nearest window. It would now extend by approximately 5.5 metres and 3.3 metres beyond the neighbouring conservatory. Furthermore, no first floor windows are proposed on the northern flank elevation. Therefore, the proposal is considered to have an acceptable relationship with the neighbouring property and an acceptable impact on in terms of over-bearing, loss of privacy or over-looking.
- 7.11 Objections were raised concerning the Council's 25 degree guide and that this would be breached. It is relevant to note that the purpose of this guide is to ensure that the front or rear elevations of a property is not significantly impacted by proposed developments in terms of skylight/sky view. However, the neighbouring property is adjacent to the flank elevation rather directly facing directly the rear elevations, and as such it is not relevant the neighbouring properties at the rear. The proposal would not breach the 25 degree in regards to the neighbouring properties at the rear (along Tadmor Close).
- 7.12 The proposed built form will be located some 25 metres from the rear boundary with no 6 and 7 Tadmor Close, both of which have wide private gardens at the rear. The proposal would therefore meet the minimum separation distance from the back to boundary of 10.5 metres (even for three storey development which is 15m). Furthermore, the proposed replacement dwelling would respect the Council's minimum back to back requirement of 21 metres (even for three storey which is 30 metres). The proposed plans indicate the provision of a first floor balcony on the elevation that faces the Green Belt land. The balcony would set back 0.6 metres from the front elevation of the dwelling and would set back 6.2 metres from the rear elevation. It is considered that it would have an acceptable relationship with and would not lead to over-looking or loss of privacy to the nearby residential properties at the rear.
- 7.13 It is considered that the proposal does not significantly overlook, overbear, cause a loss of sunlight or daylight or outlook and therefore respects the

amenities of the adjoining neighbouring properties. Therefore, the proposal is considered to have an acceptable impact on the amenity of existing neighbouring residential properties, conforming to the Design SPD and Policy EN1.

Parking & Highway Impact

- 7.14 The Spelthorne Borough Council's Parking Standards require 2.5 parking (rounded up to 3) spaces for 4 bedroom dwellings or larger. The submitted layout plan indicates that the proposed replacement dwelling would incorporate 4 vehicle spaces, which would comply with the Council's minimum parking standards. It is considered that the proposal would have an acceptable impact on the parking provision. The County Highway Authority (CHA) also raised no objection on the proposal, considered necessary to impose a condition requiring the provision of an electric vehicle charging point.
- 7.15 The proposal is, therefore, acceptable on highway and parking grounds.

Other Matters

- 7.16 The Council's Environmental Health Officer has raised no objection to the proposal on contamination, subject to conditions.
- 7.17 The applicant submitted an Ecological report as part of this submission, which concluded that the existing bungalow and garage have negligible Bat roost suitability. In absence of trees within the site, a preliminary Ecological Assessment (PEA) confirmed that there are no bats in presence. The Surrey Wildlife Trust (STW) was consulted and raised no objection to the submitted report, considering that it was appropriate in scope and methodology. The SWT has been satisfied that the report identified the likely absence of active bat roosts and has therefore advised that bats do not appear to present a constraint to the proposed development.
- 7.18 The applicant submitted an energy report has considered the Air Source Heat Pumps (ASHP) as a suitable solution for this proposal to provide improvements to the CO2 emissions when combined with a high-performing fabric. The Council's Sustainability Officer was consulted and raised no objection to the proposal on renewable energy grounds, subject to the imposition of a condition.
- 7.19 The proposed house would comply with the Government's Nationally Described Technical Housing Standards (THS) (March 2015) for a 5 bedroom house. There will be no change to the existing private garden at the rear (467sq metres). The replacement dwelling is therefore considered to comply with and exceed the minimum amenity requirements for future occupiers.
- 7.20 As already highlighted above, the site lies within Flood Zone 1, which has a low probability of flooding with a less than 1 in 1000 year chance of flooding, and no uses are precluded on flooding grounds. The principle of locating new

residential development ('defined as 'a more vulnerable use') in the relatively low risk Flood Zone 1 is acceptable. The site currently contains a detached bungalow and proposal relates to a replacement dwelling and there is no risk to the future occupants of the site from flooding.

- 7.21 The Local Planning Authority has received a comment in respect of the accessibility of the property indicating that the property does not have step free access to habitable rooms with 3 steps down from the hallway and therefore as designed the dwelling is not visitable. A comment has also been made that as a minimum the dwelling must be designed to comply with Building Regulations Part M4(2): accessible and adaptable dwellings. Part M4(2) is an optional requirement and only applies where a planning condition is imposed. Planning conditions should be used in a way that is clearly seen to be fair, reasonable and practicable. Government advice states that it is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls. The comment has provided no justification for the use of part M4(2) and it is not considered that imposing a condition would meet the necessary tests. The Building Regulations state that in the Secretary of State's view, requirement M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey.

Financial Considerations

- 7.22 Under In S155 of the Housing and Planning Act 2016, Local Planning Authorities are required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal would generate New Home Bonus which is an economic benefit. It is a CIL chargeable development and will generate a CIL Payment of approximately £44,374.05. This is a mitigation against the development. The proposal will also generate Council Tax payments which is not a material consideration in the determination of this proposal.

Equalities Act 2010

- 7.23 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 for:
- 7.24 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act 1998

- 7.25 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.26 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.
- 7.27 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.
- 7.28 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.

Conclusion

- 7.29 The proposal is considered to be keeping with the character and the amenities in relation to the other properties in the surrounding area and would also be meet to the objectives of Policy EN1 of the CS & P DPD. The objections associated with the previous refusal scheme have been outcome. Accordingly, the application is recommended for approval.

8.0 Recommendation

GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of two 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 P.M.504 Rev O, P.M.200, P.M.502 Rev O, P.M.500 Rev O, P.M. 202 and P.M.503 Rev O Received on 29.09.2023, P.000 Rev B Received on 07.11.2023, P.M.300 Rev B, P.M.301 Rev B, P.M.600 Rev Q and P.M.601 Rev Q Received on 13.11.2023, P.M.100 Rev C, P.M.400 Rev R and P.M.602 Rev R Received on 20.11.2023.

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

3. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building and surface material for parking area is submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason:-.To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for the proposed building to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained.

Reason:-.To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

5. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason:-.To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. Prior to the commencement of development a survey report detailing ground conditions of the site shall be submitted to and approved in writing by the Local Planning Authority. Where Made Ground or contamination is encountered a scheme to investigate, assess and remediate contamination risks shall be agreed in writing with the Local Planning Authority, and shall be carried out in accordance with the agreed details and timetable. The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-. To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

7. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:-. To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:-.In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no extensions, roof alterations or outbuildings shall be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

Reason:-.In the interests of the character of the area and the amenity of

neighbouring and adjoining dwellings.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason:-. In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

Informatives

1. The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.
2. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

For amended permissions, a new CIL Liability Notice will only be issued where there has been a change to the developments Gross Internal Area (GIA). Where there is no change in GIA, the CIL Liability Notice for the original permission applies.

In all cases, if you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

*Please note, where planning permission is granted by way of general consent (including prior approval notifications), a Liability Notice will be generated following the submission of a Notice of Chargeable Development.

Before any works in respect of a CIL liable development is commenced, a Commencement Notice, or Notice of Chargeable Development in cases of general consent, must be submitted to the Council.

Non-compliance with the CIL Regulations will trigger enforcement action under the Part 9. Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.gov.uk/CIL. Further guidance can be found on the Government website on the following link - <https://www.gov.uk/guidance/community-infrastructure-levy>.

3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required.

Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking

Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

4. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in "BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby".
5. The applicant should take action to ensure that development activities such as demolition and vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.

As suitable foraging and commuting habitat exists within and surrounding the site, measures should be taken to enhance the site for Badger and Hedgehog including: • Ensuring the species can move across the landscape by creating suitably sized gaps into all close-boarded fencing • Creating habitat connectivity across the landscape • Creating a wild corner with minimal habitat management • Incorporating hedgehog homes into the development. In addition, any trenches left overnight, will need to be covered or provided with ramps to prevent mammals falling in and becoming trapped. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

6. Native species or species of known biodiversity benefit are recommended when planting new trees and shrubs. Preferably these should be of local provenance from seed collected, raised, and grown only in the UK, suitable for site conditions and complementary to the surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.
7. Historically, land across Spelthorne has been subject to extensive mineral extraction, with subsequent infilling of the resultant voids. Excavations during some development works have encountered fill materials where records have not previously identified a history of extraction/infilling.

To confirm ground conditions at the application site minimum requirements of the survey are as follows:

- The excavation of 2-3 trial holes to a depth of 1.00mbgl. This can be done by hand or with a small digger
- At least one location beneath the footprint of the proposed dwelling and another one to two holes within the proposed rear garden and other associated landscaped areas.
- An inspection to be made of the ground conditions and confirm the absence or otherwise of any made ground/fill materials at this property, their thickness and extent.

- Photographs shall be taken of each exploratory position including all associated soil arisings (soils excavated and placed to the side of the hole as works progress).
- Where different soil horizons are encountered (i.e. topsoil to 0.40mbgl overlying a layer of sandy gravel to 0.60mbgl with stiff clay to the base of the excavation (c.1.00mbgl)) appropriate written logs will be required to detail the depths, thickness and description of the materials encountered.
- A scale plan (such as the site layout plan) indicating the location of the exploratory positions in relation to the proposed property and a photograph taken across the site detailing the soils and arisings.
- The information, logs and photographs can be submitted to us in a simple letter report.
- If made ground materials are encountered during the excavations soil sampling and assessment of contamination risks will be required to be undertaken by a suitably qualified person.

Made Ground refers to non-natural/notable fill materials - fragments of brick, concrete, metal, plastic, timber, glass, ashy materials. Evidence of contamination is identified by either visual (staining of soil or sheens on groundwater (if encountered)) or olfactory means (organic, tarry, hydrocarbon/petrochemical odours). If materials of this nature are discovered during the survey, you are advised to contact us for further guidance.

The applicant should be mindful not to create a dust nuisance during demolition works, particularly where any asbestos containing materials may be present. If removal of asbestos cement sheet roofing is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos cement sheets, which outlines good practice, how to prepare and what equipment is needed, how to remove the sheets and how to deal with the sheets once removed (<http://www.hse.gov.uk/pubns/guidance/a14.pdf>). There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos (<http://www.hse.gov.uk/asbestos/protect.htm>).

8. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - c) Deliveries should only be received within the hours detailed in (a) above;
 - d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel

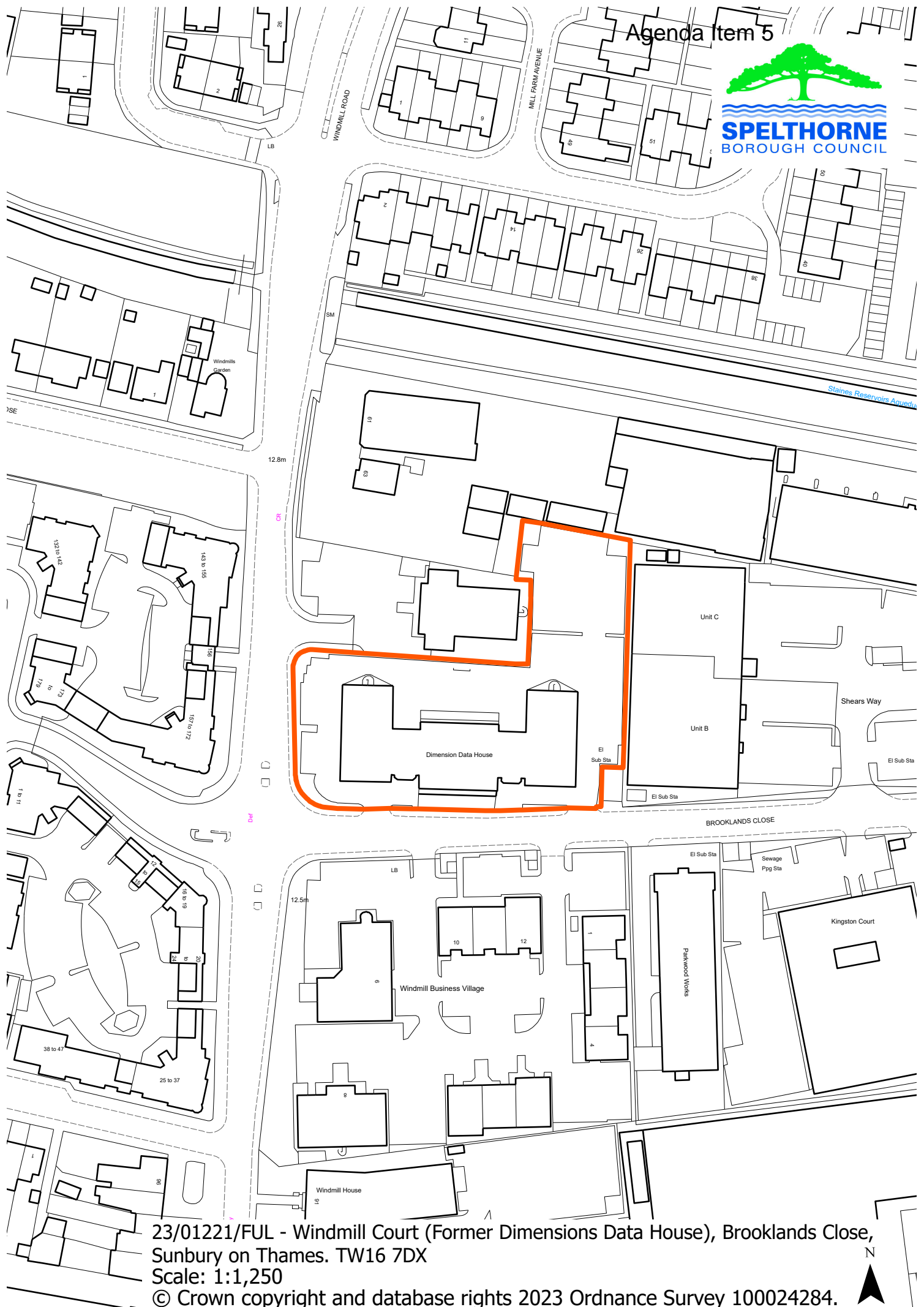
washes;

- e) There should be no burning on site;
- f) Only minimal security lighting should be used outside the hours stated above; and
- g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

- 9. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
 - a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - d) the name and contact details of the site manager who will be able to deal with complaints; and
 - e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
- 10. In accordance with Approved Document S of the Building Regulations, you will be required to install electric vehicle charging facilities.
- 11. All gas-fired boilers should meet a minimum standard of <40mgNOx/kWh to meet best practice.

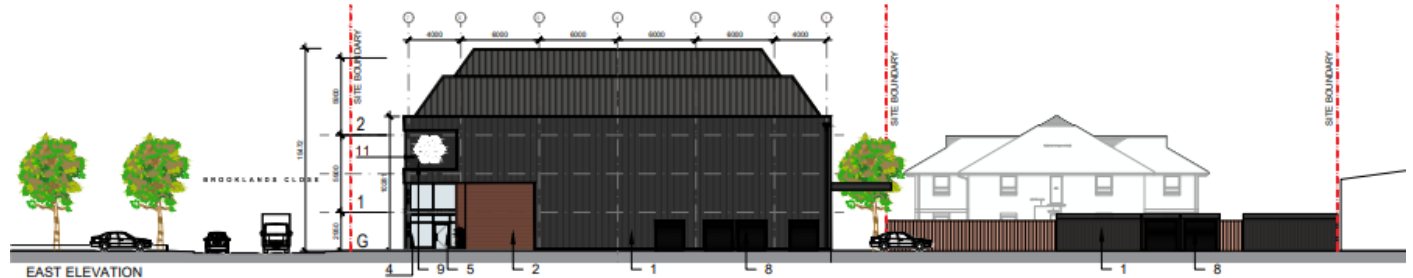
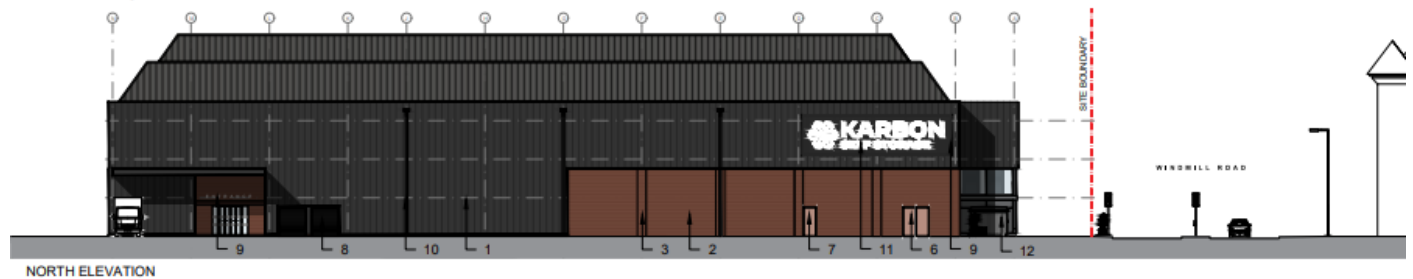
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23/01221/FUL - Windmill Court (Former Dimensions Data House), Brooklands Close,
Sunbury on Thames. TW16 7DX
Scale: 1:1,250

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Planning Committee

12 December 2023



Application No.	23/01221/FUL		
Site Address	Windmill Court (Former Dimensions Data House), Brooklands Close Sunbury-On-Thames, TW16 7DX		
Applicant	Sunbury PropCo Limited		
Proposal	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.		
Case Officer	Kelly Walker		
Ward	Sunbury Common		
Call in details	N/A		
Application Dates	Valid: 28.09.2023	Expiry: 28.12.2023	Target: Within 13 weeks
Executive Summary	<p>The proposal is for the erection of a new commercial building for the use as a self-storage facility and also a light industrial workspace. The site is located within a designated Employment Area and the principle of erecting a new commercial building with more floorspace compared to the previous building is considered to be acceptable. The design reflects the use as a storage building but includes active frontages facing the roads. A mix of materials is proposed and the design incorporating a stepped mansard roof and with landscaping is considered to be acceptable. Proposed parking is located to the side/rear. The existing access closest to the corner will be removed which will improve highway safety and the use will reduce the proposed number of vehicle movements associated with the site, compared to the previous office/industrial building. The impact on the amenity of neighbouring properties is considered to be acceptable. The proposal accords with the Council's policies in the Core Strategy and Policies Development Plan Document 2009 (CS &P DPD).</p>		
Recommended Decision	The application is recommended for approval		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 (CS&P DPD) (i.e., the current Local Plan) are considered relevant to this proposal:
- SP1 (Location of Development)
 - LO1 (Flooding)
 - SP6 (Maintaining and Improving the Environment)
 - EN1 (Design of New Development)
 - EN3 (Air Quality)
 - EN8 (Protecting and Improving the Landscape and Biodiversity)
 - EN15 (Development on Land Affected by Contamination)
 - EM1 (Employment Development)
 - SP7 (Climate Change and Transport)
 - CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
- 1.2 Also relevant are the following Supplementary Planning Documents/Guidance:
- Supplementary Planning Guidance (SPG) on Parking Standards Updated 2011
- 1.3 The policies contained within the National Planning Policy Framework (NPPF) 2023 are also relevant.
- 1.4 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. An Examination into the Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved the following: *Spelthorne Borough Council formally requests 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 Council resolved to extend the pause in the Examination timetable until the proposed changes to the NPPF have been published (expected shortly) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive.

As such the policies and allocation carry limited weight in the decision-making process of this current planning application

1.5 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:

- ST1: Presumption in Favour of Sustainable Development
- ST2: Planning for the Borough
- PS1: Responding to the Climate Emergency
- PS2: Designing Places and Spaces
- E1: Green and Blue Infrastructure
- E2: Biodiversity
- E3: Managing Flood Risk
- EC1 Meeting a need for Employment Land
- ID1: Infrastructure and Delivery
- ID2: Sustainable Transport for New Developments

2. Relevant Planning History

2.1 The site has the following planning history:

23/01046/DEM	Prior notification for the demolition of the existing building (approved ref SPE/FUL/86/558)	Prior Approval Not Required 11/09/2023
10/00665/FUL	Erection of 5 no. streetlamps to car park area.	Grant 20/10/2010
08/00595/ADV	Erection of 4 illuminated fascia signs, and 2 nonilluminated signs.	Grant 26/08/2008
PE/FUL/86/558	Erection of a two-storey 2,508 sq. m (27,000 sq. ft) light industrial (Class III) building for high technology research and development with ancillary offices divisible into 4 units, with associated	Grant 22/10/1986

	parking and landscaping at 73-77 Windmill Road together with the former Raven Holdings Site	
SPE/FUL/84/378	Erection of a single-storey industrial building (Class III/I V) with an ancillary office totalling 8,073 sq. ft. (750 sq. m), together with 16 car parking spaces, 4 lorry parking spaces, the provision of turning, loading and unloading areas.	Grant 24/10/1984
PLAN E/FUL/83/652	Erection of (a) a single storey extension to existing industrial premises to provide 1,550 sq. ft. (144 sq. m) gross ancillary office floorspace, (b) a two-storey link extension to provide an entrance and staircase; and (c) the cladding of the existing two-storey building with a curtain walling system of reflecting glass to the west and south facades.	Grant 16/11/1983

3. Description of current proposal

The site and surrounding area.

- 3.1 The application site comprises an area of land of 0.45 hectares (ha) and is an L shaped plot located on the corner of Windmill Road and Brooklands Close. It was previously occupied by a 2 storey industrial/office building which has recently been demolished and the site is currently surrounded by hoarding. There are 2 no. existing vehicular accesses/egresses to the site from Brooklands Close to the south. The site wraps around the rear of the adjacent office building on Windmill Road at Monkey Puzzle House, to the north. Also to the north are other commercial buildings including those at 61 and 63 Windmill Road and Unit 14 Brooklands Close, which are located to the south of the Staines Reservoirs Aqueduct. To the east of the application site is Shears Way, accessed from Brookland Close, with Units B and C directly adjacent to the application site.
- 3.2 To the south on the opposite side of Brooklands Close is Windmill Business Village, which is accessed from Brooklands Close. This consists of a number of 2 storey buildings around a central car parking area in commercial use. These properties to the east and to the south, on the opposite side of Brooklands Close form part of the Windmill Road Industrial Estate and designated Employment Area. The area contains a mixture of designs and styles of buildings, with some warehouse style buildings. The general character of the industrial estate is quite distinct, with mainly 2 storey buildings, set back from Brooklands Close with low fencing and planting/trees.
- 3.3 On the opposite side of Windmill Road is residential development. The flatted development opposite the application site at International Way, consists of 3/4 storey buildings, with turret designs on the corners.

- 3.4 The site is located in the urban area and is within the Windmill Road designated Employment Area.

Description of Current Proposal

- 3.5 This planning application is for the erection of 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.
- 3.6 The proposal involves the erection of a larger building on the site, in place of the original office/industrial building which has recently been demolished. The building will be 5 stories, with a height of 15.47m, but will initially contain 3 levels internally. The ground floor will contain 527 sq. m of light industrial workspace/incubator space referred to by the applicant as 'Fab Labs'. which the applicant notes, are primarily targeted at individuals seeking small, affordable, flexible industrial style spaces and give examples such as artists, painters, potters, carpenters, framers, other light manufacturing and start up businesses. These units will provide active frontages to both Windmill Road and Brooklands Close, which incorporates glazing. The rest of the building, as well as an additional 27 'Direct Access' units at the rear/side of the site, will provide a total of 6145 sq. m of floor space for storage.
- 3.7 In the submitted Planning Statement the applicant states that the Self-Storage Association of the United Kingdom (SSA), who are the principal trade association representing both self-storage operators and industry supplier members, outlines a self-storage unit as follows;

"A self-storage unit is a securable static space less than 500 square feet in size that is to be used by a person or business for the storage of their goods. The customer will have exclusive and ready access to the space. Ready access means the ability to access the unit at will during normal office hours without intervention. It is not intended that the unit be used as a workspace, trade counter or place where business activities other than storage or storage related activities take place. Storage related activities would include goods receiving, dispatch and packing that involve the goods in storage. This unit would be rented under a self-storage contract that was not part of, or tied to, an additional agreement such as a residential tenancy, office space, workspace or similar'.

- 3.8 The applicant notes that the new self-storage facility will employ around 3-4 full time employees on site. The applicant also notes that in addition, to the direct employment, self-storage facilities create a significant amount of indirect employment generation with many small businesses choosing to base their operations from these facilities. They note that self-storage therefore plays a crucial role in supporting the local economy, given the mix of both business and domestic customers. The applicant estimates that this development is likely to support / generate between 29-57 jobs. These figures have been reached using the Employment Densities Guide and London Employment Sites Database

'The provision of a new self-storage warehouse will have significant economic benefits. The new facility will employ around 3-4 direct full-time employees

and provide significant further employment generation through the provision of space for SMEs and start-up businesses. This is especially the case for Karbon Self Storage who have incorporated 'fab labs' as part of their business model. 'Fab labs' are primarily targeted at individuals seeking small, affordable, flexible industrial style space'.

- 3.9 The applicant notes in their Planning Statement that the proposed new self-storage warehouse will be owned and operated by Karbon Self Storage, a business that delivers self-storage facilities across many major European cities. The self-storage units will be used as secure space to store goods by both individuals and businesses.
- 3.10 The proposal will provide 6145 sq. m of floorspace for storage on opening, but it will have the capacity to increase to a maximum of 10,208 sq. m by using demountable mezzanine floors. The applicant notes that this allows the business to grow organically, as, and when required.
- 3.11 The proposed self-storage facility would be accessible to existing customers 24 hours a day; however, the shop/front of house area will have separate hours of operation Monday-Friday: 09:00 to 18:00hrs, Saturday: 09:00 to 17:00hrs and Sunday: 10:00 to 16:00hrs
- 3.12 The building has been designed to reduce its floor area as it gets taller, with a stepped Mansard roof design, appearing as a pitched roof. A mixture of materials will be used including black cladding, brick and glazing.
- 3.13 The existing vehicular access closest to the corner with Windmill Road will be blocked up. The existing access in the south east corner of the site, along Brooklands Close will continue to be used to access the site. There will be parking provided to the side/rear of the main building for 12 vehicles in total, including 1 disabled space and 2 light goods vehicle spaces. There will also be cycle parking (30 spaces). The proposal will also include landscaping along the street frontages to help to soften the development.
- 3.14 The proposed site layout is provided as an Appendix.

4 Consultations

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection. Recommend conditions
Sustainability Officer	No objection, subject to condition.
Local Lead Flood Authority (Surrey County Council)	No objection, subject to condition.
Crime Prevention Officer	No objection
Surrey Wildlife Trust	No objection

Tree/Landscape Officer	No objection subject to conditions
SBC Biodiversity Officer	No objection
Environmental Health (Contaminated land)	No objection subject to conditions
Environmental Health (Air Quality)	No objection subject to conditions
BAA Airport safeguarding	No objection, recommend informative

5. Public Consultation

- 5.1 49 properties were notified of the planning application. Furthermore, in view of the fact this application is a 'Major' proposal (more than 1,000 sq m floorspace), a statutory site notice was displayed, and the application was advertised in the local press. No letters of representation have been received.

6. Planning Issues

- Principle of the development
- Design and appearance
- Highway issues
- Parking provision
- Flooding
- Renewable energy
- Ecology
- Impact on trees/landscaping
- Contaminated land
- Air quality
- Crime and design

7. Planning Considerations

Principle of the development

- 7.1 The application site is located within the Windmill Road Employment Area and was previously occupied by a commercial building, for light industrial/office use and was most recently occupied by NatWest Bank. The proposed use is for a new self-storage facility (Use Class B8) and new light Industrial workspace/incubator units (Use Class E(g)(iii)). The previous building had an employment floorspace of some 2508 sq. m and the proposal will have an employment floor space of some 6672 sq. m. It will also however, have the potential to increase to 10,208 sqm, by the introduction of mezzanine floors within the main building, which can be introduced at a later date (without the need for planning permission).
- 7.2 The NPPF in section 6 refers to Building a Strong competitive economy and para 81 states: -

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed

on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’.

- 7.3 Policy EM1 of the Local Plan, in relation to Employment Development states that ‘...*the strategy of maintaining the employment capacity of Spelthorne will be implemented through two main employment policies. Policy EM1 identifies 11 major Employment Areas which are to be protected. The boundaries of these sites are shown on the Proposals Map.*

7.11 Within the designated Employment Areas land in employment use is to be retained, the net loss of employment land or floorspace will not be accepted, unless the loss of floorspace forms part of a development that is of overall benefit to an existing business operating from the site.

7.12 Employment development under the policy includes industry, offices, research and development, warehousing, retail, hotels and some leisure uses. Retail use will only be allowed within existing retail centres in accordance with Strategic Policy SP4.’

- 7.4 Policy EM1, states that the Council will maintain employment development by *retaining the designated Employment Areas and supporting in principle proposals in these areas for employment development and encouraging proposals for redevelopment and extensions that enable business needs to be met and make the most effective use of available employment land.* {underlining is planner’s emphasis}

- 7.5 As required by Policy EM1 above, the proposed uses are considered to generate employment as they involve warehousing, office and industry. The proposal will involve an increase in the amount of employment floorspace and will not result in a loss of it. As such the proposal is considered to comply with Policy EM1, as it is for the redevelopment of the site on employment land that enables business needs to be met and makes the most effective use of available employment land.

- 7.6 In regard to the emerging Local Plan, the site is located east of the Windmill Road, Sunbury Strategic Employment Area. It has not been put forward as an allocated site in the emerging local plan. The new policy in the emerging plan for meeting employment need is Policy EC1 and this would apply to this proposal. Para 7 of the policy states that ‘*proposals for new industrial, warehousing and storage floorspace will be directed to the industrial Strategic Employment areas, to any of the existing industrial estates and to any sites where floor space of this use class is included in the site allocation in the Local Plan.*’. The site is located on an existing industrial estate, and as such the proposal adheres to the policy. However, it should be noted that the emerging local plan only carries limited weight for decision making purposes.

- 7.7 Therefore the proposed use is considered to be acceptable in this location and accords with Policy EM1 on employment land and the NPPF Section 6 on building a strong and competitive economy.

Design and appearance

- 7.8 The National Design Guide (NDG), *“Planning practice guidance for beautiful, enduring and successful places”*, produced by the former Ministry of Housing, Communities and Local Government (MHCLG) in 2021, sets out guidance for well designed places. Paragraphs 43 and 44, note that well designed buildings do not need to copy what is already in existence but do need to integrate with the surroundings in a number of ways including physically, socially and visually:

“Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, grain, form and scale – see Built form;*
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development – see Identity.*
- uses and facilities, including identifying local needs and demands that well-located new facilities may satisfy; and public spaces, including their characteristic landscape design and details, both hard and soft.*

However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.”

- 7.9 Policy EN1a of the CS & P DPD 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.”*
- 7.10 The industrial/office building previously used by a bank on the site, has recently been demolished and the site is surrounded by a hoarding. The proposal is for a warehouse building, 5 storeys in scale, initially with 3 floors of commercial use, consisting of storage and light industrial uses. The site is located on a corner plot and as such is prominent and can be viewed from a number of directions. The proposed building is of a commercial use and large in scale, taking up much of the site. It will be set back from the boundaries and has been designed in a way to integrate into the locality. The proposed design is relatively unique for a storage building, moving away from the ‘box-type’ structures and bright colours of other established storage companies. It proposes active frontages and has attempted to reduce the bulk at height,

with the setting in of the upper stories, with a stepped mansard roof to a maximum height of 15.47m. This gives the proposed building a pitched roof appearance, which allows it to integrate into the street scene, and will be in keeping with neighbouring pitched roof designs, including Monkey Puzzle to the north.

- 7.11 The building will be set back from the side boundaries at the front of the building by approximately 4m, from the side with Monkey Puzzle House and 4m from the boundary with Brookland Close. The front of the building will be set back by at least 4.8m from Windmill Road, with the front corners of the building 'cut off' and set further back. The front protruding section of the proposed building will have a flat roof, with the mansard roof on the full width part of the main building behind. This set back allows for visibility for the cross road junction, as well as for landscaping and helps to add interest to and reduce the bulk of the building.
- 7.12 The proposed building uses a mixture of materials including black cladding which is in line with the branding of Karbon Self Storage and the use of brick and glazing, which responds to neighbouring properties. In particular, brick is used as a feature, to break up the cladding on the northern flank elevation, which is clearly visible from the north as the building is set forward of Monkey Puzzle House. The units at ground floor will have glazing which will ensure an active frontage along both Windmill Road and Brooklands Close. As such the proposed design is considered to accord with Policy EN1 in that the proposal is creating a building that is '*...attractive with their own distinct identity*'. It is also considered to be in keeping with the character of the area and will make a positive contribution to the street scene, providing a new larger employment building, within an industrial area, while making an efficient use of a brownfield site in a designated Employment Area. The applicant has noted that they have sought to, '*... create a development that is in keeping with the design principles of Karbon Self Storage while also being sympathetic to the context of the site's location.*'
- 7.13 The existing flats at International Way, on the opposite side of Windmill Road, are set a similar distance back from the highway and the proposed building is of a similar height to the top of the existing corner section which includes the turrets. This provides a continuity with the distance from the highway and height of buildings at the junction, which is in keeping with the character of the area.
- 7.14 Monkey Puzzle House, which is located to the north of the site, has previously been granted Prior Approval for the conversion of the building from offices to residential and a subsequent application for alterations and extensions to provide an additional floor at second storey level. with a maximum height of 9.5 metres (Ref: 17/00366/FUL). Both consents have expired and have not been implemented. Monkey Puzzle House remains as an office. There are other warehouse style buildings covering large footprints in the existing industrial estate including adjacent to the east at Sheers Way. As such the proposal reflects features such as set backs, building heights and materials of neighbouring properties and will be in keeping with the character of the area in accordance with Policy EN1.

- 7.15 There will be an additional 27 'Direct Access' units at the rear/side of the site. These are ground floor only, with most positioned against the boundary. They will have a height of approximately 3m with roller shutter doors for access. Given their position and low level, they will not be particularly visible from neighbouring plots or indeed the street frontages.
- 7.16 A full landscaping plan has been provided with the application and will help to complement the proposed building. It will provide visual relief to the built form and soften the areas of hardstanding on the frontages with Brookland Close and Windmill Road in particular. The parking has been provided to the rear/side of the building. As such, the proposed development is considered to be acceptable in design terms and generally conforms with Policy EN1.

Impact on neighbouring residential properties

- 7.17 Policy EN1b of the CS & P DPD states that:

"New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook."

- 7.18 The closest residential properties are located to the west on the opposite side of Windmill Road at International Way at some 28m away from the proposed building. This building is a 3 and 4 storey block of flats, facing the application site.
- 7.19 The Supplementary Planning Document (SPD) on design refers to relationships in suburban residential areas and is not therefore applicable in this particular instance. However, the SPD does refer to the requirements highlighted in a British Standards document on 'Lighting for Buildings' and the Building Research Establishment (BRE) report 'Site Layout Planning for Daylight and Sunlight,' which notes that it is important for day to day tasks and health to allow sufficient daylight into dwellings.
- 7.20 The BRE document identifies the need to maintain a reasonable amount of light into habitable rooms. This will have a bearing on the position and height of extensions (and new buildings) in relation to existing properties. The BRE guidance provides a 25 degree line measure which the Council considers provides a useful guide to maintain adequate light levels and avoid excessive overshadowing by new buildings and extensions.
- 7.21 The 25 degree line guide ensures appropriate levels of daylight and that in the area to the front or rear of a property, no new extension (or new building) is so close that a significant view of the sky is lost. It notes that no extension (or new dwelling) should break a 25° line as measured from the centre of the main window to a habitable room at a point 2m above ground level. The proposed building does not cross the 25 degree line, when taken from the flats at International Way, given the height of the proposed building and the distance between them.
- 7.22 A Daylight and Sunlight Assessment has been submitted in support of this application. The results demonstrate that the proposed development will have

an extremely low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to one isolated ground floor bedroom window no. at 157 International Way in respect of winter sunlight only. The report notes that taking into account the overall high level of compliance with the BRE recommendations, the proposed development is acceptable in terms of daylight and sunlight. It is considered that given the findings of the report and the distance between the properties, in the public domain, the proposal is considered to have an acceptable relationship and impact on the amenity of these residential properties opposite.

- 7.23 Monkey Puzzle House is an office block located adjacent to the north of the subject site. The building will be approx. 8m away from the proposed building as both buildings are set in from the boundaries. The building adjoining the site to the east is in close proximity but is commercial, as are the buildings on the opposite side of Brookland close to the south. It is considered that due to the siting and design of the proposal, the relationship is acceptable on these commercial buildings.
- 7.24 The proposal is considered to have an acceptable relationship and therefore an acceptable impact on the amenity of existing neighbouring properties, including residential properties opposite, on Windmill Road, conforming to Policy EN1.

Highway and parking provision

- 7.25 Strategic Policy SP7 of the CS & P DPD states that:

“The Council will reduce the impact of development in contributing to climate change by ensuring development is located in a way that reduced the need to travel and encourages alternatives to car use. It will also support initiatives, including travel plans, to encourage non car-based travel.”

- 7.26 Policy CC2 of the CS & P DPD states that:

“The Council will seek to secure more sustainable travel patterns by: ... (d) only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.

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.

- 7.27 The Councils Parking Standards Supplementary Planning Guidance (SPG) refers to business development. It notes that development including light industrial provision should not normally provide 1 car space per 35 sq. m gross floor area, and for Warehouses used solely for storage: 1 car space per 100 sq. m floor area, plus 1 lorry space per 200 sq. m floor area. These standards are applied as maximum standards. The Parking Standards

stipulate a maximum parking provision of 25 car parking spaces and 5 lorry parking spaces for a scheme of this size and mix, and a total of 12 car parking spaces and 2 light good vehicles spaces are to be provided on the site. The parking provision therefore complies with the maximum parking standards.

- 7.28 The County Council was consulted as the County Highway Authority (CHA) and has raised no objection to the proposal. The CHA has made the comments below: -

Proposed access arrangements

It is proposed that vehicular access to the site will be consolidated by stopping up the western access, leading to sole vehicular access being taken from the eastern access. The eastern access would be widened and modified in order to form a two-way access/egress junction. The CHA has noted that, *'...Based on site observations at the existing access location, vehicular visibility onto Brooklands Close is considered to be suitable','The CHA would support the proposal for access, as it would increase the separation distance between the traffic signals at the A244 Windmill Road / Brooklands Close junction and thereby improve the fluidity of vehicles through the junction, whilst also removing a conflict point between vehicles and pedestrians'.*

Trip generation

Proposed B8 (Self Storage) –

'A 'first principles' approach was used for the self-storage facility (Use Class B8) through the use of data from a similar consented site at Tottenham, Greater London (application ref no. HGY/2022/2293). The Tottenham site was chosen from a list of sites used in a Transport Statement for a comparable self-storage site in Watford (given consent under application ref no. 22/01486/FULM) which is operated by the same company as the one associated with the Windmill Court site. The Tottenham site's associated trip rates demonstrated the highest predicted trip attraction from a list of sites used, and its poor public transport accessibility presented it as another robust choice of sites for vehicular trip attraction'

Proposed E(g)(iii) 'Fab Lab' units –

'A TRICS assessment was undertaken. The CHA supports the use of this source of data and due to the nature of the database - using nationwide data and large numbers of surveys - it is therefore considered acceptable. The use of survey sites sub-class 'Industrial Unit' is considered to represent a suitable assessment''

Net trip generation – Based on the proposed 10,208 sqm, the trip generation exercise for these land uses has revealed that there would be a total of 13 two-way vehicular trips during the AM peak hour, and 10 trips in the PM peak hour. The data therefore indicates that there will be a net reduction in vehicle trips in both AM and PM peak hours, of approx. 21 vehicles, compared with the existing office use. As a result, there would be a reduced impact upon the local highway network both in terms of capacity and safety'.

Parking

'The CHA deem the proposed parking provision to be acceptable for the proposed site use.

Surrey County Council's Recommended Parking Guidance for Warehouse - Storage (B8 Storage/Distribution) is 1 car space per 100m² and 1 lorry space per 200m², and Light Industrial (E(g)(iii)) is a maximum range of 1 car space per 30-100sqm. These are maximum standards, and so the CHA would accept any parking level beneath this, provided the site's sustainable credentials in terms of location, can be justified. In this case, we are satisfied that the site is located in an area where there are opportunities for sustainable travel to the site. It is located within walking and cycling distance of a large residential area, and within 400 metres walking distance (5 mins) of bus stops, which is served by 3 regular services, and within 650 metres walking distance (8 mins) of Upper Halliford Rail Station'. It should be noted that the CHA is referring to their own standards which this Council has not adopted. They do, however, act as a helpful guide.

A parking accumulation exercise was carried out based on a number of comparable sites within the TRICS database, which demonstrated that if the peak times for the self-storage (14:00-16:00) & 'Fab Lab' (09:00-11:00) uses were to overlap, there could be a maximum of 8/9 vehicles on site at any one time. This could be accommodated within the on-site parking of 12 proposed spaces.

'The Design & Access statement demonstrates that 18 – 19 'servicing' vehicles could be expected throughout the day, based on survey data used for the TA for the aforementioned Watford self-storage site. The assessment represents a particularly robust scenario' ‘

- 7.29 The CHA raises no objection concluding that, *'...Therefore, in view of the increased separation distance of the site access to the A244 Windmill Road / Brooklands Close junction, the resulting reduction in conflict points, the anticipated reduction in vehicular trips to and from the site, compared to the existing site use, plus the sustainable credentials of the site's location for staff and users of the 'Fab Lab' units, we would deem this proposed development to represent a reduced highways and transport impact.'*
- 7.30 Subject to the recommended conditions, the highway, access, and parking are considered to be acceptable in terms of Policies CC2 and CC3.

Flooding

- 7.31 Policy LO1 of the CS & P DPD states that the Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by requiring all development proposals within Zones 2, 3a and 3b and development outside these areas (Zone 1) on sites of 0.5ha or of 10 dwellings or 1000sqm of non-residential development or more, to be supported by an appropriate Flood Risk Assessment (FRA).
- 7.32 The site is located within Flood Zone 1, which has a low probability of flooding with a less than 1 in 1000 year chance of flooding, and no uses are precluded on flooding grounds. The applicant has submitted a Flood Risk Assessment (FRA) & Surface Water Drainage Strategy, as is required by Policy LO1 of the CS & P DPD.

- 7.33 In terms of flood risk, the site is located outside of the high flood risk area and as displayed in the FRA there is no risk to the proposed development or other existing properties from flooding.
- 7.34 With regards to surface water drainage, the applicant is proposing to implement infiltration drainage devices to improve surface water drainage than currently on parts of the site.
- 7.35 The Lead Local Flood Authority at Surrey County Council (SCC) has been consulted on the proposed sustainable drainage scheme (SuDS) and were initially not satisfied that sufficient detail had been provided. Following the submission of further detail, SCC have been reconsulted and are now satisfied, subject to the imposition of conditions. Therefore it is considered that the proposal complies with the requirements of Policy LO1 of the CS & P DPD.

Renewable Energy

- 7.36 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sq. m to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.37 The applicant proposes to use PV panels installed on the roof to generate renewable energy. The Council's Sustainability Officer has been consulted and raises no objection to the proposal which will provide over 100% of its energy through renewable energy.
- 7.38 To minimise emission an energy hierarchy has been applied to the design, which have been set out in the submitted energy and sustainability statements which includes high standards of fabric thermal performance and passive design to minimise the building's primary energy demands. A condition for renewable energy will be imposed and it is considered that the proposal accords with Policy CC1.

Ecology

- 7.39 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest.
- 7.40 A Preliminary Ecological Appraisal (PEA) has been carried out, which recommends a number of measures to mitigate any adverse impacts and includes measures to be incorporated into the development to ensure a biodiversity net gain, including by using a biodiverse roof and increase soft landscaping on site.

The Council's Biodiversity Officer was consulted and notes that, '*... I am satisfied that the appraisal is an accurate reflection of the ecological condition of the site, and the measures set out in the Design and Access Statement*

(DAS) will result in a significant net gain in biodiversity on the site. I have no other comments'.

- 7.41 Surrey Wildlife Trust (SWT) were consulted and initially raised concerns about the biodiversity net gain being provided. More detail has been provided and SWT have been reconsulted and raise no objection to the scheme. As such the proposal is acceptable in relation to Policy EN8.

Impact on Trees/Landscaping

- 7.42 The applicant has carried out a tree survey at the site and adjacent land, although some trees to the rear of the site will be removed the cherry and Oak tree on Brooklands close will be retained.
- 7.43 The applicants have submitted a full landscape plan with details of planting including mixed species hedges, flowering lawn, shrubs and native species of trees (including birch and apple). This will be mainly located along the street frontages, which will complement the proposed building.
- 7.44 The Council's Tree Officer has been consulted and raises no objection to the proposal. Therefore, the proposed planting and landscaping will help to enhance the proposed development and is considered to be acceptable and will be secured by the imposition of a condition.

Contaminated Land

- 7.45 The applicant has submitted a *Geo-Environmental Assessment* Report to ascertain the level of contamination of the existing ground conditions and proposed remediation measures. The Council's Pollution Control Officer has raised no objection subject to conditions being imposed requiring a further investigation to be carried. A modified report was submitted however, further site investigation is still required. As such subject to these conditions, the proposal is considered acceptable in accordance with Policy EN15

Air quality

- 7.46 The applicant has submitted an Air Quality Assessment (AQA), as is required by Policy EN3 of the CS & P DPD. The AQA assesses the impact of construction impacts of the proposed development. The Council's Pollution Control section was consulted on the application and raised no objection on air quality.

Crime and Design

- 7.47 The Crime Prevention Officer was consulted, and it is considered appropriate to impose an informative rather than a condition, in line with government advice on the use of planning conditions relating to "Secured by Design". Many of the requirements are very detailed (e.g., standards of windows, doors and locks), elements which are not covered and enforced under the planning regulations. This could be brought to the attention of the applicant by adding an informative.

Other matters

- 7.48 In relation to noise, Policy EN11 states that the Council will seek to minimise the adverse impact of noise. An Acoustic Assessment has been carried out and submitted in support of this application. The assessment concludes that

given the nature of activities associated with the self-storage facility, the Fab Labs and the existing noise environment, and the reduction in vehicular movements compared to the previous use, the proposed operations will not have an adverse impact at the nearest sensitive receptors. There are no objections on noise.

- 7.49 Policy EN13 relates to lighting and seeks to minimise the adverse impact from light pollution on the environment, only permitting lighting proposals which would not adversely affect amenity or public safety. The proposal is not considered to cause unacceptable levels of light pollution as many of the surrounding properties are commercial. However, a lighting condition will be imposed for details of external lighting to be submitted and agreed.

Equalities Act 2010

- 7.50 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.

The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.

- 7.51 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.

It is considered that this proposal may affect individuals with protected characteristics specifically the impact of the development on disabled people. However, given the application is at outline stage and design is not under consideration.

Human Rights Act 1998

- 7.52 This planning application has been considered against the provisions of the Human Rights Act 1998.

- 7.53 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.

- 7.54 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.

- 7.55 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.

Financial Considerations

- 7.56 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. The proposal will generate Business Rates which is not a material consideration in the determination of this proposal.

Conclusion

- 7.57 The proposed development is considered to be an acceptable employment use, providing increased employment floorspace on an existing brownfield site in a designated Employment Area. The proposal will have an acceptable design and appearance, and an acceptable impact on the amenity of neighbouring properties. The impact on highways is also considered to be acceptable and the proposal accords with Policies EN1, EM1, LO1, CC2 and CC3 of the Core Strategy & P DPD.

8. Recommendation

- 8.1 GRANT 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. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the buildings and surface material for parking areas are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason: - To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason: - To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. The trees and shrubs shall be planted on the site in accordance with the scheme hereby approved, within a period of 6 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees/shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reasons: - To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development. In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the premises shall be used only for purposes within Use Class B8 and Use Class E(g)(iii) of the Schedule to the Town and Country Planning (Use Classes) Order 2020 as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: - In order to ensure the use is an employment use and in the interest of the amenities of the locality, including highway matters.

6. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will

be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained.

Reason: - To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. No development shall take place until
- i. A site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
 - ii. A written Method Statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The Method Statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology. The site shall be remediated in accordance with the approved Method Statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: -To protect the amenities of future occupiers and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

9. The development hereby permitted shall be carried out in accordance with the following approved plan 23009GA-D-001A, 002D, 003A, 004, 005, 007, 009C, 010A, 011A, 012A and 013A received on 28 September 2023, additional plan numbered 014 received on 17 November 2023 and amended plan numbered 006B received on 29 November 2023.

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

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
 - b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off including multifunctional sustainable drainage systems.
 - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
 - d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

11. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water 4 attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS

- 12 The development hereby approved shall not be first occupied unless and until the existing western access from the site to Brooklands Close has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 13 No part of the development shall be first occupied unless and until the proposed modified vehicular access to Brooklands Close, to include dropped kerbs and tactile paving, has been constructed and provided with visibility zones in accordance with a plan to be submitted and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 14 The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

15. The development hereby approved shall not be occupied unless and until at least 20% of the available parking spaces are provided with a fast charge socket, and a further 20% of available spaces to be provided with power supply to provide additional fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 16 The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of at least 30 bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 17 Prior to the occupation of the development a Travel Plan shall be agreed with the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". Then the approved Travel Plan shall be implemented and thereafter maintained and developed to the satisfaction of the Local Planning Authority. Appropriate targets and monitoring will be agreed and CHA Travel Plan checking fees provided at the developer's expense.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

- 18 (a) No building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with the submitted Tree Protection and Method Statement Plan no. ROK/SUN-WLA-VI-XX-DR-Y-TPP Rev A before any work on the development hereby permitted is first commenced,. The fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.

(b) The destruction by burning of materials shall not take place within 6 m (19 ft 8 ins) of the canopy of any tree or tree group to be retained on the site or on land adjoining.

19. Prior to the occupation of the building(s) hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building(s) and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of security

Informative:-

- 1) The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- 2) The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
- 3) The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>.
- 4) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 5) The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance, obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. 6) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular,

Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

- 6) If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
- 7) You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - a) A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures
 - b) Site perimeter automated noise and dust monitoring;
 - c) Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - d) Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - e) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
 - f) To follow current best construction practice BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - g) BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
 - h) BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
 - i) Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999,
 - j) Relevant CIRIA practice notes, and
 - k) BRE practice notes.
 - l) Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - m) Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - n) Noise mitigation measures employed must be sufficient to ensure that the noise level criteria as outlined in BS8233:2014 and WHO guidelines is achieved.
- 8) The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.

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Planning Committee

12 December 2023

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 1 November – 29 November 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
23/00128/FUL Vivienne House Budebury Road Staines-upon-Thames	02.11.2023	Written Representation	APP/Z3635/W/23/3322831 Erection of an extension to the existing building, including an additional third and part fourth floor to provide eight additional flats together with additional car parking cycle storage, refuse and recycling and landscaping
22/01474/FUL	20.11.2023	Written Representation	APP/Z3635/W/23/3322916

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
The Corner House 2 Staines Road Laleham			Extension and conversion of existing garages and conversion and works to pool building to create 2no. apartments including hard and soft landscaping, car parking and new vehicular access including new opening in boundary wall, onto Staines Road, with associated works
23/00212/FUL Land To Rear Of 176 And 178 Feltham Road Ashford TW15 1AD	02.11.2023	Written Representation	APP/Z3635/W/23/3323562 Erection of 2 no. two storey semi-detached houses with parking and amenity space.
23/00301/T56 Oaks Road Reserve Stanwell Moor Road Staines	20.11.2023	Written Representation	APP/Z3635/W/23/3323671 Proposed telecommunications installation: Removal of an Existing Telecommunications Installation At: P Beach Esq, Gleneagles Close, Staines, Surrey, TW19 7PD and To Be Replaced with A +20.0m AGL Swann Column, 4No. 600? Dishes, 5 no. Unilateral Cabinets, 1 no. A/C Cabinet, 1 no. Furo Cabinet and Associated Ancillary Works. As shown on drawing no's; 002 Issue A (Site Location Plan); 100 Issue A (Existing Site Plan); 150 Issue A (Existing Elevation A); 215 Issue A (Max Configuration Plan); 265 Issue A (Max Configuration Elevation A); Supplementary Information Statement - all received 09.03.2023.
23/00099/FUL	02.11.2023	Written Representation	APP/Z3635/W/23/3328070 Retrospective application for the retention of existing roof alteration comprising ridge height increase, hip to gable roof

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
2 And 4 Loudwater Road Sunbury-on-Thames TW16 6DB			alteration and rear facing dormer (As shown on plans: HP 5410 ISSUE A1 SH1; HP 5411 ISSUE A1 SH1; HP 5656 ISSUE B SH1; ISSUE B1 SH2; ISSUE B SH3; ISSUE B SH4; ISSUE B SH5; ISSUE B1 SH6 and Location Plan received 26.01.2023)
23/00100/FUL 9 And 11 Loudwater Road Sunbury-on-Thames TW16 6DB	02.11.2023	Written Representation	APP/Z3635/W/23/3328074 Retrospective application for the retention of existing roof alteration comprising ridge height increase, hip to gable roof alteration and rear facing dormer.
23/00881/HOU 95 Feltham Road Ashford TW15 1BS	03.11.2023	Fast Track Appeal	APP/Z3635/D/23/3330837 Erection of first floor rear extension and loft conversion facilitated by new roof with higher ridge and rear dormer
23/00507/CLD Roslin Rookery Road Staines-upon-Thames	07.11.2023	Public Inquiry	APP/Z3635/X/23/3331411 Certificate of Lawfulness relating to failure to comply with condition 2 of 09/00277/COU in respect to pupil numbers As shown on site location plan and detailed in a planning statement, statutory declarations and occupancy numbers received 21.04.2023
20/00257/ENF_A Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331902 Appeal against serving of an Enforcement Notice. The material change of use of the land from open land to use comprising the storage of builders merchants materials in connection with a builders merchants business, including pallets and scaffolding,

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
20/00257/ENF_B Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331903 Appeal against serving of an Enforcement Notice. Without planning permission, the carrying out on the land of building, engineering, mining or other operations in particular the erection of a warehouse building and the use of that building on Green Belt land. Marked in blue on the attached plan.

Appeal Decisions Made between 1 November – 29 November 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
22/00580/FUL 10 Squires Road Shepperton TW17 0LQ	12.06.2023	Written Representation	APP/Z3635/W/23/3314395 Replacement of single dwelling with three dwellings as shown on drawings numbered JMRP/1/LOC, X1 and X3 recieved on 22 April 2022 and amended drawings numbered JMRP/1/OD12, 13, 20, 21, 24 and 25 all Rev C received on 28 September 2022.	Appeal Dismissed	08.11.2023	<p>The Inspector considered that the main issue was whether the proposal would comply with local and national planning policy, which seek to steer new development away from the areas at the highest risk of flooding. The site is located within Flood Zone 3a, an area with a high probability of flooding Residential uses are identified as more vulnerable development.. A Flood Risk Assessment (FRA) was submitted noting forms of flooding and mitigation measures.. A Sequential Test was also carried out which is necessary to determine whether any other sites would be available to meet the need for development of this nature, outside of areas most at risk of flooding.</p> <p>A search has been carried out of sequentially preferable sites, identifying no other potential sites of a similar nature.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>However, the Inspector was not satisfied that the applicant had demonstrated that all other potentially available, and less harmful alternative options in flood risk terms have been reasonably explored, and therefore the requirements of the Sequential Test have not been met.</p> <p>The Inspector concluded that the development would be contrary to the relevant provisions of paragraphs 159 and 162 of the Framework and CS Policy LO1.</p>
22/01653/HOU 36 Kenton Avenue Sunbury-on-Thames TW16 5AR	22.06.2023	Fast Track Appeal	APP/Z3635/D/23/3321019 Proposed loft conversion that would include the installation of L-shaped rear facing dormer with two rooflights at the front. Erection of a single storey outbuilding at the rear of site and erection of a single storey front extension to form a porch.	Appeal Split decision- Allowed elements and dismissed L-shaped dormer element	13.11.2023	The Planning Inspector has given a split decision for this appeal. She has agreed with the Council that the outbuilding and porch element were acceptable, whereas it was concluded that the proposed L-shaped dormer extension would be visually obtrusive in the street scene and would cause harm to the character and appearance of the area. Consequently, the roof extension was dismissed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
23/00443/HOU 4 Burgoyne Road Sunbury-on-Thames TW16 7PW	23.08.2023	Fast Track Appeal	APP/Z3635/D/23/3326719 Construction of a part two, part single storey side extension with raised eaves to provide accommodation in the roof space including a front dormer window and front porch with associated parking and amenity space following demolition of existing garage and single storey lean to (As shown on plans: L.201; B.201; P.201; 202; 203; 204; 205; 206; 207; 208; 209 received 04.04.2023)	Appeal Allowed	07.11.2023	<p>The Inspector has identified two main issues in this case: the impact of the proposed development on the architectural integrity of the property and the appearance on the street scene, and the effect on the living conditions of the occupants of 87 Vicarage Road.</p> <p>The LPA considered the proposed extension to 4 Burgoyne Road to be unbalanced, out of proportion, and visually obtrusive. However, the inspector concluded that the extension would not harm the architectural integrity of the property or the street scene. The extension would also not be overbearing to the occupants of 87 Vicarage Road. The Inspector imposed conditions on the materials used in the construction and required the development to be done according to approved plans. The appeal was allowed</p>
23/00110/FUL	01.09.2023	Written Representation	APP/Z3635/W/23/3327773	Appeal Dismissed	23.11.2023	The Planning Inspector considered the proposal would have a greater impact on the openness of the Green

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
Glenhaven Yard Stanwell Moor Staines- upon-Thames			Redevelopment of Glenhaven Yard - removal of existing outbuildings to allow erection of a single storey structure to be used as a minibus depot for a holiday firm as per Certificate of Lawfulness (18/00941/CLD) with associated parking area, delivery/service collection point, realigning the kerbline, reduction of existing hardstanding and improvement to grassed area / paddock.			Belt than the existing lawful development. In the absence of sufficient information and evidence, the applicant failed to demonstrate that the proposal would not have an unacceptable impact on the living condition of the occupants of the neighbouring properties in regards to noise. Consequently, the appeal was dismissed.
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	Appeal Withdrawn	07.11.2023	The Planning Inspectorate cancelled the appeal after the Enforcement notice was withdrawn due to some technical issues on the wording of the Notice. A follow on Enforcement notice was issued, but has not yet been appealed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			change of use of the use of the land to the commercial storage of vehicles.			

Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
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, steps, walls, pillars and hardstanding.			Public Inquiry – 07.02.2024 (1 Day)
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			Public Inquiry - 28.11.2023 – 05.12.2023 (5 Days)

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.			
Roslin, Rookery Road, Staines	07.11.2023	Public Inquiry	<p>APP/Z3635/X/23/3331411</p> <p>Certificate of Lawfulness relating to failure to comply with condition 2 of 09/00277/COU in respect to pupil numbers</p> <p>As shown on site location plan and detailed in a planning statement, statutory declarations and occupancy numbers received 21.04.2023</p>			Public Inquiry - 13.02.2024 (1 Day)
<p>20/00257/ENF_A</p> <p>Stanwell Farm Bedfont Road Stanwell</p>	07.11.2023	Public Inquiry	<p>APP/Z3635/C/23/3331902</p> <p>Appeal against serving of an Enforcement Notice. The material change of use of the land from open land to use comprising the storage of builders merchants materials in connection with a builders merchants business,</p>			Public Inquiry - 12.03.2024 – 13.03.2024 (2 Days)

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			including pallets and scaffolding,			
20/00257/ENF_B Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331903 Appeal against serving of an Enforcement Notice. Without planning permission, the carrying out on the land of building, engineering, mining or other operations in particular the erection of a warehouse building and the use of that building on Green Belt land. Marked in blue on the attached plan.			Public Inquiry - 12.03.2024 – 13.03.2024 (2 Days)

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)
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
23/00856/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
23/01221/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
23/01375/RVC	Headline House Stanwell Road Ashford TW15 3QH	Variation of condition 2 (plan numbers) relating to planning permission 19/01297/FUL for the erection of 4 storey building to provide 14 flats consisting of 7 no. 1 bed and 7 no. 2 bed with associated parking and amenity space following demolition of existing commercial building to change the approved fenestration to include an additional window to bedroom 2 of Flat 6 on the south elevation.	Probrook Limited	Kelly Walker

23/01343/RVC	524-538 London Road Ashford TW15 3AE	Variation of Condition 2 (Approved Plans) to allow for a reduction in the size of the building, a reduced number of car parking spaces, reduction in the height of the balcony balustrades and other associated alterations. Variation of Conditions 4 (Contaminated Land), 6 (Energy), 10 (Refuse), 16 (Highways Access Works), 18 (Construction Transport Management Plan). Removal of Conditions 1 (Commencement), 15 (Access/Egress) and 17 (Closure of existing access to Kenilworth Road) of planning permission 17/00640/FUL for the erection of a building to provide 58 flats.	Staxlink Ltd	Kiran Boparai
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If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

Esmé Spinks
Planning Development Manager
29/11/2023

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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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