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Date: 11 July 2024

## **Notice of meeting**

### **Planning Committee**

**Date:** Wednesday, 24 July 2024

**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.L. Geraci (Vice-Chair)

M.J. Lee

R. Chandler

D.C. Clarke

K. Howkins

P.N. Woodward

C. Bateson

L. E. Nichols

M. Beecher

K.E. Rutherford

T. Burrell

S.N. Beatty

J. Button

Substitute Members: Councillors N. Islam, A. Mathur, K.M. Grant, S.A. Dunn, A. Gale and J.T.F. Doran

*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**

**3 - 8**

To confirm the minutes of the meeting held on 8 May 2024 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 applications –**

**9 - 24**

**23/01218/ADV, Land Adjacent to Elmsleigh Centre entrance, High Street, Staines-upon-Thames, TW18 4PQ**

**23/01220/ADV, 'Bandstand', Memorial Gardens, Staines-upon-Thames, TW18 4SD**

**23/01223/ADV, Land on Station Path, Station Approach, Staines-upon-Thames, TW18 4LY**

**Ward**

Staines

**Proposal**

Installation of freestanding non-illuminated totem signs

**Recommendation**

The applications are recommended for approval

**5. Planning Appeals Report**

**25 - 36**

To note details of the Planning appeals submitted and decisions received between 13 June 2024 – 08 July 2024.

<b>6.</b>	<b>Major Planning Applications</b>	<b>37 - 38</b>
	To note the details of future major planning applications.	
<b>7.</b>	<b>Glossary of Terms and Abbreviations</b>	<b>39 - 44</b>

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**Minutes of the Planning Committee  
8 May 2024**

**Present:**

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

**Councillors:**

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

**Apologies:** Apologies were received from Councillor A. Mathur and Councillor H.R.D. Williams

**Substitutions:** K.Howkins (In Place of A.Mathur)

**In Attendance:** Councillor J.R. Boughtflower

**14/23 Minutes**

The minutes of the meeting held on 3 April 2024 were approved as a correct record.

**15/23 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**

There were none.

**16/23 Planning application - 24/00170/FUL Crownage Court, 99 Staines Road West, Sunbury**

**Description:** Provision of a rooftop extension to provide 14 apartments (resubmission of PA 21/01742/FUL).

**Additional Information:**

Kelly Walker, Principal Planning Officer reported that there were no additional updates.

**Public Speaking:**

There were no public speakers.

**Debate:**

During the debate the following key issues were raised:

- The proposal did not offer affordable housing
- There were issues with the interior and quality of the existing flats

The Committee voted on the application was follows:

**For:** 15

**Against:** 0

**Abstain:** 0

**Decision:**

The application was **approved**.

**17/23 Planning application - 24/00119/FUL Desborough Sailing Club, Ferry Lane, Shepperton**

**Description:** Erection of new boat shelter with green coated corrugated sheet metal roof and sides on scaffold pole framework with a maximum height of 2.3m standing on a 6m x 12m perimeter porous cinder base, adjacent to existing work shed.

**Additional Information:**

Matthew Clapham, Senior Planning Officer reported that there were no additional updates.

**Public Speaking:**

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

- This proposal would benefit the only Skiff Club in Spelthorne
- A shelter was necessary as the seven skiffs owned by the club were becoming damaged in the open
- A shelter would improve the club and invite further members to join

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

- A number of objections had been received on this application by neighbouring properties and Shepperton Residents Association
- This was a further development on Green Belt Land which was also part of the flood plane
- The metal structure will spoil the natural area and openness of the site
- The shelter will be more visible in winter months when the trees were not in leaf
- The site overlooked the conservation area of Old Shepperton
- The structure would be permanent and visible to neighbours all year round even when the club was not in use during the winter months
- The material used for the shelter will not blend with the natural area
- This was an overdevelopment on the site

**Debate:**

During the debate the following key issues were raised:

- The land will still remain as Green Belt
- The shelter will be an eyesore and impacted on the character of the area
- The Landowner had served notice on the sailing club to vacate this site
- The site was subject to flooding

-There was a porous cinder base already existing on the site

A recorded vote was requested by Councillor Howkins in accordance with Standing Order 21.5(a). Votes were recorded as follows:

**FOR the Officers' recommendation (10)**

Cllrs Gibson, Beatty, Beecher, Buck, Burrell, Dunn, Geraci, Nichols, Rutherford, Woodward

**AGAINST the Officers' recommendation (4)**

Cllrs Bateson, Chandler, Howkins, Lee

**ABSTENTIONS (1)**

Cllr Clarke

**Decision:** The application was **approved** subject to conditions as set out at paragraph 8 of the report.

**18/23 Planning application - 24/00178/FUL Harper House, 29-31 Fordbridge Road, Ashford**

**Description:** Erection of a fence with a trellis along the boundary wall with the neighbouring property (33 Fordbridge Road).

As shown on location plan received 15.03.2024 and existing and proposed elevations of fence received 01.03.2024.

**Additional Information:**

Susanna Angell, Planning Officer reported that there were no additional updates.

**Public Speaking:**

There were no public speakers.

**Debate:**

During the debate the following key issues were raised:

-The Committee queried why the fencing was originally requested. Susanna Angell, Planning Officer clarified that this was in response to requests from the adjacent neighbour at 33 Fordbridge Road to add height to the boundary wall between their property and Harper House

-The Committee queried when the fence was erected. Susanna Angell, Planning Officer clarified that the fencing was erected in early March 2024.



The Committee voted on the application was follows:

**For:** 15

**Against:** 0

**Abstain:** 0

**Decision:** The application was **approved**.

### **19/23     Planning Appeals Report**

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

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

### **20/23     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.

**The meeting ended at 20:05pm.**

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Staines  
Methodist  
Church



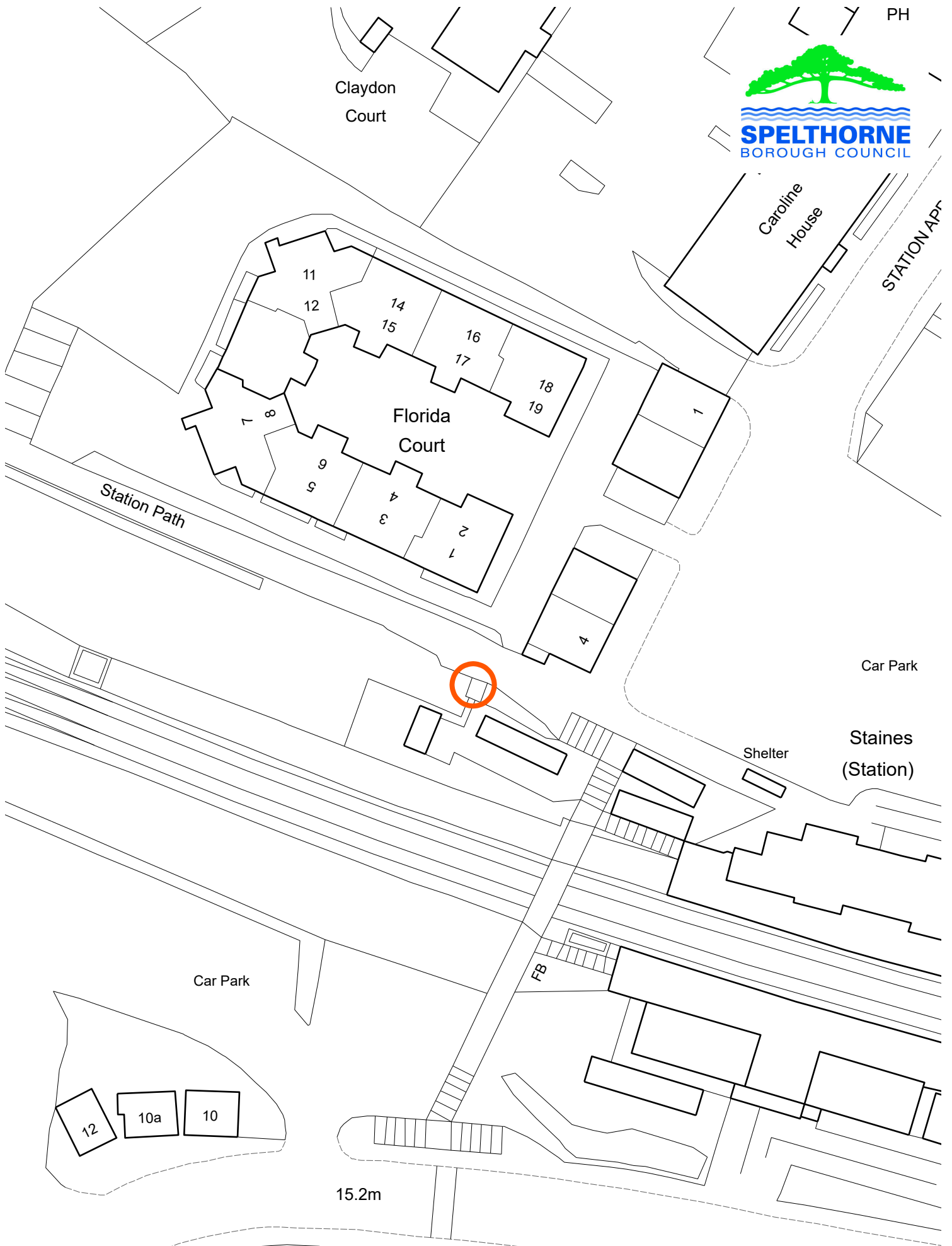
Landing Stage

23/01220/ADV - Bandstand, Memorial Gardens, Market Sq, Staines-upon-Thames  
Scale: 1:500

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23/01223/ADV - Land on Station Path, Station Approach, Staines-upon-Thames.  
Scale: 1:500

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Land at Elmsleigh Centre entrance, High Street, Staines



The map shows the Staines area with the following labels:

- Mineral Gardens
- Staines Methodist Church
- Staines Community Centre
- Staines Railway Station
- Staines Bus Station
- Car Park
- Leisure Stage
- The Thames Lodge
- Leisure Stage

# Planning Committee

26 July 2024



<b>Application Nos.</b>	23/01218/ADV, 23/01220/ADV and 23/01223/ADV		
<b>Site Address</b>	<p>Applications for advertisement consent relating to the following three sites: -</p> <p>1. 23/01218/ADV - Land Adjacent to Elmsleigh Centre entrance, High Street, Staines-upon-Thames, TW18 4PQ</p> <p>2. 23/01220/ADV - 'Bandstand', Memorial Gardens, Staines-upon-Thames, TW18 4SD</p> <p>3. 23/01223/ADV - Land On Station Path, Station Approach, Staines-upon-Thames, TW18 4LY</p>		
<b>Applicant</b>	Spelthorne Borough Council (SBC)		
<b>Proposal</b>	Installation of freestanding non-illuminated totem signs		
<b>Officer</b>	Kelly Walker		
<b>Ward</b>	Staines		
<b>Call in details</b>	The applications are submitted by Spelthorne Borough Council (SBC) so must be determined by the Planning Committee		
<b>Application Dates</b>	Valid:24/05/2024	Expiry: 24/07/2024	Target: Over 8 weeks extension of time agreed
<b>Executive Summary</b>	<p>These applications relate to the installation of 3 no. free standing, non-illuminated, 2m high totem signs in 3 separate locations in Staines Town Centre.</p> <p>The proposed advertisements will be the same design in each location, providing information and directions to places in Staines Town Centre, including directions to the river and station, and welcoming people to Staines Upon Thames. They will include writing and maps, along with the Spelthorne Borough Council and 'Visit Staines' logos with a blue background.</p> <p>The proposals will have an acceptable impact on amenity and public safety and are considered to be acceptable in the proposed locations.</p>		
<b>Recommended Decision</b>	The applications are recommended for approval.		

## **MAIN REPORT**

### **1. Development Plan**

- 1.1 There are no policies in the Council's Core Strategy and Policies DPD 2009 or the emerging Local Plan which refer to advertisements. However, the advice contained within the paragraph 141 of the National Planning Policy Framework (NPPF) 2023 is relevant as it specifically refers to advertisements.

### **2. Relevant Planning History**

None

### **3. Description of Current Proposal**

- 3.1 This report refers to three separate proposed advertisement consents, to be located in different locations within Staines Town Centre. All three signs are the same in terms of the size, lettering and colours. However, the actual detail on each sign will be specific to that location. The proposed advertisements are 2m high, freestanding, double sided totem signs, which measure 0.6m in width and have a depth of 0.04m. The totem signs are informative and provide directions to places in the town centre including the location of the station and river, and welcoming people to Staines Upon Thames. They will include writing and maps, along with the Spelthorne Borough Council and 'Visit Staines' logos, with a blue background.
- 3.2 The three positions are: -  
- Towpath of the river by the 'bandstand' at Memorial Gardens 23/01218/ADV  
- Staines train station, along Station Path 23/01220/ADV  
- Entrance to the Elmsleigh Centre on the High Street 23/01223/ADV.
- 3.3 The sign at the Memorial Gardens is to be located on a small area of grass just off the towpath, which is a public right of way, along the River Thames. This will be adjacent to the 'bandstand', which also has access to the jetty on the river. As such it is a location where people arrive in Staines by walking or cycling along the river, or even by boat. As such, the sign is welcoming people to the town centre.
- 3.4 The Station Path sign has been relocated since the original submission, so that it is on a wider part of the footpath to ensure it does not cause an obstruction. It will be located close to the Station from the Kingston Road side of the railway line and will be positioned up against the side of the footway of Station Path. It will be located close to the stairs leading to the footbridge over the railway line. This will be seen by people arriving in Staines by train and those using the footpath.

- 3.5 The final sign will be located outside the Elmsleigh Centre on the High Street, close to a street tree and the entrance to other shops in the town centre. This will be seen by people using the pedestrianised High Street and by people entering and leaving the Elmsleigh Centre.
- 3.6 Copies of the proposed site layout and elevations are 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
Neighbourhood Services (footways)	No objection
Conservation Officer	No objection

#### 5. Public Consultation

- 5.1 A total of 15 properties were directly notified of the advertisement consent applications. In addition, site notices were displayed at each site. One letter was received from a local business.

- 5.2 Reasons noted in the letter received include: -

Details should be provided to show advice on how to reduce carbon footprints and how to engage in environmental projects. It would be good to see the Environmental Hub, Talking Tree, listed on the totem sign.

**Officer note:** Planning does not assess the detail shown on the signs, but purely the amenity impact of the sign itself (size, design, colours, lettering size). However, these comments have been forwarded to the applicant.

#### 6. Planning Issues

- Visual amenity
- Public safety

#### 7. Planning Considerations

- 7.1 Impact of the signage

The National Planning Policy Framework (NPPF) para 141 states that, *'The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system, controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts,'*

- 7.2 As such, the impact of the proposed signage on public/highway safety and amenity issues are the only issues which can be taken into account in the consideration of this application.
- 7.3 As noted above this report refers to three separate advertisement consent applications for a sign to be located in different locations within Staines Town Centre.

#### Visual amenity

- 7.4 The proposed totem sign, which is the same for each location, is relatively large in scale, given it is a free standing, double sided 2m high advertisement. The sign is designed to be noticed and provide information on both sides. The proposed locations are prominent and are located in pedestrianised areas, where people are usually walking and cycling. The design of the signs and the proposed locations will ensure they will be seen by people arriving in Staines and who will move towards the sign to take a closer look for further information. The signage relates to the use and its location, welcoming people to Staines Town Centre. Therefore, each sign does have a design connection with its location and does not appear overly large or out of place with its surroundings.

#### Memorial Gardens sign

- 7.5 The sign at the Memorial Gardens is to be located on a small area of grass just off the footpath of the Towpath, along the River Thames, adjacent to the 'bandstand'. There is also a waste bin on this piece of grass. This sign is located within the Staines Conservation Area and approximately 12m from the riverbank. This proposed sign will be seen in the context of the 'bandstand', and the columns holding up the canopy, along with the existing bin on the edge of the grass area, which is adjacent to the hardstanding of the footpath. Although this sign is also double sided, the submitted detail shows the information/map will face the hardstanding, with a larger lettering and message on the rear saying, 'Thank you for visiting Staines upon Thames.' The sign is therefore considered to be in scale with the context of this location and will not be visually obtrusive. The Conservation Officer has raised no objection to the proposal, noting that the Staines Conservation Area will not be adversely affected by the proposed sign, which will add visual interest to the locality. Therefore, the sign will have an acceptable impact on the visual amenity of the locality, which is within Staines Conservation Area.

#### Station Path sign

- 7.6 The Station Path sign is to be located close to the railway station, up against the side of the public footpath, adjacent to the approx. 1m high brick retaining wall, which has a grass bank behind it. This sign will have detailed information on both sides, for people travelling to and from the station along the public footpath. Given its location, next to the low grassy embankment, on the edge of the path, it will not appear overly dominant or out of place.

#### High Street sign

- 7.7 The proposed High Street sign is to be located close to the Elmsleigh Centre entrance and other shops in the town centre. This is seen in the context of

shopping area with other advertisements nearby, including fascia signs and projecting signs, as well as some of the street trees. As such, it will not appear visually obtrusive and will be in keeping with the locality.

- 7.8 The proposed signs are not seen in the context of a residential street scene. They are not considered to be out of scale or out of keeping with their locations and would not be over dominant or appear visually obtrusive. As such they are not considered to be poorly placed advertisement and will not have a negative impact on the appearance of the built environment in which they are located. Therefore, the signs are considered acceptable in terms of visual amenity in accordance with the NPPF.

#### Public safety

- 7.9 As noted above, each of the proposed signs are proposed to be located on a pedestrianised route, so will have no impact on road users.
- 7.10 The sign at the Memorial Gardens is to be located on a small area of grass adjacent to the footpath of the Towpath, which is a public right of way. There is little street furniture at this point, which ensures no 'clutter'. The proposed sign will be away from the towpath and as such will not obstruct the route of the public right of way and will continue to allow the free movement of people along the towpath of the river., therefore not adversely affecting disabled people and other uses.
- 7.11 The Station Path sign is located close to the railway station, up against the side of the public footpath. This has been slightly relocated to a wider part of the foot path to ensure it does not cause an obstruction.
- 7.12 The High Street sign is to be located close to the Elmsleigh Centre entrance, close to a street tree and approx. 1.8m from other shop frontages. The High Street is pedestrianised and has a generous width, as such the proposed sign will not cause an obstruction to people using the High Street.
- 7.13 The Highway Authority has raised no objection to the signs in terms of highway safety, noting that it has undertaken an assessment and is satisfied that the applications would not have a material impact on the safety and operation of the adjoining public highways or footpaths. The County Highway Authority therefore has no highway requirements.
- 7.14 Conditions have been recommended to be attached to the consent to ensure the signs are not illuminated and also that they are maintained. The maintenance condition is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. As such the proposed signage is considered to be acceptable from a highway safety point of view in accordance with the NPPF.

#### Equalities Act 2010

- 7.15 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.

- 716 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.
- 7.17 The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. This can include but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with disabilities to access the development and the proposal is acceptable in regard to the equalities act.

#### Human Rights Act 1998

- 7.18 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.19 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.
- 7.20 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.
- 721 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



- 7.22 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. In consideration of S155 of the Housing and Planning Act 2016, the proposal is not a CIL chargeable development and will not generate a CIL Payment This is a material consideration in the determination of this planning application. The proposal will not generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

### Conclusion

- 7.23 Therefore, the proposed advertisements are considered to be acceptable in terms of amenity and public safety grounds and the application is recommended for approval.

## **8. Recommendation**

- 8.1 APPROVE 23/01218/ADV, 23/01220/ADV and 23/01223/ADV subject to the following conditions:

1. The sign for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations to be removed. the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission
5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

The reason for the decision of the Council to consent to the display of the advertisements subject to compliance with the conditions specified in the second schedule 13 to comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

## Highway Informatives:

- 1) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- 2) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 3) 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).
- 4) 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](http://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.



Planning Committee  
24 July 2024

**Planning Appeals Report – V1.0 ISSUED**

**Appeals Started between 13 June 2024 – 08 July 2024**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
24/00179/HOU  <b>22 Cecil Road Ashford TW15 1RJ</b>	17.06.2024	Fast Track Appeal	APP/Z3635/D/24/3345780  Erection of a single storey side and rear extension (following the demolition of existing side garage and side glass lean to).

**Appeal Decisions Made between 13 June 2024 – 08 July 2024**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
23/01073/FUL  <b>34 Village Way Ashford TW15 2LB</b>	25.03.2024	Written Representation	APP/Z3635/W/23/3333645  Extension of a driveway facilitating change of use from amenity land to residential parking	Appeal Dismissed	04.07.2024	<p>The main issue is the effect of the development on the character and appearance of the area.</p> <p>The Inspector states the proposal would result in the loss of a section of the grassed area to accommodate a parking bay. The Inspector states the consolidated presence of a vehicle, in an area clearly not originally designed for parking would appear incongruous in this setting. Therefore, the Inspector concludes that the proposed development would result in the harm to the character and appearance of the area contrary to Policy EN1 and the Policies DPD 2009.</p>
23/00865/FUL  <b>5-7 &amp; 9 Station</b>	20.12.2023	Written Representation	APP/Z3635/W/23/3333864  Demolition of existing office buildings, and construction of 40 new residential units together	Appeal Dismissed	05.07.2024	<p>The Inspector considered that the main issues are character and appearance and effects on the living conditions of the occupants of nearby properties.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
<b>Approach &amp; 21 Woodthorpe Road Ashford TW15 2RP</b>			with Class E (Commercial, Business and Service), associated amenity and parking. As shown on drawings numbered TPH-01, 05, 06, 07, 08, 09, 10,11 and 28301A-1, 2, 2-1, and 3 received on 11 July 2023, and amended plans numbered TPH-02A, 03A and 04A received on 28 September 2023.			<p>In regard to the character of the area, the inspector notes that the proposal would respect the building heights of the surrounding area, and the top storeys would be recessed. He notes that ‘...<i>given the dispersed nature of taller buildings across the area and their existing impacts on the townscape, I do not consider the visual effects of the height and massing of the blocks would cause visual harm.</i>’ He concluded that the proposed site layout would not appear uncharacteristic in this context.’</p> <p>Notwithstanding this, the Inspector notes there is consistency in the appearance of the buildings on the street frontage. The proposal would deviate significantly from the established storey heights, window levels and horizontal lines and when viewed in combination with the detailed design and proportions, ‘...<i>this would amount to a substantially incongruous addition</i></p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
						<p><i>which would contrast heavily with its context.'</i> Concluding that the proposal would cause harm to the character and appearance of the area by reason of the design of the Station Approach frontage. While the effects would be limited predominantly to localised views around Station Approach, the effects would nonetheless be very significant. The proposal would conflict with Policy EN1</p> <p>The Inspector considered that the proposal would not cause unacceptable harm to the living conditions of occupants of nearby properties and would comply with Policy EN1.</p> <p>Accordingly, the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
23/01094/PAP  <b>90 Staines Road East Sunbury-on-Thames TW16 5BB</b>	04.04.2024	Written Representation	APP/Z3635/W/24/3336963  Prior approval notification for two additional storeys on top of existing detached block of flats comprising 4 x 2-bedroom units following removal of existing unit in the roof space, including alterations to the parking layout and the creation of new car parking spaces.  As shown on drawing numbers: LOCATION PLAN SHEET 600; BLOCK PLAN SHEET 601; EXISTING AND PROPOSED ELEVATIONS SHEETS 120; 121; 220; 221; EXISTING SITE LAYOUT SHEET 102; SECTIONS SHEET 240 (All revision R1) received 25.08.2023  and	Appeal Dismissed	21.06.2024	The Inspector accepted amended plans that resulted in the proposed development complying with the legislation under Schedule 2, Part 20, Class A of the GPDO, however considered that prior approval should not be granted when assessed against the external appearance of the building. The Inspector concluded that the proposal would significantly increase the scale of the appeal property and the resulting building would be far taller than its neighbours and the overall increase in the height and mass of the resulting building including the dormers and gable features would not be in proportion with the surrounding residential buildings and the proposal would appear visually obtrusive within the street scene.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
			EXISTING AND PROPOSED FLOOR PLANS SHEETS 100; 101; 200; 201; PROPOSED SITE LAYOUT SHEET 203; ROOF PLAN SHEET 202 (All revision R1) received 05.09.2023			
23/01407/HOU  <b>16 Nursery Gardens Sunbury-on-Thames TW16 6LQ</b>	06.03.2024	Fast Track Appeal	APP/Z3635/D/24/3338213  Retrospective planning application for the retention of outbuilding in rear garden.	Appeal Allowed	14.06.2024	The Inspector considered that while visible, the outbuilding would not be so overbearing on the garden of no.14 that it would result in significant harm to the living conditions of the occupiers. The Inspector considered that it would also not cause significant harm to outlook.



**Current/Future Hearings/Inquiries**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
21/00393/ENF  <b>11 Loudwater Road Sunbury-on-Thames TW16 6DB</b>	17.01.2024	Hearing	APP/Z3635/C/23/3333226 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining, or other operations in particular the ridge height increase, hip to gable roof alteration and rear facing dormer without planning permission.			The appeal process has started, and a Statement of Case has been submitted to the Planning Inspectorate. The Hearing not yet been scheduled.
22/00099/ENF  <b>9 Loudwater Road Sunbury-on-Thames TW16 6DB</b>	17.01.2024	Hearing	APP/Z3635/C/23/3333218 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining, or other operations in particular the ridge height increase, hip to gable roof alteration and rear facing dormer without planning permission.			The appeal process has started, and a Statement of Case has been submitted to the Planning Inspectorate. The Hearing not yet been scheduled.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
22/00067/ENF  <b>4 Loudwater Road Sunbury-on-Thames TW16 6DB</b>	17.01.2024	Hearing	APP/Z3635/C/23/3333211 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining, or other operations in particular the ridge height increase, hip to gable roof alteration and rear facing dormer without planning permission.			The appeal process has started and a Statement of Case has been submitted to the Planning Inspectorate. The Hearing not yet been scheduled.
22/00057/ENF  <b>2 Loudwater Road Sunbury-on-Thames TW16 6DB</b>	17.01.2024	Hearing	APP/Z3635/C/23/3333204 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining, or other operations in particular the ridge height increase, hip to gable roof alteration and rear facing dormer without planning permission.			The appeal process has started and a Statement of Case has been submitted to the Planning Inspectorate. The Hearing not yet been scheduled.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
<b>19/00015/ENF</b>  <b>Riverbank 1</b> <b>The Creek</b> <b>Sunbury On</b> <b>Thames</b>	07.06.2023	Public Inquiry 7-8 February 2024	APP/Z3635/C/23/3320593 APP/Z3635/C/23/3320594 APP/Z3635/C/23/3320595  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.	Part Allowed/Part Dismissed	21.06.2024	<p>The Inspector part allowed the appeal and the Enforcement Notice was upheld with variations.</p> <p>The appeal on grounds F and G was allowed. The Inspector removed the requirement to regrass the site. In addition, a small section of the perimeter wall located between the front entrance gate and the north-eastern boundary, which benefits from planning permission granted under reference 19/00758/FUL was removed from the Enforcement Notice plan. The Inspector also amended the compliance period from 4 months to 12 months.</p> <p>However, the Inspector dismissed the appeal on grounds A, B, C and D and</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>agreed with the LPA and made the following decision:</p> <p>1. Either:</p> <p>(a) alter the development so that it complies in all respects with the terms of planning permission 17/01464/FUL dated 18 April 2018 including the conditions subject to which that permission was granted;</p> <p>OR</p> <p>2. Carry out the following works:</p> <p>a. demolish the main dwelling house;</p> <p>b. demolish the garage;</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>c. demolish the associated terracing and planters;  d. demolish the steps;  e. demolish the walls, gates and pillars;  f. remove the hardstanding; and  g. remove all resultant materials for steps 1(b)-(a-f). 2;</p> <p>and</p> <p>3. demolish the boathouse and remove all resultant materials from its demolition.</p> <p>In addition, the appellant's application for an award of costs against the LPA was also dismissed, with the Inspector commenting;</p> <p><i>"I find that the Council acted reasonably in respect of the</i></p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<i>appeals, which is reflected in the ultimate outcome of the appeal decision."</i>

## 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)
23/00388/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.	<b>Lichfields on Behalf of Spelthorne Borough Council</b>	<b>Paul Tomson / Susanna Angell</b>
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 Show people (Sui Generis)	<b>Ashford Corporation Ltd</b>	<b>Paul Tomson / Kelly Walker</b>

23/01524/FUL	193 London Road Staines-upon-Thames	Demolition of existing, vacant, trade counter and storage/industrial unit. Construction of a new steel portal frame structure with insulated metal clad facades and brickwork plinth, for use as a Self-Storage facility. Including improvements to existing access off Stanwell New Road and stopping up of other redundant accesses, associated car parking, service yard and cycle parking.	<b>Marlin Land Midlands Limited</b>	<b>Matthew Churchill</b>
24/00443/RMA	Bugle Nurseries Upper Halliford Road Shepperton TW17 8SN	Reserved matters for appearance, landscaping, layout and scale and discharge of condition 7 (Vehicular access and visibility zones) pursuant to Outline Planning Permission ref. 20/00123/OUT comprising 31 residential units, car parking, cycle storage, landscaping, open space and other associated works.	<b>Angle Property (RLP Shepperton) LLP</b>	<b>Kelly Walker</b>

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

Esmé Spinks  
Planning Development Manager  
08/07/2024



## 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, 2023. 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</i> Planning Practice Guidance
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 21/12/2023

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