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Date: 03 October 2024

## Notice of meeting

### Planning Committee

**Date:** Wednesday, 16 October 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)

C. Bateson

S.N. Beatty

M. Beecher

T. Burrell

J. Button

R. Chandler

D.C. Clarke

K. Howkins

M.J. Lee

L. E. Nichols

K.E. Rutherford

P.N. Woodward

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

5 - 12

To confirm the minutes of the meeting held on 18 September 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 application - 24/01019/FUL 22 Sidney Road, Staines-upon-Thames**

13 - 34

**Ward**  
Staines

**Proposal**

Proposed change of use from a single family dwelling (Use Class C3) to an 8 person House of Multiple Occupation (HMO) (Sui Generis).

**Recommendation**

Approve the application subject to conditions

5. **Planning application - 24/00939/ADV Shepperton Studios, Studios Road, Shepperton, TW17 0QD**

35 - 48

**Ward**  
Laleham and Shepperton Green

**Proposal**

Advertisement consent for 13 no. fascia, flexface internally illuminated signs across stages 5, 6, 7, 8, 11, 12, 14, 15 and the multi-storey car park.

**Recommendation**

The application is recommended for approval

<b>6.</b>	<b>Planning Appeals Report</b>	<b>49 - 58</b>
	To note details of the Planning appeals submitted and decisions received between 05 September 2024 – 01 October 2024.	
<b>7.</b>	<b>Major Planning Applications</b>	<b>59 - 60</b>
	To note the details of future major planning applications.	
<b>8.</b>	<b>Glossary of Terms and Abbreviations</b>	<b>61 - 66</b>

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**Minutes of the Planning Committee  
18 September 2024**

**Present:**

Councillor M. Gibson (Chair)

**Councillors:**

C. Bateson

D.C. Clarke

K.E. Rutherford

M. Beecher

M.J. Lee

T. Burrell

L. E. Nichols

**Substitutions:** Councillors J.T.F. Doran and S.M. Doran

**Apologies:** Councillors D.L. Geraci, S.N. Beatty, J. Button, R. Chandler, K. Howkins and P.N. Woodward

**In Attendance:** Councillor K. Grant

**30/23 Minutes**

The minutes of the meeting held on 21 August 2024 were approved as a correct record.

**31/23 Disclosures of Interest**

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

There were none.

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

Councillors Bateson, Beecher, Burrell, Clarke, Gibson, Nichols and Rutherford reported that they had received correspondence in relation to application 23/01524/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors Doran, Gibson, Lee and Rutherford reported that they had received correspondence in relation to application 24/00369/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

**32/23 Planning application - 23/01524/FUL 193 London Road, Staines-upon-Thames**

**Description:**

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.

**Additional Information:**

The Principal Planning Officer reported that the Council had received three additional letters of representation, which raised concerns relating to outlook, daylight, the operational hours of the building, character, and traffic using Stanwell New Road.

**Public Speaking:**

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

- Loss of natural light.
- Overbearing impact on neighbours.
- Potential for noise disturbance through the night.
- Inadequate parking at the site.
- Risk of increased traffic flow through an already busy street.

**Debate:**

During the debate the following key issues were raised:

- Concern over noise at the site particularly from large lorries. The Committee were advised that the largest vehicle using the site would be a 7.5 tonne box van.
- Concern over the impact on traffic in the area. The Committee were advised that the current use of the site generates 1340 two-way trips, the new use would see this reduced to 52.

- The Committee acknowledged that as this was in a designated employment area this was considered as the right development in the right area.
- That there was a need for self-storage facilities.
- The new proposal was within the 25 degree benchmark test of the BRE Guide for Sunlight / Daylight relative to the residences opposite.

The Committee voted on the application as follows:

**For:** 10

**Against:** 0

**Abstain:** 0

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

**33/23 Planning application - 24/00369/FUL 35 The Avenue, Sunbury-on-Thames TW16 5HY**

**Description:**

Erection of a replacement detached dwelling house to replace existing detached property and garage.

**Additional Information:**

The Planning Officer reported that following the submitted “Summary Findings and Recommendation” of the full bat survey last week, the applicant had now provided a full Bat Roost Assessment document which was reviewed by the Surrey Wildlife Trust (SWT). The SWT have confirmed that the pre-determination requirements had been address. Consequently, there were no objections subject to the following condition.

Condition 7 to be amended:

The proposed demolition and construction works shall be carried out strictly in accordance with the mitigation measures set out in the Recommendations section of the SIMLAW Full Bat Roost Assessment dated 10 September 2024, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interest of preventing harm to wildlife.

The Planning Officer stated that the Council had received an additional letter of representation, which in addition to the previous comments object to the proposal on the following grounds:

- Out of character
- Overbearing roof
- Impact on the building line
- Visual impact

- Adverse Impact on the TPO trees and disagreement with the submitted Tree report (*Officer's note:- The Council's Tree Officer raised no objection to the proposal in principle on tree grounds. However, this subject to pre-commencement conditions requiring additional information to ensure the TPO trees would not significantly impacted by the proposal*).
- Access/Parking and turning
- Does not agree with the Renewable Energy Report (*Officer note: The Council's Sustainability Officer has confirmed that the submitted Renewable Energy Report meets the Council policy requirement. However, as a standard practice, the application is required to submit full details at later stage of the renewable energy strategy*).
- External lighting

An e-mail had also been sent to all members of the Planning Committee from a local resident raising objections to the scheme. These Planning issues had already been covered in the report.

An e-mail had also been received by the agent acting on the applicant's behalf supporting the scheme.

#### **Public Speaking:**

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

- The development was out of character for the road.
- The massing of the development was out of scale with neighbours.
- There would be an overbearing impact on neighbours.
- Overdevelopment of the site.
- Insufficient parking.
- Potential impact on trees with a TPO.
- Concern over impact on biodiversity, specifically in relation to bats.

The Planning Officer responded that from a planning perspective there was no difference in terms of parking requirements between a 4-bedroom and a 6-bedroom house.

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

- In keeping with Council's relevant Development Plan Policies.



- No adverse impact on adjoining properties in terms of outlook, natural light, and privacy.
- Original idea was to extend the house rearwards and to both sides.
- Current garage was not suitable for modern cars.
- Most houses in the street go up to the boundary.

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

- There were more residents against the application than in favour of it.
- Construction industry is responsible for 20% of emissions from the built environment.
- Refitting the existing house could have lower whole life emissions.
- Development was out of character for the road.

The Planning Officer responded that the proposal included use of an air source heat pump. The Local Planning Authority did not have control over which materials were retained and reused following the demolition and it would be unreasonable to refuse the application on that basis.

**Debate:**

During the debate the following key issues were raised:

- That roof heights along The Avenue varied.
- The amendment to Condition 7 relating to the Bat Roost Survey was supported.
- Concern that the development would lead to more hardscaping in future.
- The Planning Officer advised that Permitted Development rights for the site had been removed, as such any future plans would have to be via a planning application.
- There were no grounds within Planning law to refuse the application.
- Concern over impact on climate change. The Committee were advised that the development was in line with adopted policy CC1 which stated that at least 10% of the energy is achieved from onsite renewable sources.

The Committee voted on the application as follows:

**For:** 7

**Against:** 0

**Abstain:** 3

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

### **34/23 National Planning Policy Framework Consultation Response**

The Committee considered a report on the consultation response to the National Planning Policy Framework. The Senior Planning Officer advised that the Consultation Response had been approved by the Environment & Sustainability Committee on 17 September 2024 with three additional points:

- An emphasis on protecting the green belt
- An emphasis on supporting the climate change agenda
- Clarification on Spelthorne's amount of unusable green belt due to bodies of water such as reservoirs.

The Committee were advised that the consultation was open to everyone to comment on until 24 September 2024. IT was agreed that the Senior Planning Officer would send the link to any Councillor who wanted to comment.

The Committee **resolved** to note the report.

### **35/23 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.

The Committee requested that a link that would enable Councillors to follow up on appeals be added to the report in future.

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

### **36/23 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 20:42**

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24/01019/FUL - 22 Sidney Road, Staines-upon-Thames. TW18 4LX  
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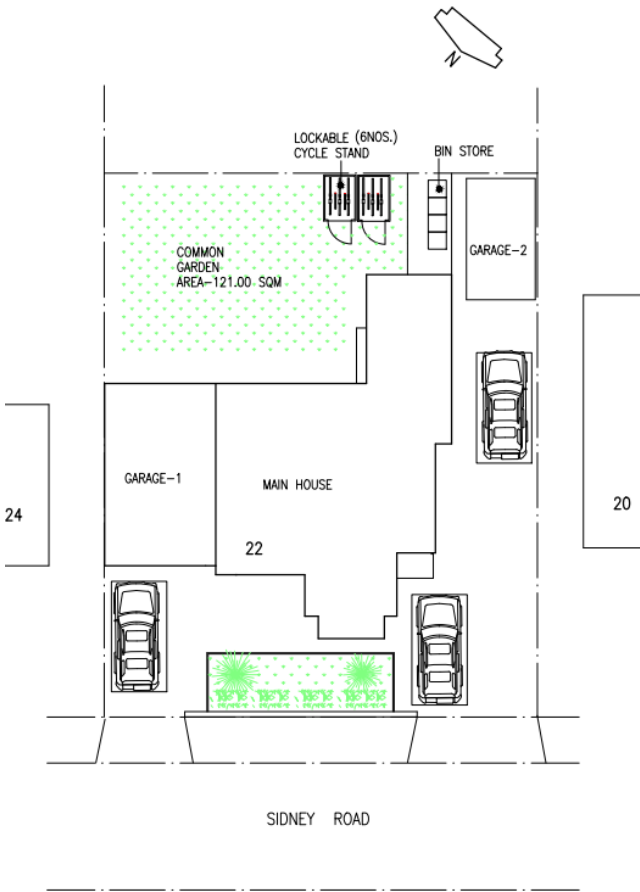
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24/01019/FUL – 22 Sidney Road  
Elevations - existing and proposed (no change)

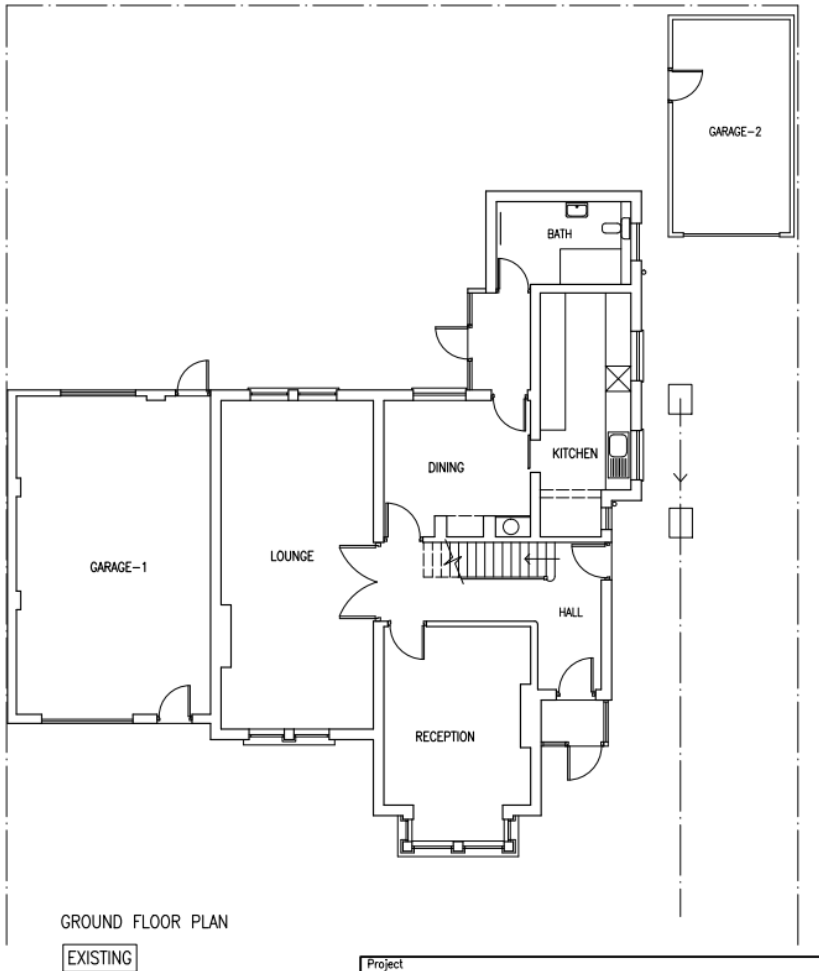


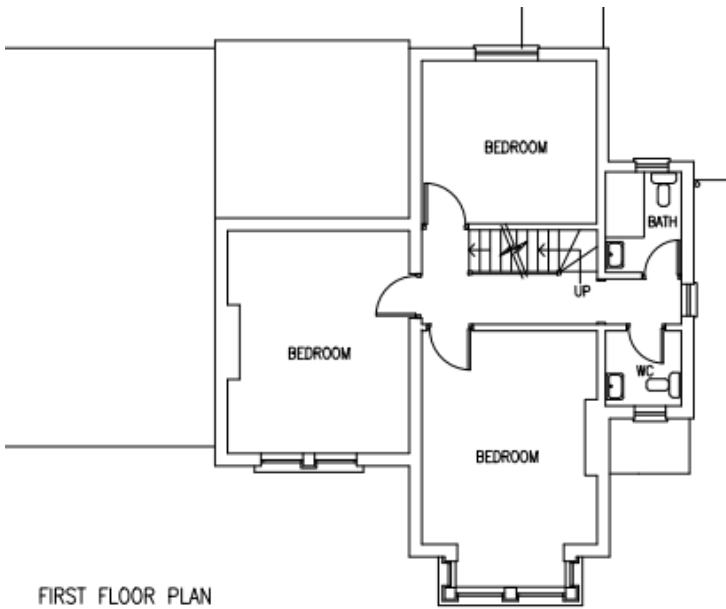
Proposed layout plan



Existing Floorplans

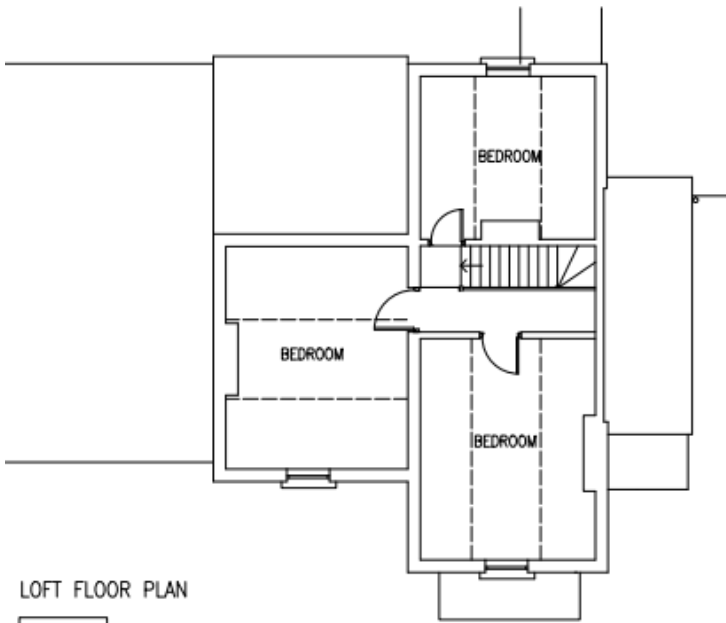






FIRST FLOOR PLAN

EXISTING

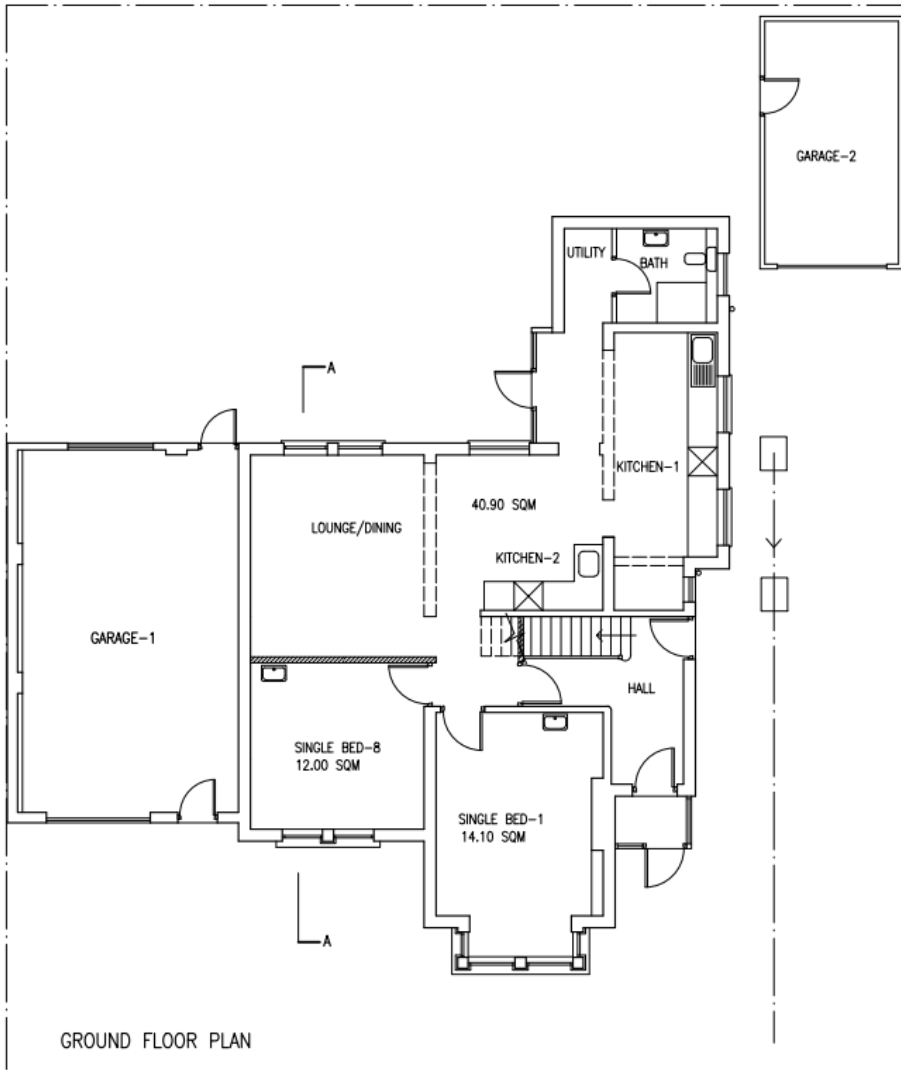


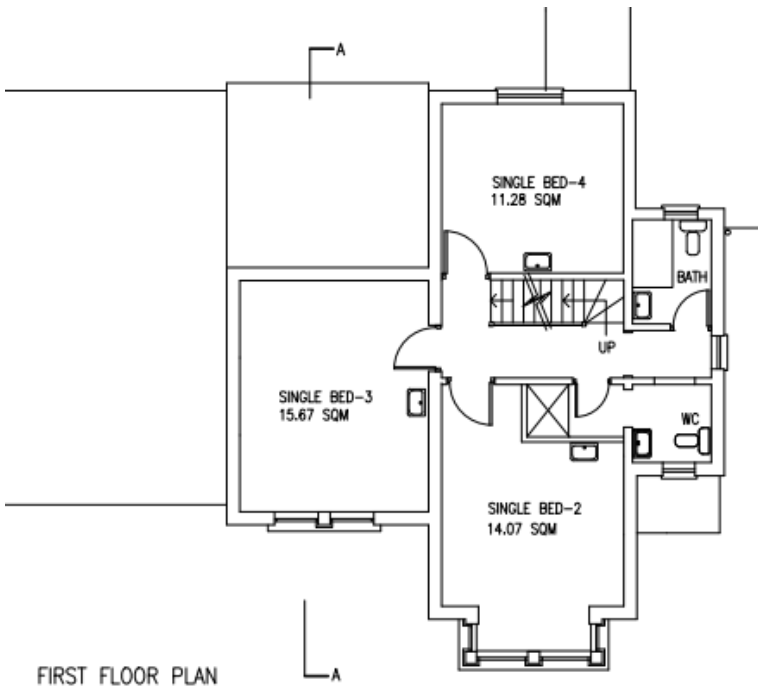
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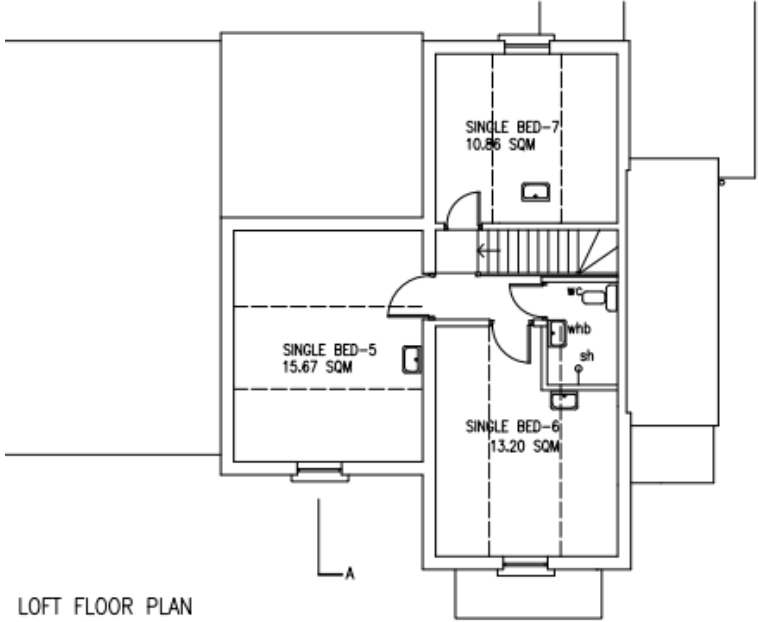
SCALE BAR

Proposed floorplan





FIRST FLOOR PLAN



LOFT FLOOR PLAN

# Planning Committee

16 October 2024



<b>Application No.</b>	24/01019/FUL
<b>Site Address</b>	22 Sidney Road, Staines-upon-Thames
<b>Applicant</b>	Mr Harvinder Chahal
<b>Proposal</b>	Proposed change of use from a single family dwelling (Use Class C3) to an 8 person House of Multiple Occupation (HMO) (Sui Generis).
<b>Case Officer</b>	Kelly Walker
<b>Ward</b>	Staines
<b>Called-in</b>	Cllr Gale has 'called in' the application due to concerns raised by neighbouring properties including parking pressures.

<b>Application Dates</b>	Valid: 03.09.2024	Expiry: 29.10.24	Target: Within 8 weeks
<b>Executive Summary</b>	<p>The subject property is a six bedroomed, two-storey detached Victorian dwelling, with accommodation at second floor level within the roof space. The property has an integral garage and an outbuilding to the rear. The site is square shaped and located on the south eastern side of Sidney Road, surrounded by other residential properties. The site is located in the 1 in 1000 flood zone (Flood Zone 2).</p> <p>According to Schedule 2, Part 3, Class L of the General Permitted Development Order (2015), the property could be used as a House of Multiple Occupation (HMO) for six residents without planning permission. The current proposal requires planning permission as it proposes an HMO for up to eight people, resulting in two additional residents from what could be carried out without the need for planning permission.</p> <p>Therefore, the main issue is whether the change of use to an HMO for eight residents, would result in an intensity of use which would result in detriment to the amenity of neighbouring properties by reason of the additional two people, over and above that for six residents (which can be carried out without permission).</p> <p>The existing family dwelling has accommodation over three floors, with some ground floor additions. It also has an attached garage, outbuilding and a rear garden, with off-street parking at the front/side for a number of vehicles. The ground floor layout will provide an open plan kitchen/diner/lounge as communal space. As such it is considered to provide an adequate level of amenity for future occupiers. The addition</p>		

	<p>of two more occupants over the six that can be accommodated in a property without the need for planning permission is not considered to amount to an intensity of use, of this particular property on this site, that would lead to a harmful impact on the amenity of neighbouring residential properties.</p> <p>There are no objections on transportation matters. The County Highways Authority raises no objection to the proposal and the level of parking is acceptable in this sustainable location.</p> <p>The proposal is therefore considered to be acceptable</p>
<p><b>Recommended Decision</b></p>	<p>Approve the application subject to conditions</p>

## 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:
- SP6 (Maintaining and improving the Environment)
  - EN1 (Design of New Development)
  - EN11 (Development and Noise)
  - EN15 (Development on Land Affected by Contamination)
  - CC2 (Sustainable Travel)
  - CC3 (Parking Provision)
- 1.2 The policies contained within the National Planning Policy Framework (NPPF) (December 2023) are also relevant. The Government also published a draft revised NPPF in July 2024, which has not currently been adopted. The draft NPPF is given limited weight currently.
- 1.3 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved to request that the Planning Inspector pause the Examination for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the emerging Local Plan. After the three month pause the Council would decide what actions may be necessary before the Local Plan Examination should 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 Local Plan process forward.
- 1.6 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 had been published before determining the next steps.

- 1.7 On 22 September 2023, the Inspector agreed to a further pause to the Examination and requested that the Council continue to address the issues that he identified in the first week of the Examination, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.8 On 10 November 2023, the Environment Agency (EA) provided comments on Spelthorne's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) seeking additional information, amendments and updates to the assessment.
- 1.9 Following the Environment & Sustainability Committee meeting on 29 February 2024, it was resolved to propose, to the Planning Inspector, modifications to the emerging Local Plan, including the removal of all Green Belt site allocations, with the exception of two allocations that meet the need for Gypsy, Traveller and Travelling Showpeople, the removal of site allocations at high risk of flooding and to move some higher flood risk sites to the later plan period (years 11-15), and the withdrawal the Staines Development Framework as a core document.
- 1.10 On 19 March 2024 the Council published updated Level 1 and Level 2 SFRA. On 2 May 2024 the EA provided comments, including a request for additional clarification which was provided on 17 May 2024.
- 1.11 On 18 July 2024, Council considered a report into the resumption of the Local Plan Inquiry which had previously been agreed by the Corporate Policy and Resources Committee on 8 July 2024. The report set out the recent response from the Environment Agency, and the options for deciding whether or not Council agreed a request for further Main Modifications to the Local Plan in order to resume the Examination hearings and progress the Plan to adoption. Council agreed the option to progress the local plan and officers have now requested this from the Inspector.
- 1.12 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.
  - E1: Green and Blue Infrastructure.
- 1.13 The NPPF policy states at para 48 that: Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).



- 1.14 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.
- 1.15 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

## 2. Relevant Planning History

- 2.1 The site has the following planning history:

PLAN N/FUL/74/9	Proposed 6 flats and garages.	WITHDRAWN 06.11.1974
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## 3. Description of Current Proposal

- 3.1 This application relates to 22 Sidney Road which is situated on the south eastern side of the road on a square-shaped plot. The site is located on this residential road, where many of the plots are large with wide frontages, most with off-street parking at the front and rear gardens behind. There are other detached and semi-detached dwellings along Sidney Road, including the detached dwellings at No. 20 to the west and No. 24 to the east and the pair of semi-detached dwellings opposite at No's.21/23 Sidney Road. Although the plot is wide, it is not as deep as the neighbouring properties and backs onto another dwelling. The site backs onto the rear garden of the detached chalet style dwelling of Holly Cottage, located along Rosefield Road, although set back behind other development on the street frontage. Kingston Road is located to the south with Staines Railway Station and bus stops within walking distance. In addition, the site is within walking distance of Staines town centre and all its facilities. The site is located within the 1 in 1000 flood zone (Flood Zone 2).
- 3.2 The property is a two-storey detached Victorian dwelling which has some rear additions at ground floor level. There is accommodation on the second floor within the roof. As such the existing family dwelling currently has six bedrooms on the first and second floors, with living accommodation on the ground floor, including a reception room, lounge, dining room and kitchen, with three bathrooms overall. There is an enclosed rear garden with an outbuilding and an attached garage to the side. The site is also completely laid to hardstanding to the front and side providing a drive for off-street parking.
- 3.3 This application is for the change of use from a dwelling (use Class C3) to a House of Multiple Occupation (HMO) (Sui Generis) and shared living facilities for occupants for up to eight people.

## 4. Consultations

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

<b>Consultee</b>	<b>Comment</b>
Environmental Health Officer (HMO)	No objection
County Highway Authority	No objection
Neighbourhood Services (refuse)	No objection recommends an informative

## **5. Public Consultation**

5.1 The Council has sent letters to 41 properties. At the time of writing 54 letters of representation have been received objecting to the proposal on the following grounds:

- Out of character
- Should not be allowed to convert this attractive family home to HMO
- Loss of family house
- Noise and disturbance
- Parking pressures/traffic
- Parking spaces insufficient
- Too many units
- Too small rooms
- Intensity of use
- Overcrowding/overdevelopment
- Already lots of small flats in Staines
- Already lots of HMOs nearby
- Refusal of permission for HMO opposite (No.19) and already one at no. 10 (which is in a poor state of repair)
- Anti-social behaviour
- Safety concerns
- Accumulation of rubbish
- Flooding/drainage
- Inadequate surrounding infrastructure
- Shared facilities cause problems
- Poor management
- Overlooking of Holly Cottage to rear
- Inadequate fire escape from top floor
- Transient residents
- HMO does not contribute to stable communities
- Shortage of dwellings suitable for families
- kitchens and bathrooms - not suitable for the number of inhabitants
- Could be more people living there some rooms double or conversion in future and difficult to control
- Article 4 direction
- Set precedent

Other issues which are not planning matters which have been referred to include: -

- Conflict of interest due to applicant's job

- Pre-application advice
- Applicant previously objected to other HMOs in the road
- Work has already commenced
- No notice/poorly located notice
- Being done for profit
- Decrease in the value of neighbouring properties

## 6. Planning Issues

- Principle
- Residential amenity.
- Parking & highways.
- Biodiversity

## 7. Planning Considerations

### Principle

- 7.1 The Use Classes Order defines Use Class C3 as a dwelling house (whether or not as a sole or main residence). (a) by a single person or people living together as a family, (b) by not more than six residents living together as a single household (other than a use of within Class C4). Class C4 is classified as a house in multiple occupation that is used by not more than six residents as an HMO. Under the Government's Uses Classes Order, planning permission is not required to move from Use Class C3 to C4 and vice versa i.e. from a family dwelling to a six person HMO.
- 7.2 Consequently, the property could be used as an HMO for six residents without requiring planning permission, as could a much smaller terraced family home with no off street parking. There is, therefore, no 'in principle' planning objection to the use as an HMO for six persons. Therefore, the question that needs to be addressed is whether the use change from a small HMO of no more than six residents to an HMO for eight residents (by an additional 2 people) is acceptable in planning terms.
- 7.3 The site is situated in a predominantly residential area characterised by two-storey houses, detached and semi-detached. The existing property is a six bedroom, two-storey detached dwelling, with three bathrooms. The subject property has accommodation over three stories with an attached garage and outbuilding. As such, the property provides a substantial amount of accommodation over three stories. There is a private rear garden and a driveway for a number of vehicles to the front/side of the site. The proposal will provide bedrooms for eight people, with two bedrooms on the ground floor, and a further three bedrooms on both the first and second floor levels. There will also be communal space on the ground floor, providing a large

open plan kitchen/lounge/diner and a bathroom, for use by its occupants. The occupants will also have access to the garage and the outbuilding

- 7.4 There are minimal internal changes required to the existing property to convert it to the proposed eight person HMO. Given the location and size of the property, which is currently a six bedroom house on a wide plot, it is considered that the proposal for two additional residents, over and above what could be carried out without planning permission, would not result in a significant intensification of the use to that possible under permitted development. Therefore, the principle of an eight person HMO at the site is considered to be acceptable.

#### Amenity of future occupants

- 7.5 It is reasonable to expect that future occupants should have access to good standard of communal accommodation in which to prepare food, dine and mix with fellow residents. The NPPF requires spaces that promote health and well-being, with a high standard of amenity for future users. Social interaction is important for mental health and well-being. Each bedroom is of sufficient size with a good size window for outlook and light. The proposal provides a functional space for the HMOs' future occupants, including the open plan lounge/diner/kitchen and access to a rear garden, as well as use of the attached garage and outbuilding. Although the Council does not have any minimum requirements for garden sizes for HMOs, the SPD minimum size of a garden for a three or more bedroom semi-detached or detached dwellings home is 70 sq. m. The proposal will provide a rear garden area of some 120 sq. m and therefore this is considered to be acceptable. It is accessed from the communal indoor space and is square in shape to provide a useable external space.
- 7.6 The internal layout of the first and second floors would be mainly unchanged, apart from the addition of another bathroom (to make four in total) on the second floor and enlarging an existing bathroom on the first floor. The existing bedrooms will continue to be bedrooms. The existing ground floor lounge and living room will be converted to a further two bedrooms.
- 7.7 Each bedroom would be of a sufficient size to accommodate one bedspace (eight people in total) ensuring that it has a floor area of at least 7.5 sq. m and will be at least 2.55 sq. m wide as per the Government's nationally described Technical Housing Standards (March 2015). A planning condition would be imposed in order to limit the number of residents to eight, as is the usual way to control occupancy numbers for HMOs. The shared open plan kitchen/lounge/diner would be located on the ground floor of the property, which is considered to be sufficient in size for the number of occupants. There will be four bathrooms at least one on each floor. Residents would also have access to a shared rear garden, outbuilding and garage, and have cycle and refuse storage facilities.

- 7.8 The Council's Environmental Health Department has been consulted and an Environmental Health Officer (EHO) has noted that ,

*'...The property would appear to be capable of meeting the standards required for a licensable HMO, subject to the loft rooms being able to meet the minimum space requirement of 6.51sqm for a single occupant when disregarding any floor space where the ceiling height is less than 1.5m (5ft). I suggest that the applicant be directed to our website*

*<https://www.spelthorne.gov.uk/hmo> where they can download our Landlords' Guide to Standards for HMOs as well as access information and an application for an HMO licence. An HMO application will be required if the property is occupied as an HMO by 5 or more occupants.*

*The property would need to meet building regulation requirements to ensure that adequate noise (as well as fire) separation exists between the individual units of accommodation and also the communal parts of the property. To protect residents from external noise, in particular traffic from nearby main roads, we would expect double glazing as a minimum to be provided to all units of accommodation.*

*Assuming all the above considerations are made, Environmental Health would have no objection to the application.'*

- 7.9 The applicant has submitted a section drawing to show the head room for the rooms in the loft space, which are existing bedrooms. This shows that these rooms do meet the minimum floor area requirement noted by the EHO and therefore the size meets the minimum requirement and is acceptable. As noted above, the applicant will need to submit an HMO licence application, which is also the case for an HMO for six people, and the proposal will be subject to Building Regulations which will review fire safety.

- 7.10 The quality of the communal space provided within the development is considered to be sufficient and would provide an acceptable living environment for its future residents

#### Amenity of neighbouring properties

- 7.11 In regard to the impact on the amenity of neighbouring properties, Policy EN11 sets out the Council's general approach to minimise the impact of noise refers to noise by reducing noise levels from noise generating activities and locating noise sensitive development away from sources of high noise.
- 7.12 The proposal does not include any extensions, and the existing building will be converted for the proposed use, which continues to be residential in nature. As such, no new building or indeed windows will be introduced, and the proposal will remain in residential use. Therefore, it is not considered that the proposal would lead to harmful overlooking or loss of privacy to the property to the rear at Holly Cottage, as the relationship will remain the same as existing.

- 7.13 The proposal provides good sized bedrooms and shared communal spaces, including the garden and off-street parking. Therefore, it is considered that the number of occupants would be able to be comfortably accommodated in the subject property. The property is located along a residential road adjoining other dwellings. The subject property adjoins three other residential properties. There are also some flats and other HMOs located in the vicinity and as such a mixture of types and sizes of housing is available nearby. The site is located in a sustainable location, within walking distance of Staines Town Centre and close to the railway station and bus stops. As noted, an HMO for six people can be created under Permitted Development, and the proposal is for two additional residents in a large detached property over three stories. Consequently, it is not considered to have a significant impact on neighbouring residential properties that would justify refusal on these grounds.

#### Parking Provision

- 7.14 Policy CC3 states that the Council will require appropriate provision to make for off-street parking in development proposals in accordance with its maximum parking standards. In considering the level of provision the Council will have regard to the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission.
- 7.15 Third party representations have raised concerns about parking pressures. The County Highway Authority (CHA) has been consulted on this application and has advised that It is noted that there will be three off-street parking spaces retained which is considerably less than the number of potential occupiers. However, the site is located in a sustainable location with access to facilities and amenities within walking and cycling distance. The site also has good opportunities for use of public transport. As a result, the CHA does not object to the proposed parking provisions and raises no transportation objections.
- 7.16 The property has a front/side driveway, along with a garage and an outbuilding, which could provide parking for a number of cars, including the use of the attached garage. However, only three spaces can be used independently of one another. In addition, there are opportunities for future occupiers to make journeys by foot or by cycle. The application site is located in a sustainable location, within walking distance of Staines Town Centre. Staines Railway Station, and bus stops on Kingston Road and London Road are also nearby. As such, it is considered that this location is sufficiently accessible to the extent that it would not be a necessity for future occupiers to own their own private cars. Cycle storage will also be provided on site to encourage a sustainable travel mode
- 7.17 The Council's parking standards do not have any specific guidelines on HMO's. Similarly, Surrey County Council's Vehicle, Cycle and Electric vehicle parking guidance for New Development (Nov 2021) does not provide any specific parking standards for HMO's for sui generis uses, and it states that

individual assessment/justification is required. In this particular case it is considered that an HMO for eight occupants is likely to have the potential to generate greater parking demand than the existing use as a large residential dwelling which requires 2.5 spaces. However, it is considered that the provision of three car parking spaces would be adequate for a scheme of this size and in this sustainable location. In addition, there is a Permitted Development fall back of a six bed HMO, whereby parking provisions cannot be considered.

- 7.18 The National Planning Policy Framework states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impact on the road network would be severe. For any objection to be valid, the authority must demonstrate the harm that the development would result in. It is considered that the parking provision at the site would be acceptable in this location, and the CHA does not consider the development is likely to result in material harm in respect of highway safety or capacity.
- 7.19 It is therefore considered that the proposed parking provision would not conflict with Policy CC3 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and is acceptable.

#### Biodiversity

- 7.20 Policy EN8 of the CS&P DPD states that the Council will seek to protect and improve landscape and biodiversity in the borough. It is relevant to note that the application is not subject to the National Biodiversity Net Gain requirements as it involves a change of use. In addition, the proposal includes the addition of a landscape area to the front of the property which will break up and soften the large area of hardstanding and the building itself and will provide some ecological benefits.

#### Other matters

- 7.21 Neighbourhood Services have been consulted on refuse storage and have raised no objection but recommend an informative.

It is understood that applicant's wife works for a charity which is located at the Council Offices. She is not employed by Spelthorne Borough Council; however, this application is being taken to Planning Committee for determination, as it would if the applicant was employed by the Council.

Pre-application advice is common practice where applicants can seek feedback before they submit an application and often leads to improved schemes.

Although works have already commenced at the site, this appears to be refurbishments which in themselves, would not require planning permission. As noted, it is only the use of the building for an HMO for more than six people that needs permission.

The display of a site notice is not mandatory in this instance, as neighbours were written to.

An Article 4 Direction is to be introduced in parts of Staines in August 2025 and is not relevant at this time. It will mean that planning permission will be required for an HMO of any size. It does not mean HMOs cannot be implemented but planning permission will be required. However, the decision making process will still have to take account of what could usually be carried out under permitted development.

Each planning application must be assessed in its own right and on the basis of what is being proposed, not what might happen in the future. The value of neighbouring properties is not a planning matter.

### 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. It is relevant to note that the proposal is not a CIL chargeable development. The proposal will 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 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.



- 7.27 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

- 7.28 It is considered that the proposed development would not have a significant impact on the amenities of neighbouring properties that would justify refusal. The proposed addition of two further residents in this detached property, compared to the Permitted Development allowance for an HMO of six people, is not considered materially harmful to justify refusal. The bedrooms and communal space, as well as the garden, provides a development which is of a sufficient size for future occupants, and it is considered that the parking provision is acceptable in this location. Accordingly, the application is recommended for approval.

## **8. Recommendation**

- 8.1 APPROVE subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans). M/662/01, 02, 03, 04, 05, 06,07 and 08-22 A received on 27 September 2024

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

3. The occupation of the House of Multiple Occupation (HMO) hereby permitted shall be limited to a maximum of 8 residents at any time.

Reason: To safeguard the amenity of future residents of the property and neighbouring properties.

4. Prior to the occupation of the development, details of the refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed facilities shall be installed prior to the occupation of the development and retained thereafter.

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.

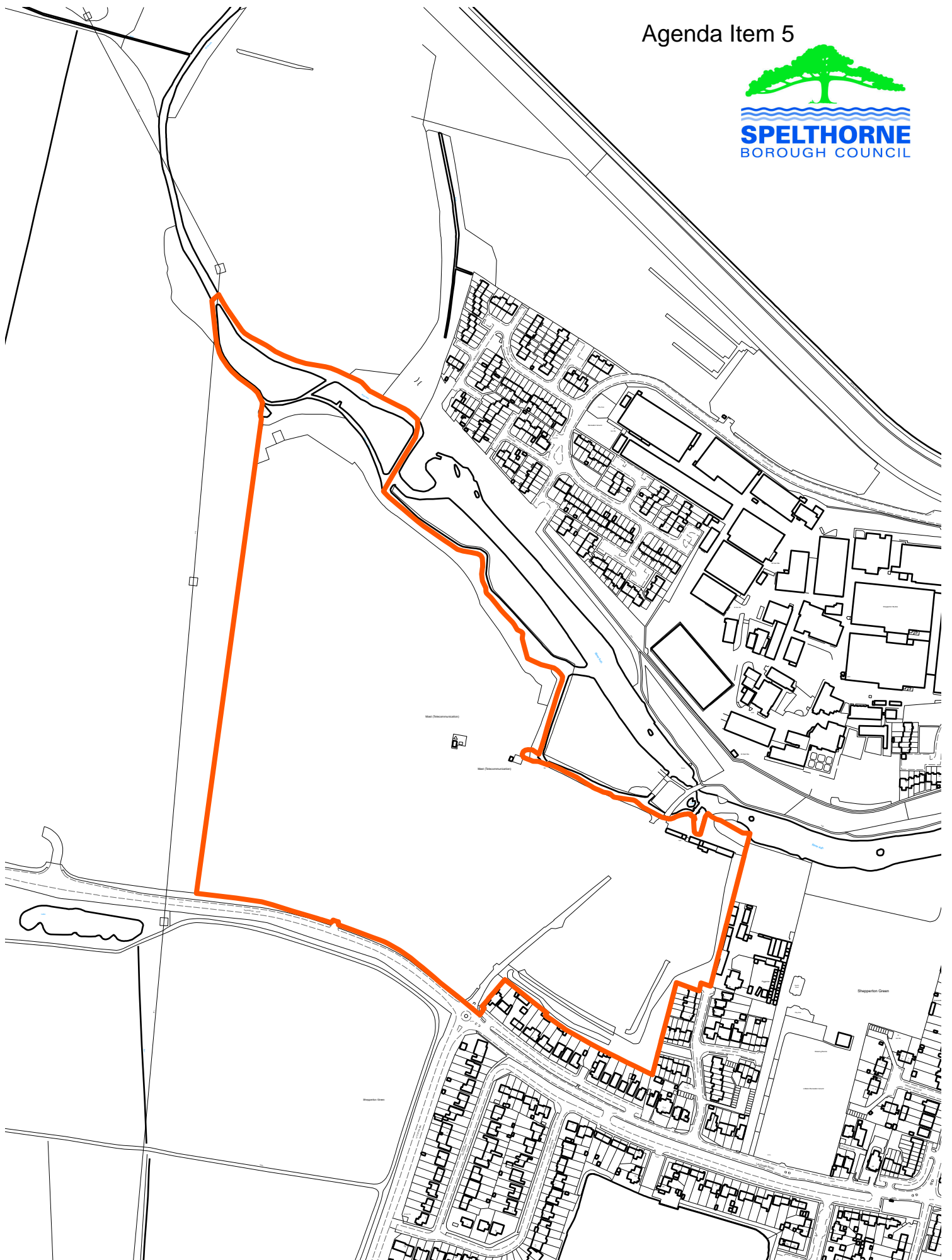
5. Prior to the occupation of the development, details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed facilities shall be installed prior to the occupation of the development and retained thereafter.

Reason: To safeguard the amenity of future residents of the property and neighbouring properties.

#### Informatives

1. In accordance with Approved Document S of the Building Regulations, you will be required to install electric vehicle charging facilities.
2. A license will be required to operate the property as a HMO. Please contact the Councils Environmental Health Department.
3. The property will not receive any more bins than the standard household allocation of 1 x 240 rubbish and 1 x 240 recycling, emptied on a fortnightly basis.

Any additional capacity or collections required for the tenants to manage their waste (and there will be as two bins are insufficient for 8 inhabitants) would be the responsibility of the landlord to seek/arrange on a commercial basis.



24/00939/ADV - Shepperton Studios, Studios Road, Shepperton. TW17 0QD  
Scale: 1:5,000

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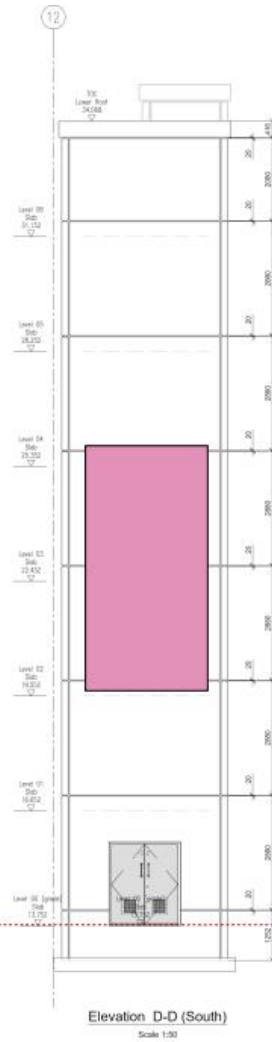
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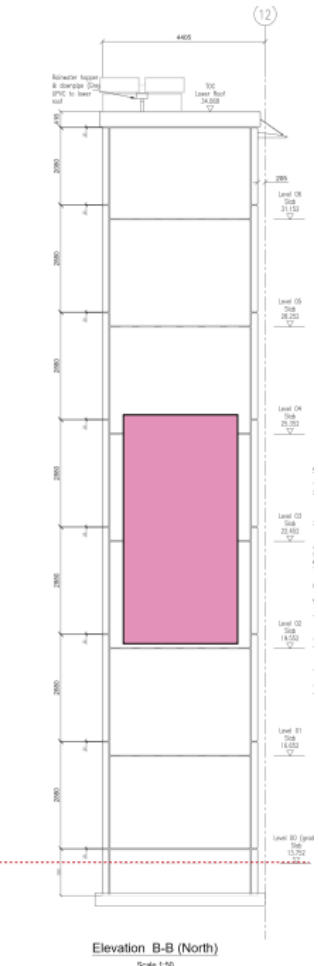
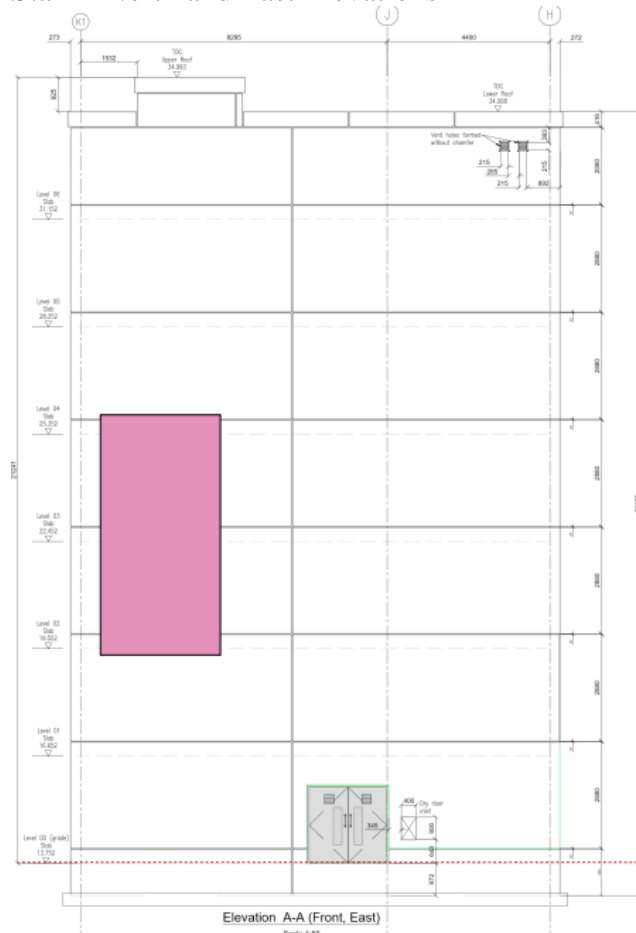


KEY  
Application Boundary

# Stair 1 South Elevation

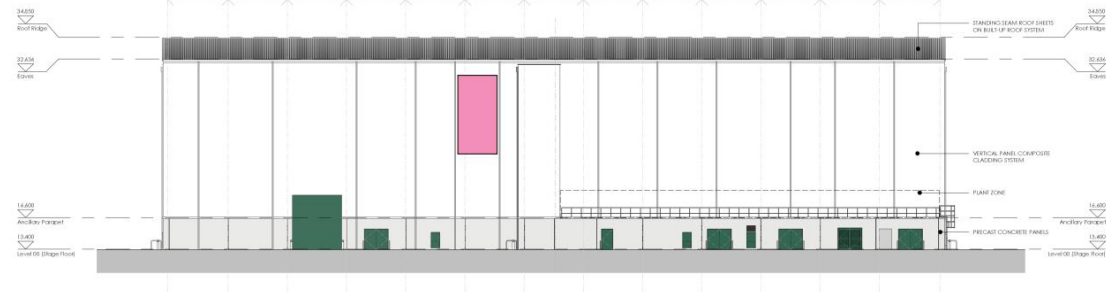


# Stair 1 North and East Elevations



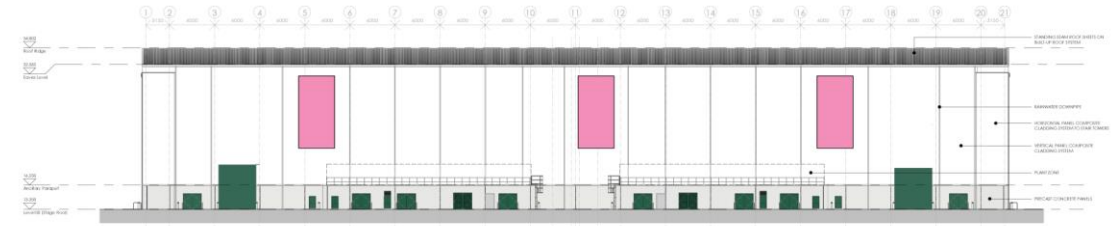


### Stage 8 South Elevation



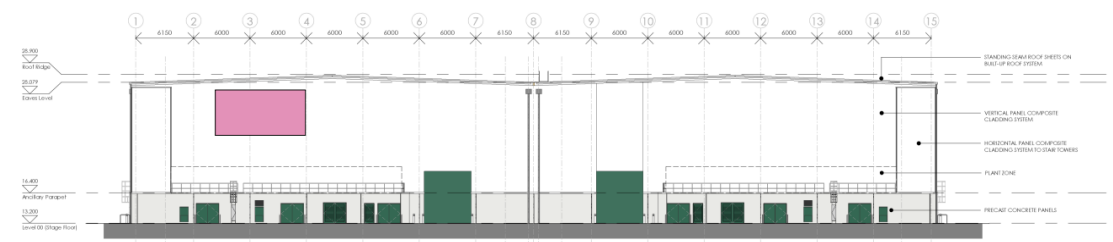
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### Stage 6 +7 South Elevation



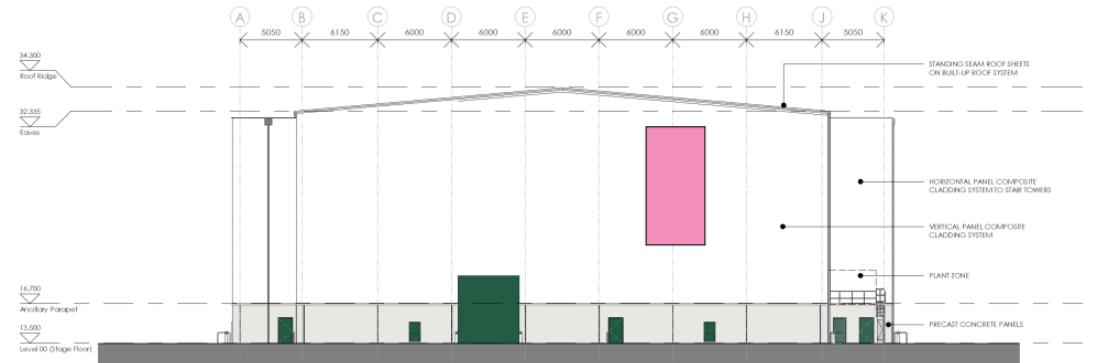
SOUTH ELEVATION  
1 : 200

### Stage 4 +5 West Elevation



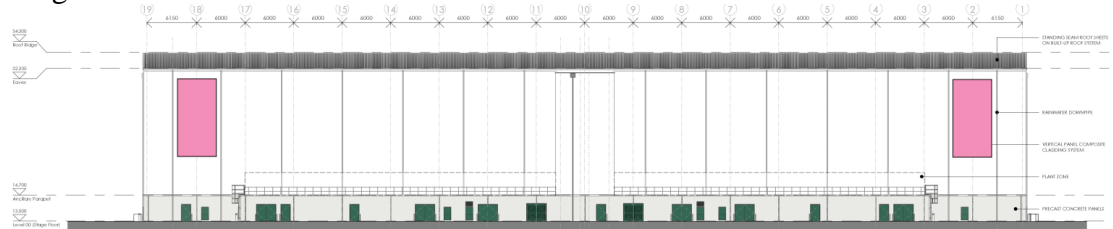
WEST ELEVATION  
1 : 200

### Stage 15 North Elevation



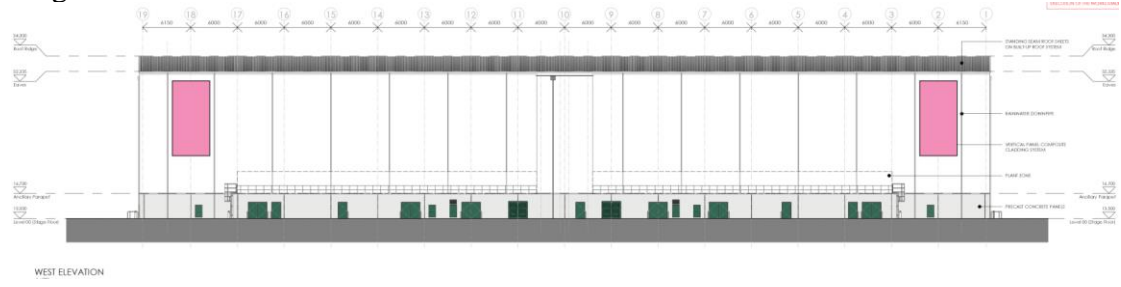
NORTH ELEVATION  
1 : 200

### Stage 14 +15 West Elevation



WEST ELEVATION  
1 : 200

# Stage 11+12 West Elevation





# Planning Committee

## 16<sup>th</sup> October 2024



<b>Application No.</b>	24/00939/ADV
<b>Site Address</b>	Shepperton Studios, Studios Road, Shepperton, TW17 0QD
<b>Applicant</b>	Spelthorne Borough Council
<b>Proposal</b>	Advertisement consent for 13 no. fascia, flexface internally illuminated signs across stages 5,6,7,8,11,12,14,15 and the multi-story car park.
<b>Officer</b>	Drishti Patel
<b>Ward</b>	Laleham and Shepperton Green
<b>Call in details</b>	This application is called by Cllr Howkins

<b>Application Dates</b>	Valid: 07.08.2024	Expiry: 02.10.2024	Target:
<b>Executive Summary</b>	<p>These applications relate to the installation of 13 no. fascia signs (lighting boxes) internally illuminated, located across multiple stages and the MSCP.</p> <p>The proposed advertisements will be blank lighting boxes with interchangeable designs relating to television shows and films relating to the studio. There would be 4 different sizes/orientations.</p> <p>The proposal 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 application is 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

- 2.1 The site has no relevant planning history.

### 3. Description of Current Proposal

- 3.1 This report refers to thirteen proposed advertisement signs, to be located across various stages and the MSCP within the Shepperton Studios site. All thirteen signs are lighting boxes with interchangeable designs. Nine of these would be of the same size however with eight in a portrait orientation and one landscape. The tenth sign would be a smaller sign in the southern centre of stage 8. The remaining three would be situated on the northern, eastern and southern faces of the multi-storey car park. They will all include posters of television shows and film that relate to Shepperton Studios. They are stated to be internally illuminated at 300 candelas/m<sup>2</sup> from 22.00hrs - 07.00hrs.

- 3.2 The dimensions are:

- The eight portrait advertisements across Stages 6, 7, 11, 12, 14 and 15 (buildings 1.05a, 1.05b, 2.01a; 2.01b; 2.02a and 2.02b)
  - Height of 9.6m, width of 4.8m, depth of 0.2m and a height of 8.1m from the ground to the base of the advert
- The one landscape advertisement on Stage 5 (building 1.10a)
  - Height of 4.8m, width of 9.6m, depth of 0.2m and a height of 9.3m from the ground to the base of the advert
- The one portrait advertisement on Stage 8 (building 1.02)
  - Height of 8.0m, width of 4.0m, depth of 0.2m and a height of 9.6m from the ground to the base of the advert
- The three advertisements on the multi-storey car park
  - East side - Height of 6.5m, width of 3.25m, depth of 0.2m and a height of 5.6m from the ground to the base of the advert
  - North and south side – Height of 6.2m, width of 3.1m, depth of 0.2m and a height of 5.9m from the ground to the base of the advert

- 3.3 Copies of the proposed site layout and elevations are provided as an Appendix.

#### 4. Consultations

The following table shows those bodies consulted and their response.

Consultee	Comment
Surrey County Highways	No objection
Environmental Health (Lighting)	No comment at time of writing

#### 5. Public Consultation

5.1 A total of 86 properties were directly notified of the advertisement consent applications. Six letters were received including one from Shepperton Residents Association.

5.2 Reasons noted in the letters received include: -

- Visual amenity
- Light pollution
- Over-development
- Lights left on after promised times
- Safety hazard to drivers
- Make buildings more visually obtrusive

#### 6. Planning Issues

- Visual amenity
- Public safety

#### 7. Planning considerations

##### Impact of the signage

7.1 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.

##### Visual amenity

7.3 Sign 1 is located on the west elevation of building 1.10a facing into the site along the main roadway. The closest properties would be those on Laleham Road approximately 225m away at an oblique angle. Due to the distance and angle, the visual impact on nearby residents is considered minimal.

- 7.4 Signs 2 and 3, positioned on buildings 1.05a and 1.05b, both face south toward the B376 Shepperton Road and the nearby 15.7-metre-high building 1.06. These signs are shielded from most residential areas due to their orientation, with the nearest properties located east of Littleton Lane, reducing the potential for significant visual disruption.
- 7.5 Sign 4 is located on building 1.02 and faces south along one of the internal access roads towards the B376 Shepperton Road. Building 1.02 is set behind buildings 1.03, 1.04, 1.05, 1.06 and 1.07. The internal placement of the sign means it will primarily be seen within the site itself, significantly reducing any adverse visual impact. There are no residential properties on the south side of the B376 Shepperton Road at this point.
- 7.6 Sign 5 represent 3 signs located on the multi storey car park facing north, east and south. The north facing sign looks along an internal access road between buildings 2.01, 2.02, 2.03 and 2.04. The access way terminates at the River Ash corridor, there are no residential properties at this point. The east facing sign faces building 2.05. An oblique view to the properties at the top of Littleton Lane would be some 290m away. The south facing sign looks toward the B376 Shepperton Road. There are no residential properties on the south side of the B376 Shepperton Road at this point and the oblique view to the properties at the top of Littleton Lane would be some 290m away.
- 7.7 Sign Signs 6, 7, and 8, located on buildings 2.02a, 2.02b, and 2.01b, all face west. These signs are approximately 700 metres from the nearest residential properties in Laleham. Due to this significant distance, the impact on visual amenity for residents is considered to be minimal.
- 7.8 Sign 9, consisting of two signs on building 2.01a, faces west and north. The west-facing sign is 700 metres from the nearest properties, minimising any visual effect. The north-facing sign overlooks a car park area and the River Ash corridor, with no residential properties immediately adjacent, reducing the visual impact on the community. The nearest properties in Studio Walk are approximately 150 metres away which is considered sufficient to mitigate the impact on visual amenity.
- 7.9 The proposed signs are not seen in the context of a residential street scene but rather the commercial nature of the studios site. Positioned on large sound stages and other internal buildings, they are considered appropriately scaled for the site context. They are not considered to be out of proportion 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
- 7.10 Sign 1, facing the internal main roadway, does not pose a distraction to drivers or pedestrians on public roads, as it is oriented inward within the site.

- 7.11 Signs 2 and 3 placement ensures visibility only to internal site users, reducing any potential public safety hazards.
- 7.12 Sign 4 faces an internal access road and is shielded by surrounding buildings, limiting its exposure to public roads. Its placement behind other structures ensures that it does not interfere with external traffic or pose any safety risks to pedestrians.
- 7.13 Sign 5, on the multi-storey car park, the north and east sign looks along an internal access road and onto internal building, while the southern sign is set back 73 metres from the Shepperton Studios entrance advert previously approved (23/00829/ADV).
- 7.14 Signs 6, 7, and 8, due to being located a significant distance from residential properties and the lack of nearby public thoroughfares means these signs are unlikely to pose any risk to public safety.
- 7.15 Sign 9, the west-facing sign is located far from public roads, while the north-facing sign overlooks a non-residential area, ensuring there is no significant impact on public safety.
- 7.16 The Surrey County Highway Authority has raised no objection and therefore, has no highway requirements.
- 7.17 The Council's Environmental Health Department have no comment at the time of writing.
- 7.18 Conditions have been recommended to be attached to the consent to ensure the signs are not illuminated beyond 22.00hrs 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.

#### Equality Act 2010

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

#### Human Rights Act 1998

- 7.20 This planning This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.21 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.

- 7.22 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.
- 7.23 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, officers have concluded on balance that the rights conferred upon the applicant/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

#### Financial Considerations

- 7.24 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

- 7.25 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 GRANT Advertisement Consent 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.

6. The development hereby permitted shall be carried out in accordance with the following approved plans: 4415-1000 PO1; 4415-1001 PO1; 4415-1002 PO2 received 10.07.2020.

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

7. The self-illuminated lighting fixtures on any facade of the development that face towards residential accommodation shall not exceed a surface brightness of 300 candelas/m<sup>2</sup> from 22.00hrs - 07.00hrs.

Reason:-. In the interests of amenity and protection of nearby residents from potential light nuisance.

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Planning Committee

16 October 2024

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

**Appeals Started between 05 September 2024 – 01 October 2024**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
24/00365/CPD  <b>125 Hithermoor Road Stanwell Moor Staines- upon-Thames</b>	18.09.2024	Written Representation	APP/Z3635/X/24/3345600  Certificate of Lawfulness for the proposed siting of a mobile home in the rear garden for use as a granny annexe.
24/00334/FUL	05.09.2024	Written Representation	APP/Z3635/W/24/3349384

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
<b>11 Scotts Way Sunbury-on-Thames TW16 7JQ</b>			Conversion of existing dwelling into two houses. As shown on location plan and plan no's 01, 02, 03, 04, 05 (existing and proposed roof plan), 05 (proposed site plan) and 06 rec'd 13.03.2024.
24/00561/FUL <b>Kristaval 47 Lower Hampton Road Sunbury-on-Thames</b>	23.09.2024	Written Representation	APP/Z3635/W/24/3349634 Demolition of an existing dwelling and carport and the erection of a replacement dwelling, new landscaping and other associated works other associated works  As shown on drawing no's: DWG_BS_001_P1; DWG_BS_010_P1; DWG_BS_100_P1; DWG_BS_110_P1; DWG_00_050_P1; DWG_00_100_P3; DWG_00_110_P3 received 03.05.2024.
23/00797/RVC <b>40-42 Church Road Ashford TW15 2UY</b>	23.09.2024	Written Representation	APP/Z3635/W/24/3350199 Variation of condition number: 22 (hours of opening) of planning application ref 17/01274/FUL for the redevelopment of the site comprising the demolition of the existing buildings and the construction of new buildings between one and five storey's to accommodate 357 dwellings (within use class C3), 619sqm (GIA) of flexible commercial floor space (within use classes A1, A2, A3, A4, A5, B1(a) and 442sqm (GIA) of education floor space (within use class D1), the provision of public open space and associated car parking, cycle parking, access and related infrastructure and associated works, in order to allow longer opening hours on weekdays and reduced opening hours on Saturdays, Sundays

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
			and bank holidays. As shown on site location plan received on 27.06.2023.
24/00656/HOU <b>25 Garden Close Ashford TW15 1LH</b>	05.09.2024	Fast Track Appeal	APP/Z3635/D/24/3350262 Erection of a two storey side extension and single storey front extension (following demolition of garage and store)
24/00426/RVC <b>10 Courtfield Road Ashford TW15 1JR</b>	13.09.2024	Fast Track Appeal	APP/Z3635/D/24/3350321 Amendment to planning permission no. 23/01475/HOU for the erection of a part two storey part single storey side extension and single storey rear extension with proposed extensions of existing front and rear facing dormers, to allow alterations to the two storey side extension.
24/00349/FUL <b>235 Hithermoor Road Stanwell Moor Staines-upon-Thames</b>	24.09.2024	Written Representation	APP/Z3635/W/24/3350475 Demolition of existing garage and outbuildings to create one self contained two bedroom bungalow.  As shown on drawing no's: PL1/SM/3152-00; PL1/SM/3152-0; PL1/SM/3146-03 (Proposed Site Plan); PL1/SM/3146-03 (Proposed Ground Floor Plan); PL1/SM/3146-05 (Proposed Elevations); PL1/SM/3146-05 (Proposed Roof Plan); PL1/SM/3146-06 received 18.03.2024.
23/01264/RVC	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
<b>The Paddocks, 235A Hithermoor Road, Stanwell Moor</b>			dayroom and toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack room as shown on site location plan received on 15 November 2023.
24/00774/FUL  <b>30 Nettlefold Place Sunbury-on-Thames TW16 6BD</b>	25.09.2024	Written Representation	APP/Z3635/W/24/3351125  Retention of replacement timber fencing to SW and W boundary and retention of enlarged amenity space including releveling of this area
24/00100/ENF  <b>Land Lying To The South Of Bedfont Road, Stanwell, Staines-upon- Thames.</b>	05.09.2024	Written Representation	APP/Z3635/C/24/3345013  Appeal against serving of an Enforcement Notice. The material change of use of the land to use as vehicle parking and storage.
20/00257/ENF_C  <b>Stanwell Farm Bedfont Road Stanwell</b>	23.09.2024	Written Representation	APP/Z3635/C/24/3352057  Appeal against the serving of an Enforcement Notice. Without planning permission, the material change of use of the land to use as a Builders Merchant (sui generis) Without planning permission, the erection of a warehouse building (the approx location of which is shown with an X and hatched in black on the attached plan). Without planning permission, the erection of two structures (the approx location of which are shown with a Y and Z and hatched in red and blue respectively on the attached plan).

**Appeal Decisions Made between 05 September 2024 – 01 October 2024**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
22/00569/FUL  <b>Land North Of Chertsey Road Shepperton</b>	16.10.2023	Written Representation	APP/Z3635/W/23/3321476  Erection of a small-scale flexible electricity generation facility with associated ancillary infrastructure, access and boundary treatment.  As shown on drawing no's 19020-LP-002 LOCATION PLAN; 19020-LP-002 SITE LAYOUT PLAN; CEL-STD-AF-731; CEL-STD-AMENL-540; CEL-STD-CCTV-800; CEL-STD-GEN-318; CEL-STD-GEN-319; CEL-STD-GEN-320; CEL-STD-OT-600; CEL-STD-PF-G-700; CEL-STD-SUB-UKPN-236; CEL-STD-SW-100; CEL-STD-TX-150 AND CEL-STD-TX-160-A received 20.04.2022.	Appeal Allowed	17.09.2024	The Inspector considered that the proposal would not have unacceptable effects on air quality with regard to the living conditions of nearby occupiers and biodiversity including the designated sites (SSSI's, SPA and RAMSAR sites) and that the proposal would appropriately support renewable energy provision. There would be no noise, flooding or ecological concerns. Whilst identifying that there would be moderate harm to the openness of the Green Belt in both spatial and visual terms, the Inspector concluded that this harm would be clearly outweighed by other considerations including the increased need for back up facilities at times when renewable sources do not provide sufficient supply or at times of increased demand and furthermore that it would assist in the transition to low carbon electricity generation by allowing greater use of renewable energy

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
						electricity without concerns of shortfalls in supply. Therefore, the Inspector concluded that very special circumstances exist which justify the development.

**Current/Future Hearings/Inquiries**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
<p>23/00121/OUT</p> <p><b>Land East Of Vicarage Road Sunbury-on-Thames TW16 7LB</b></p>	28.05.2024	Public Inquiry	<p>APP/Z3635/W/24/3342657</p> <p>A Hybrid planning application for an Integrated Retirement Community to consist of:</p> <p>a) Full planning application incorporating 38 extra care and 28 close care units (Use Class C2) with an on-site village centre to include a medical facility. Means of access off Vicarage Road, associated infrastructure, landscape buffer and open space.</p> <p>b) Outline planning application for a care home (up to 60 beds) and up to 98 extra care units (Use Class C2),</p>			<p>The Public Inquiry has been scheduled to take place in the Council Chambers on the following dates:</p> <p>18 – 20 September 2024</p> <p>and</p> <p>30 September – 4 October 2024</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			landscaping and open space, parking, infrastructure, and internal access roads (all matters reserved).			
23/00070/FUL <b>Hazelwood Hazelwood Drive Sunbury- on-Thames</b>	16.07.2024	Hearing	APP/Z3635/W/24/3343497 Planning application for residential development comprising 67 units with the provision of landscaping, access, parking and associated works.			The Public Inquiry has been scheduled to take place in the Council Chambers on the following dates:  22 – 23 October 2024
23/01264/RVC <b>The Paddocks, 235A Hithermoor Road, Stanwell Moor</b>	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including dayroom and toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack			



Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			room as shown on site location plan received on 15 November 2023.			

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## Major Applications

This report is for information only.

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

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

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
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>

24/00790/FUL	Hitchcock And King Station Yard Stanwell Road Ashford TW15 3DT	Erection of a self-storage building (Use Class B8) with associated access, landscaping, parking and circulation space.	<b>Mr Philip Offer</b>	<b>Matthew Churchill</b>
24/00276/FUL	Open Field Behind Manor Farm 126 Charlton Road Shepperton	Change of use of 5 hectares of open area of field from grazing, schooling and training of horses to a mix of grazing, schooling and training of horses and cross-country course with jumps for horses.	<b>Wayne Michaels</b>	<b>Kelly Walker</b>
24/01089/FUL	5-7 & 9 Station Approach & 21 Woodthorpe Road Ashford TW15 2QN	Demolition of existing office buildings, and construction of 35 new residential units together with Class E (Commercial, Business and Service), associated amenity and parking.	<b>Mr Clive Morris</b>	<b>Kelly Walker / Matthew Churchill</b>
24/01112/FUL	Land To North East Of Eco Park Charlton Lane Shepperton TW17 8QA	The construction of and operation of a Battery Energy Storage System of up to 200 megawatts electrical output with a total capacity of up to 400 megawatt hours, associated site access and partial cable route, with associated work	<b>Richard Haywood / Sunbury BESS Ltd</b>	<b>Matthew Clapham</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  
01/10/2024

**PLANNING GLOSSARY OF TERMS AND ABBREVIATIONS**

<b>TERM</b>	<b>EXPLANATION</b>
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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