



Please reply to:

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Date: 31 October 2024

Notice of meeting

Planning Committee

Date: Wednesday, 13 November 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

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

Agenda

Page nos.

1. **Apologies and Substitutions**

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

2. **Minutes**

3 - 10

To confirm the minutes of the meeting held on 16 October 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 - 24/00939/ADV Shepperton Studios, Studios Road, Shepperton, TW17 0QD**

11 - 24

Ward

Laleham and Shepperton Green

Proposal

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

Recommendation

The application is recommended for approval

5. **Major Planning Applications**

25 - 26

To note the details of future major planning applications.

6. **Glossary of Terms and Abbreviations**

27 - 32

**Minutes of the Planning Committee
16 October 2024**

Present:

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

Councillors:

C. Bateson	R. Chandler	K.E. Rutherford
S.N. Beatty	D.C. Clarke	P.N. Woodward
T. Burrell	K. Howkins	
J. Button	M.J. Lee	

Substitutions: Councillors K.M. Grant and A. Gale

Apologies: Councillors M. Beecher and L. E. Nichols

In Attendance: Councillor H.R.D. Williams

37/24 Minutes

The minutes of the meeting held on 18 September 2024 were approved as a correct record.

38/24 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 Gale, Geraci, Gibson and Grant reported that they had spoken with constituents in relation to application 24/01019FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Burrell reported that he 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.

Councillor Howkins reported that she had received correspondence in relation to application 24/00939/ADV asking her to call it in but had maintained an impartial role, had not expressed any views and had kept an open mind.

39/24 Planning application - 24/01019/FUL 22 Sidney Road, Staines-upon-Thames

Description:

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

Additional Information:

There was none.

Public Speaking:

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

- Speaking on behalf of 54 residents
- Concerns that there would be a substantial increase in noise
- Concerns relating to over-density with 11 HMO's within a mile of the application site
- The proposal contradicts policies EN1 and HO1, requiring developments to respect the character of an area
- The application would undermine the Article 4 direction which would be enacted in 2025
- Concerns over parking specifically that it would not meet the minimum requirement outlined in policy CC3
- Concerns over inability to enforce the limit of eight individuals living in the HMO
- Concerns over conflict of interest and transparency

The Principle Planning Officer advised that policy EN1 referred to the built form and that the outside of the property would not be changing. The application would not contradict policy HO1 as the property would still be for residential use.

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

- The application would offer affordable housing for key workers
- Multigenerational households rare
- Prior to the property being a family home it was a B&B
- The application provides ample communal space
- The property is in an area of sustainable transport
- The property is close to local amenities

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

- Concern that the property was too small for the proposed number of residents
- Concern over who would take care of outside spaces
- Concern over limited number of parking space

The Principle Planning Officer advised that the application would exceed the minimal requirements for space.

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

- Was reading a statement on behalf of residents
- Concerns over the limited number of parking spaces in a street with significant parking pressure
- Concern that it would negatively impact the character of the road
- Concern over the high density nature of the application

The Principle Planning Officer advised that the County Highway Authority had raised no objection and that the Committee needed to consider any harm caused by the proposal not the harm that was already there. The Committee were advised that each application had to be judged on its own merits and not in relation to HMO's approved elsewhere.

Debate:

During the debate the following key issues were raised:

- Concerns over the number of parking spaces.
- Concern over how the limit of eight people would be enforced.
- Concern that even though the application is in an area of sustainable travel, residents would still need cars.
- That a previous HMO in the same road was refused.
- Concern over lack of kitchen amenities for eight people.
- Concern that a future application may be made to turn the two garages into additional rooms.
- Concern that shift workers would mean people entering/exiting the property either very early or very late.
- Concern over living conditions and effect on mental health.
- The number of objections from neighbours.

Councillor Clarke requested a named vote.

The Committee voted on the motion as follows:

For (1)	M Gibson
Against (10)	C Bateson, S Beatty, J Button, R Chandler, D Clarke, A Gale, D Geraci, K Howkins, K Rutherford, P Woodward
Abstain (3)	T Burrell, K Grant, M Lee

The motion to approve the application FELL.

It was proposed by Councillor Geraci and seconded by Councillor Rutherford that the Local Planning Authority is minded to refuse the application as the proposed development would, by virtue of the number of proposed occupants, be an unneighbourly proposal resulting in an unacceptable level of activity, noise and disturbance to surrounding residential properties and would provide inadequate onsite parking, contrary to policies EN11 and CC3 of the Spelthorne Core Strategy and Policies DPD, 2009.

The Committee voted on the revised motion as follows:

For: 13
Against: 1
Abstain: 0

Decision: The motion to refuse the application was carried for the following reason:

The proposed development would, by virtue of the number of proposed occupants, be an unneighbourly proposal resulting in an unacceptable level of activity, noise and disturbance to surrounding residential properties and would provide inadequate onsite parking, contrary to policies EN11 and CC3 of the Spelthorne Core Strategy and Policies DPD, 2009.

40/24 Planning application - 24/00939/ADV Shepperton Studios, Studios Road, Shepperton, TW17 0QD

Description:

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.

Additional Information:

The Planning Officer reported that the extension of time to 18.10.2024 had been agreed with the applicant.

The Planning Officer advised that an additional site layout plan showing the current stage numbers was to be added to Condition 6 with plan number: "Shepperton Studios North and South Site Map" received 10.10.2024.

The Planning Officer further advised that a late letter of representation had been received (objecting) citing light pollution and unnecessary signage as reasons.

Public Speaking:

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

- Support conditions proposed by officers.
- Read letters of representation many of which refer to existing issues on site and the Studio was working to address those.

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

- That there were multiple issues with the Shepperton Studios site
- The internal lights within the studio were already causing light pollution

The Planning Officer advised that the closest resident was 150m away with the furthest residence being 700m and as such the impact of light pollution would be negligible. The proposed strength of the lights would be 300 candela, which was less than used for a Supermarket signage.

Debate:

During the debate the following key issues were raised:

- Concern over the timings during which the signs would be illuminated particularly during the winter months.
- Concern over light pollution.
- Concern over highway safety in relation to those adverts which would face the road.

Councillor Woodward left the meeting at 20:57

- Concern over the effect of light pollution on wildlife
- Specific concern over the one sign at an oblique angle to Oberon Way

The Chair gave permission for Sara Dufield to speak again

Sara Dufield advised that there could be a split decision whereby the Committee approved all signs but the one of concern, alternatively the decision could be deferred allowing Shepperton Studios to amend the application and remove the one sign.

A vote was taken on whether the Committee would prefer to make a split decision or defer the decision.

The Committee voted as follows:

Split Decision: 1

Deferral: 8

Abstain: 4

It was proposed by Councillor Geraci and seconded by Councillor Clarke that the application is deferred for the planning committee to request more information on the illumination and impact on neighbouring properties in Oberon Way on the northern part of the site.

The Committee voted as follows:

For: 13

Against: 0

Abstain: 0

Decision:

The motion to **defer** the application was approved

41/24 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.

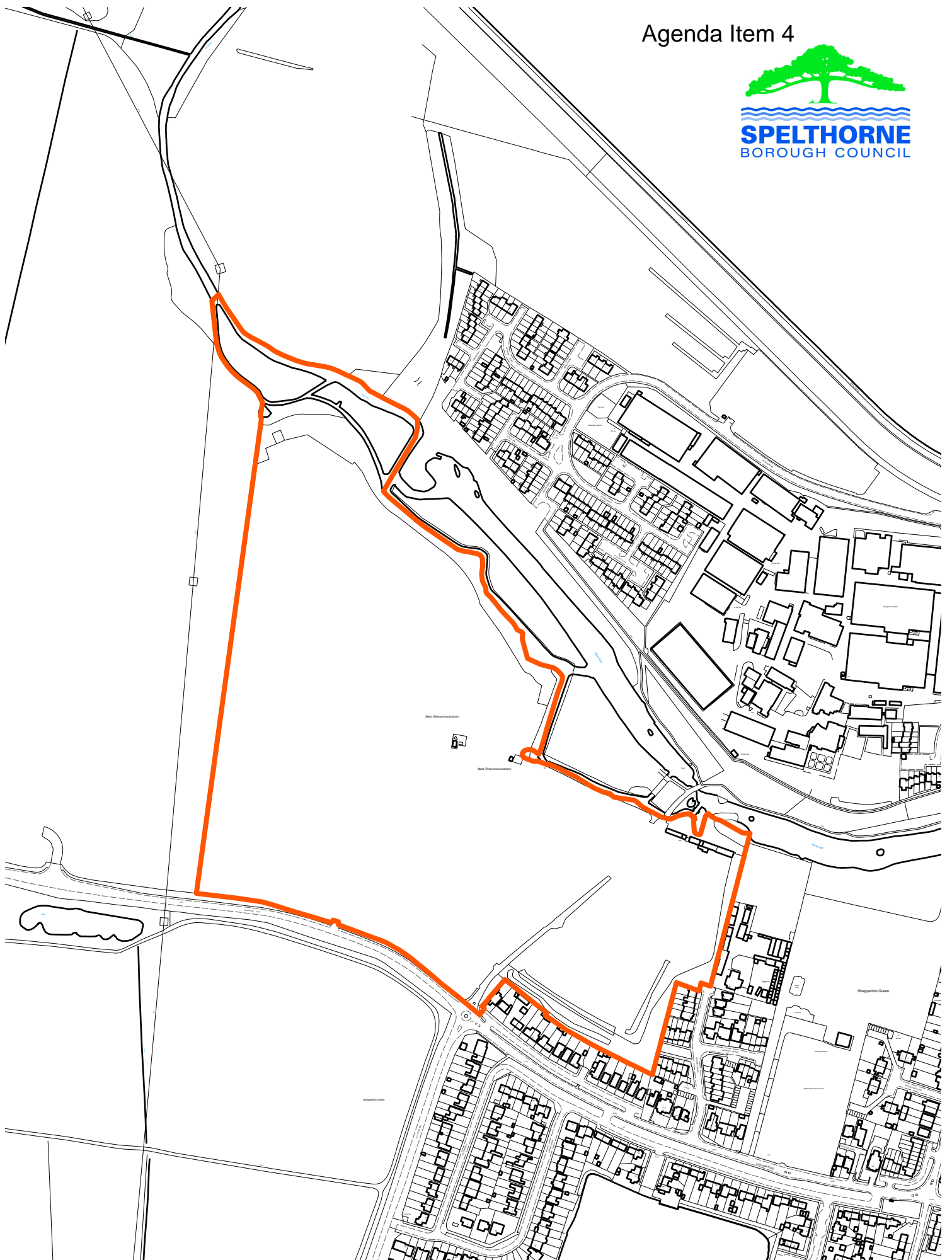
42/24 Major Planning Applications

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

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

Meeting ended at 21:37

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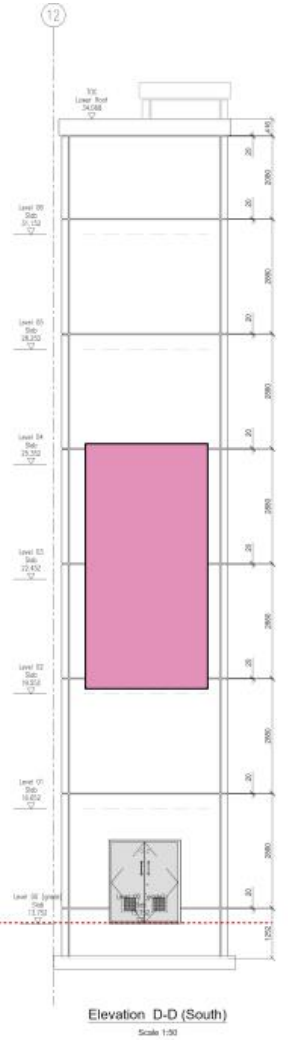
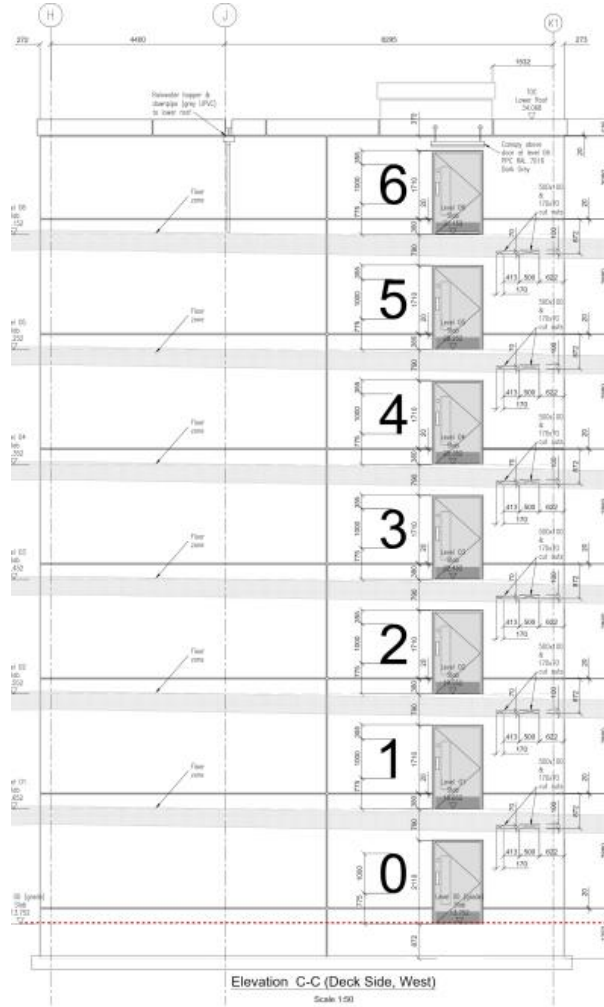
24/00939/ADV - Shepperton Studios, Studios Road, Shepperton. TW17 0QD
Scale: 1:5,000

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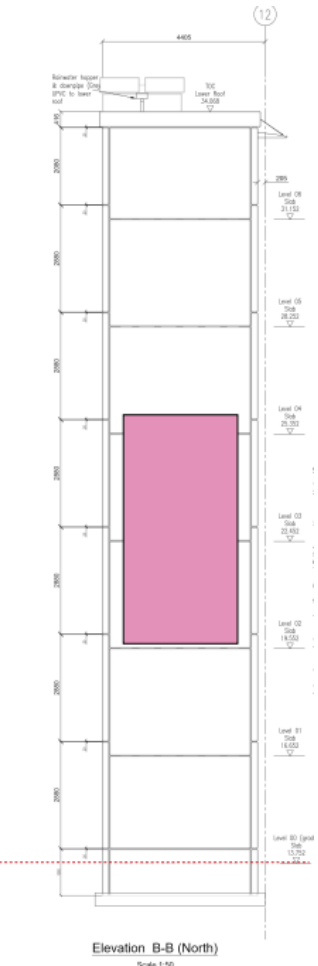
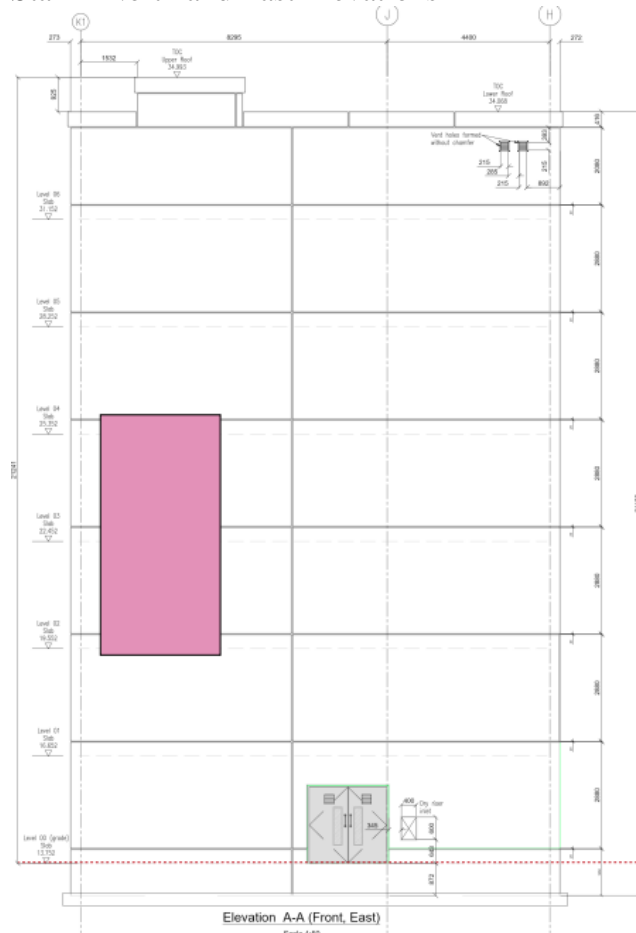
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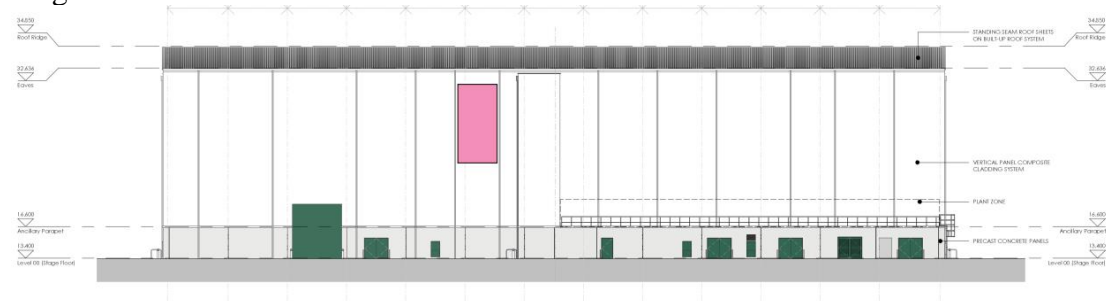
Stair 1 South Elevation



Stair 1 North and East Elevations

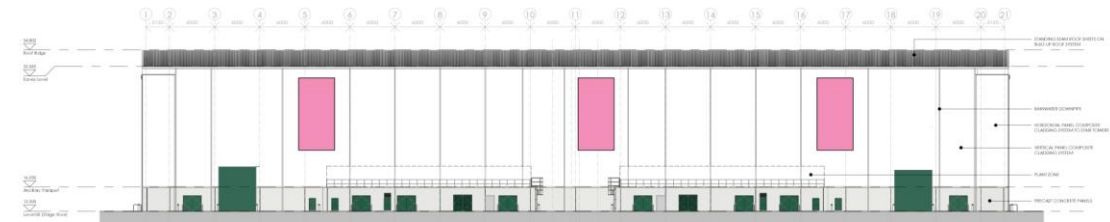


Stage 8 South Elevation



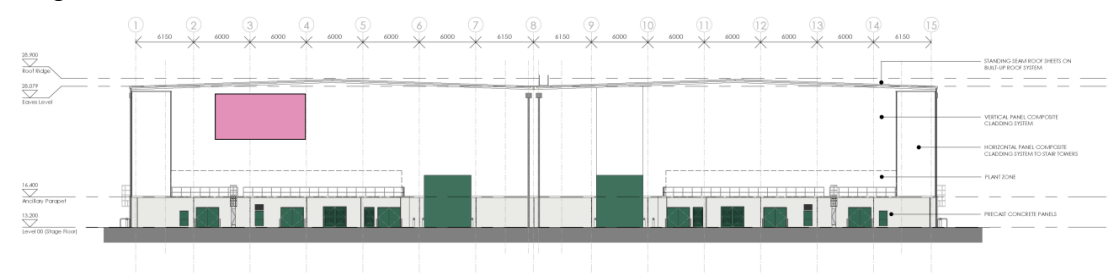
SOUTH ELEVATION
1:200

Stage 6 +7 South Elevation



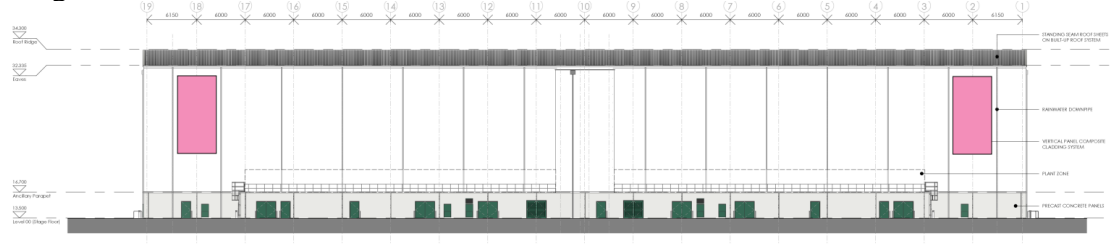
SOUTH ELEVATION
1:200

Stage 4 +5 West Elevation



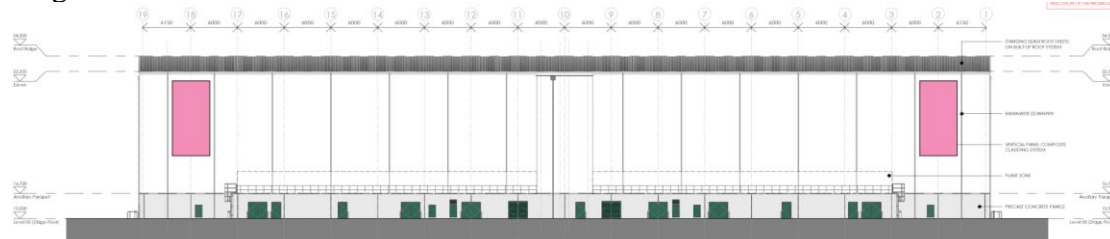
WEST ELEVATION
1:200

Stage 14 +15 West Elevation



WEST ELEVATION
1:200

Stage 11+12 West Elevation



WEST ELEVATION
1:200

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**Planning Committee
13th November 2024**



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

Application Dates	Valid: 07.08.2024	Expiry: 02.10.2024	Target: Extension of time agreed: 15.11.2024
Executive Summary	<p>The application was deferred by the Planning Committee at its meeting on 16 October to request more information on the illumination and impact on neighbouring properties in Oberon Way on the northern part of the site. The advertisement facing Oberon Way has been removed from the proposal, now resulting in 12 advertisements.</p> <p>These 12 advertisements relate to the installation of 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>		
Recommended Decision	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

3. The site has no relevant planning history.

4. Description of Current Proposal

4.1 Background

The Planning Committee held on 16.10.2024 resolved to defer this application due to concerns raised over the impact of the sign on stage 15 on the amenity of residents in Oberon Way to the north of the site. To address these concerns, the applicant has submitted revised documents and plans showing the north-facing sign on stage 15 sign removed from the proposal. The applicant has also changed the proposed timing the lights are on daily from 07.00hrs to 21.00hrs.

4.2 This report now refers to 12 proposed advertisement signs compared with the 13 adverts originally proposed, to be located across various stages and the MSCP within the Shepperton Studios site. All 12 signs are lighting boxes with interchangeable designs. Eight of these would be of the same size however with seven in a portrait orientation and one landscape. The ninth 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 to be internally illuminated at 300 candelas/m² from 07.00hrs-21.00hrs.

4.3 The dimensions are:

- The seven 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

1. It is noted the sign numbers from 1-9 refer to the displays across nine stages. Therefore, Signs 2 and 5 represent multiple signs as there is more than one at that location.

2. Copies of the amended proposed site layout and elevations are provided as an Appendix.

5. Consultations

The following table shows those bodies consulted and their response.

Consultee	Comment
Surrey County Highways	No objection
Environmental Health (Lighting)	No objection

6. Public Consultation

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

6.2 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

6.3 A late letter of representation has been received (objection) citing light pollution and unnecessary signage as reasons.

7. Planning Issues

- Amenity
- Public safety

8. Planning considerations

Impact of the signage

8.1 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'.

8.2 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.

Amenity

8.3 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 impact on nearby residents is considered minimal.

- 8.4 Signs 2 (representing 2 signs) 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 disruption.
9. 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 impact. There are no residential properties on the south side of the B376 Shepperton Road at this point.
- 9.1 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.
- 9.2 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 amenity for residents is considered to be minimal.
- 9.3 Sign 9 on building 2.01a faces west. The west-facing sign is 700 metres from the nearest properties, minimising any effect.
- 9.4 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.
- 9.5 Furthermore, Environmental Health's Officer has commented on the proposal. The officer has stated they "do not consider that there would be any adverse impact on the amenity of nearby residents as a result of the proposals and as such, Environmental Health has no objection to the granting of planning, subject to the imposition of a condition specifying the maximum illuminance value for the signs." The officer also notes that the levels are "significantly below Table 3 – *Maximum values of vertical illuminance on premises* detailed in the Institute of Lighting Professionals Guidance Note1 – The reduction of obtrusive light (2021)."

9.6 Therefore, the signs are considered acceptable in terms of amenity in accordance with the NPPF.

Public safety

9.7 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.

9.8 Signs 2 and 3 placement ensures visibility only to internal site users, reducing any potential public safety hazards.

9.9 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.

9.10 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).

9.11 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.

9.12 Sign 9 is located far from public roads ensuring there is no significant impact on public safety.

9.13 The Surrey County Highway Authority has raised no objection and therefore, has no highway requirements.

9.14 Conditions have been recommended to be attached to the consent to ensure the signs are not illuminated beyond 21.00hrs 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

9.15 The applicant has removed Sign 9 facing Oberon Close which was the reason why this application was deferred by the Planning Committee at the October meeting. The applicant has also agreed to reduce the hours of illumination by one hour to 21.00hrs

Equality Act 2010

9.16 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

- 9.17 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 9.18 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.
- 9.19 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.
- 9.20 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

- 9.21 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

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

10. Recommendation

- 10.1 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: SHP-BRN-004-ZZ-DR-X-290015 rev Z01; SHP-BRN-004-ZZ-DR-X-290016 rev Z01; 3673-FBA-102-XX-DR-A-0012551 rev Z01; 3673-FBA-105-XX-DR-A-0015551 rev Z01; 3673-FBA-110-XX-DR-A-0010552 rev Z01; 3673-FBA-201-XX-DR-A-0021552 rev Z01; 3673-FBA-202-XX-DR-A-0022552 rev Z01 received 07.08.2024 and 3673-FBA-XX-ZZ-DR-A-01010 rev P01 received 23.10.2024

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/m² and may only be lit between the hours of 07.00hrs-21.00hrs.

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

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Major Applications

This report is for information only.

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

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

App no	Site	Proposal	Applicant	Case Officer(s)
23/00388/FUL	Multi Storey Car Park Church Road Ashford TW15 2TY	Demolition of Multi-Storey Car Park and erection of a residential block for 42 no. residential units, with associated car parking, together with a further provision of public car parking spaces, and a ground floor commercial unit (Use Class E). Landscaping/public realm and access arrangements.	Lichfields on Behalf of Spelthorne Borough Council	Paul Tomson / Susanna Angell
23/00680/OUT	Land To The East Of Desford Way Ashford	Outline Planning Permission with all matters reserved except for access for a site to accommodate Travelling Show people (Sui Generis)	Ashford Corporation Ltd	Paul Tomson / Kelly Walker

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.	Mr Philip Offer	Matthew Clapham
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.	Mr Clive Morris	Kelly Walker
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	Richard Haywood / Sunbury BESS Ltd	Matthew Clapham

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

Esmé Spinks
Planning Development Manager
31/10/2024

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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