



Please reply to:

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Date: 02 December 2024

Notice of meeting

Planning Committee

Date: Tuesday, 10 December 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

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1. **Apologies and Substitutions**

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

2. **Minutes**

5 - 6

To confirm the minutes of the meeting held on 13 November 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 - 24/01112/FUL Land North-East of Eco Park, Charlton Lane, Shepperton, TW17 8QA**

7 - 38

In consultation with the Chair of the Planning Committee, consideration of this item has been deferred.

5. **Planning application - 24/00790/FUL Hitchcock and King, Station Yard, Stanwell Road, Ashford, TW15 3DT**

39 - 64

Ward

Ashford Town

Proposal

Erection of a self-storage building (Use Class B8) with associated access, landscaping, parking and circulation space.

Recommendation

Approve the application subject to conditions

6. **Planning application - 24/01089/FUL 5-7 & 9 Station Approach & 21 Woodthorpe Road, Ashford, TW15 2QN**

65 - 118

Ward

Ashford Town

Proposal

Demolition of existing office buildings, and construction of 35 new residential units together with Class E unit (Commercial, Business and Service), associated amenity and parking.

Recommendation

Approve the application subject to conditions

7. **Planning application - 24/01052/FUL & 24/01053/LBC Old Station, Moor Lane, Staines-upon-Thames, TW18 4BB** **119 - 136**

Ward

Staines

Proposal

24/01052/FUL

External Alterations including new openings at lower ground level, access ramps and railings to create an external play area

24/01053/FUL

Internal and External Alterations including new openings at lower ground level, access ramps and railings to create an external play area

Recommendation

Approve both applications subject to conditions

8. **Planning application - 24/01133/PAP Sunbury Leisure Centre, Nursery Road, Sunbury-on-Thames, TW16 6LG** **137 - 148**

Ward

Halliford and Sunbury West

Proposal

Prior Approval Notification for the installation of a further 89 no.1kWp (kilowatt 'peak') solar photo voltaic (PVs) panels to the roof

Recommendation

Grant the Prior Approval Notification subject to conditions

9. **Planning application - TPO297/2024 Ribera Las Palmas Estate Road, Shepperton, TW17 9HU** **149 - 158**

Ward

Shepperton Town

Proposal

To seek confirmation of Tree Preservation Order 297/2024 that was served with immediate effect to protect 3 x Sycamore, 1 x Norway Spruce and 1 x Adler trees on the land of Ribera Las Palmas Estate Road, Shepperton, TW17 9HU

Recommendation

Tree Preservation Order 297/2024 be confirmed without modification.

10. Motion referred from Council

To consider the below motion which was referred from the Council meeting on 24 October 2024

Proposed by – Cllr S Mooney
Seconded by– Cllr M Lee

Members will be aware that Article 4 is a direction of the General Permitted Development Order which enables a local planning authority to withdraw specified permitted development rights and bring decisions in relation to HMOs to the Planning Committee.

With increasing demand for HMOs and growing complaints from residents across the Borough, this motion is requesting that the existing Article 4 direction in place for specific wards should be extended to the whole of the Spelthorne Borough Council area.

11. Houses in Multiple Occupation (HMOs) 159 - 218

To consider a report on the Article 4 Direction made on 21 August 2024 in respect of Staines, Ashford North and Stanwell South, and Stanwell North wards.

12. Planning Appeals Report 219 - 222

To note details of the Planning appeals submitted and decisions received between (dates).

13. Major Planning Applications 223 - 236

To note the details of future major planning applications.

14. Glossary of Terms and Abbreviations 237 - 242