



Please reply to:

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Date: 15 April 2025

Notice of meeting

Planning Committee

Date: Wednesday, 30 April 2025

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

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 - 10

To confirm the minutes of the meeting held on 2 April 2025 as a correct record.

3. Disclosures of Interest Under the Members' Code of Conduct

To receive any disclosures of interest from councillors under the Members' Code of Conduct.

4. Declarations of interest under the Council's Planning Code

To receive any declarations of interest from councillors under the Planning Code including contact with applicants/objectors.

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.

5. Planning application - 25/00214/HOU - 49 Denman Drive, Ashford, TW15 2AN

11 - 28

Ward

Ashford East

Proposal

Erection of a single storey rear extension to the rear of existing extension, with first storey rear extension above.

Recommendation

Approve the application subject to conditions as set out in the Recommendation section (paras 8.1 and 8.3)

6. Major Planning Applications

29 - 32

To note the details of future major planning applications.

7. Glossary of Terms and Abbreviations

33 - 38

**Minutes of the Planning Committee
2 April 2025**

Present:

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

Councillors:

C. Bateson	D.C. Clarke	K.E. Rutherford
M. Beecher	K. Howkins	P.N. Woodward
T. Burrell	M.J. Lee	
J. Button	L. E. Nichols	

Substitutions: Councillors J.T.F. Doran

Apologies: Councillors S.N. Beatty and R. Chandler

14/25 Minutes

The minutes of the meeting held on 05 February 2025 were approved as a correct record.

14/25 Minutes

The minutes of the meeting held on 05 February 2025 were approved as a correct record.

15/25 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, Button, Clarke, J Doran, Geraci, Gibson, Howkins, Lee, Nichols, Rutherford and Woodward reported that they had received correspondence in relation to application 24/01432/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Nichols advised that he had been a member of the Development Sub-Committee when this site had previously been discussed.

16/25 Planning application - 23/00388/FUL - Multi-Storey Car Park and adjoining highway land, Church Road, Ashford

Description: Demolition of Multi-Storey Car Park and erection of a residential block of 42 no. residential units, with associated car parking, together with a further provision of public car parking spaces, and a ground floor commercial use (Use Class E). Provision of landscaping/public realm, access arrangements and associated highway works.

Additional Information: Two late letters of objection have been received. The issues raised are already addressed in the committee report.

Informative 12 (applicant to be mindful to follow best practice when selecting gas-fired boilers) to be removed from the decision notice.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, The Group Head of Assets spoke for the proposed development raising the following key points:

- The proposed design is in line with feedback received from residents
- The new development would provide 42 residential one and two bedroomed flats that will provide affordable housing for Spelthorne Residents and contribute to the Council's Housing Target
- 1 parking space for each flat would be provided
- 39 parking spaces would be provided for public parking
- Current car park is visually unattractive and disused
- The proposed development would have a positive impact on the area
- The scheme will make a contribution towards additional traffic calming initiatives along Church Road
- The height of the development is comparable to the Brooklands scheme immediately opposite the site

Debate:

During the debate the following key issues were raised:

- The site has deteriorated
- Appearance of proposed building is smart
- The commercial element would give an economic boost to Ashford
- Concerns about disabled people accessing street level from the basement level

- The number of proposed parking bays does not meet the parking requirement
- Privacy measures need to be in place before any residential units are occupied
- 50% of parking bays are to have EV Charging points
- Does the Council have the capacity to empty the proposed underground bins

Condition:

Prior to the occupation of the building details of a scheme to provide lift access, including level access for disabled persons for users of the public car parking to Church Road, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented prior to the occupation of the building and thereafter maintained.

Reason:

To ensure that adequate disabled access to the public car parking space is provided.

A recorded vote was requested by Councillor Clarke

For	Councillors Bateson, Beecher, Burrell, Button, Clarke, J Doran, Geraci, Howkins, Lee, Nichols, Rutherford, Woodward and Gibson (13)
Against	(0)
Abstain	(0)

Decision: The application was **approved** subject to the amendments above.

17/25 Planning application - 24/01432/FUL - 18 Edward Way Ashford TW15 3AY

Description: Change of use from Residential (C3) to a young adults' care home.

Additional Information: The applicant has submitted amended plans showing the bicycle store only within the proposed plans (instead of as previously shown within the existing plans). In addition, the smoking shelter has been removed from the existing and proposed plans.

Consequently, Condition 2 (approved plans) should be amended to:-

The development hereby permitted shall be carried out in accordance with the following approved plans 02_18EdwardWay_ExistingBlockPlan_V2 Revision V2, 03_18EdwardWay_ProposedBlockPlan_V2 Revision V2,

01_18EdwardWay_LocationPlan_V2 Revision V2,
06_18EdwardWay_ElevationsAndSections_V2 Revision V2,
04_18EdwardWay_ExistingPlans_V2 Revision V2 and
~~05_18EdwardWay_ProposedPlans_V2 Revision V2~~ Received on 03.12.2024,
02_18 Edward Way _ Existing Block Plan_V3_Revision V3
03_18EdwardWay_ProposedBlockPlan_V3 Revision V3,
04_18EdwardWay_ExistingPlans_V3 Revision V3, and
05_18EdwardWay_ProposedPlans_V3 Revision V3 Received on 27.03.2025.

Modification to Condition 4 is required to refer to bins rather than cycle storage. Consequently, Condition 4 should be amended to:

Prior to the occupation of the development, details of the cycle bin 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.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Mr Davis, Lansdowne Housing & Care Ltd spoke for the proposed development raising the following key points:

- Lansdowne Housing & Care does not have a contract with the Home Office or HM Prisons or Probationary Services
- The Company provides housing care and support services for a range of vulnerable persons including children and young adults with a range of abilities and disabilities
- The property will have 24-hour staffing and CCTV internally and externally
- All children in the property will be assessed and matched to ensure that they meet the shared needs of the others in situ
- The residents will be supported by specialist and expert staff eg social workers, therapist, educationalists and qualified support workers
- The property has been risk assessed and found to be in an appropriately conducive environment best suited for children and young adults who need a home
- As most of the children will be under the age of 17 years and unable to drive there will not be a large increase in the number of vehicles parking in and around the property

In accordance with the Council's procedure for speaking at meetings, Councillor Geach provided the Chair a written statement as Ward Councillor against the proposed development raising the following key points:

- Ofsted approval should be sought before this application is considered
- Does the facility meet local needs in a location accessible to the community served? Residents in Edward Way feel that it does not.

- The parking provision is not adequate
- Noise and disturbance would arise from the full occupation of the property and would give rise to a material harm

Debate:

During the debate the following key issues were raised:

- The application was only for a change of use and no adaptations to the property were planned
- Property location is too remote for the young children to be able to walk into Staines
- There might be a potential rise the level of noise from the property that would impact on surrounding neighbours
- The parking provided at the property would be inadequate and could result in additional cars being parked on the road
- Many of the residents had objected to this application
- Provision of care for young children is important but this property was not suitable due to its locality
- Planning permission for the change of use would have to be granted before Lansdowne could apply for a licence
- The electricity supply and plumbing may need upgrading to meet the needs of large number of residents in the property
- A number of the objections are based on the perceived negative reputation that young people attracted

A recorded vote was requested by Councillor Howkins

For	Councillors Bateson, Beecher, Burrell, Button, J Doran, Geraci, Lee, Nichols, Rutherford and Gibson (10)
Against	Councillors Clarke and Woodward (2)
Abstain	Councillor Howkins (1)

Decision: The application was **approved** subject to the above amendments.

18/25 Planning Appeals Report

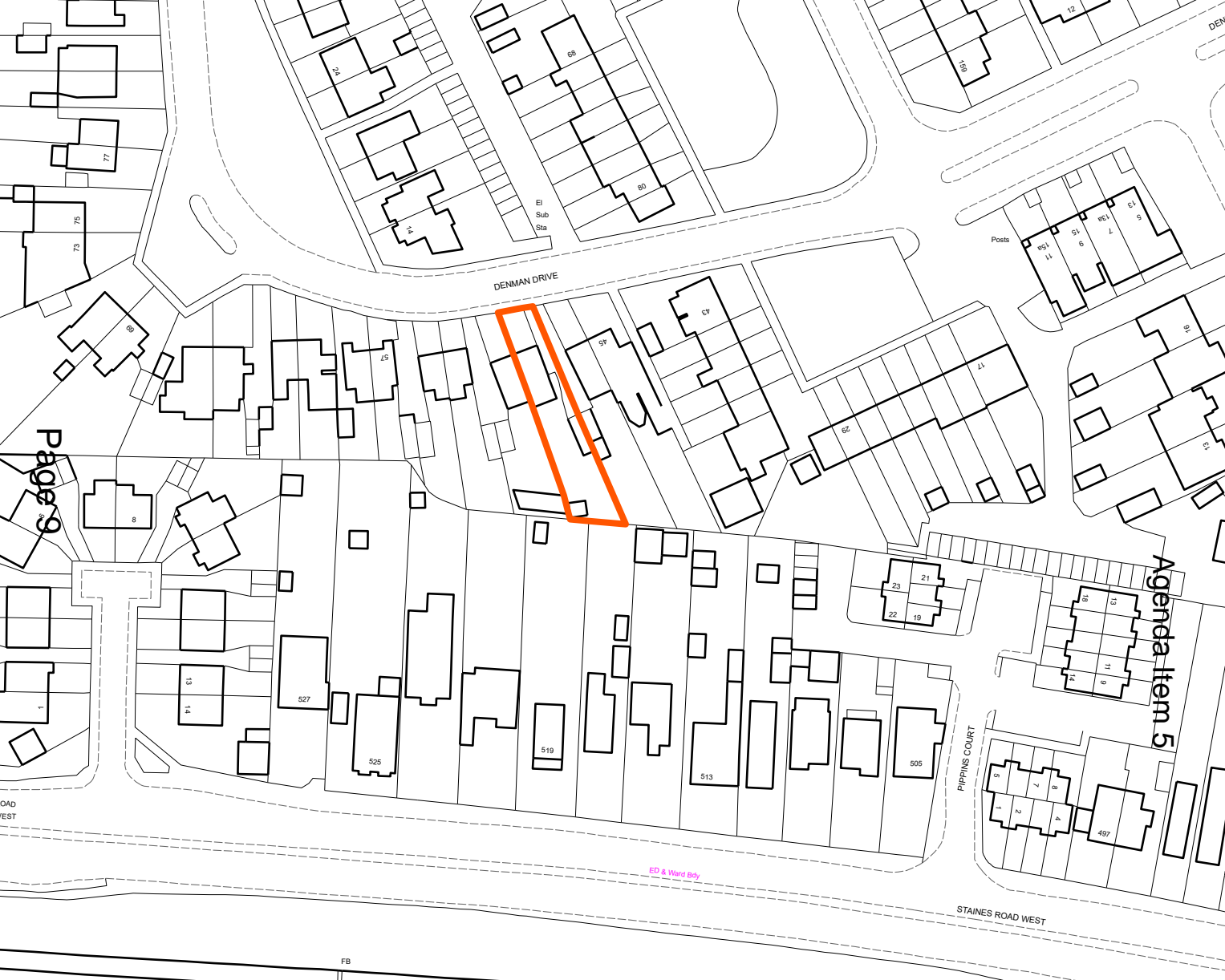
The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

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

19/25 Major Planning Applications

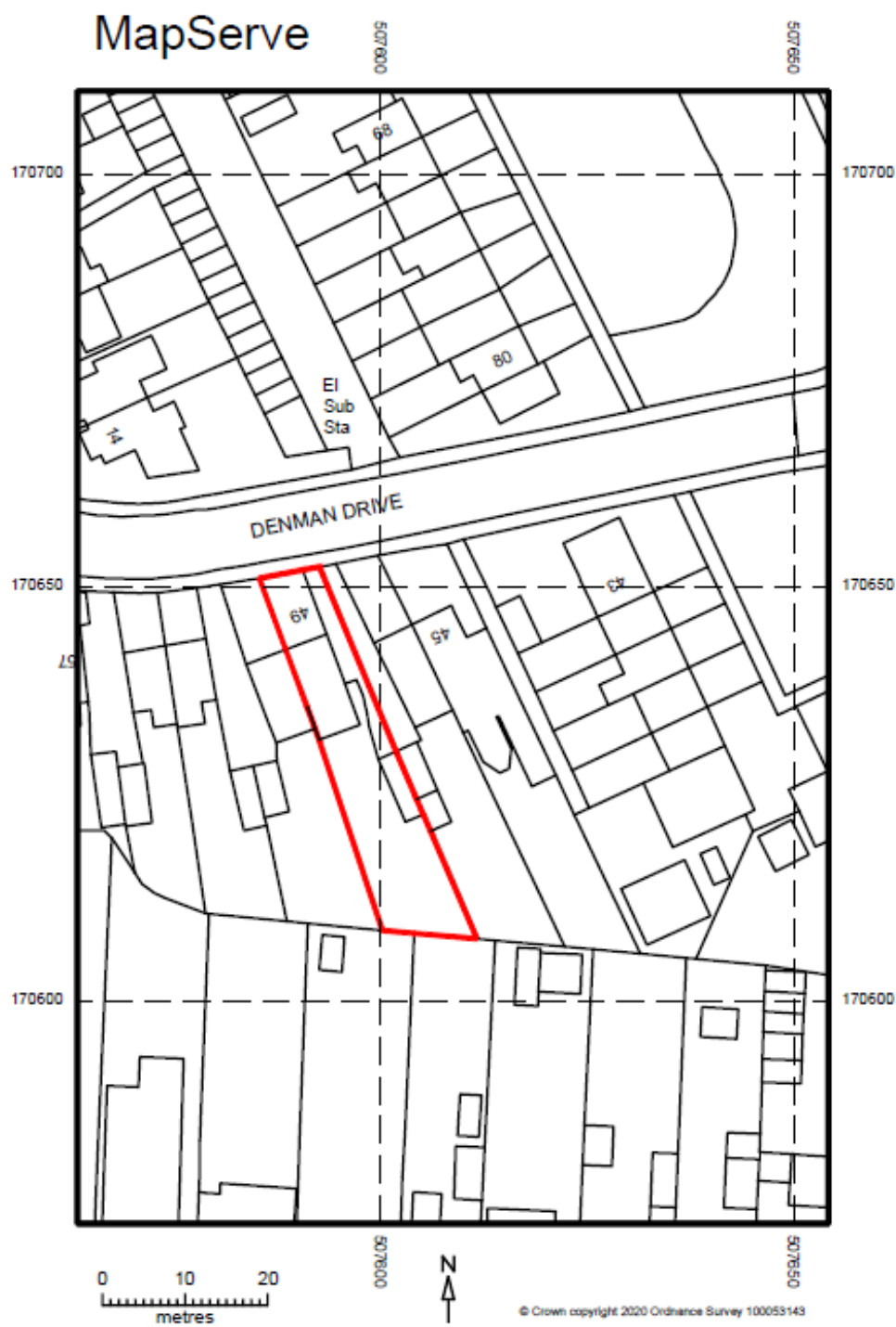
The Planning Development Manager submitted a report outlining major applications that may be brought before the Planning Committee for determination.

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

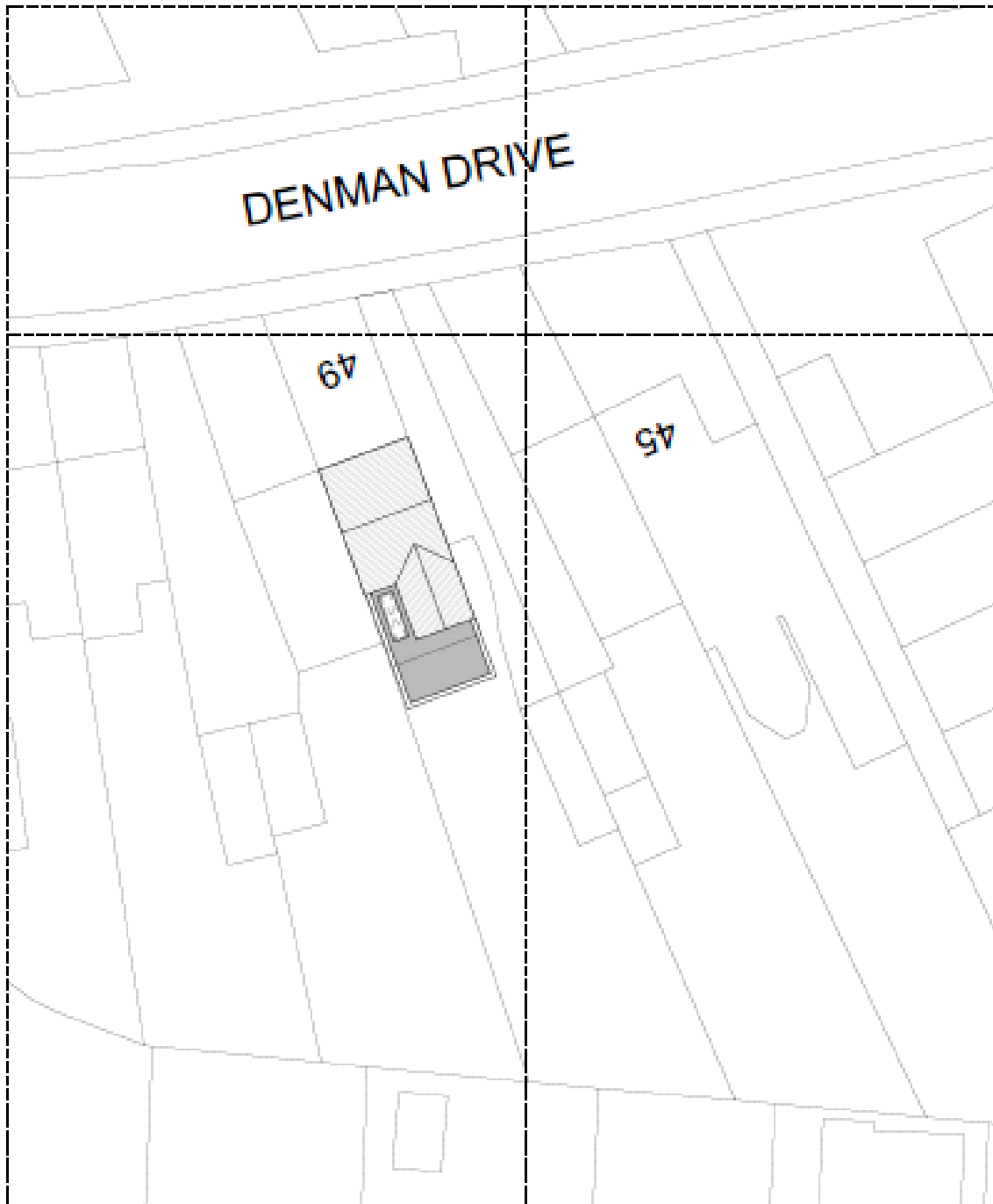


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LOCATION PLAN



PROPOSED SITE PLAN



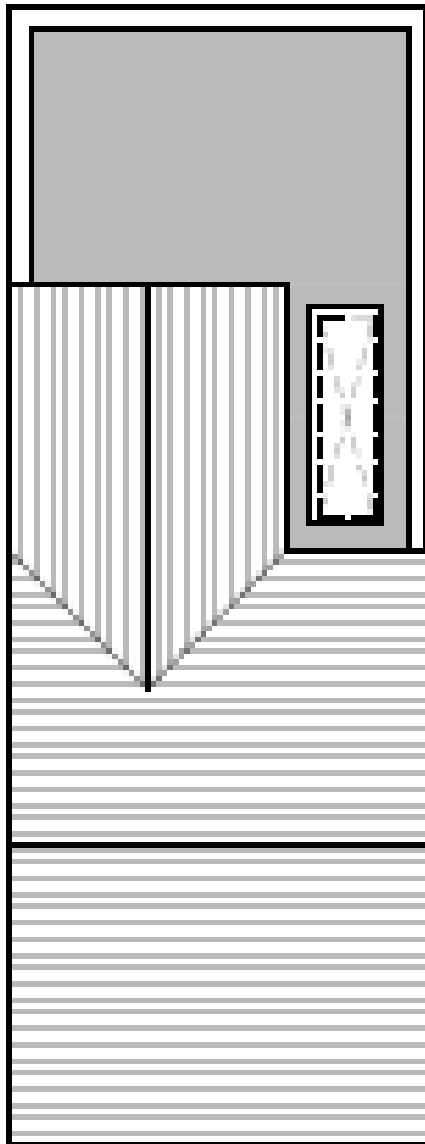
EXISTING & PROPOSED ELEVATIONS



EXISTING & PROPOSED FLOOR PLANS



PROPOSED ROOF PLAN



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Planning Committee

30 April 2025



Application No.	25/00214/HOU
Site Address	49 Denman Drive Ashford TW15 2AN
Applicant	Mrs Emma Paver
Proposal	Erection of a single storey rear extension to the rear of existing extension, with first storey rear extension above.
Case Officer	Emily Archibald
Ward	Ashford East
Called-in	The applicant is a member of staff at Spelthorne Borough Council. Therefore, in accordance with the Planning Code (paragraph 40) this application is being presented to Committee for a decision.

Application Dates	Valid: 13.03.2025	Expiry:08.05.2025	Target:08.05.2025
Executive Summary	<p>The application site refers to 49 Denman Drive in Ashford; a two-storey semi-detached dwelling situated on the southern side of the road. The property is set back from the road, with a shared driveway on its eastern flank elevation and detached garage to the rear of the property. The application property, much like others within the immediate vicinity, is characterised by its red tile hung façade and wide casement windows in the front elevation.</p> <p>The proposal is for the erection of a single storey rear extension to the rear of existing extension, with a first-floor rear extension above.</p> <p>The property has been previously extended with a single storey rear extension. (ref. SUN/FUL/7402/A) This has been built out, as shown on existing plans. The applicant was also granted planning permission in 2020 for the erection of a first-floor rear extension, with internal alterations and new ground floor bi-fold doors out onto the rear garden. This has not been implemented, and the permission has since expired.</p> <p>The proposal is considered acceptable in terms of both its impact on the wider character of the area and its impact on amenities of neighbouring properties.</p>		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paras 8.1 and 8.3)		

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD (CS&P DPD) 2009 are considered relevant to this proposal :

- EN1 Design of New Development

1.2 Also relevant are the following Supplementary Planning Documents:

- [SPD on the Design of Residential Extensions and New Residential Development 2011](#)

1.3 The policies contained within the [National Planning Policy Framework](#) (NPPF) (December 2024) are also relevant.

1.4 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.

An Examination into the emerging Local Plan commenced on 23 May 2023. However, it was paused to allow time for the new council to understand and review the policies and implications of the emerging Local Plan and to address the issues that were 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.

On 12 December 2024, the Planning Inspectorate confirmed that the Local Plan examination would resume on the 27 January 2025. This has now taken place and the Examination closed on 18 February 2025. Adoption of the Local Plan by Council could be by September 2025 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications <https://spelthornelocalplan.info/evidence-base/>

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

- PS2: Designing places and spaces.

The NPPF states at para 49 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).

Section 38(6) the Planning and Compulsory Purchase Act 2004 (https://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf) 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.

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:

SUN/FUL/6318B/A	Construction of new roads and erection of 128 houses, 14 bungalows and 4 shops with 2 flats over.	Granted 04.04.1962
33/30878/FUL	Construction of new roads and erection of 128 houses, 14 bungalows and 4 shops with 2 flats over.	Granted 06.04.1962
STAINES/FUL/P4546/4	Construction of new roads and erection of 128 houses, 14 bungalows and 4 shops with 2 flats over, and garages.	Granted 15.01.1963
SUN/FUL/7402/A	Extension to house at rear.	Granted 10.09.1970
20/00267/HOU	Erection of a first-floor rear extension, internal alterations and the installation of bi-folded doors at the rear elevation of an existing ground floor extension.	Granted 27.04.2020

3. Description of Current Proposal

- 3.1 The application under consideration is seeking permission for the erection of an additional 2.5 metre single storey rear extension to the rear of the existing extension, with a 3.3 metre first storey rear extension above the existing extension.
- 3.2 The main planning considerations for the scheme include the impact of the development on the character of the surrounding area, the design, and the impact on the amenity of neighbouring properties.
- 3.3 The existing dwelling is set-back from the road, though sits slightly forward of No.'s 47 and 45 on a staggered building line. The dwelling is characterised by its red hung tile façade and wide front facing casement windows. The property has an adjoining semi on its western flank elevation. This property has extended to the rear via a single storey rear extension measuring approximately 3 metres in depth. No. 47 Denman Drive sits to the east, approximately 5.7 metres away. The application site has a generous garden which backs onto properties on Staines Road West.
- 3.4 It is relevant to note that the applicant had been granted permission for an identical first floor extension in 2020. (ref. 20/00267/HOU) The difference between this application and the 2020 application, is that the application under consideration also proposes a single storey rear extension.

4. Consultations

- 4.1 There were no consultations sought for this application, although the Council's Environmental Health Department has provided comments.

4.2

Statutory Consultees

Consultee	Comment
None	N/A

Non-Statutory Consultees

Consultee	Comment
Environmental Health (Contamination)	They note that the property is located on the former Denman Drive Landfill. The proposal also includes roof alterations. They have recommended an informative for each respective point.

4.3 Public Consultation

A total of 4 neighbouring properties were notified of the planning application. No letters of representation have been received.

5. Planning Issues

- Design & Character
- Amenity
- Parking

6. Planning Considerations

Design & Character

- 6.1 Policy EN1 of the Core Strategy and Policies Development Plan Document (CS&P DPD) states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity, and they should also respect and make a positive contribution to the street scene and character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 6.2 The applicant is proposing a 2.5 metre extension on the back of the existing 4.2 metre single storey rear extension, which was approved in 1970 under application SUN/FUL/7402/A. This would create a total depth of 6.7 metres at ground floor, measured from the original rear wall of the dwelling. The extension would be flat roofed, with a total height of 3.15 metres, also with 1 no. rooflight installed. The rear extension proposed, together with the existing rear extension, would exceed the Council's guidance as set out in the Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011 ([SPD](#)) which recommends a depth of 4 metres for semi-detached properties. The dwelling, however, is situated on a generously sized plot, which has a depth of approximately 28 metres from the original rear wall. Whilst the depth would exceed the Council's recommended guidance, the plot would be considered capable of accommodating a larger than typical extension. The depth of 6.7 metres is considered to be proportionate to the plot, and appropriate in this context.
- 6.3 The generous spacing between the buildings on Denman Drive allows for a view of the side elevations of the properties on the southern side of the road. The existing rear extension is, therefore, partially visible from the road. A further extension to this element would also be partially visible. However, the staggered building line at the beginning of Denman Drive, does mitigate any views of the extension, making it visible only when stood at a certain point on the road. It is not considered to be prominent in the wider context of the street scene. The frontage of the dwelling would remain unaffected, therefore not disrupting the wider character of the road. Many properties within the immediate vicinity have implemented rear or side extensions, some dwellings both, which have greater visibility within the street scene.
- 6.4 The applicant has indicated that the extension would incorporate materials to match those of the existing dwelling, to assist it blending into and remaining in keeping with not only the host dwelling, but the wider vernacular. The rear

extension is therefore not considered to significantly detract from the character of the host dwelling, nor that of the surrounding area, in accordance with Policy EN1 of the CS&P DPD.

- 6.5 Above the existing ground floor extension, the applicant has indicated a first-floor extension with a depth of 3.3 metres from the original rear wall, set-in from the western boundary by 1.8 metres. The first-floor extension would have a pitched roof which connects into the main roof of the original dwellinghouse. The extended roof would not reach the original ridge height, but would sit 0.6 metres below it, thereby appearing appropriately subordinate. This element, much like the ground floor extension, would be partially visible from the street scene. The set down and compatible roof, coupled with the limited depth of 3.3 metres, however, would help the extension to appear subordinate and proportionate to the host dwelling, not dominating it. In being to the rear of the property, again the impact on the wider street scene is less significant. The applicant had been granted permission for an identical first floor extension in 2020. (ref. 20/00267/HOU) under the same Spelthorne local plan policies and SPD. The permission for this application has since expired. Ultimately, in the approved application, the Local Planning Authority (LPA) determined that the design would not have an adverse impact on the character of the wider area due to it not being overly visible from the street scene.
- 6.6 Generally, the proposals for both the ground floor and first floor extensions appear proportionate to the size of the original dwelling and the size of the plot and pay due respect to the character of the wider area, not harming the established street scene. The proposal is therefore considered to be in accordance with policy EN1 and the NPPF on design grounds.

Amenity

- 6.7 Policy EN1 states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 6.8 The application site sits between two other dwellings: No. 47 to the east and No. 51 to the west. The property also backs onto properties on Staines Road West. No. 51 has an existing single storey rear extension measuring 3 metres in depth. The proposed extension would extend 3.6 metres beyond this. The impact of the new extension would result from the extended rear wall of No. 51 and not their original rear wall. No. 51's existing single storey rear extension would partially mitigate against the effect of the extension proposed. A depth of 3.6 metres beyond No. 51's extended rear wall is considered to be reasonable, and it is not considered to appear overbearing, particularly with the height being limited to 3.15 metres with a flat roof. In being situated east of No. 51, and utilising a flat roofed design, the extension, would not cast a significant shadow onto No. 51. Moreover, being south facing, No. 51 would still get a sufficient level of daylight entering the ground floor rear facing windows, irrespective of the extension. There are no flank windows proposed, therefore privacy would not be compromised. There is 1 no. roof lantern proposed, though this is at an oblique angle to any of No. 51's

rear windows and does not provide a direct view into rear windows. The single storey rear extension will have no material impact on No. 47 as it is situated approximately 5.7 metres away.

- 6.9 In terms of the first-floor extension, the applicant has set the extension in 1.8 metres from the western boundary, ensuring that the 45-degree horizontal and vertical guides (as set out in the SPD) have been satisfied in relation to No. 51's rear facing windows. With the depth limited to 3.3 metres, the extension is not disproportionately extending beyond No. 51, therefore there would not be any unacceptable loss of light to habitable windows or a significant overbearing effect. The first-floor extension is situated approximately 5.7 metres from No. 47 which sits to the east of the application site. There are no flank windows proposed and a reasonable separation distance, therefore the impact on the amenities of No. 47 considered to be minor and acceptable in this context. In terms of properties to the rear of the application site, there would still be a back-to-back distance of over 50 metres even after the first-floor extension is built. The amenities of the neighbours to the rear are considered to be minimally affected.
- 6.10 Accordingly, the proposal is not considered to have a significant impact on the amenities of neighbouring properties that could justify refusal on these grounds. The proposal would be in accordance with policy EN1 as well as the NPPF.

Parking

- 6.11 The proposal would not result in any loss of parking spaces. Parking still remains on the shared driveway; therefore, parking provision is considered acceptable.

Equalities Act 2010

- 6.12 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.
- 6.13 The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.
- 6.14 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.
- 6.15 The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. This can include but is

not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with disabilities to access the development.

Human Rights Act 1998

- 6.16 This planning application has been considered against the provisions of the Human Rights Act 1998. 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. 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.
- 6.17 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.

7. Recommendation

- 7.1 The options available to the Planning Committee for decision making are:

To approve the application as set out in the report. This option is recommended. The report analyses, in detail, the reasons as to why the application is considered acceptable in planning terms.

To approve the supplication subject to additional/amended conditions and informatives. This option is not recommended. The recommended conditions and informatives are set out below. The Planning Committee should be aware of paragraph 57 of the NPPF which states that:- *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other aspects* [National Planning Policy Framework](#)).

To refuse the application. This option is not recommended. The report assess why officers consider the application to be acceptable on planning grounds, and there are [no material planning reasons](#) to refuse the proposal

- 7.2 The application is recommended for approval, subject to conditions and informatives below.

- 8.3 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 extension hereby permitted shall be carried out in facing materials to match those of the existing building in colour and texture.
REASON: - To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
3. The development hereby permitted shall be carried out in accordance with the following approved plans; DD/49/02 received 13.03.2025.
REASON: For the avoidance of doubt and to ensure the development is completed as approved.
4. That no first-floor openings of any kind shall be formed on the western flank elevation(s) of the development hereby permitted without the prior written consent of the Local Planning Authority.
REASON: To safeguard the privacy of the adjoining properties) in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

INFORMATIVES TO APPLICANT

1. The applicant is advised that no part of the development should overhang the neighbours boundary.
2. The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development. Although this property was determined as not contaminated under the Council's Part IIA (EPA 1990) investigation of the estate, the Part IIA regime does not deal with all risks from contamination. Intervention is only taken by the Council under Part IIA in the most serious cases where significant harm is being (or there is a significant possibility of it being) caused. However, the planning and building control regimes need to intervene at a lower threshold, to ensure there is only a minimal risk of harm from contamination. As such, it is appropriate that risks from contamination at the extension are addressed in accordance with Part C of the Building Regulations.
3. The applicant should be mindful not to create excessive dust emissions during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are present. If removal of asbestos containing materials is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of

asbestos containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos - <http://www.hse.gov.uk/asbestos/protect.htm>.

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)
23/00680/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
24/01112/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

24/01452/OUT	Bugle Nurseries Upper Halliford Road Shepperton TW17 8SN	Outline application with approval sought for scale, access and layout, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.	Angle Property (RLP Shepperton) LLP	Paul Tomson / Kelly Walker
24/01527/RVC	Sunbury Cross Ex Services Association Club Crossways Sunbury-on-Thames TW16 7BG	Variation of Condition 2 (approved plans) imposed upon planning permission 21/01801/FUL for the erection of two residential buildings comprising 47 flats, to allow the addition of secondary fire escape staircases for each building and associated internal alterations.	Mr A Chaudhry Sun-Ex 21 Ltd	Vanya Popova
25/00268/FUL	Enterprise House 203 London Road Staines-upon-Thames TW18 4HR	Demolition of existing building and redevelopment of site to create a building arranged over ground, first, second, part third and part fourth floors for Class E(g)(i)(office) and Class B8 (self-storage) uses, provision of car and cycle parking, landscaping, plant and associated works.	Access Self- Storage	Matthew Churchill

25/00373/RVC	Renshaw Estate 28 Mill Mead Staines-upon-Thames	Revised drawings substituted for the approved drawings listed within Condition 2 of Planning Permission 22/00591/FUL and various amendments (excluding signage)	Dandara Living Developments Ltd	Russ Mounty
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If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

Esmé Spinks
Planning Development Manager
15/04/2025

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PLANNING GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
ADC	Advert application
AMD	Amend (Non Material Amendment) – minor change to an application after planning permission has been given
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvements
CIL	Community Infrastructure Levy – A levy on housing development to fund infrastructure in the borough
CLEUD/CLD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CS&P DPD	Core Strategy and Policies Development Plan Document
COU	Change of use planning application
CPD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development is permitted development and does not require planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DAS	Design and Access Statement. This is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans. The Minerals and Waste Plans are prepared by Surrey County Council who has responsibility for these functions

DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
DMPO	Development Management Procedure Order - This Order provides for procedures connected with planning applications, consultations in relation to planning applications, the determination of planning applications and appeals
DPH	Dwellings per Hectare (density)
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
EHO	Environmental Health Officer
ES	Environmental Statement prepared under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
FUL	Full planning application
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD' below)
HOU	Householder planning application
LBC	Listed Building Consent – consent to alter a listed building
LLFA	Lead Local Flood Authority
Local Plan	The current development policy document
LPA	Local Planning Authority
Material Considerations	Matters which are relevant in the determination of planning applications
MISC	Miscellaneous applications (usually a consultation by adjoining boroughs)
NPPF	National Planning Policy Framework, 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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