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Date: 17 June 2025

Notice of meeting

Planning Committee

Date: Wednesday, 25 June 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

M. Buck

T. Burrell

R. Chandler

D.C. Clarke

K. Howkins

M.J. Lee

L. E. Nichols

K.E. Rutherford

P.N. Woodward

Substitute Members: Councillors J. Button, S.M. Doran, S.A. Dunn, A. Gale, K.M. Grant, N. Islam and S.C. Mooney

Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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Agenda

Page nos.

1. Apologies and Substitutions

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

2. Minutes

5 - 12

To confirm the minutes of the meeting held on 28 May 2025 as a correct record.

3. Disclosures of Interest Under the Member's 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 25/00508/FUL - Shepperton Splash, New Road, Shepperton, TW17 0QQ

13 - 36

Ward

Shepperton and Laleham Green

Proposal

Temporary change of use of land for car parking in support of temporary film-making operations.

Recommendation

Approve the application subject to conditions as set out in the Recommendation Section of the report (paras. 8.1, 8.2 and 8.3)

6. Planning application 25/00308/RVC and 25/00307/RVC, Old Station, Moor Lane, Staines-upon-Thames, TW18 4BB

37 - 54

Ward

Staines

Proposal

25/00308/RVC

Variation of Conditions 2 (Approved Plans) and 3 (Materials) of planning approval 24/01052/FUL for 'External Alterations including new openings

at lower ground level, access ramps and railings to create an external play area' to allow for amendments to the approved plans including extension to the fence line to extend across the widened ramp that replaces existing staircase; the installation of an entrance gate within the

proposed fence line extension; increase in railing height from 1.3m to 1.8m; and for the materials to be approved as part of this application and

with a subsequent compliance condition.

25/00307/RVC

Variation of Conditions 2 (Approved Plans) and 3 (Materials) of approval

24/01053/LBC for 'Internal and External Alterations including new openings at lower ground level, access ramps and railings to create an external play area' to allow for amendments to the approved plans including internal alterations to openings and layout; extension to the fence line to extend across the widened ramp that replaces existing staircase; the installation of an entrance gate within the proposed fence line extension; increase in railing height from 1.3m to 1.8m; and for the materials to be approved as part of this application and with a subsequent compliance condition.

Recommendation

Approve the application subject to conditions as set out in the Recommendation section of the report (paragraphs 8.1 and 8.2)

7.	Planning Appeals Report	55 - 64
	To note details of the Planning appeals submitted and decisions received between 09 May 2025 to 11 June 2025.	
8.	Major Planning Applications	65 - 68
	To note the details of future major planning applications.	
9.	Glossary of Terms and Abbreviations	69 - 74

**Minutes of the Planning Committee
28 May 2025**

Present:

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

Councillors:

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

Councillor M. Buck was welcomed to the Committee, following their appointment as a replacement for Councillor J. Button as part of recent changes to Committee memberships.

Apologies: Apologies were received from Councillor R. Chandler

In Attendance: Councillor H.R.D. Williams

25/25 Minutes

The minutes of the meeting held on 30 April 2025 were approved as a correct record.

26/25 Disclosures of Interest Under the Member's Code of Conduct

There were none.

27/25 Declarations of interest under the Council's Planning Code

Councillors Bateson, Beatty, Beecher, Buck, Burrell, Clarke, Gibson, Lee, Nichols, Rutherford and Woodward reported that they had received email correspondence in relation to application 25/00423/PAP but had not responded, maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Howkins reported that she had received email correspondence in relation to application 25/00423/PAP but had not responded, and also made a visit to the site. In both instances she had maintained an impartial role, had not expressed any views and had kept an open mind.

As the Ward Councillor speaking on the application, Councillor Williams declared that he had received email correspondence in relation to application 25/00423/PAP and had also received a petition from residents opposing the application.

28/25 Planning application - 25/00423/PAP - Maynard Court, Rosefield Road, Staines-upon-Thames, TW18 4QD

Description: Prior Approval notification for the erection of two floors of residential flats on top of the existing detached block of flats. The proposed third and fourth floor extension would consist of 4 apartments per floor with associated parking and refuse facilities.

Additional Information:

There was none.

Public Speaking:

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

- 1) A petition against the development had obtained over 100 signatures
- 2) Previous applications had been refused due to dominant features representing a negative contribution
- 3) The proposed application will overlook residential property, whereas other similar properties which have been extended, overlook commercial property of main thoroughfare
- 4) The application gives the wrong impression that this is a four storey development as the addition of two extra floors makes this a five storey development
- 1) The proposed parking arrangement will take away the grassed area which is the only amenity the residents have
- 2) Cars would be parked directly in front of peoples windows
- 3) This proposal was causing considerable distress to existing occupants many of whom have young children
- 4) The top floor flats would be especially affected with the loss of the loft area

- 5) Additional flats would necessitate a significant upgrade in the current drainage system
- 6) It was questioned whether the application had addressed the issue of flood risk
- 7) The current refuse bin location was already inadequate and frequently overflowing; the proposed site would be both insufficient for the additional 8 two-bedroom flats and inaccessible for collection lorries.
- 8) There was currently an excess of similar developments in the area
- 9) The proposed extension will have the impact of overlooking at least four existing properties with associated loss of light

The Principal Planning Officer clarified the reasons for refusal of the previously two submitted planning applications on the site.

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

- 1) Structural plans confirmed that the building could support extra storeys
- 2) The site was highly accessible, near the town centre, train station, bus stops, and local shops
- 3) Nearby buildings were taller and the proposed 2 extra storeys which would fit the local character of the area
- 4) Officers confirmed there would be no harm to neighbours or the area
- 5) In relation to refuse, bin capacity will double and private collections will be arranged to prevent overflow.
- 6) Historic images showed consistent parking availability at Maynard Court despite commuter pressures
- 7) Flats were safe and though the car park was partly in a flood zone there was a robust drainage system and dry escape route.
- 8) The application met planning policies and improved site issues.

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:

- 1) The purpose of this statement was to stand with the more than 100 residents who voiced their opposition to the application through a signed petition
- 2) Residents of Rosefield Road will be negatively impacted by this proposed development
- 3) Rosefield Road was a residential road, with no other building of similar height or mass to the new proposed development
- 4) This was a prominent building on prominent site at the entrance to Rosefield Road
- 5) This proposal was out of character for the area and will be overbearing
- 6) This was an overdevelopment of the site
- 7) Upper floors will overlook neighbouring houses and adversely impact privacy
- 8) There was insufficient off-street and on-street parking for additional residents
- 9) There was an already insufficient drainage system on the road which caused flooding and extra demand would worsen the situation
- 10) Traffic flows were already constrained on this road and the development will create additional burden on the junction at Kingston Road
- 11) This site had a long history of inadequate waste management which had persistently not been addressed.
- 12) The proposed development did not adequately address waste management issues

The Principal Planning Officer clarified that waste and refuse was not an area of prior approval assessment set out in the General Permitted Development Order (GDPO).

Debate:

During the debate the following key issues were raised:

- 1) There were no objections to the proposal from statutory and non-statutory consultees.
- 2) Concerns were raised about outdated sewage infrastructure and potential flood risk.

- 3) No hydrological study was submitted however a topographical survey was provided.
 - 4) The Development was 10 spaces short of parking requirements.
 - 5) There were Concerns about parking overspill affecting surrounding roads.
 - 6) The site was near a train station, which may reduce parking demand.
 - 7) Suggestions were made for resident-only parking permits and electric vehicle charging points.
 - 8) Concerns were raised about overshadowing, loss of light, and loss of amenity for existing residents.
 - 9) Ground floor flats may be affected by vehicle fumes due to proximity of parking spaces.
 - 10) There will be a loss of hedging and mature trees with no replacement plan.
 - 11) The amenity space was significantly reduced, impacting residents' wellbeing.
 - 12) The scale and massing of the building was seen as out of character with the street scene.
 - 13) The proposal for waste collection to be handled by a private contractor will limit council oversight
 - 13) Concerns were also raised regarding the generally unsatisfactory performance of private waste companies elsewhere in the borough
 - 14) There were concerns about vermin around bin storage areas.
 - 15) Suggestions were made for underground bin storage similar to other recent developments in the borough
 - 16) There were concerns about fire safety impacts, escape routes and access for fire engines. The Principal Planning Officer clarified that as the building would be less than 18 metres in height and less than 7 storeys, the fire safety condition would not be applicable and an assessment was also not required in respect of this prior approval criteria
 - 17) There will be a Loss of loft access for existing residents with no compensation proposed.
 - 18) There was no provision for affordable housing or key worker accommodation though it was acknowledged that the application was below the threshold to provide affordable housing
- Councillor Clarke requested a named vote:

For (4): D Clarke, K Howkins, M Lee, P Woodward

Against (6): C Bateson, S Beatty, M Beecher, M Buck, D Geraci, K Rutherford

Abstain (3): T Burrell, L Nichols, M Gibson

The motion to grant prior approval to application 25/00423/PAP subject to conditions as set out at paragraph 8 of the report **FELL**.

It was **proposed** by Councillor Geraci and **seconded** by Councillor Beecher that the application is overturned and refused for the following reason: -

The proposed development is considered to be detrimental and harmful to the character of the street scene due to height and scale and would be harmful to the amenity of existing occupants of Maynard Court due to loss of light and privacy, contrary to paragraph 135 (c) and (f) of the NPPF 2024.’.

Councillor Howkins requested a recorded vote.

The Committee voted on the new motion as follows:

For (7): C Bateson, S Beatty, M Beecher, M Buck, T Burrell, D Geraci, M Gibson

Against (4): D Clarke, K Howkins, M Lee, P Woodward

Abstain (2): L Nichols, K Rutherford

Decision: The application was **overturned** and **refused** for the following reason:

The proposed development would be detrimental in height and scale, and harmful to the character of the street scene. Additionally, it would be harmful to the amenity of existing occupants due to loss of light and privacy, and this is covered by the approval assessment criteria and page 135 of the NPPF, specifically parts C and F.

29/25 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.

The Team Leader, Planning Development Management noted that application 24/01019/FUL (22 Sidney Road, Staines-upon-Thames TW18 4LX) had been allowed at appeal.

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

30/25 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.

Meeting ended at 20:33.

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25/00508/FUL- Shepperton Studios, New Road, Shepperton. TW17 0QQ

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Planning Committee

25 June 2025



Application No.	25/00508/FUL
Site Address	Shepperton Splash, New Road, Shepperton. TW17 0QQ
Applicant	GSR Productions
Proposal	Temporary change of use of land for car parking in support of temporary film-making operations
Case Officer	Russ Mounty
Ward	Shepperton and Laleham Green
Called-in	Cllr Howkins has 'called in' the application on the grounds of traffic and flooding.

Application Dates	Valid: 10.04.2025	Expiry: 05.06.2025	Target: Extension of time agreed to 30.06.2025
Executive Summary	<p>The proposal is for the use of the site for temporary car parking over the period mid-May to mid-November.</p> <p>The site is located within the Green Belt and the applicant has not presented material considerations that the Planning Authority (LPA) would consider to represent 'Very Special Circumstances'. However, recent events in the film industry and geopolitically, together with the Government's support for the UK economy and film making, in particular, are considered to provide very special circumstances that can be weighed against the harm.</p> <p>Overall, in this particular situation, at this specific time, it is considered that the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed.</p> <p>The design and appearance of the temporary use reflects the existing use of the site and cumulatively for a temporary period is not considered to represent a significant adverse impact over the existing situation.</p> <p>The likely noise created by the proposal for a temporary period is not considered to have a significant material impact on the adjoining properties.</p> <p>The car parking is displaced parking, not additional parking and therefore the proposal is not considered to represent a significant material impact to highway safety or the overall highway network.</p>		

	<p>The site is located primarily within Flood Zone 2 wherein car parking is considered to be an appropriate use.</p> <p>On planning balance, it is considered that the proposal, in this specific instance is considered to be acceptable and is recommended for approval.</p>
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paras. 8.1, 8.2 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:
- SP1 (Location of Development)
 - LO1 (Flooding)
 - EM1 (Employment Development)
 - EM2 (Employment Development on Other Land)
 - SP6 (Maintaining and Improving the Environment)
 - EN1 (Design of New Development)
 - EN3 (Air Quality)
 - EN8 (Protecting and Improving the Landscape and Biodiversity)
 - EN9 (River Thames and its Tributaries)
 - EN11 (Development and Noise)
 - EN13 (Light Pollution)
 - EN15 (Development on Land Affected by Contamination)
 - SP7 (Climate Change and Transport)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
- 1.2 It is also considered that the following Saved Local Plan policies are relevant to this proposal:
- GB1 (Green Belt)
- 1.3 Also relevant is the following Supplementary Planning Guidance:
- (SPG) - SPG on Parking Standards Updated 2011
- 1.4 The policies contained within the [National Planning Policy Framework](#) (NPPF) (2024) are also relevant
- 1.5 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.6 An Examination into the emerging Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved to request that the Planning Inspector pause the Examination for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the emerging Local Plan. This was agreed.
- 1.7 On 14 September 2023, a letter was received from the Housing Minister stating that the Housing Secretary was directing the Council “not to take any step to withdraw the plan from examination...” The Council resolved to extend

the pause in the Examination timetable until the proposed changes to the NPPF had been published before determining the next steps.

- 1.8 On 22 September 2023, the Inspector agreed to a further pause to the Examination and requested that the Council continue to address the issues that he identified in the first week of the Examination, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.9 On 18 July 2024, Council considered a report into the resumption of the Local Plan Inquiry which had previously been agreed by the Corporate Policy and Resources Committee on 8 July 2024. The report set out the recent response from the Environment Agency, and the options for deciding whether or not Council agreed a request for further Main Modifications to the Local Plan in order to resume the Examination hearings and progress the Plan to adoption. Council agreed the option to progress the local plan and officers have now requested this from the Inspector.
- 1.10 On 24 October 2024, the Council agreed to re-instate 13 of the 15 Green Belt sites as housing allocations and requested the Planning Inspector to resume the Examination into the Local Plan.
- 1.11 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/>).
- 1.12 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:
 - ST1: Presumption in Favour of Sustainable Development
 - ST2: Planning for the Borough
 - PS1: Responding to the climate emergency
 - PS2: Designing places and spaces
 - PS3: Heritage, Conservation and Landscape
 - SP4: Green Belt
 - SP6: River Thames and its Tributaries
 - E1: Green and Blue Infrastructure
 - E2: Biodiversity
 - E3: Managing Flood Risk
 - E4: Environmental Protection
 - EC1: Meeting Employment Needs
 - ID2: Sustainable Transport for New Developments
- 1.13 The (NPPF) policy 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).

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

2. Relevant Planning History

2.1 The site has the following planning history:

18/01143/FUL	Change of use to provide a water sports leisure facility with associated inflatables and floating jetty, toilets, changing rooms, first aid building, car parking and other associated facilities.	Approved 2020
SUN/FUL/5106/D	Provision of a private sports ground, playing field and recreational lake on 20 acres fronting the south side of New Road	Approved 1969

3. Description of Current Proposal

- 3.1 The application relates to a portion of the land and the adjoining lake known as Shepperton Splash which includes the River Ash, and land south of New Road and West of Nutty Lane in Shepperton.
- 3.2 There is an existing access to New Road which currently serves Shepperton Splash and the car boot sale which operates on Saturdays during the summer months. The car boot area, which is on adjoining land under the ownership of the applicant is separate from this facility.
- 3.3 Shepperton Splash typically operates on a regular basis from May to September, with the facility open 7 days a week during school summer holidays and operates on its longest days between 11am and 6pm.
- 3.4 The site is located within the Green Belt. The lake and River Ash are a Site of Nature Conservation Importance. To the southeast is a Nature Reserve including Nutty Wood, beyond which is the M3 motorway. To the southwest is open land and some distance away are the residential properties in Watersplash Road. To the north-west is the Queen Mary Reservoir. To the southeast is a commercial yard and beyond that the Longacre's Garden Centre and a Cattery.
- 3.5 The river and lake are within the Zone 3b functional flood plain (1:20 year probability), with the facilities and some of the existing main car park and land to the north-west being within Zone 2 (1:100 – 1000 year probability).
- 3.6 This application seeks permission for the temporary use of land at Shepperton Splash as car parking for a period of 24 weeks, sporadically from May to November 2025.
- 3.7 The applicant states that the parking would be in use on the application site for a 24-week shoot period, whilst filming is taking place at Shepperton Studios and the existing on-site parking is not available because some of these areas are being used for other film related uses. The applicant has confirmed that the scale of their production is much greater than the average

and demand fluctuates depending on the number of shoot units (film crews) filming simultaneously and the number of background artists.

- 3.8 The submission confirms that there would be no requirement for parking at the weekends which might conflict with car boot events and it would not conflict with the parking for Shepperton Splash.

4. Consultations

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

Statutory Consultees

Consultee	Comment
County Highway Authority	.TBC

Non-Statutory Consultees

Consultee	Comment
Environment Health - Contamination	No objection
Environmental Health Officer (Noise)	No objection

5. Public Consultation

- 5.1 Twenty-six neighbour letters were sent and to date 24 letters of representation have been received objecting to the proposal. Reasons for objecting include:-

- This represents another expansion of the Studios
- Increased traffic pollution from 600 additional cars
- Increased traffic
- Increased highway dangers
- Increased danger to wildlife
- Increased noise
- The Studios has adequate space
- Increased impact on the highway network
- The community has to endure over 2 years of roadworks
- Health considerations from traffic
- Loss of greenspace
- Loss of weekly car boot
- Lack of communication from the production team involved
- Kempton Park would be a more appropriate location
- The road infrastructure is inappropriate for large vehicles and trailers

- Unsafe access
- Any trackway would be loud
- Productions should be delayed If parking is inadequate

5.2 In addition, 1 letter of representation has been received supporting the proposal.

Reasons for support include:-

- The recent depressed economics of the film industry
- The specific dynamics of the film industry is unique and should be supported
- The Studios creates and supports local freelance jobs

6. Planning Issues

- Is the development acceptable in principle
- Green Belt
- Design and appearance
- Impact on amenity of neighbouring residential properties
- Noise
- Transportation Issues
- Flooding
- Other matters

7. Planning Considerations

Principle of development

- 7.1 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.2 The Government attaches great importance to the Green Belt and requires that substantial weight is given to any harm to the Green Belt.
- 7.3 Since inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances the principle of this proposal must be unacceptable unless this is clearly outweighed by other considerations.

Green Belt

- 7.4 The site lies within the Green Belt and Section 13 of the National Planning Policy Framework (NPPF) 2025 sets out the Government's policy with regard to protecting Green Belt land. It states that the Government attaches great

importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- 7.5 The policy is reflected in the Council's Saved Local Plan Policy GB1, but it should be noted that this was saved from the 2001 Local Plan and therefore pre-dates the NPPF. Although there is a degree of consistency with the NPPF, the impact of the development on the Green Belt should be considered primarily against the policies of the NPPF, rather than policy GB1.
- 7.6 Paragraph 143 of the NPPF sets out the five purposes of the Green Belt:-
- To check the unrestricted sprawl of large built-up area;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 7.7 The Green Belt Assessment undertaken in connection with the emerging Local Plan identified the site, located within Area 42-a as strongly performing against the Green Belt purposes.
- 7.8 Any application on Green Belt land must be assessed against national and local Green Belt policy including the five purposes of the Green Belt, and should ensure that substantial weight is given to any harm to the Green Belt. This is considered in the paragraphs below.

Inappropriate development

- 7.9 The site is currently used in connection with the Shepperton Splash facility and a car boot sale operated under the Government's Permitted Development legislation. The revised layout comprises the areas used for these two uses, with the Shepperton Splash car park identified for the majority of the days where car parking would be required and the number of vehicles would be less than 120. The larger site would be required on approximately 34 days when the vehicle levels would exceed this number.
- 7.10 As a result of this and because of the timing over the summer period the applicant does not intend to utilise a temporary trackway, unless absolutely necessary. The proposal involves the use of the land for the parking of vehicles for a period from mid-May to Mid-November. The numbers would vary with the anticipation that 79 days of the 173 days requested would be used for parking, with none on weekends and 16 of the days exceeding 200 vehicles.
- 7.11 The proposed development would not fit into any of the limited 'exceptions' to inappropriate development listed in paragraphs 154 or 155 of the NPPF. The proposal therefore constitutes 'inappropriate development' in the Green Belt.
- 7.12 The NPPF states in paragraph 153 that: *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in*

very special circumstances.’. It continues that: ‘*Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*’

- 7.13 The applicant’s planning statement indicates that Paragraph 154 does not class “material changes in the use of land” as inappropriate development in the Green Belt and that Paragraph 155 states that development in the Green Belt is not inappropriate where ‘*the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan*’, ‘*there is a demonstrable unmet need for the type of development proposed*’ and ‘*development would be in a sustainable location*’.
- 7.14 The LPA considers that the exception in Paragraph 154 is intended to allow compatible uses in the Green Belt and would not justify a proposal for car parking in association with a commercial use.
- 7.15 In addition, the LPA does not accept that the proposal meets the criteria set out in Paragraph 155. Whilst the proposal would not fundamentally undermine the purposes, taken together, of the remaining Green Belt across the area of the plan, there is not a demonstrable unmet need for parking. Shepperton Studios was permitted adequate parking on site for the operation of the studios. In addition, the location cannot reasonably be considered sustainable, this is a temporary parking area for the purposes of operational activity at Shepperton Studios.
- 7.16 The courts have considered the correct approach to openness, notably in *Turner v SSCLG* [2016] EWCA Civ 466 and *R (on the application of Samuel Smith Old Brewery and others) v North Yorkshire County Council* [2020] UKSC3. The courts have made clear that openness is open-textured and a number of factors are capable of being relevant when it comes to the facts of a specific case. The matters relevant to openness in any particular case are a matter of planning judgment. Relevant factors may include both visual and spatial considerations.
- 7.17 The essential character of the Green Belt is its openness and the use of the land for parking is considered to fundamentally change the characteristics of the site from its existing open character, notwithstanding the use at Shepperton Splash and the car boot uses. The loss of openness, even for a temporary period, must weigh against the scheme.
- 7.18 The LPA considers that the proposal represents inappropriate development in the Green Belt.

Assessment of harm

- 7.19 The NPPF sets out that the Green Belt serves five purposes against which proposed development within the Green Belt should be assessed. (as set out in paragraph 7.6)

- 7.20 The proposed development is considered to create unrestricted urban sprawl conflicting with the first of the five purposes. The site is outside of the built-up area of Shepperton Green, Littleton and Charlton, and there is currently a clear boundary between these residential areas and the open countryside within which the site sits.
- 7.21 The proposed use would be located on land currently relatively free of development and is considered to represent encroachment into the countryside. It therefore fails to comply with the third of the five purposes of the Green Belt. ('to assist in safeguarding the countryside from encroachment').
- 7.22 However, both the sprawl and the encroachment would be for a temporary period, after which the land would revert to its existing low level use. The outline application for Shepperton Studios (18/01212/OUT) argued that the parking provision for the Shepperton Studios Expansion would be sufficient for its operational needs and there appears to be no justified reason that this situation should occur again. As such, there is a degree of mitigation to this proposal.
- 7.23 The proposal does represent inappropriate development which is, by definition, harmful to the Green Belt and therefore requires very special circumstances to be considered acceptable. Substantial weight must be given to the harm this proposal represents to the Green Belt and the additional harm resulting from the use of the land as a temporary parking area.
- 7.24 The use of the land for parking in association with a film production at the Studios is a more intensive parking use than that of Shepperton Splash, which is also ancillary to the compatible use and the car boot sales, which is permitted development.
- 7.25 The particular circumstances relating to this proposal in terms of recent events in the film industry, geopolitical events, the Government's support for the UK economy and the support of the film industry in particular, together with the temporary period, the reversion of the land to its existing condition, and ensuring operational capacity at the Studios, are considered to weigh against the harm.
- 7.26 On balance, and as a matter of planning judgement, it is considered that in the particular circumstances relating to this requirement, for this temporary use, the harm to the Green Belt would be outweighed.

Design and Appearance

- 7.27 Policy EN1 of the Core Strategy and Policies Development Plan Document (CS&P DPD) states that the Council will require a high standard of design and layout of new development.
- 7.28 Section 12 of the NPPF: Achieving well-designed places, refers to design and in particular that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

- 7.29 The proposal is for a temporary period, mid-May to Mid-November and the layout and appearance would be as existing. As such it would be generally acceptable in terms of its design and appearance.

Impact on amenity of neighbouring residential properties

- 7.30 Policy EN13 seeks to ensure that lighting proposals do not adversely affect amenity or public safety.
- 7.31 Reference has been made in representations to external lighting, however no lighting details have been provided by the applicant at this stage, although reference is made to using tower lights in the autumn. A planning condition is recommended to secure details of any proposed lighting to minimise any potential impact on neighbouring properties.
- 7.32 Policy EN1b of the Core Strategy and Policies DPD 2009 (CS&P DPD) states that: "New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook."
- 7.33 The boundary of the proposed parking area is approximately 115m from the Imberpark Boarding Kennels on Nutty Lane, 201m from Manor Farm Yard and 245m from the first residential property on New Road.
- 7.34 Paragraph 5.10 of the applicant's Planning Statement indicates that the crew would be parking at the site then walking to the Studios. The applicant has subsequently stated that the crew would board pre-arranged minibuses that will shuttle them to the studio. Given that the proposal is for alternative car parking, not additional car parking, traffic disturbance would be no different to the existing situation, with the exception of the noise from car doors etc that may carry across the field. Were the crew to walk to the Studios there is potential for some noise and disturbance, although this cannot be quantified.
- 7.35 It is acknowledged that the proposal could create a level of noise and disturbance to the occupiers of surrounding properties, and those on New Road in particular, during early hours (06:30-07:00). However, the level over and above that of the existing traffic movements to the Studios would be limited and would be for a temporary period.
- 7.36 On balance, it is considered that overall, the proposal, for parking for a temporary period would not have a materially adverse impact on the amenities of neighbouring residential properties.

Noise

- 7.37 Policy EN11 of the CS&P DPD states that the Council will seek to minimise the adverse impact of noise by requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level.

- 7.38 The noise and disturbance of vehicles as they manoeuvre within the site and access and egress would likely cause some localised noise and disturbance, and this would be in addition to that caused by the use of the site for the Shepperton Splash and car boot sales uses. Although it would be a similar situation to the existing, since this is displaced parking, it would impact a different residential area.
- 7.39 The Planning Statement refers to the use of a trackway along the areas where vehicles are proposed to be parked or moving along, depending on weather. The applicant has confirmed that the intention is not to utilise a temporary trackway, unless absolutely necessary. However, concern has been raised that trackways create noise and whilst it is likely that some additional noise would result, the distance from residential properties and limited use would mitigate this concern. A planning condition is recommended to secure details of any trackway within the site. The use of a cellular, polypropylene trackway as agreed with the Lead Local Flood Authority for the proposal on the adjoining site would be sought.
- 7.40 The Council's Environmental Health Officer was consulted on the planning application and has raised no objection.
- 7.41 On balance, it is considered that overall, the proposal, for parking for a temporary period would not have a materially adverse impact as a result of noise on the surrounding area.

Transportation Issues

- 7.42 Policy CC2 of the CS&P DPD states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area.
- 7.43 Paragraph 111 of the NPPF states that '*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*'
- 7.44 The proposal is for the use of the land for displaced parking for a temporary period due to the volume of productions being undertaken within the Studios. This proposal is not considered to represent traffic generating development, since it is a displacement of existing parking on the Shepperton Studios site. In addition, since it is displaced parking for a temporary period in connection with the operation of the existing studios, it cannot reasonably be considered to represent an unacceptable impact on highway safety or to create residual cumulative impacts on the road network.
- 7.45 The applicant has provided a Studio Crew Parking movement order for the proposal which indicates that vehicles will be instructed to avoid Charlton Village and surrounding residential areas and that all vehicles will be checked in at a position within the site so any queuing occurs within the site boundary. The applicant suggests that this document can be referenced within a Condition such that the Council would have control.

- 7.46 However, the LPA does not consider that routing could reasonably be enforced and therefore recommends that the document be referred to in an informative.
- 7.47 Concern has been raised in representations in respect of increased traffic impact highway danger and impact on the network. However, as the proposal relates to displaced parking it cannot reasonably be considered to represent an increase in traffic, additional danger or further impact on the network beyond that already considered in approving the Studio Expansion.
- 7.48 Concern has also been raised that the access is unsafe, however this is an existing access used to serve the Shepperton Splash site. The County Highways Authority has raised no objection to safety of the access.
- 7.49 Concern has also been raised that the community has had to endure over 2 years of roadworks. The junction improvements, identified in respect of the outline planning application (18/01212/OUT) for the redevelopment of Shepperton Studios were required and timetabled by the County Highway Authority and are not directly related to this proposal.
- 7.50 On balance, it is considered that overall, the proposal the use of the site for displaced parking for a temporary period would not have a materially adverse impact on the highway safety or the highway network.

Flooding

- 7.51 Policy LO1 of the CS&P DPD seeks to reduce flood risk and its adverse effects on people and property. The NPPF states that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 7.52 The proposed site is located primarily within the Flood Zone 2 which represents land having a medium probability of river flooding with a 1 in 100 risk. Highly vulnerable uses are not permitted in flood zone 2 and there is a requirement for development in this zone to be flood resilient/resistant. However, the north west corner of the site is within Flood Zone 3.
- 7.53 The proposal relates to the use of the land, there are no buildings or structures proposed, with the exception of a 'portaloo' welfare facility, and its use as parking is considered to be acceptable in flooding terms as this is not a highly vulnerable use.
- 7.54 The applicant has submitted a Flood Risk technical note which concludes that the majority of the site is located within flood zone 2, wherein car parking, a less vulnerable use, is considered to be appropriate, as set out in Technical Guidance to the NPPF. In addition, it concludes that since the land is currently used for parking for the Shepperton Splash and car boot sales uses at the site, the short-term nature over the predominantly drier months would represent a low level of risk.

- 7.55 The Lead Local Flood Authority (LLFA) was consulted and advised that as there is no change to the impermeable area or additional external works the LLFA has no comments.
- 7.56 On balance, it is considered that overall, the proposal for parking for a temporary period would not have a materially adverse impact on flood risk.

Other Matters

- 7.57 Representations have been made that this is another expansion of the Studios, that the Studios has adequate space and that other options should be considered. However, the proposal has not been submitted by Shepperton Studios and is for a temporary period to address a specific requirement. The outline application (18/01212/OUT) stated that the proposal would provide sufficient parking for the development, the absence of sufficient parking availability is therefore considered to carry no weight in the decision-making process. The application does not indicate that alternative sites were considered, however the LPA must determine the application submitted.
- 7.58 Concern has been raised with regard to the increase in traffic pollution and resulting health risks from additional cars, however the proposal is intended for displaced vehicles, not additional vehicles and this issue was considered by the Planning Committee in relation to the outline application (18/01212/OUT). The Council's Environmental Health Officer was consulted on the planning application and has raised no objection.
- 7.59 Representations have been received concerning the lack of communication from the production team. Whilst the LPA would encourage communication and engagement when seeking to submit a planning application, the LPA must determine the application submitted.
- 7.60 Concern has also been raised both about the loss of the car boot sale and conversely the traffic it generates. The proposal does not intend that the site would be used during weekends and the car boot sale is operated under the Government's Permitted Development legislation, therefore the traffic it generates is not subject to consideration by the LPA.
- 7.61 Support has been raised in connection with job creation within the industry. Whilst the LPA acknowledges that Shepperton Studios is a long-standing employer in the local area and generates significant employment benefits in a range of skills and employment opportunities, the Studios was approved sufficient on-site parking for their operational requirements and any failure of the occupiers to manage the space should not impact the local community on an on-going basis.

Equalities Act 2010

- 7.62 This planning application has been considered in the 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.

- 7.63 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.
- 7.64 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.
- 7.65 The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effects 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

- 7.66 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.67 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.68 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.69 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

- 7.70 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.

7.71 The proposal is not a CIL chargeable development.

Recommendation

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

- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.
- To approve the application subject to additional /amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded 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 respects ([National Planning Policy Framework](#))*.
- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable

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

8.3 **APPROVE** subject to the following conditions:

1. That this permission be for a limited period of 17 weeks only, until 07 November 2025 when the use hereby permitted shall be entirely discontinued and the land restored to its former condition.

Reason:-.The land is located within the Green Belt and the use is acknowledged by both the applicant and the Local Planning Authority as being inappropriate. The Local Planning Authority has acknowledged that very special circumstances exist in relation to this particular request at this specific time and this is not typical operating practices of Shepperton Studios.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan A.001 received 10 April 2025 & Revised Parking Layout received 10 June 2025.

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

3. The use of the land in connection with the temporary use for crew parking, shall only occur on weekdays between 06:00. and 20:00.

Reason:-.To ensure that the proposed use of the land as a temporary parking area does not prejudice the reasonable enjoyment of neighbouring occupiers of their properties in accordance with policies SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. Prior to the use of the site for the parking of cars, in connection with the temporary use of the land for crew parking, details of the pre-arranged minibus service including the stop locations and running times shall be submitted to and approved by the Local Planning Authority. The use shall then be carried out in accordance with the approved details.

Reason:-. To minimise the potential impact on residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009 and the National Planning Policy Framework 2024.

5. Prior to the installation use of of any temporary trackways in connection with the temporary use of the land for crew parking, details of the trackway and its installation shall be submitted to and approved in writing by the Local Planning Authority including the position, design and materials proposed. The installation of the trackway shall be carried out in accordance with the approved details.

Reason:-.To ensure that the proposed use of the land as a temporary parking area does not encroach into the Green Belt beyond that accepted as being very special circumstances and to protect the amenity of surrounding properties, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009 and the National Planning Policy Framework 2024

6. Prior to the installation of any lighting on the site in connection with the temporary use of the land for crew parking, details of the proposed lighting towers, together with technical specifications, power source, noise level, proposed hours of operation, direction and light spill and specific locations shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall at all times accord with the approved details.

Reason:-.To safeguard the amenity of neighbouring residential properties, the immediate area and in the interest of the security of the users of the temporary car park.

INFORMATIVES TO APPLICANT

- 3 The permission hereby granted shall not be construed as authority to carry out any works in the highway or any works that may affect a drainage channel/culvert or water course.

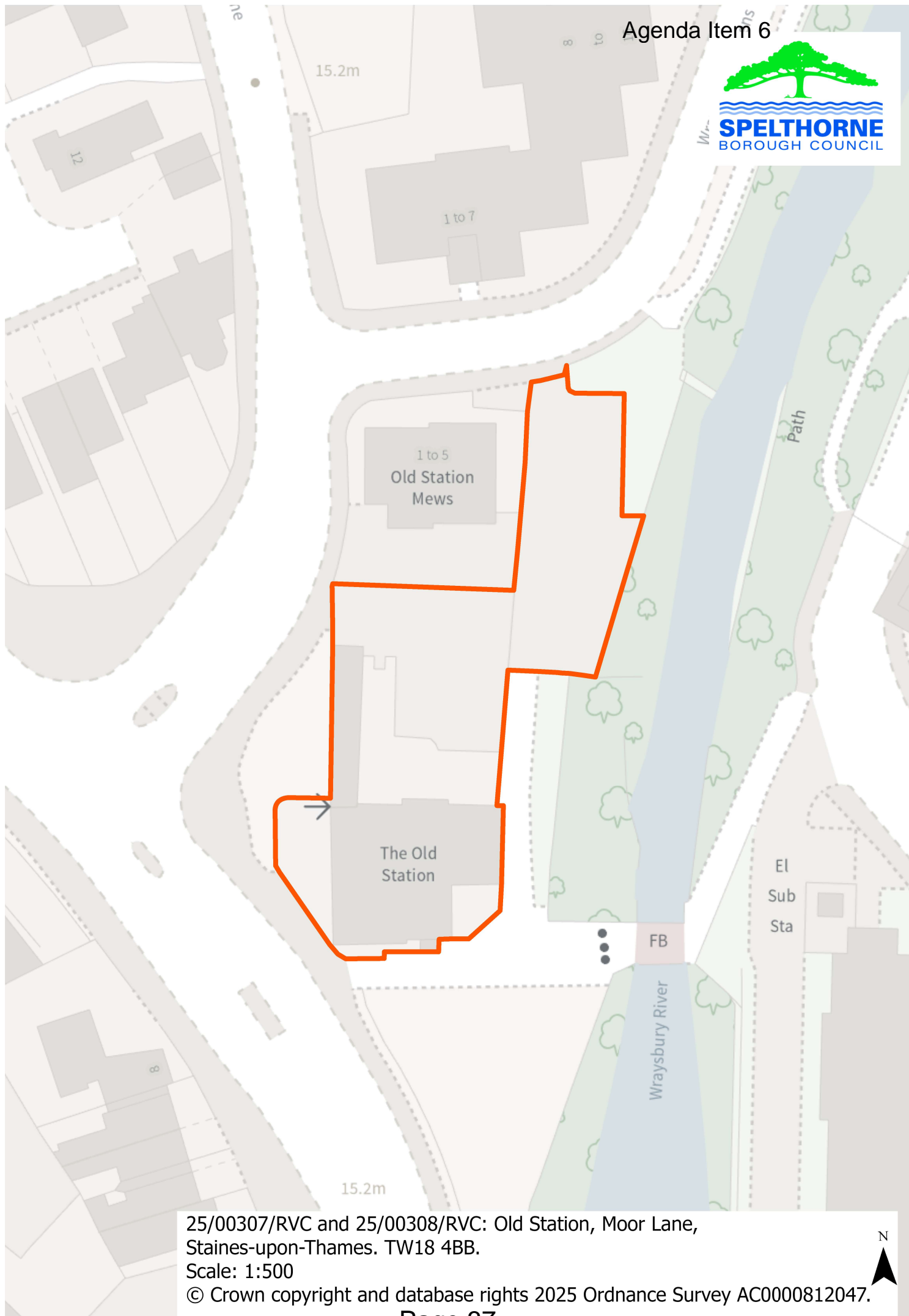
The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/the-traffic-management-permit-scheme>.

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: <https://www.surreycc.gov.uk/community/emergency-planning-and-community-safety/flooding-advice>

- 4 Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 5 The use of the site for the temporary parking of vehicles should be undertaken in accordance with the submitted Studio Crew Parking movement order received 10 June 2025.

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25/00307/RVC and 25/00308/RVC: Old Station, Moor Lane,
Staines-upon-Thames. TW18 4BB.

Scale: 1:500

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Planning Committee

25 June 2025



Application No.	25/00308/RVC & 25/00307/RVC		
Site Address	Old Station, Moor Lane, Staines-upon-Thames, TW18 4BB		
Applicant	Mr James Olley – BARO Holdings Limited		
Proposal	<p><u>25/00308/RVC</u> Variation of Conditions 2 (Approved Plans) and 3 (Materials) of planning approval 24/01052/FUL for 'External Alterations including new openings at lower ground level, access ramps and railings to create an external play area' to allow for amendments to the approved plans including extension to the fence line to extend across the widened ramp that replaces existing staircase; the installation of an entrance gate within the proposed fence line extension; increase in railing height from 1.3m to 1.8m; and for the materials to be approved as part of this application and with a subsequent compliance condition.</p> <p><u>25/00307/RVC</u> Variation of Conditions 2 (Approved Plans) and 3 (Materials) of approval 24/01053/LBC for 'Internal and External Alterations including new openings at lower ground level, access ramps and railings to create an external play area' to allow for amendments to the approved plans including internal alterations to openings and layout; extension to the fence line to extend across the widened ramp that replaces existing staircase; the installation of an entrance gate within the proposed fence line extension; increase in railing height from 1.3m to 1.8m; and for the materials to be approved as part of this application and with a subsequent compliance condition.</p>		
Case Officer	Matthew Clapham		
Ward	Staines		
Called-in	These applications have been called in by Councillor Williams due to the impacts on the Listed Building.		
Application Dates	Valid: 31.03.2025	Expiry: 26.05.2025	Target: Extension of Time agreed to 27.06.2025.
Executive Summary	Application 25/00308/RVC seeks to amend the existing planning approval to increase the approved existing railing height from 1.2m to 1.8m; to extend the railings across the widened ramp that replaces existing staircase; the installation of an entrance gate within the proposed extended railings; and for the materials to be approved as part of this application and with a subsequent compliance condition.		

	<p>Application 25/00307/RVC seeks to amend the listed building consent for the same as above and also additional internal alterations.</p> <p>The applications amend existing approvals that were associated with the conversion of the building from an office to a children's day nursery, which does not require planning permission as application 24/00626/CPD granted a Certificate of Lawfulness for the proposed use of the building as a children's day nursery (Class E(f)).</p> <p>The building is a Grade II Listed Building and is located within the Staines Conservation Area and the Zone 2 (1 in 1000 year event) flood risk area.</p> <p>The proposal is considered acceptable in terms of its impacts upon the setting and significance of the Listed Building and would preserve and enhance the character of the Staines Conservation Area. There are not considered to be any issues regarding flood risk and the proposal would not give rise to any highway safety concerns. There would be no significant adverse impacts upon the residential amenity of any adjoining properties.</p> <p>These applications do not relate to the already approved parking areas and layout and external alterations to the listed building. Similarly, permission for the 1.2m railings around the outdoor play area already have approval. The approved parking layout is not subject to change as part of these proposals. These applications only seek to increase the height of the approved railings, extend them across the access to the nursery and to replace the existing stairs with a widened ramp, together with minor internal alterations to the listed building.</p> <p>The future use of the site as a children's day nursery does not require planning permission, as both the existing office use and the proposed nursery fall under Class E of the Use Classes Order. This has been lawfully confirmed by the issuing of a Certificate of Lawfulness for the use under 24/00626/CPD.</p> <p>The proposals are therefore considered to be acceptable.</p>
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paragraphs 8.1 and 8.2).

MAIN REPORT

1. Development Plan

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

- SP1 (Location of Development)
- SP6 (Maintaining and Improving the Environment)

- LO1 (Flooding)
 - EN1 (Design of New Development)
 - EN5 (Buildings of Architectural and Historic Interest)
 - EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
 - CC3 (Parking Provision)
- 1.2 The National Planning Policy Framework (NPPF) December 2024 is also relevant.
- 1.3 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, 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.
- 1.5 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/>
- 1.6 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:
- ST1: Presumption in Favour of Sustainable Development
 - ST2: Planning for the Borough
 - PS2: Designing Places and Spaces
 - PS3: Heritage, Conservation and Landscape
 - E3: Managing Flood Risk
- 1.7 The [National Planning Policy Framework](#) (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).

- 1.8 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.
- 1.9 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:

Ref. No.	Proposal	Decision and Date
24/01052/FUL	External Alterations including new openings at lower ground level, access ramps and railings to create an external play area.	Granted 11.12.2024
24/01053/LBC	Internal and External Alterations including new openings at lower ground level, access ramps and railings to create an external play area.	Granted 11.12.2024
24/00626/CPD	Certificate of Lawfulness for the proposed use of the building as a children's day nursery (Class E(f)).	Granted 16.07.2024
20/00034/FUL	Erection of new building containing 5 flats, comprising 1 no. 2 bedroom unit and 4 no. 1 bedroom units incorporating car parking and cycle storage. New vehicular access through existing wall and brick up existing access. New pedestrian access through existing wall. Extended parking area and alterations to existing riverside footpath Amendment to application no. 14/01096/FUL alterations to	Grant Conditional 24.04.2020

	existing constructed 4 unit development to 5 units, accomplished with the internal subdivision of unit 4 to create additional unit 5.	
02/00938/FUL	Erection of a ramped access, provision of disabled parking spaces and internal alterations to provide a disabled w.c.	Grant Conditional 11.11.2002
02/00095/FUL	Conversion of building from Class B1 (Office) to Class D1 for use as a day nursery together with associated play spaces and parking and internal and external alterations and refurbishment of existing building.	Grant Conditional 28.03.2002

3. Description of Current Proposal

The application site and surrounding area

- 3.1 The application site is located on the eastern side of Moor Lane at a corner site close to its junction with Wraysbury Gardens to the north and Wraysbury Road to the west. The site is occupied by a detached two storey (with a basement) Grade II Listed Building which had been used as offices since 1981. Originally, the building was the Staines West Railway Station, which was the southern terminus of the Staines and West Drayton Railway until its closure in 1965. A Certificate of Lawfulness for the proposed use of the building as a children's day nursery (Class E(f)) was granted last year. Subsequently, permission was granted for alterations to the listed building and the car park to include railings around an external play area and access ramps to the building.
- 3.2 The site is located within the Staines Conservation Area and within the Zone 2 Flood Risk Area (1 in 1000 year event).
- 3.3 There is an existing parking area to the rear of the listed building and also an additional area of parking to the east of the retained wall that formed part of the railway station and the Wraysbury River, which is designated for use by occupiers of the application site.
- 3.4 The area is mixed in character with a mixture of commercial and residential uses and types and styles of properties.

Proposal

- 3.5 These applications seek to vary both the planning permission and listed building consent for internal and external alterations including new openings

at lower ground level, access ramps and railings to create an external play area. The applications also seek to approve the materials as part of these applications to avoid any requirement to discharge the materials by condition later.

- 3.6 The internal alterations comprise relocating internal toilets and amending/widening existing internal openings. Externally, the existing staircase from the parking area to the building is to be replaced by a widened access ramp. The enclosed play area will be surrounded by 1.8m high metal railings, increased from the approved 1.2m railings with an additional extended stretch of railings, including an access gate to the proposed widened ramp. This will also be 1.8m in height extending to the corner of the existing building.
- 3.7 This scheme has been amended since it was first submitted. These changes involve the removal of the proposed external refuse store and the realignment of the railings to be set back within the site along the line between an existing single storey part of the building along the front of the existing staircase/proposed ramp to connect with the approved railings around the outdoor play area.
- 3.8 The proposed plans are provided as an Appendix.

4. Consultations

The following table shows those bodies consulted and their response.

Statutory Consultees

Consultee	Comment
County Highway Authority	No objections.

Non-Statutory Consultees

Consultee	Comment
Conservation Officer	No objections.
Environmental Health (Contamination)	No comments.

5. Public Consultation

- 5.1 A total of 14 properties were notified of the applications. A statutory site notice was displayed and a notice placed in the local press.
- 5.2 The Council has received 1 letter of objection to the application 25/00308/RVC.
- 5.3 Reasons for objecting include:
- Location of Bin Store is an eyesore [*Officer note: this has been removed from the plans*]

- Parents will still have to access car park to access the nursery itself through the gates / railings

6. Planning Issues

- Impact on the Listed Building and the Staines Conservation Area.
- Residential Amenity.
- Parking and Highway Safety.
- Flooding

7. Planning Considerations

Background

- 7.1 The future use of the site as a children's day nursery does not require planning permission, as both the existing office use and the proposed nursery fall under Class E of the Use Classes Order. This has been lawfully confirmed by the issuing of a Certificate of Lawfulness for the use under 24/00626/CPD. Furthermore, the internal and external alterations to the existing building, the access ramps and the 1.2m railings around the external play area have also been approved under 24/01502/FUL and 24/01503/LBC. Therefore, the only issues that are under consideration for these proposals are those that are related to the additional physical changes to the listed building, the increase in height to the railings, the additional railings and gate and the replacement of an existing external staircase with a widened ramp.

Impacts upon the Listed Building and the Staines Conservation Area.

- 7.2 There is a statutory duty placed on all local planning authorities by Section 72 of the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#), which requires authorities when, amongst other responsibilities, making decisions on planning applications in conservation areas that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. In respect of Section 66 of the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#), in dealing whether to grant listed building consent the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." These requirements seek a positive aim of "preserving or enhancing character of conservation areas and preserving listed buildings." This duty has particular importance when considering and weighing all the issues in this case.
- 7.3 At Chapter 16 (Conserving and enhancing the historic environment) of the [National Planning Policy Framework](#), Local Planning Authorities should consider the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.4 Policy EN5 of the Spelthorne Core Strategy and Policies Development Plan Document (CS&P DPD) for Buildings of Architectural and Historic Interest

states the Council will seek to preserve its architectural and historic heritage by requiring alterations and extensions to listed buildings to respect any features of special historic or architectural importance and refusing consent for any alteration or extension to a listed building that will not preserve the building or its setting. The Policy also requires development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting.

- 7.5 Policy EN6 of the CS&P DPD for Conservation Areas, Historic Landscapes, Parks and Gardens states the Council will seek to preserve and enhance the character of conservation areas by requiring the retention of buildings, trees and other features, including open spaces, views and vistas, which are important to the character of the area.
- 7.6 As required by the NPPF, the application has been submitted with a cover letter [25_00308_RVC-OLD_STATION_S73_COVER_LETTER-857110.pdf](#) detailing the changes to the listed building as an addendum to the detailed Heritage Impact Assessment submitted with the original applications.
- 7.7 The Council's Conservation Officer has not raised any objections to the proposals, stating:
- "There are no significant changes to the main ground and first floors of this building. The amendments mostly affect the below ground floor containing the enclosed play areas. The increased height of the railings would be due to legal safeguarding issues. I have no listed building or conservation concerns. The building is ideal for its current use and is well maintained, so the minor changes will facilitate this current appropriate use, I have no adverse comments."*
- 7.8 The internal alterations will not be visible from the street scene. The widened ramp is located alongside an existing raised area to the building and is necessary to ensure inclusivity to the site and accessibility for prams/buggies, etc. The railings are predominantly on one side of the proposed play area and albeit at an increased height of 1.8m are of a height, size and design that would not harm the character and appearance of the area.
- 7.9 The proposed materials are considered acceptable and would not be detrimental to the listed building nor the character and appearance of the Staines Conservation Area. The materials include railings that would be child safe with flat / rounded top and painted black to match the existing railings. The Access Ramp would be Non-slip, durable paving materials, together with natural stone or resin-bound gravel and are detailed in the cover letter [25_00308_RVC-OLD_STATION_S73_COVER_LETTER-857110.pdf](#) accompanying the application.
- 7.10 Therefore, it is considered that the proposal would not result in any harm to the setting and appearance of the Listed Building, and would preserve and enhance the Staines Conservation Area. The proposal is considered to comply with the NPPF (2024), Policies EN1, EN5 and EN6 of the Spelthorne Core Strategy and Policies Development Plan Document, and is considered acceptable.

Residential Amenity

- 7.11 Policy EN1b of the CS & P DPD states that “

New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.”

- 7.12 The third-party representation raised concerns over the bin store location and that the application's proposed description was inaccurate. The bin store no longer forms part of this application and the description stating that the proposal was to ensure that the 'nursery area is appropriately separated from the car park' was to refer to the nursery area where children would be occupying would be securely separated from the parking area rather than completely separating any parking areas from the nursery in its entirety.
- 7.13 The use of the play area as a nursery is not a material consideration in assessing this proposal. The site, including the area proposed as the play area, has a lawful use as a children's day nursery and any issues surrounding the use are not a matter when assessing these proposals.
- 7.14 The increased height in the approved railings is relatively small, adding 60cm to increase the approved height to 1.8m. In the context of the surrounding area with the Old Station Building behind and the substantial wall along the eastern boundary, which is in excess of 3m in height, the increased height in the railings is not considered to result in any adverse impacts in terms of visual amenity. The railings are the same design as approved and are simply taller. As railings, they are less visually obtrusive than a solid wall or fence. The extended railings, including the gate, are a minor addition to the approved railings and extend across the pedestrian access to the building to the edge of the existing building. The widened ramp is extending across an existing staircase.
- 7.15 It is not considered that there will be any adverse impacts with regard to any loss of privacy from the ramp or the extended railings, including the gate. The play area will not be increased in size nor are there to be any increase in the numbers of children attending the nursery as a result of these applications. Therefore, there will be no increased harm arising from noise. The proposal will not alter the parking layout nor affect traffic movements and therefore, it is not considered that there will be any significant adverse impacts upon local residents in terms of noise and disturbance from traffic movements in this part of the site.
- 7.16 Therefore, no significant loss of privacy, overbearing or noise and disturbance is considered to arise, conforming to Policy EN1 of the CS&P DPD.

Parking and Highway Safety

- 7.17 The proposal would not result in the net loss of any parking spaces. The existing railings would remain in the same position, but would be 1.8m in

height rather than the approved 1.2m. The extension to the railings including the entrance gate would be in line with the edge of the existing single storey part of the building on the western side of the site and would then link with the approved railings. No structures or railings would be any closer to the parking spaces serving Old Station Mews or the access to the site from Moor Lane.

- 7.18 The County Highway Authority (CHA) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The CHA therefore has no highway requirements. Therefore, it is not considered that there are grounds to refuse the proposal on parking and highway safety grounds.

Flooding

- 7.19 Policy LO1 of the CS&P DPD seeks to reduce flood risk and its adverse effects on people and property in Spelthorne.
- 7.20 The only physical additions are the extended access ramps and railings to the play area on an existing hardstanding / parking area. The railings themselves have openings to allow the free flow of flood water.
- 7.21 The site is located within the Zone 2 Flood Risk Area. In view of the very limited amount of additions on existing hardstanding and the relatively low risk level in Zone 2, it is not considered that there are sufficient harmful impacts in terms of flooding to justify refusal.

Other Matters

- 7.22 The bin store has been removed and no longer forms part of the application. The proposal does not qualify for Biodiversity Net Gain. The Council's Environmental Health Officer has made no comments regarding contaminated land.

Equalities Act 2010

- 7.23 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act 1998

- 7.24 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.

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

Financial Considerations

- 7.25 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 for planning permission is not a CIL chargeable development and will therefore not generate a CIL Payment.

The proposal will generate Business Rate payments which is not a material consideration in the determination of this proposal.

Conclusion

- 7.26 Accordingly, both applications are recommended for approval.

8. Recommendation

- 8.1 The options available to the Planning Committee for decision making are:
- To approve the applications as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.

- To approve the applications subject to additional /amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded 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 respects ([National Planning Policy Framework](#))*.
- To refuse the applications. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are [no material planning reasons](#) to refuse the proposal.

8.2 The applications are recommended for approval, subject to conditions below:

GRANT 25/00308/RVC to vary planning permission for 24/01052/FUL subject to the following conditions:

1. The development hereby permitted shall be begun before the 11th December 2027.

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; E1000 rev B; E1100 rev B; E1101 rev B; E1102 rev B; E1190 rev B; E1199 rev B; E2000 rev B; EL101 rev P2; EL102 rev P2; PD101 rev P5; PD102 rev P5; PD103 rev P5 received on 02.09.2024 and drawing no's 201; 202 1; 202 2; 202 3; 203; 204; 205; 206; 207; 208; 209 and 210 received 29.05.2025.

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

3. The development shall be carried out in accordance with the materials hereby approved as set out in the Cover Letter dated 26th February 2025 Ref. SP24-1027.

Reason:- To ensure that the proposed development does not prejudice the appearance of the listed building and conservation area which is of high historic value, in accordance with policies EN5 and EN6 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

Reason:- To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

Reason:- To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

GRANT **25/00307/RVC** to vary Listed Building Consent for 24/01053/LBC subject to the following conditions:

1. The development hereby permitted shall be begun before the 11th December 2027.

Reason:- This condition is required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; E1000 rev B; E1100 rev B; E1101 rev B; E1102 rev B; E1190 rev B; E1199 rev B; E2000 rev B; EL101 rev P2; EL102 rev P2; PD101 rev P5; PD102 rev P5; PD103 rev P5 received on 02.09.2024 and drawing no's 201; 202 1; 202 2; 202 3; 203; 204; 205; 206; 207; 208; 209 and 210 received 29.05.2025.

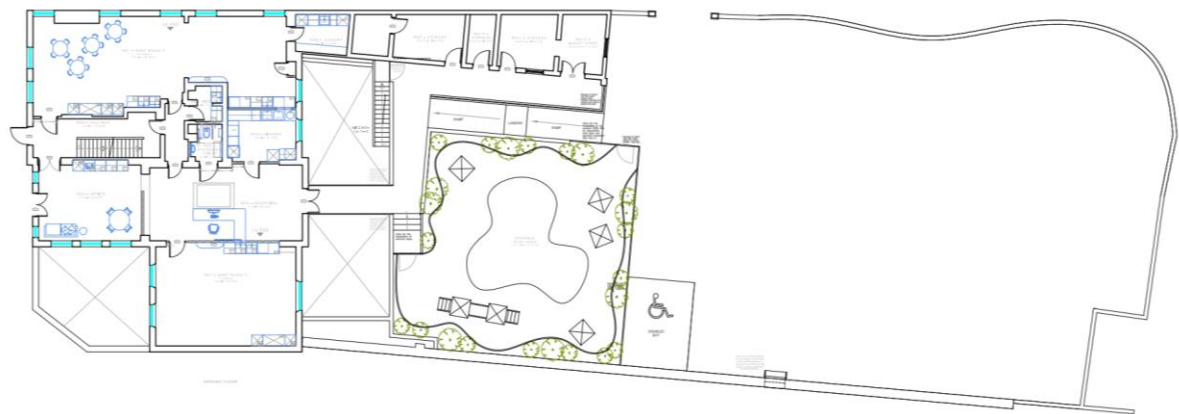
Reason:- For the avoidance of doubt and to ensure the development is completed as approved.

3. The development shall be carried out in accordance with the materials hereby approved as set out in the Cover Letter dated 26th February 2025 Ref. SP24-1027.

Reason:- To ensure that the proposed development does not prejudice the appearance of the listed building and conservation area which is of high historic value, in accordance with policies EN5 and EN6 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

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SITE LAYOUT – EXTERNAL PLAY AREA AND RAILINGS



REAR ELEVATION SHOWING RAILINGS



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Planning Appeals Report – V1.0 ISSUED

Appeals Started between 09 May 2025 – 11 June 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
23/00043/ENF Little Stoatswold 43 Lower Hampton Road Sunbury-on-Thames	19.05.2025	Written Representation	APP/Z3635/C/25/3364641 Appeal against the serving of an Enforcement Notice. Without planning permission, the erection of a single storey wrap around extension and cantilevered deck extension
24/00895/CLD	29.05.2025	Written Representation	APP/Z3635/X/25/3365133 Certificate of Lawfulness for the existing use of the land for vehicle parking and storage of containers.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
Land Adjacent To Burnside Horton Road Stanwell Moor			
23/00237/ENF Arcadia Riverway Laleham	12.05.2025	Written Representation	APP/Z3635/C/25/3363759 Appeal against the serving of an Enforcement Notice for the carrying out on the land of building, engineering, mining or other operations, in particular without planning permission the erection of two wooden structures.
25/00199/RVC 35 The Avenue Sunbury-on-Thames TW16 5HY	06.06.2025	Written Representation	APP/Z3635/W/25/3366458 Variation of Condition 2 (approved plans) imposed upon planning permission 24/00369/FUL for the proposed replacement dwelling following demolition of existing dwelling and existing garage, to allow roof alterations to the roof design that also includes the installation of 2 no. additional rear facing dormers.
25/00146/HOU 3 Salcombe Road Ashford TW15 3BP	03.06.2025	Fast Track Appeal	APP/Z3635/D/25/3366506 Erection of a first floor side extension with the installation of rear and front facing dormers.

Appeal Decisions Made between 09 May 2025 – 11 June 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/00441/FUL 4 Sandhills Meadow Shepperton TW17 9HY	02.12.2024	Written Representation	APP/Z3635/W/24/3353029 Demolition of the existing bungalow and erection of a replacement bungalow with accommodation in the roof	Appeal Allowed	21.05.2025	The Inspector considered that compared to the previously dismissed appeal schemes, the current proposal reflects considerable reductions in volume and floorspace. The proposed dwelling would not be materially larger than that which it would replace and therefore would not constitute inappropriate development in the Green Belt.
24/00784/FUL Voyager House 44 London Road Staines-upon-Thames	13.01.2025	Written Representation	APP/Z3635/W/24/3357654 Construction of a single storey extension at roof level consisting of 2 no. self-contained residential units (Use Class C3), cycle parking and associated works	Appeal Allowed	03.06.2025	<p>The Inspector identified that the main issues were the impact of the proposals upon character and appearance and the living conditions of adjacent occupiers.</p> <p>The Inspector noted the design of surrounding buildings. They also acknowledged that the extension would incorporate a flat roof with sloping sides. Whilst the materials would contrast with the existing flat roof, the Inspector considered that</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
						<p>they would provide visual interest, with the host building having a less rectangular form that at present. The Inspector concluded that the proposal would comply with policy EN1 in design terms, as well as the Council's SPD on design and the NPPF.</p> <p>In regards to amenity, the Inspector considered that whilst the building would be taller than the existing the extensions, the sloping side face was considered to limit its bulk. It was noted that the scheme fell short of the separation distances set out in the Council's SPD on design. However, the Inspector noted that the SPD is guidance only. Given the proposals Mansard form, the Inspector did not consider that there would be an overbearing impact. The Inspector also considered that there would be an acceptable impact upon privacy, with screens at each flank, and the depth of gardens at the rear of the site and trees and landscaping</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
						<p>contributing toward acceptable privacy impacts. The Inspector also considered that the proposals would have an acceptable impact upon light.</p> <p>The Inspector also considered that the absence off-street parking was acceptable in this location.</p> <p>The Inspector also noted that the Council cannot demonstrate a 5-year housing land supply. In conclusion the Inspector considered that the appeal should be allowed.</p>

Current/Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/00203/FUL Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	05.11.2024	Hearing	APP/Z3635/W/24/3348103 Change of use of the land for the stationing of 6 mobile static homes for Gypsy / Traveller occupation, with associated hard and soft landscaping, parking and roadway. As shown on plan no.'s 2023-1338v3-Mobile received 19.02.2024; amended site location plan 2023-1338v3-Location received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			Hearing held on 12 th February 2025, but the appeal was then adjourned. The Hearing has been re-arranged for the 3 rd July 2025.
20/00257/ENF_C	23.09.2024	Hearing	APP/Z3635/C/24/3352057 Appeal against the serving of an Enforcement Notice.			Hearing held 7 May 2025, Awaiting outcome.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
Stanwell Farm Bedfont Road Stanwell			Without planning permission, the material change of use of the land to use as a Builders Merchant (sui generis) Without planning permission, the erection of a warehouse building (the approx location of which is shown with an X and hatched in black on the attached plan). Without planning permission, the erection of two structures (the approx location of which are shown with a Y and Z and hatched in red and blue respectively on the attached plan).			
23/01264/RVC The Paddocks, 235A Hithermoor Road, Stanwell Moor	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including dayroom and			Hearing has been postponed until 21 October 2025.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
			toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack room as shown on site location plan received on 15 November 2023.			
24/00577/FUL Barclays 39 Church Road Ashford	02.09.2024	Hearing	APP/Z3635/W/24/3348201 Change of Use of Basement and Ground Floor from a vacant Bank to an Adult Gaming Centre (AGC) As shown on drawing no's: Site location Plan; 39ChrAGC/FUL/24/01; 39ChrAGC/FUL/24/02; 39ChrAGC/FUL/24/03 received 08.05.2024	Appeal Allowed	16.04.2025	Hearing held on the 26 March 2025. The Inspector issued his decision to allow the appeal on the 16 April 2025 with a condition restricting the hours of operation to between 9am and 11pm rather than on a 24 hour basis that had been originally proposed by the applicant.
22/00231/ENF_A Land South East Of The Ranges (addressed As	12.02.2024	Hearing	APP/Z3635/C/23/3335127 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining or other operations in			This appeal has been linked with the planning appeal for the same site (24/00203/FUL – see above) and is to be heard at a hearing on the 03 July 2025.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
1A Priory Stables) Chertsey Road			particular the laying of an area of hardstanding and a roadway on Green Belt land. Marked in blue on the attached plan and a change of use of the use of the land to the commercial storage of vehicles.			

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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 for some time but are still not ready for consideration or have been recently received but are not ready to be considered by the Planning Committee. The background documents 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
25/00642/RVC	Spelthorne Leisure Centre Knowle Green Staines-upon-Thames TW18 1AJ	Variation to condition 2 (revised plans) and condition 16 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements and associated works to the car park.	Lichfields on behalf of Spelthorne Council	Vanya Popova

25/00646/RVC	524-538 London Road Ashford TW15 3AE	Variation of condition 1 (plans) of planning permission 23/01343/RVC [which in turn varied conditions 2 (plans), 4 (contaminated land), 6 (energy), 10 (refuse), 16 (Highways Access Works), 18 (Construction Transport Management Plan) and removed condition 1 (Commencement), 15 (Access/Egress) and 17 (Closure of existing access to Kenilworth Road)] of planning permission 17/00640/FUL for the erection of a building to provide 58 flats to allow for an in part change in the material from brick to render.	Build R Us Ltd	Kiran Boparai
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If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

Simon Rowbery
Interim Planning Development Manager
10/06/2025

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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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