



Please reply to:

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Date: 19 February 2026

Notice of meeting

Planning Committee

Date: Wednesday, 4 March 2026

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. Buck

T. Burrell

J.P. Caplin

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, K.M. Grant, N. Islam, S.C. Mooney and D. Saliagopoulos

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 - 8

To confirm the minutes of the meeting held on 9 December 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 25/00642/RVC - Spelthorne Leisure Centre, Knowle Green, Staines-upon-Thames TW18 1AJ

9 - 34

Ward

Staines

Proposal

Variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points and other associated works to the car park.

Officer recommendation

This 'variation' of condition application is recommended for approval subject to the alteration of the conditions referred to in the report, as set out in Paragraph 8 of the Report, together with the original conditions imposed on the original planning permission.

6. Planning application 26/00011/RVC - 35 Park Road, Ashford, TW15 1EX

35 - 48

Ward

Ashford Common

Proposal

Removal of Condition 4 (restricting the use of the extended property to Use Class C3 only) attached to planning permission 25/01088/HOU

Officer recommendation

This application is recommended for refusal.

- | | | |
|-----------|---|----------------|
| 7. | Planning Appeals Report | 49 - 70 |
| | To note details of the Planning appeals submitted and decisions received between 12 November 2025 and 11 February 2026. | |
| 8. | Major Planning Applications | 71 - 74 |
| | To note the details of future major planning applications. | |
| 9. | Glossary of Terms and Abbreviations | 75 - 80 |

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**Minutes of the Planning Committee
9 December 2025**

Present:

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

Councillors:

C. Bateson	M. Buck	P.N. Woodward
S.N. Beatty	D.C. Clarke	
M. Beecher	K.E. Rutherford	

Substitutions: Councillors S.A. Dunn

Apologies: Councillors T. Burrell, R. Chandler, K. Howkins, M.J. Lee and L. E. Nichols

In Attendance: Councillor Caplin

78/25 Minutes

The minutes of the meeting held on 12 November 2025 were approved as a correct record.

79/25 Disclosures of Interest Under the Member's Code of Conduct

There were none.

80/25 Declarations of interest under the Council's Planning Code

Councillors Gibson, Geraci, Bateson, Beatty, Beecher, Buck, Chandler, Rutherford and Woodward declared that they had received an email from the objector to Application 25/01171/HOU.

81/25 Planning application 25/01171/HOU - 14 Springfield Grove,

Sunbury-on-Thames. TW16 6NT

Description:

Erection of a part single-storey rear and part two-storey rear extension, following removal of existing single-storey extension.

Additional Information:

1. There is a typo in the Local Plan text, paragraph 1.7 should read February 2026, not 2025.
2. The first measurement in paragraph 7.10 should read 1.4m, not 1.3m.
1. The LPA acknowledge receipt of a letter sent by No. 16 to Committee Members.

Public Speaking:

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

1. The proposed extension would significantly and permanently affect their quality of life
2. Detrimental impact on the light level coming through the conservatory which would then impact on the light level within the kitchen
3. Overbearing impact of a full-width first floor structure towering over main living room
4. Loss of privacy
5. An acceptable compromise could be reached by reducing the first floor width by one metre

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

1. The extension is sympathetic in scale, form and appearance
2. The extension is in keeping with the character of the area
3. The depth of the proposed extension was reduced so that it matches No 12's first-floor extension
4. The height was also lowered so the eaves match the existing roofline
5. Officers advised that the proposed extension would not be seen as overbearing or dominant
6. Proposed extension would be less impactful on neighbouring properties than those that have been built at nos. 12 and 16
7. The Planning Officer has recommended the application for approval.

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

- 1.The proposal for the extension is a finely balanced one
- 2.Should a conservatory with a glass roof be considered the same as a brick building
- 3.The loss of light within the kitchen is unacceptable
- 4.It would have a detrimental effect on the objector's property

Debate:

During the debate the following key issues were raised:

- 1.A conservatory should still have the right to privacy and light
- 2.Is the breach a significant one
- 3.Is the first floor side wall made of material that blends in with existing brickwork
- 4.Extension has already been reduced by the applicant to help mitigate overlooking of the neighbouring properties
- 5.Good use of the house
- 6.The trajectory of the sun to demonstrate the light levels should be noted

Decision: The Committee **resolved** to approve the application subject to conditions as set out in Paragraph 8 of the report.

82/25 Planning Applications - Houses in Multiple Occupation (HMOs)

The Committee considered a report that sought a decision to confirm the Article 4 Direction made on 05 March 2025 in respect of the Ashford Common, Ashford East, Ashford Town, Halliford and Sunbury West, Laleham and Shepperton Green, Riverside and Laleham, Shepperton Town, Staines South, Sunbury Common and Sunbury East Wards, having regard to the representations made.

Debate:

During the debate the following key issues were raised:

1. Houses of Multiple Occupation are one of the biggest issues currently in the Borough
2. The Committee could approve an immediate Article 4 but the Council currently did not have enough evidence to present as to why this should be applied
3. Any Houses of Multiple Occupation over 6 residents would still require planning permission
4. If the Committee approved an immediate Article 4 it would likely be called in by the Secretary of State as the current evidence does not show that this is needed.
5. The preferable option would be to agree a non-immediate Article 4 and then in March 2026 the Council could request a Borough wide Article 4.

6. The making of an immediate Article 4 could result in the Council having to pay out significant compensation.

The Committee **resolved** to agree to confirm the non-immediate Article 4 Direction.

83/25 Major Planning Applications

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

The Committee **resolved** that the report of the Interim Planning Development Manager be received and noted.



25/00642/RVC : Spelthorne Leisure Centre, Knowle Green, Staines-upon-Thames, TW18 1AJ

Scale: 1:1,250

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Hard Landscape Plan- Carpark Area



Planning Committee

04 March 2026



Application No.	25/00642/RVC
Site Address	Spelthorne Leisure Centre Knowle Green Staines-upon-Thames TW18 1AJ
Applicant	Spelthorne Borough Council
Proposal	Variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points and other associated works to the car park.
Case Officer	Vanya Popova
Ward	Staines
Called-in	N/A.

Application Dates	Valid: 09.05.2025	Expiry: 08.08.2025	Target: Extension of time agreed to 06.03.2026
Executive Summary	<p>This planning application proposes variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points and other associated works to the car park.</p> <p>This planning application is submitted under Section 73 of the Planning Act, which enables changes to conditions to be considered without the entire application being re-assessed.</p> <p>The proposed changes would not have a greater adverse impact upon the character and appearance of the area, nor the residential amenity of adjoining properties, compared to the original scheme (ref. 20/01486/FUL).</p> <p>In terms of highway safety and the proposed parking provision, the County Highway Authority raises no objection. The latest re-consultation has confirmed that the Council's Tree Officer has no objection to the proposal in relation to the soft landscaping and tree protection.</p> <p>The proposal is therefore considered to be acceptable and is recommended for approval.</p>		

Recommended Decision	This 'variation' of condition application is recommended for approval subject to the alteration of the conditions referred to in this report, as set out at Paragraph 8 of the Report, together with the original conditions imposed on the original planning permission.
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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)
- LO1 (Flooding)
- SP5 (Meeting Community Needs)
- CO1 (Providing Community Facilities)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN4 (Provision of Open Space and Sport and Recreation Facilities)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN11 (Development and Noise)
- EN13 (Light Pollution)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)
- SP7 (Climate Change and Transport)

1.2 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPG on Parking Standards Updated 2011
- SPD on Flooding 2012

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

1.4 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.

1.5 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.

1.6 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 March 2026 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).

1.7 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
- SP1: Staines-upon-Thames
- E3: Managing Flood Risk
- E4: Environmental Protection
- E5: Open Space and Recreation
- EC4: Leisure and Culture
- ID1: Infrastructure and Delivery
- ID2: Sustainable Transport for New Developments
- EC1: Meeting Employment Needs
- PS1: Responding to the Climate Change
- PS2: Designing Places and Spaces
- PS3: Heritage, Conservation and Landscape

1.8 The [National Planning Policy Framework](#) (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).

1.9 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.

1.10 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:

20/01486/AMD6	Non-material amendment for minor change balustrades along southern boundary path and steps of the site relating to planning permission 20/01486/FUL.	Minor Amendment Approved 13.01.2026
20/01486/DC13	Discharge of condition 29 (CEMP) relating to planning permission 20/01486/FUL.	Condition Agreed 24.01.2025
20/01486/DC12	Discharge of condition 29 - CEMP and 31 - Scheme of Community Engagement for the demolition phase, pursuant to planning permission ref 20/01486/FUL.	Condition Part Discharged 14.11.2024 (Only Condition 31 discharged on 11.11.2024)
20/01486/DC11	Discharge of condition 11 (drainage verification report) relating to planning permission 20/01486/FUL.	Condition Discharged 04.07.2024
20/01486/AMD5	Non Material Amendment Application (NMA) for Minor Landscape changes / works relating to planning permission 20/01486/FUL.	Minor Amendment Approved 30.07.2024
20/01486/DC10	Discharge of condition 16 (travel plan) relating to planning permission 20/01486/FUL.	Condition Discharged 29.04.2024
20/01486/DC9	Discharge of Condition 9 - External Lighting Details relating to planning permission 20/01486/FUL.	Condition Discharged 04.07.2024
20/01486/AMD4	Non Material Amendment application for minor changes including to Facade Materials on Southern and Eastern Elevations and increase in height of access structures of roof.	Minor Amendment Approved 07.05.2024
20/01486/AMD3	Non Material Amendment application for proposed locations of rainwater pipes on the proposed Leisure Centre. Relating to Planning permission 20/01486/FUL.	Minor Amendment Approved 07.05.2024
20/01486/AMD2	Changes to the Roof Top Enclosure for the Sports Pitches.	Minor Amendment Approved 07.05.2024
20/01486/DC8	Discharge of Condition 7 - Landscape Details, Condition 8 - Landscape Management Plan, Condition 24 - Boundary Treatment, Condition 28 - Bird and Bat Box Details, Condition 30 - Acoustic Fence. (NOTE Condition 9 - External	Condition Part Discharged 19.01.2024 (Only Conditions 7, 8, 24, 28 and 30 discharged)

	Lighting Details see DC9) relating to planning permission 20/01486/FUL.	
20/01486/DC7	Discharge of condition 3 (materials) relating to planning permission 20/01486/FUL.	Condition Discharged 24.04.2023
20/01486/DC6	Discharge of Part of Condition 29 re dust mitigation measures for the construction only (CEMP condition).	Condition Part Discharged 23.10.2024
20/01486/DC5	Discharge of Condition 4 Contamination (part ii) and Condition 5 (remediation) of planning permission 20/01486/FUL.	Condition Discharged 28.02.2023
20/01486/DC4	Discharge of condition 10 (Drainage) and Condition 27 (Construction Method Statement).	Condition Discharged 18.03.2022
20/01486/DC3	Discharge condition - Condition 18 - Car Parking Management Strategy and Condition 19 - Construction Traffic Management Plan.	Condition Discharged 30.03.2023
20/01486/DC2	Discharge of condition 25 - ventilation and filtration relating to planning permission 20/01486/FUL.	Condition Discharged 16.01.2024
20/01486/AMD	Non-Material Amendment for minor changes to louvres in east elevation of building.	Minor Amendment Approved 14.12.2021
20/01486/DC1	Discharge of Condition 4: Details of ground contamination / method statement and Condition 6: Report for demonstration of 10% renewables.	Condition Part Discharged 18.03.2022 (Only Condition 6 discharged)
20/01486/FUL	Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre.	Grant Conditional 16.07.2021

3. Introduction

- 3.1 Section 73 of the Planning Act provides a procedure for planning conditions to be amended. As one of the conditions on the permission requires the development to be built in accordance with the approved plans, this provision enables 'minor material' alterations to schemes. It provides a formal mechanism for approving them without the need to reconsider the entire application all over again. The Planning Practice Guidance (PPG) advises that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale or nature results in a development that is not substantially different to the one which has been approved.

3.1 Under Section 73, there are defined limits to what can be amended, and the permission itself should remain intact. The nature of the proposal for which permission was originally granted cannot be altered.

4. Background & Description of Current Proposal

4.1 The application site relates to the recently replaced Spelthorne Leisure Centre (now called Eclipse), which is located on the northern side of Knowle Green in Staines-upon-Thames. In relation to the old leisure centre, the new building is positioned on the east (the former open grassed area) with its main entrance facing south and is directly located to the west of the Council's Offices. The site's car parking area is located on the western side of the building.

4.2 Adjacent to the southwestern boundary is the Knowle Green Day Nursery, whereas to the west and north of the car park area are existing residential properties. Further south of the site is Staines Park and a number of community buildings: Knowle Green Medical Centre, Knowle Green Boxing and Kick Boxing Gym, Staines Magistrates Court and Family Court, Staines Probation Office and an Orthodontic Clinic.

4.3 In 2021, the Planning Committee approved planning permission **20/01486/FUL** for the construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm following demolition of the existing leisure centre. The plans showed the provision of a café, a multi-games sports hall, two swimming pools, fitness facilities, 3 no. squash courts, a soft play area, outdoor areas and 4 floodlit 3G 5-a side football pitches on the roof of the building.

4.4 The site is served by the existing access which leads onto Knowle Green and originally showed a total parking provision of 297 spaces (213 x standard parking spaces, 12 x Parent & Toddler Spaces, 12 x Disabled parking spaces, with 30 x Electric vehicle spaces available upon occupation, and 30 more for future use electric vehicle spaces on the northern and western boundaries). Furthermore, the approved plan showed the provision of a total of 50 cycle parking spaces located close to the building entrance directly at the front and under cover near the eastern boundary. It showed a variation of materials used for the hard standing as well as the provision of soft landscaping.

4.5 To ensure business continued as normal, the scheme was implemented under a phased approach. This required the existing leisure centre to remain open whilst the new leisure centre was under construction on the former open space area and the existing car park area to be reconfigured. Once the new building was completed and opened to the public on 15th October 2024, the old leisure centre was demolished to allow the new car park area to be laid out (also in a phased approach).

4.6 This section 73 application seeks permission for the variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points (4 no parking spaces allocated for disabled and family only bays) and other associated works to the car park. The submitted information indicates that the changes relate purely to

the car parking area and that there are no changes to the new leisure centre building.

4.7 The latest plans suggest that the development will provide a total of 282 parking spaces comprising:-

- 258 x standard parking spaces (56 x with EV provision)
- 12 x Parent & Toddler parking spaces (2 x with EV provision)
- 12 x disabled parking spaces (2 x with EV provision)

4.8 The area between and adjacent to the Knowle Green Day Nursery is laid out in grass with the latest soft landscaping plan showing the provision of tree planting. The original scheme included the retention of trees along the parking boundaries. In addition, it showed some additional tree planting in the form of trees, hedgerows and shrubs as appropriate in places. There is no change on the already agreed soft landscape, apart from more landscaping near the boundary with Knowle Green Day Nursery.

4.9 In terms of other associated works to the car park, the submitted information indicates that there will be the provision of a height restriction barrier at the entrance of the car park. In addition, the installation of timber bollards measuring 0.7 metres in height in the south-east corner of the grassed area to prevent unauthorised access over the landscaped area. Due to concerns raised by the Council's Tree Officer on the potential loss of landscaping or due to tree protection, the EV charging location had to be repositioned, along with the removal of an additional (third) zebra crossing, which was shown within this submission. In addition, the dedicated mini-bus bay and motorcycle parking bays were repositioned and incorporated within the parking layout.

4.10 The proposal refers only to the proposed changes when compared to the approved scheme.

5. Consultations

5.1 The following table shows those bodies consulted and their response.

Statutory Consultees

Consultee	Comment
County Highway Authority	No objections

Non-Statutory Consultees

Consultee	Comment
Environment Health - Contamination	No comments
Tree Officer	Following amended plan, no objection to the proposal.
Council's Sustainability Officer	No objection

6. Public Consultation

- 6.1 At the time of writing 1 letter of representation has been received by the Staines Preparatory School raising concerns that following the construction of the new leisure centre, a gate in boundary of the old leisure centre car-park (now adjacent to the new bin store on the northern boundary) has recently been removed. This gate allowed emergency vehicles access for the School. *(Officer's note:- The Council's Assets team has clarified that the subject gate was installed without permission some time ago. In addition, the School were informed by the Assets Officers that due to the new car park development this access point would need be withdrawn and a palisade fencing was installed in front of it. However, this does not affect the current application).*

7. Planning Issues

- Character and appearance
- Residential amenity.
- Parking & highways.
- Other matters

8. Planning Considerations

Principle

- 8.1 The principle of the development of the new leisure centre has already been approved under planning application no 20/01486/FUL. Furthermore, the LPA has already agreed to all pre-commencement conditions being discharged.

Character and appearance

- 8.2 Policy EN1(a) of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land.
- 8.3 The proposed plans show no further changes to the Leisure Centre building and that the proposal relates solely to the alterations to the parking layout. The proposal has resulted in the reduction of 15 parking spaces and has introduced additional tree planting within the grassed area near the Knowle Green Day Nursery. The applicant has indicated that the parking bays are required to be enlarged in width due to the grasscrete paving element. The additional trees along with the retained trees and new landscaping will improve to soften the appearance of the development, in particular around the Leisure Centre car-parking area. The Council's Tree Officer is satisfied with the latest changes to the landscaping proposal.

- 8.4 The vehicle entrance leads towards the designated car park, which is laid out in hardstanding (tarmac road and pavement surface with tobermore turfstone parking bays). The proposal also involves the installation of a height restriction barrier in order to mitigate the risk of unauthorised access by high sided vehicles. Whilst the proposed steel barrier will be visible from the street scene, it is however considered that it would be seen within the context of the vehicle entrance and would not appear out of character in this location. Furthermore, the proposed bollards will be made of timber and are low in nature (0.7 metres) and would not significantly detract when viewed from the street scene.
- 8.5 The proposal is therefore considered to have an acceptable impact upon the character of the area and would be in accordance with policy EN1 and the NPPF on design grounds.

Amenity of future occupants

- 8.6 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.*” Policy EN11 (Development and Noise) of the CS & P DPD states that the Council will seek to minimise the adverse impact of noise by a) requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level, and b) requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels.
- 8.7 The approved parking layout showed the provision of parking spaces along the western and northern boundaries, which are close to existing residential properties. The proposed car park activity noise was assessed against existing car park noise during the original planning application (ref. 20/01486/FUL).
- 8.8 The current layout indicates the reduction of 15 parking spaces from the original agreed parking provision on site and there are similar parking arrangements around western and northern boundaries including the provision of allocated EV parking spaces.
- 8.9 A timber fence/acoustic barrier is currently in place along the boundaries with the residential properties Broadacre and Cotswold Close. During the previous application, it was shown to be retained along with extending across the boundary with the Knowle Green Day Nursery. When considered in the context of the existing activities around the site during the respective daytime and night time operation (prior closing time of the Leisure Centre), it is not considered that the proposed parking layout would result in material change in the noise levels when compared to the approved scheme.
- 8.10 The proposal would be in accordance with policies EN1 and EN11 as well as the NPPF.

Highways

- 8.11 The National Planning Policy Framework (the Framework) states that development should only be 'prevented or refused on highways grounds if there would be an unacceptable impact on highway safety' (paragraph 116). Within this context, Paragraph 117 of the Framework requires, amongst other things, for development to 'be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'.
- 8.12 Policy CC2 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 taking into account access and egress to the highway and highway safety. Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards. In considering the level of provision, the Council will have regard to the anticipated demand for parking arising from the use proposed, the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, the impact on highway safety from potential on-street parking, and the need to make adequate and convenient provision for disabled car parking. It is important to note that maximum parking standards are applied for a non-residential development such as this (not minimum parking standards).
- 8.13 The approved parking provision on the site was 297 spaces. This submission indicates that the parking provision on site is 282 spaces (loss of 15 parking spaces). The Council's maximum parking standard for a scheme of this size was 408 spaces. The proposed parking provision would be below the maximum standard, which is considered to be reasonable and proportionate taking into account the site's relatively sustainable location. The site is located within the urban area of Staines, and a short walking distance away from the train station and town centre, it is therefore likely that a proportion of the customer journeys will be on foot or by bicycle. The County Highway Authority (CHA) has been consulted on the application and has responded by raising no objection on highway safety and reduced parking provision on site.
- 8.14 Within the original planning permission, a condition required the provision of 30 of the new parking spaces to be provided with fast charge socket electric vehicle charging, with a further 30 spaces provided with electrical supply to accommodate future electric vehicle charging (with a minimum requirement of 7kW). The latest layout plan shows the allocation of 60 parking spaces with EV provision of 34 available (8 x 22 kW-16 heads and 9 x 7 kW-18 heads). The original condition No. 17 of planning permission 20/01486/FUL has been updated accordingly.
- 8.15 This Section 73 application refers to the variation of condition 18 (car parking management plan). This is simply to show the updated the parking layout and the updated provision available on site. The Car Parking Management Plan relates solely to the Construction Phases. The County Highway Authority has not raised concerns on this element. Therefore, it is considered that the proposed variation to be acceptable.

- 8.16 It is therefore considered that the proposed parking provision would not conflict with Policies CC2 and CC3 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and is acceptable.

Other matters

- 8.17 The proposal is utilising an existing commercial site, which already provides economic benefits and employment opportunities.
- 8.18 The Government recognises that climate change is happening through increased greenhouse gas emissions. One of the ways in which they are seeking to reduce reliance on energy production from fossil fuels is to significantly boost the amount of energy that is generated through renewable energy, including solar energy. The Climate Change Act 2008, as amended sets a legally binding target to reduce net greenhouse gas emissions from their 1990 level by 100%, to Net Zero by 2050.
- 8.19 In terms of the EV charging, the Government has set out a clear strategy on how it will support the transition to zero emission road transport and reduce emissions from conventional vehicles during the transition. The 2018 Road to Zero Strategy includes an “ambition” for at least 50% — and as many as 70% — of new car sales to be ultra-low emission by 2030, alongside up to 40% of new vans. By 2030, the UK Government expects there to be around 300,000 public charge points as a minimum in the UK with rollout rates that provide sufficient charge points ahead of demand. The proposal provides and encourages sustainable modes of transport.
- 8.20 For major development (such as the application site) the mandatory (at least 10%) Biodiversity Net Gain has come into force in February 2024 under the Environmental Act 2021. The original application (ref. 20/01486/FUL) was submitted in December 2020 and this requirement, therefore, does not apply.
- 8.21 The site lies within Flood Zone 1 and Flood Zone 2, which has a low probability of flooding with a less than 1 in 1000 year chance of flooding, and no uses are precluded on flooding grounds. The new car park area is located within the Flood Zone 1. The principle of the development has already been approved under planning application no 20/01486/FUL.

Financial Considerations

- 8.22 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council’s Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority’s decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. It is relevant to note that the proposal is not a CIL chargeable development. The proposal will generate Council tax payments which is not a material consideration in the determination of this proposal.

Equalities Act 2010

- 8.23 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 to:

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

- 8.24 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 8.25 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.
- 8.26 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Conclusion and Recommendation

- 8.27 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 and there are [no material planning reasons](#) to refuse the proposal.

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

9. Recommendation

9.1 APPROVE subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:-

16002-GT3-00-A-(08)0015_Rev. 1, 16002-GT3-00-A-(08)0016_Rev. 1, 16002-GT3-00-A-(08)0017_Rev. 1, 16002-GT3-00-00-DR-A-(08)0001_Rev. 9, 2079-VZV-00-00-DR-M-0570 Rev. 5, 2079-VZV-00-00-DR-M-5570 Rev. 2, 2079-VZV-00-01-DR-M-5570 Rev. 2, 2079-VZV-00-01-DR-M-0570 Rev. 5, 2079-VZV-00-02-DR-M-0570 Rev. 5, 2079-VZV-00-02-DR-M-5570 Rev. 2, 16002-GT3-00-XX-DR-A-(90)0007_Rev. 4, 16002-GT3-00-R1-DR-A-(08)0005_Rev. 7, 2079-VZV-00-00-DR-J-0400 Rev. 4, 16002 - GT3 - 00 - ZZ - DR - A - (08)0010 _ Rev 6, 16002 - GT3 - 00 - ZZ - DR - A - (08)0012_Rev. 6, 16002 - GT3 - 00 - ZZ - DR - A - (08)0014_Rev. 3, 16002-GT3-00-ZZ-DR-A-(90)0010_REV 1, 1602-GT3-00-ZZ-DR-A-(08)0011_REV 6, 16002-GT3-00-ZZ-DR-A-(08) 0020_Rev. 7, 16002-GT3-00-ZZ-DR-A-(08)0021_Rev. 6, 16002-GT3-00-R1-DR-A-(08)0004_Rev. 7, 16002-GT3-00-R1-DR-A(08)0005-REV 7, 16002-GT3-00-01-DR-A-(08)0002-REV 9, 16002-GT3-00-02-DR-A-(08)0003_REV 9 and 16002-GT3-00-XX-DR-A-(08)0031_REV 6 Received on 08.12.2020, 16002-GT3-00-XX-DR-A-(08)0013 _Rev 6 received 14 June 2021, 16002-GT3-00-B1-DR-A-(08)0000_Rev. 9 received 11 June 2021, 18107-MA-XX-XX-DR-C-0012-P01 received 04 June 2021, 16002-GT3-00-XX-DR-A-(90)0001_Rev. 6, 16002-GT3-00-XX-DR-A-(08)0030_REV 5, 106-3-37491 Sheet 1/1 and 16002-SLC-ZZ-00-D-A-900011_P02 Received on 09.05.2025, N251317(90)001 Rev E Received on 18.02.2026, N251317(96)001 Rev E Received on 18.02.2026.

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

2. The development hereby approved must be carried out in accordance with the details of materials contained within the document entitled Spelthorne Leisure Centre Proposed elevation materials document dated 02/03/2023 Third Issue in relation to the Discharge of Conditions application 20/01486/DC7, and the amendments shown on plans numbered SLC-GT3-ZZ-ZZ-D-A-201001005 received on 04/09/2023 showing changes to the materials including Vertical Timber cladding, Sports fencing to Roof pitch, Timber Plant Screen and Clear Acoustic Panels along with updated document numbered 16002-GT3-00-XX-RP-A-SLC-combined NMA Pack Rev. C received on 28 March 2024 in relation to Non-Material Amendment application 20/01486/AMD4.

Reason: -. To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The development hereby approved shall be carried out in accordance with the information provided within the Discharge of Condition application 20/01486/DC1 and 20/01486/DC5 in regard to contamination.

Reason: -. (a) To protect the amenities of future occupants and the environment from the effects of potentially harmful substances.

4. The development shall be in accordance with agreed details contained in the Energy Statement (Document Number - 2079-VZV-ZZ-ZZ-RP-J-004 received on 04.11.2021) prepared by Van Zyl & de Villiers Ltd Consulting Engineers under Discharge of Condition application 20/01486/DC1. The agreed measures shall be thereafter retained.

Reason:-. To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

5. The development hereby approved must be carried out in accordance the information provided within the drawings (90)001 Rev E Received on 18.02.2026, SLC-INF-ZZ-00-D-L-0804 Rev P01 Received on 17.05.2023 (under Discharge of Condition application 20/01486/DC8) and (96)001 Rev E Received on 18.02.2026 in regard to the agreed soft and hard landscaping, unless otherwise agreed in writing by the Local Planning Authority. The planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:-. To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

6. The development shall be in accordance with agreed details for external lighting as shown within the drawings numbered KL 4862 C Rev C, Kingfisher Pro Data sheet VIVAI- CITY, SLC-GT3-ZZ-ZZ-D-A-210008_C06, LC-GT3-ZZ-ZZ-D-A 900016_C02, SLC-DES-XX-RF-D-E-3004 Rev C5 and SLC-VZDV-ZZ-00-D-E-0637 Rev P03 received on 18 June 2024 in the Discharge of Condition application 20/01486/DC9.

Reason:-. To safeguard the amenity of neighbouring properties and in the interest of security.

7. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition applications 20/01486/DC4 and 20/01486/DC11 in regard to Sustainable Drainage System.

Reason:- To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

8. The development shall be carried out in accordance with the submitted Flood Risk Assessment, reference BJP-JBAU-XX-00-RP-EN-0001_A1_C03- Knowle_Green_FRA, dated March 2021 by JBA Consulting and the following mitigation measures it details:

Finished floor levels shall be set no lower than 14.81 metres above Ordnance Datum (AOD)

Compensatory storage shall be provided in the form of voids with a soffit level of at a minimum of 14.6 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:- To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

9. The pedestrian access to Knowle Green shall be permanently retained and maintained in accordance with the approved plans.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

10. The facilities for the secure parking of bicycles within the development site shall be retained and maintained to the satisfaction of the Local Planning Authority in accordance with the approved plans.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

11. The development shall be in accordance with agreed details contained in the Travel Plan dated 19 December 2023 and the updated appendices received on 28 March 2024 under Discharge of Condition application 20/01486/DC10. The agreed measures shall be thereafter maintained.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2024 and policy CC2 of

12. The development shall be carried out in accordance with the agreed details contained on drawings no. (90)001 Rev E Received on 18.02.2026 and (96)001 Rev E Received on 18.02.2026, documents named:- Product datasheet Specifications EVA1RFKS2, EVB3S22N4 and EVB3S07N4A Received on 13.11.2025, in relation to EV parking spaces and EV charging point. Thereafter, the approved parking layout and equipment shall be retained and maintained to the satisfaction of the Local Planning Authority. Any deviation must be approved in writing by the Local Planning Authority.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

13. The scheme hereby permitted shall be carried out in accordance with the approved Construction Management Plan, prepared by Willmott Dixon Construction Ltd dated 21st January 2022 Rev 03 dated 14/03/23 and the Construction Phase Tracking Plan submitted within the Discharge of Conditions application 20/01486/DC3. The agreed measures shall be thereafter maintained.

14. The scheme hereby permitted shall be carried out in accordance with the approved details set out in the Car Parking Management Plan by Willmott Dixon Construction Ltd Rev 01 dated 20th January 2022 submitted within the Discharge of Conditions application 20/01486/DC3, and the approved parking layout shown within drawing no N251317(90)001 Rev E Received on 18.02.2026. The agreed measures shall be thereafter maintained.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2024 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

15. The premises shall only be open to members of the public for the purposes hereby permitted between 6.00am and 11.00pm on Mondays to Fridays, between 7.00am and 10.00pm Saturdays to Sundays, and between 7.00am and 7.00pm on Bank Holidays.

Reason:- To safeguard the amenity of neighbouring properties.

16. The use of the outdoor pitches on the roof shall only operate between 7.00am and 10.00pm Monday to Friday, and between 7.00am and 9.00pm Saturdays and Sundays.

Reason:- To safeguard the amenity of neighbouring properties.

17. The external floodlighting serving the outdoor pitches on the roof of the building shall not operate between the hours 10.30pm and 7.00am Monday to Friday, nor between 9.30pm and 7.00am on Saturdays and Sundays.

Reason:- To safeguard the amenity of neighbouring properties.

18. All plant to be installed in association with the proposed development shall be at least 10 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within BS 4142 (2014).

Reason:- To safeguard the amenity of neighbouring properties.

19. The scheme hereby permitted shall be carried out in accordance with the approved Arboricultural Method Statement prepared by Harrison Arboriculture Received on 18.12.2025.

Reason:- To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

20. The development hereby approved must be carried out in accordance the details shown in drawing no (90)001 Rev E Received on 18.02.2026, SLC-INF-ZZ-00-D-L-0821 Rev P01 Received on 17.05.2023, Square Pointed Top Timber Bollard and 106-3-37491 Sheet 1/1 in regard to the agreed boundary treatment, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

21. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition application 20/01486/DC2 in regard to ventilation and filtration equipment, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring residential properties/the locality in accordance with policies SPG, EN1 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

22. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition application 20/01486/DC4 in regard to Construction Method Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect the health and condition of the existing adjacent trees.

23. The development hereby approved must be carried out in accordance the information provided within the Discharge Condition application 20/01486/DC8 in regard to the bird boxes and bat boxes/tubes, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To encourage wildlife on the site.

24. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition application 20/01486/DC13 in regard to Construction Environmental Management Plan (CEMP), unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect local air quality and help prevent statutory nuisance.

25. The development hereby approved must be carried out in accordance the details shown in drawings no (90)001 Rev E Received on 17.11.2025, and the details approved within Discharge of Condition application 20/01486/DC8 in regard to the Acoustic Fence, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties.

Informatives

1. Access by the Fire Brigade

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

2. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries, please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be

completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

4. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-divertingour-pipes> . Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk, Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway. 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 (including Stats connections/diversions required by the development itself or the associated highway 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/traffic-management-permit-scheme> and <https://www.surreycc.gov.uk/land-planning-anddevelopment/planning/transport-development/alterations-to-existing-roads>
9. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- c) Deliveries should only be received within the hours detailed in (a) above;
- d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- e) There should be no burning on site;
- f) Only minimal security lighting should be used outside the hours stated above; and
- g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

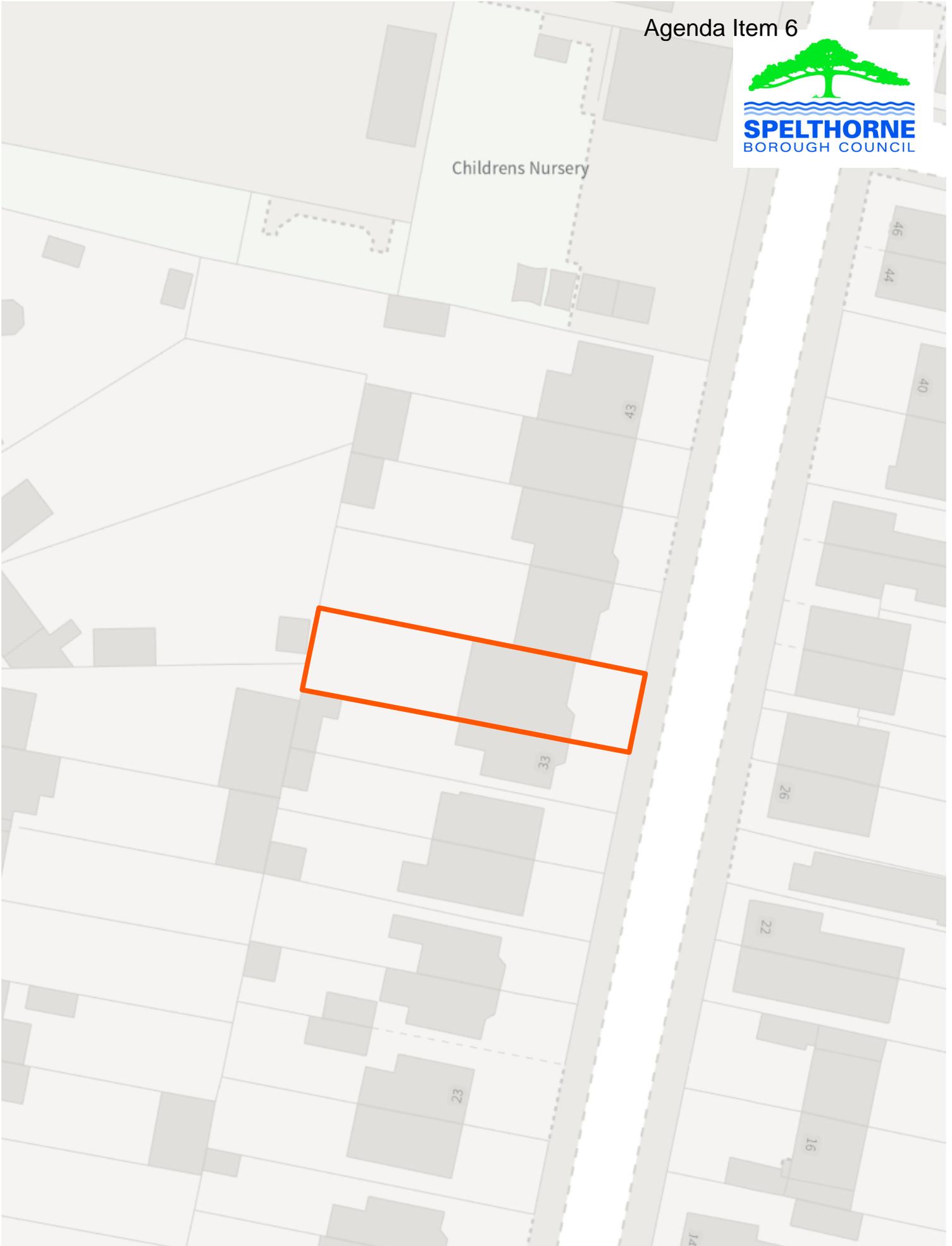
Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

10. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
 - a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - d) the name and contact details of the site manager who will be able to deal with complaints; and e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
11. The applicant should be mindful to follow best practice when selecting gas-fired boilers. A minimum standard of less than 40mgNOx/kWh should be met. All gas fired CHP plant should meet a minimum emissions standard of 250mgNOx/kWh for spark ignition engine.
12. The applicant should be mindful to follow best practice dust control measures during demolition, earthworks, and construction to prevent excessive dust emissions.

13. The applicant is advised the proposed ecological precautionary working methods should follow best ecological practice and should include: - All clearance works should ideally be taken when common reptiles/amphibians are likely to be fully active ie. during the April to September period - Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include: - Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or; - Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut - Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles/amphibians from returning. - Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above. - Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped. - Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.



Childrens Nursery



26/00011/RVC: 35 Park Road, Ashford. TW15 1EX

Scale: 1:500

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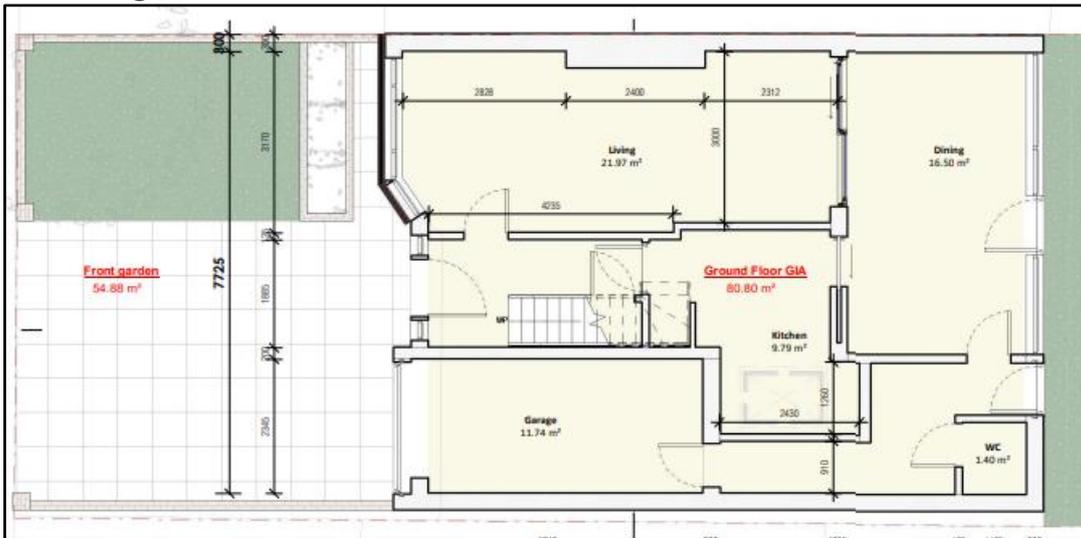


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Site Location Plan



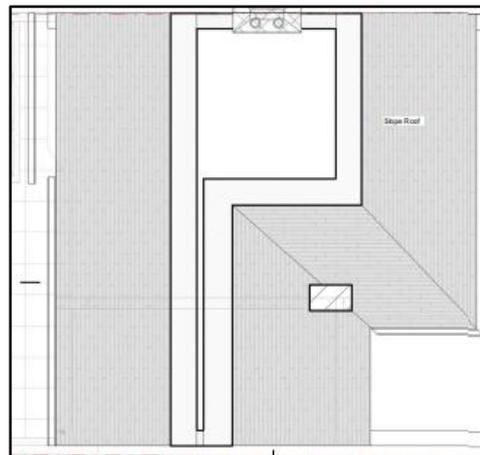
Existing Ground Floor Plan



Existing First Floor



Existing Loft



Existing Roof



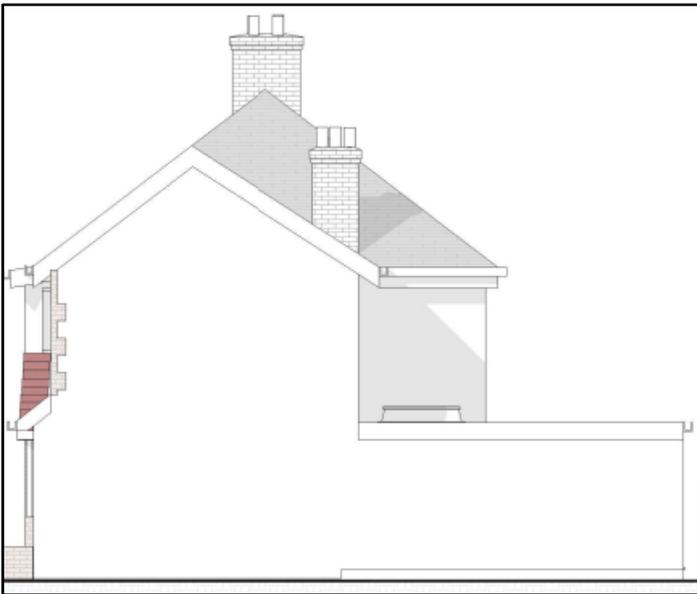
Existing Front Elevation



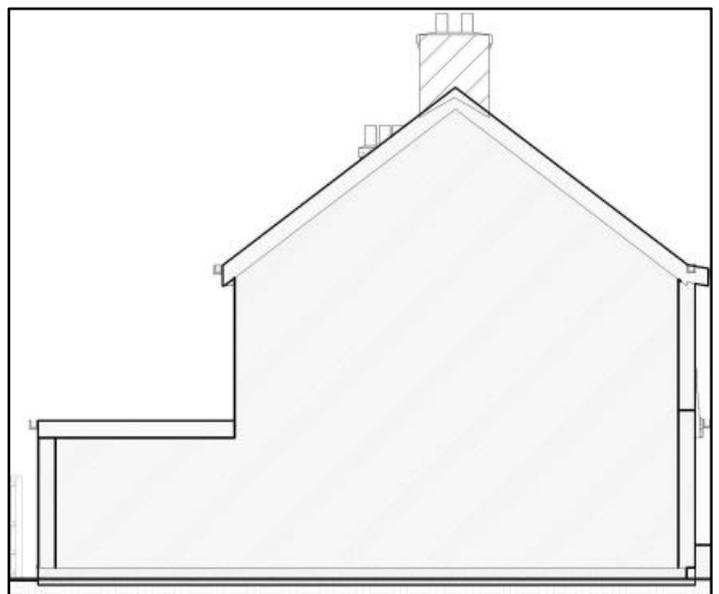
Existing Rear Elevation



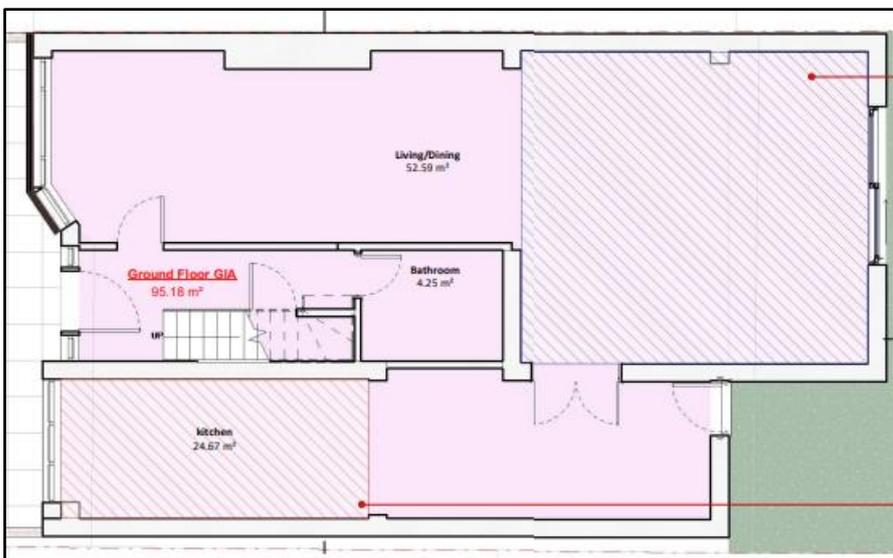
Existing North Side Elevation



Existing South Side Elevation



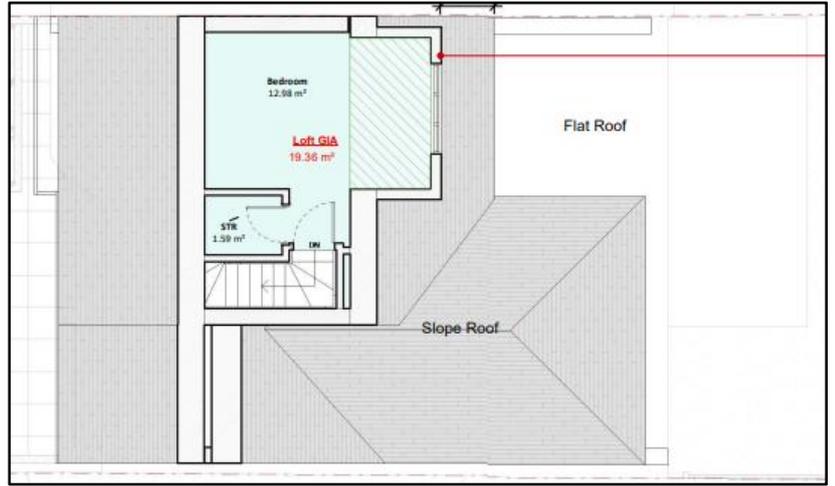
Proposed Ground Floor



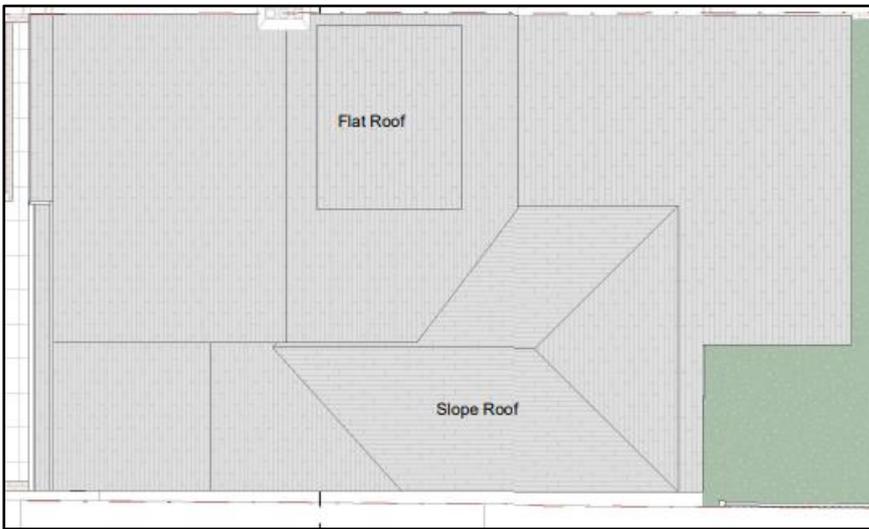
Proposed First Floor



Proposed Second Floor



Proposed Roof



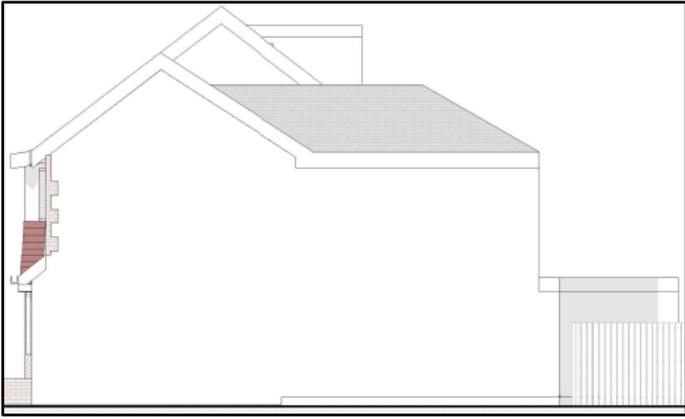
Proposed Front Elevation



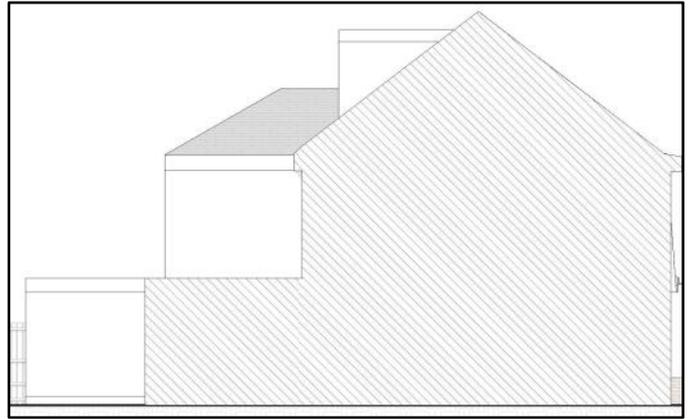
Proposed Rear Elevation



Proposed North Side Elevation



Proposed South Side Elevation



Planning Committee

04 March 2026



Application No.	26/00011/RVC
Site Address	35 Park Road, Ashford, TW15 1EX
Applicant	Axmo North Limited
Proposal	Removal of Condition 4 (restricting the use of the extended property to Use Class C3 only) attached to planning permission 25/01088/HOU
Case Officer	Drishti Patel
Ward	Ashford Common
Called-in	Given the original decision was made by the Planning Committee this application is also being heard at the Planning Committee

Application Dates	Valid: 06.01.2026	Expiry: 03.03.2026	Target: Extension of time agreed to 06.03.2026
Executive Summary	<p>This application seeks removal of Condition 4 attached to planning permission 25/01088/HOU. The condition restricts use of the extended property at 35 Park Road, Ashford to Use Class C3 (dwellinghouse) only.</p> <p>The condition was imposed by the Council to ensure the approved extensions do not facilitate a materially more intensive residential use without further planning assessment, thereby safeguarding neighbouring amenity and local character.</p> <p>This Section 73 application proposes no physical changes. The sole consideration is whether removing the condition would result in development that remains acceptable in planning terms.</p> <p>The approved extensions significantly increase the dwelling's scale and potential intensity of occupation. Without the condition, the property could convert to a small HMO with up to six residents, under permitted development. This presents a realistic risk of increased noise, disturbance, refuse generation and parking pressure within a residential street characterised by family housing and limited on-street parking capacity.</p> <p>It is considered that the applicant has not demonstrated that removing the condition would avoid such impacts, nor that the condition fails the tests in NPPF paragraph 57. In the Local Planning Authority's opinion, the condition remains necessary, relevant, enforceable, precise, and reasonable in making the development acceptable.</p>		

	Officers therefore recommend refusal of planning permission to remove Condition 4. The condition should be retained to protect residential amenity, maintain local character, and ensure proper planning control over the intensity of residential occupation enabled by the approved development.
Recommended Decision	Refuse the application

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:
- EN1 (Design of New Development)
 - EN11 (Development and Noise)
 - CC3 (Parking Provision)
- 1.2 Also relevant is the following Supplementary Planning Document/Guidance:
- Supplementary Planning Guidance (SPG) on Parking Standards 2011
 - Design of Residential Extensions and New Residential Development SPD 2011
- 1.3 The National Planning Policy Framework (NPPF) December 2025 is also relevant.
- 1.4 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.5 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.
- 1.6 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 March 2026 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).
- 1.7 The NPPF policy states at para 49:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given).
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Section 38(6) the Planning and Compulsory Purchase Act 2004 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.

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

- PS2: Designing Places and Spaces
- ID2: Sustainable Transport for New Development

1.9 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process of this current planning application. 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
STAINES/FUL/P5285/2	Constructing an addition to garage with room over	Grant Unconditional - 26.06.1962
25/00176/HOU	Erection of a first-floor rear extension	Grant Conditional - 08.05.2025
25/00343/HOU	Conversion of a garage to a habitable room	Grant Conditional - 08.05.2025
25/00344/CPD	Certificate of lawfulness for the proposed use for a hip to gable loft conversion with a rear dormer	Grant Cert Lawful Prop Use/Dev - 08.05.2025
25/00491/PDH	Prior Approval Notification for a single storey rear extension extending 6.0	Prior Approval Not Required - 04.06.2025

	metres beyond the rear wall of the original house, with a maximum height of 2.76 metres and a height of 2.76 metres to the eaves	
25/01088/HOU	Garage conversion to habitable room, part single part two-storey side and rear extension, loft conversion with rear dormer and hip to gable conversion.	Approved by Planning Committee on 13 November 2025, subject to condition to retain as a family dwelling (Use Class C3).

3. Description of Current Proposal

3.1 This application seeks the removal of Condition 4 attached to planning permission 25/01088/HOU. No physical alterations are proposed as part of this Section 73 application. The sole issue for consideration is whether the removal of the condition would result in a form of development that remains acceptable in planning terms.

3.2 Condition 4 (as imposed)

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revoking and re-enacting that Order, the extended property shall be used only for purposes within Use Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.”

Reason: To ensure that the property is maintained as a dwellinghouse and to safeguard the amenity of neighbouring properties.

3.3 If Condition 4 were removed, the property could benefit from permitted development rights allowing a change of use from Use Class C3 (dwellinghouse) to Use Class C4 (small house in multiple occupation) without the need for a further planning application.

4. Consultations

4.1 No consultations are required.

5. Public Consultation

5.1 A total of 7 properties were notified of the planning application.

- 5.2 The Council has received 5 letters of objection to the application. The main issues raised can be summarised as follows:
- Overconcentration of HMOs in the area.
 - Loss of a family dwelling within an established residential street.
 - Increased noise, disturbance, and general activity associated with intensified occupation.
 - Increased pressure on limited on-street parking.
 - Harm to the character of the area.
 - Concern that the proposal represents an attempt to facilitate HMO use without proper planning scrutiny.

6. Planning Considerations

Background

- 6.1 At the time of the officer site visit, the property was under construction. In communication with the Local Planning Authority, the applicant has stated that they are implementing the Prior Approval application (25/00491/PDH) for the ground floor rear element and the Certificate of Lawfulness (25/00344/CPD) for the roof works and not the planning application (25/01088/HOU) relating to this current RVC application.
- 6.2 No first-floor extension relating to the application 25/01088/HOU was being constructed at the time of the visit. Roof works observed, including a rear dormer structure, were broadly consistent in scale and form with that shown on the approved Certificate of Lawfulness plans.
- 6.3 However, the site visit reveal that a single continuous single-storey rear extension had been constructed. This differs from the approved Prior Approval plans (25/00491/PDH), which showed two separate rear elements with a physical gap between them and no connection to the side elevation. The gap has not been implemented, and the rear elements have been joined. Parts of the previous rear extension appear to have been retained and built upon, with an increase in height to form a unified structure.
- 6.4 Internal works and alterations to ground floor fenestration which do not match any application plans were also observed. The applicant has been informed that planning permission is required for the as-built single storey rear extension.
- 6.5 As mentioned above, the planning permission with the condition to remove Permitted Development rights (25/01088/HOU) has not been implemented, and the requirements of the condition have not therefore been triggered. However, the applicant has nevertheless requested this current application to remove the condition to be determined.

Principle of the Section 73 Application

- 6.6 An application under Section 73 requires the local planning authority to consider only the question of the conditions to which a previous permission was granted. The applicant should demonstrate that the condition in question no longer meets the statutory tests, specifically that it is no longer necessary or reasonable, to ensure the resulting development remains acceptable in planning terms.

- 6.7 In this case, the original development was granted permission subject to Condition 4 being imposed. The condition was imposed to address concerns regarding the intensity of occupation enabled by the scale and form of the approved extensions.
- 6.8 The key issue is therefore whether the removal of the condition and the potential change to a small HMO could lead to a significant impact on the site and surrounding area.

Relationship Between the Condition and the Approved Development

- 6.9 While planning permission 25/01088/HOU related to physical works, those works are significant in planning terms because of the additional residential capacity they create. The approved development includes:
- Conversion of a garage to habitable accommodation.
 - A substantial part single and part two-storey rear extension.
 - A hip-to-gable roof enlargement and rear dormer.
- 6.10 Taken cumulatively, these works significantly increase the scale and floorspace of the dwelling. If the extended dwelling were to be converted to an HMO with up to six occupants, this could have consequent implications for neighbouring amenity in terms of activity levels, noise, and parking demand. The officer's report for the original application assessed parking and amenity impacts in accordance with Policies EN1 and CC3 on the basis of a multi-bedroom family dwelling. The Council's decision to restrict the use of the extended property to Class C3 ensured that the impacts of a potentially more intensive form of occupation on neighbouring residential amenity were not introduced without further assessment against EN1's requirement for a satisfactory relationship to adjoining properties.
- 6.11 The condition therefore relates directly to the development permitted, as it controls how the approved built form may be used as it allows the Council to fully consider the effects of any proposal for a small HMO on the amenity of neighbouring properties.
- 6.12 Policy EN1(b) of the Core Strategy requires development to achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight, sunlight or overbearing effect due to bulk and proximity or outlook. The original permission for the extensions was assessed on the basis that the property would function as a single dwelling house (Use Class C3). Condition 4 preserve this basis by ensuring that any change to a small HMO (Use Class C4), which could materially affect neighbouring amenity through increased activity, noise and parking demand would require planning permission and full assessment against Policy EN1 (and Policy EN11 – Development and Noise). Without the condition, such intensification could occur though permitted development right, bypassing the policy safeguards.

Tests for Planning Conditions

- 6.13 Paragraph 57 of the NPPF requires that planning conditions must be necessary, relevant to planning, relevant to the development, enforceable, precise, and reasonable.

Condition 4 meets these tests because:

- It is necessary to prevent unassessed intensification of use.
- It is relevant to planning, addressing amenity, (Policy EN1 (b) parking (Policy CC3) and noise (Policy EN11)).
- It is directly related to the development permitted.
- It is precise and enforceable, referring to defined use classes.
- It is reasonable and proportionate in scope.

The applicant has not demonstrated that the condition fails any of these tests.

Necessity of the Condition

- 6.14 The condition is necessary to prevent foreseeable harm arising from the interaction between the approved extensions and permitted development rights. In the absence of the condition, a change of use to a Class C4 HMO within the extended house, could occur without further planning control. Potentially conflicting with Policy EN1's requirements for satisfactory relationships to adjacent properties. Such a change would be likely to result in:
- Increased comings and goings.
 - Greater noise and disturbance.
 - Increased refuse generation.
 - Additional pressure on on-street parking.

- 6.15 These impacts have not been assessed as part of the original permission and would be experienced within a residential street characterised primarily by family housing and constrained parking conditions. Policy EN1 requires development to achieve a satisfactory relationship to adjoining properties avoiding significant harmful impacts. The condition ensures any intensification that could affect neighbouring amenity is properly assessed.

Reasonableness and Proportionality

- 6.16 Condition 4 does not prevent the reasonable use of the property as a home. It allows occupation as a single dwellinghouse in accordance with Policy EN1's standards for residential amenity. What it prevents is a material change to a more intensive form of residential use that was not assessed at the time of the original permission for the extensions or mitigated at the time of the original permission for the extension, and which could result in harmful impacts contrary to Policy EN1.
- 6.17 Given the residential context of Park Road, the limited parking provision and the scale of the extensions approved, it was considered reasonable and proportionate in accordance with the tests in the NPPF.

Equalities Act 2010

- 6.18 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:
- 6.19 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

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

Conclusion

- 6.24 It is considered that the condition restricting the use of the extended property to Use Class C3 was reasonable, proportionate, and necessary in accordance with the test set out in the NPPF. Its removal would prevent the Local Planning Authority from being able to fully consider the effects of any future proposal for an HMO for up to six residents, on the amenity of neighbouring residential properties. Accordingly, the application is recommended for refusal.
- 6.25 The proposal therefore conflicts with the development plan and with national policy seeking to ensure a high standard of amenity for existing and future residents.

7. Recommendation

REFUSE planning permission for the removal of Condition 4 attached to planning permission 25/01088/HOU, for the following reason:

Reason

The removal of Condition 4 would result in the Council not being able to control the effects of any future proposal for an HMO for up to six residents *(use Class C4) on amenity grounds. The condition is considered necessary, relevant, and reasonable to make the development acceptable in planning terms in accordance with paragraph 57 of the NPPF 2024.

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 12 November 2025 – 11 February 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00865/FUL 25 Edward Way Ashford TW15 3AY	12.11.2025	Written Representation	APP/Z3635/W/25/3374915 Internal alterations to facilitate change of use from dwelling house (Use Class C3) to house of multiple occupancy (HMO - use class Sui Generis) for 7 occupants
25/01091/FUL 60 Avondale Road Ashford TW15 3HT	12.11.2025	Written Representation	APP/Z3635/W/25/3375431 First floor rear extension to facilitate a change of use from a 6-person HMO (use class C4) to a 7-person HMO (use class sui generis)
25/00617/FUL	14.11.2025	Written Representation	APP/Z3635/W/25/3375469

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
116 - 118 Pavilion Gardens Staines-upon-Thames TW18 1HW			Proposed 2no. attached dwellings and extensions with alterations to existing dwellings with associated parking and amenity space following the demolition of the existing garages and the creation of a new vehicular crossover.
25/00490/FUL Plot 2 Sandhills Meadow Shepperton	18.11.2025	Written Representation	APP/Z3635/W/25/3375599 Installation of boundary fencing across the plot.
25/01013/HOU 66 Gordon Road Ashford TW15 3EU	19.11.2025	Fast Track Appeal	APP/Z3635/D/25/3375660 Retrospective application for the erection of a part two storey part single storey rear extension along with roof alterations to include hip to gable extension, the installation of a rear facing dormer and 2 no. roof lights within the front roof slope.
25/00295/FUL Stanwell Auto Services Limited Former Fordbridge Service Station Kingston Road	20.11.2025	Written Representation	APP/Z3635/W/25/3375737 Construction of building for the storage of cars with ancillary workshop in association with car sales
25/01114/FUL	10.12.2025	Written Representation	6002242 Roof alterations and extensions to create habitable roof space, with insertion of 1 no. front facing dormer and 1 no. rear facing dormer, erection of single storey side extension and a single storey rear extension. Changes to fenestration. Removal of

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
18 Wellington Road Ashford TW15 3RJ			the built flat roofed side extension, and subsequent conversion of the C3 dwellinghouse into an 8 person HMO (Sui-Generis) with associated amenities. (part retrospective)
25/01064/FUL 67 High Street Staines-upon- Thames TW18 4PU	11.12.2025	Written Representation	6002244 Change of Use of ground floor from vacant Bank to a proposed Bingo Hall
25/00995/HOU 8A Elizabethan Close Stanwell Staines-upon- Thames	15.01.2026	Fast Track Appeal	6002660 New roof including increase in ridge height and rear facing dormer to existing house 8A and two storey side extension with rear facing dormer.
25/01367/FUL 31 Junction Road Ashford TW15 1NJ	19.01.2026	Written Representation	6003440 Rear hip to gable extension, with 2 no. flank dormers, and 2 no. rooflights, to facilitate loft conversion into habitable space. Erection of a single storey rear extension. Changes to fenestration and extension of dropped kerb with new hardstanding on front driveway. All to facilitate the conversion of a C3 dwellinghouse into an 7-person HMO (Sui-Generis) with associated parking and amenities.
25/01172/FUL	19.01.2026	Written Representation	6003560 Extension and conversion of 26 Station Crescent, Ashford to create 3 residential flats, including a first-floor side extension with undercroft, two-storey rear extension, single-storey rear extension, internal alterations, and erection of a single-storey,

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
26 Station Crescent Ashford TW15 3HH			single- occupancy bungalow to the rear to provide a fourth dwelling, provision for two parking spaces, cycle storage, and bin storage.
25/00866/FUL 29-35 High Street Shepperton TW17 9AB	03.02.2026	Written Representation	6004503 The erection of an additional storey and rear extension to create 14 total residential units (including the re-configuration of 6 existing units) and internal alterations to Unit C on the ground floor.
25/01276/FUL 25 Edward Way Ashford TW15 3AY	10.02.2026	Written Representation	6004573 Internal alterations to facilitate the Change of use from C4 (6 person HMO) to Sui Generis (7 person HMO)

Appeal Decisions Made between 12 November 2025 – 11 February 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
22/00231/ENF_A Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	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 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.	Appeal Dismissed	26.01.2026	The Inspector considered that the unauthorised development would cause substantial harm to the Green Belt, and additional harm to the character and appearance of the area. Having considered all matters raised in support of the development, he concluded collectively, they did not clearly outweigh the totality of the harm, and that very special circumstances did not exist. The Inspector varied the period for compliance to six months.
24/00203/FUL Land South East Of The Ranges	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	Appeal Dismissed	26.01.2026	The Inspector considered that the proposal would cause substantial harm to the Green Belt. He also considered there would be harm to the character and appearance of the area, Flood risk and intentional unauthorised development were additional

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
(addressed As 1A Priory Stables) Chertsey Road			occupation, with associated hard and soft landscaping, parking and roadway.			<p>issues against the scheme. Set against these harms was the very important consideration of the lack of provision for Traveller pitches within the Borough.</p> <p>Having considered all matters raised in support of the development he concluded that, collectively, they did not clearly outweigh the totality of the harm he had identified. Accordingly, very special circumstances did not exist, and the development was at odds with the Green Belt policy set out in the Framework. There was also conflict with Local Plan Policy GB1, although he attached little weight to that given its lack of alignment with current national policy. There was also conflict with Core Strategy policies EN1 and EN8 and LO1. The conflict with key development plan policies led him to conclude that there was conflict with the development plan as a whole.</p>
24/01289/CPD	03.03.2025	Written Representation	APP/Z3635/X/25/3359327 Certificate of Lawfulness for the proposed	Appeal Dismissed	20.01.2026	Although the applicant argued that the single storey side and rear extension could extend 6 metres in depth, the Inspector concluded that it failed to meet the

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
18 Wellington Road Ashford TW15 3RJ			development of a single storey side/rear extension, extending beyond the rear elevation by 6 metres.			requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015. Specifically, paragraph (f) states that for a detached dwelling, an extension projecting beyond the rear wall must extend no more than 4 metres. Because the proposal exceeded this 4 metre limit, it did not qualify as permitted development.
25/00423/PAP Maynard Court Rosefield Road Staines-upon-Thames	11.07.2025	Written Representation	APP/Z3635/W/25/3368564 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.	Appeal Dismissed	16.12.2025	The Inspector considered that the proposed works met permitted development requirements, although as part of the conditions of permitted development, prior approval must be sought in certain specified areas. In terms of external appearance, the Inspector noted that apart from tall five storey buildings at Dorchester Court and Claydon Court and a few four storey buildings, the vast majority of buildings fronting Kingston Road a 2 to 3 storeys. As such it was considered that there is a marked consistency in building heights. The Inspector considered nearby five storey buildings to be read as exceptions to the character and appearance of the

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>area. Dorchester Court was also considered to be a 'landmark' building. As such, the Inspector considered that existing five storey buildings did not justify the harm of the scale and massing of the extended appeal building.</p> <p>The Inspector noted that the fenestration and materials would match the floors below but did not consider that this would overcome the adverse impacts of the proposed height.</p> <p>It was also acknowledged that the Council had not objected to the height of a previous proposal at the site, although the Inspector stated that they were not bound by that decision. The Inspector concluded that the building would cause significant harm to the character of the area contrary to the NPPF.</p> <p>However, notwithstanding concerns to the character of the area, harm was not found to the amenity of existing properties. Nevertheless, as a result of the harm to the character of the area the appeal was dismissed.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
24/01299/FUL Land At Catherine Drive Sunbury-on- Thames TW16 7TF	17.07.2025	Written Representation	APP/Z3635/W/25/3369002 Erection of 6 no. two-storey affordable dwellings grouped into two buildings, with the creation of an enhanced public amenity space and retention of Urban Open Land and associated parking provision	Appeal Dismissed	12.12.2025	<p>The Inspector considered that the appeal scheme would introduce a significant amount of development to this open area resulting in a residential, developed appearance to the majority of the site.</p> <p>The size of the space would be significantly reduced, and it would be fragmented. It would therefore be a poorer provision than previously, and the Inspector was not satisfied that the public value in visual and functional terms would be equivalent to or better than the original site. The proposed development would result in the loss or deterioration of existing trees, including those with TPOs and the replacement planting would not be suitable to mitigate harm. The houses would be narrow and closely spaced with limited front garden space which would be cramped in this context and visually jarring against the spacious character of the area.</p> <p>As such, the Inspector concluded that the scheme would not secure a well-designed place or make an effective use of land in this regard. The appeal was therefore dismissed.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
25/00704/PDH 271 Staines Road West Ashford TW15 1RT	13.08.2025	Fast Track Appeal	APP/Z3635/D/25/3369813 Prior approval notification for a single storey rear extension measuring 6 metres in depth beyond the rear wall of the original dwelling house a maximum height of 3 metres and a height to the eaves of 3 metres.	Appeal Withdrawn	07.01.2026	N/A
25/00507/PDH 202 Kingston Road Staines-upon-Thames TW18 1PE	12.09.2025	Fast Track Appeal	APP/Z3635/D/25/3370765 Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original dwellinghouse, with a maximum height of 3.85 metres and an eaves height of 3 metres. Following removal of existing conservatory and store.	Appeal Dismissed	19.11.2025	The appeal was dismissed due to unacceptable harm to neighboring amenity. The applicant proposed a full width rear extension, positioned along the boundary with No. 204, which was found to have a harmful depth, creating a sheer blank wall and a tunnelling effect when viewed from the neighbor's rear bi-fold doors. It would also loom over the patio, harming both internal outlook and outdoor amenity. The Inspector gave limited weight to the existing garage and a previously approved scheme, as these were either lower in height or significantly less deep. The proposal was found to conflict with Paragraph A.4(7) of Class A, Part 1 of the GPDO regarding

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						impact on adjoining amenity. Prior approval was therefore refused and the appeal dismissed.
25/00755/PDH 7 The Pines Sunbury-on- Thames TW16 6HT	10.09.2025	Fast Track Appeal	APP/Z3635/D/25/3371782 Prior approval notification for a single storey rear extension measuring 8 metres in depth beyond the rear wall of the original dwelling house a maximum height of 2.9 metres and a height to the eaves of 2.9 metres.	Appeal Allowed	18.11.2025	The Inspector considered that the appeal proposal, whilst not attached to the original rear wall, would clearly extend beyond the rear wall of the original dwelling, this is notwithstanding being attached to an existing extension.
24/01158/FUL 4 - 5 Broadway Kingston Road Staines-upon- Thames	22.09.2025	Written Representation	APP/Z3635/W/25/3372926 Erection of first and second storey rear extensions and alterations and extensions to roof including front rooflights to enlarge existing flats. Alterations to ground floor to provide enclosed refuse storage area.	Appeal Dismissed	05.12.2025	The Inspector considered that the proposed design would harmfully contrast with the existing elevations resulting in a discordant appearance. Moreover, the proposed extension would introduce significant bulk to upper floors which is unacceptably at odds with the design of the existing building. The Inspector concluded that the proposed development would therefore not have suitable regard to the locality and would be harmful to the character and appearance of the area, contrary to policy EN1 of the Core

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						Strategy and Policies Development Plan Document (2009)
25/00714/FUL 60 Avondale Road Ashford TW15 3HT	25.09.2025	Written Representation	APP/Z3635/W/25/3373359 First floor rear extension and conversion of existing garage to habitable accommodation to facilitate a Change of use from a 6-person HMO (use class C4) to a 7-person HMO (use class sui generis)	Appeal Allowed	19.01.2026	The Inspector states that the proposal would provide good-quality accommodation with adequate communal space, as the enlarged kitchen/dining area and the dedicated outbuilding would offer functional social space for occupiers, and that the additional bedroom would meet required standards. He further states that the increase from six to seven occupants would not materially worsen noise impacts, given the existing use and lack of evidence of noise issues, and that the parking arrangements (including two formalised spaces and accessible location) would not harm highway safety or local parking provision. Overall, he concludes that the scheme complies with relevant policies, does not give rise to unacceptable impacts, and therefore planning permission should be granted subject to conditions.
25/00529/FUL	02.10.2025	Written Representation	APP/Z3635/W/25/3373844 Installation of 2 no. electric vehicle charging units	Appeal Dismissed	12.12.2025	The appeal was dismissed due to harm to neighboring residential amenity.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
Parking Adjacent To 11 Denman Drive Ashford TW15 2AN			serving 4 no. spaces, with associated plant equipment. Including limited resurfacing works.			<p>The proposed EV charging points, including one operating 24 hours, would be located close to nearby homes in a predominantly residential area. The Inspector found that the development would increase vehicle movements, noise, headlights, and general disturbance, particularly during quieter evening and nighttime hours, effectively turning the car park into a 'destination in its own right.' Proposed mitigation measures were considered difficult to enforce, and insufficient evidence was provided to demonstrate that operational noise would be acceptable.</p> <p>Although the scheme would support sustainable transport objectives, these benefits were given limited weight and did not outweigh the harm. The proposal was therefore contrary to Policy EN1, and the appeal was dismissed.</p>
25/00806/RVC	10.10.2025	Written Representation	APP/Z3635/W/25/3373992 Variation to Condition 3 (Approved Plans) relating to planning permission 24/01542/FUL for roof alterations and extensions	Appeal Allowed	05.12.2025	The Inspector approved the variation to widen the single-storey side extension by 0.65m, reducing the set-in from the boundary. Despite SPD guidance favouring pitched roofs, the flat-roofed extension was considered small in scale, well-matched in materials, and not visually harmful. Given

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
18 Wellington Road Ashford TW15 3RJ			to create habitable roof space, with insertion of 1 no. front facing dormer and 1 no. rear facing dormer, erection of single storey side extension and a single storey rear extension. Changes to fenestration and extension of dropped kerb. All to facilitate the subdivision of the property into 2 no. flats. (1no. 2 bed and 1 no. 3 bed) with associated parking and amenity space. Changes to single storey side extension to reduce set in from boundary. (retrospective)			<p>the varied spacing and alterations along Wellington Road, it was not out of keeping with the area and complied with Policy EN1.</p> <p>Although the extension would be closer to No. 20 and affect outlook from one side-facing bedroom window, it would not breach the 45-degree guidance and was not found to cause significant harm. Overall, neighbor amenity impacts were limited.</p> <p>Concerns about parking, highway safety, boundary encroachment, HMO use, precedent, and public confidence were given little weight.</p> <p>The scheme was found to accord with the development plan as a whole, so the appeal was allowed.</p>
24/01112/FUL Land To North East Of Eco Park Charlton	09.10.2025	Written Representation	APP/Z3635/W/25/3374044 The construction of and operation of a Battery Energy Storage System of circa 100 megawatts electrical output with a total capacity of circa 200 megawatt hours,	Appeal Allowed	16.01.2026	<p>The Inspector considered that the proposed development would reduce the openness of the Green Belt spatially and visually, and would be inappropriate development in the Green Belt, which is harmful by definition.</p> <p>However, against that harm, the Inspector placed substantial weight on the significant benefit of the proposed development with</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
Lane Shepperton			associated site access and partial cable route, with associated work			respect to its contribution to the mitigation of climate change and the regulation of electricity flows within the wider supply network. Therefore, the Inspector concluded that there were very special circumstances that clearly outweighed the harm to the Green Belt.
25/00956/PDH 23 Oaks Road Stanwell Staines-upon-Thames	24.10.2025	Fast Track Appeal	APP/Z3635/D/25/3374806 Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with a maximum height of 3.2 metres and a height of 3 metres to the eaves.	Appeal Allowed	01.12.2025	Given the relatively modest single storey height of the proposed extension, the Planning Inspector took the view that the amount of its built form would not be overbearing and harmful to the adjoining neighbouring property (no 21 Oaks Road). During the appeal stage, the neighbouring property also submitted a letter of no objection to the proposal. The Planning Inspector was in a view that the proposal would not conflict with Policy EN1 of the Spelthorne Borough Council Core Strategy and Policies Development Plan Document Adopted 2009. Consequently, the appeal was allowed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
25/01010/HOU 12 Dudley Road Ashford TW15 2LF	31.10.2025	Fast Track Appeal	APP/Z3635/D/25/3374969 Erection of part two-storey, part single storey rear extension and rear facing dormer.	Appeal Dismissed	02.12.2025	The Inspector considered that the proposal would have an unacceptable adverse effect on the character and appearance of the host property. He commented that the proposed rear dormer 'would undesirably appear as markedly at variance from the terraced dwellings alongside. Overall, the ungainly dormer and the increased scale of dwelling as whole at upper level would look 'top-heavy', alien, and be jarring on the eye.
25/00490/FUL Plot 2 Sandhills Meadow Shepperton	18.11.2025	Written Representation	APP/Z3635/W/25/3375599 Installation of boundary fencing across the plot.	Appeal Dismissed	30.01.2026	The proposal required planning permission because the appeal site was subject to an Article 4 direction preventing the erection of gates, fences and other means of enclosures without planning permission. The Planning Inspector considered that the proposal does not meet any of the exceptions to inappropriate development in the GB and would affect the openness of the GB and be harmful to the character of the area. Consequently, the appeal was dismissed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
25/01013/HOU 66 Gordon Road Ashford TW15 3EU	19.11.2025	Fast Track Appeal	APP/Z3635/D/25/3375660 Retrospective application for the erection of a part two storey part single storey rear extension along with roof alterations to include hip to gable extension, the installation of a rear facing dormer and 2 no. roof lights within the front roof slope.	Appeal Dismissed	14.01.2026	<p>One where all the separate planning applications (PDH for single storey rear extension), HOU for two storey rear extension and CPD for a loft conversion were built under one development operation.</p> <p>The Planning Inspector took a view that all together with the part two storey part single storey rear extension, which adjoins the existing garage, the development significantly increased the scale and mass of the existing dwelling to the rear, thereby overwhelming its host. Therefore, the extensions formed discordant additions to the host dwelling and result in the scale of the extended house being out of character with the locality. Consequently, the appeal was dismissed.</p>
25/01064/FUL 67 High Street Staines-upon-Thames TW18 4PU	11.12.2025	Written Representation	6002244 Change of Use of ground floor from vacant Bank to a proposed Bingo Hall	Appeal Allowed	12.02.2026	<p>The Inspector acknowledged policies in the Council's Emerging Local Plan are capable of carrying weight, although determined the appeal on the basis of the adopted development plan, comprising the Core Strategy and Policies Development Plan Document (2009).</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>The main issues identified were the effect of the proposed development on vitality and viability of Staines-upon-Thames, and the effect on living conditions of neighbouring occupiers, with particular regard to noise and disturbance.</p> <p>The Inspector noted that the site lies within the primary shopping area of the Town Centre and was formerly occupied by a bank.</p> <p>It was noted that policy TC2 pre-dates amendments to the Use Classes Order, although remains broadly consistent with the NPPF. However, as Policy TC2 is more restrictive than the NPPF this reduced the weight the Inspector attributed to it. It was also noted that Bingo Halls fall within the definition of town centre uses in the NPPF.</p> <p>It was accepted that a sui generis bingo hall use would not itself improve the quality and mix of uses within Class E. However, as the building is currently vacant, the Inspector considered that it would not undermine the aims of emerging policy EC2.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>The Inspector considered it realistic to consider that a bank may not return to the unit. The also commented that the bingo hall would introduce a leisure use that would generate footfall and activity at time when the centre might otherwise be quieter. The Inspector also considered that the bingo hall would contribute to spin-off trade.</p> <p>It was concluded that the proposal would not result in harm to the vitality and viability of Staines-upon-Thames Town Centre.</p> <p>In regard to living conditions, the Inspector noted that the 24-operation of the bingo hall would generate additional activity, which would most likely be experienced at night. However, a lobby area is included in the plans meaning patrons are unlikely to queue outdoors.</p> <p>It was noted that concerns have been raised regarding perceived risk of crime and anti-social behaviour, although there was no compelling evidence to demonstrate that the bingo hall would contribute to this. It was concluded that the proposal would not result in undue harm to the living conditions of neighbouring occupiers.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>Negative social and public health impacts of gambling uses were noted. However, the Inspector commented that gambling is strictly regulated outside of the planning regime.</p> <p>The Inspector concluded that the proposed development would accord with the Council's development plan and when considered against the policies in the Framework as a whole. The appeal was therefore allowed.</p>
<p>25/00617/FUL</p> <p>116-118 Pavilion Gardens, Staines-upon-Thames, Surrey TW18 1HW</p>	14.11.2025	Written Representation	<p>APP/Z3635/W/25/3375469</p> <p>Proposed 2no. attached dwellings and extensions with alterations to existing dwellings with associated parking and amenity space following the demolition of the existing garages and the creation of a new vehicular crossover.</p>	Appeal Dismissed	11.02.2026	<p>The Inspector considered that the proposed plot-subdivision would result in narrower plots than the prevailing plot</p> <p>width in the neighbouring properties. While appropriate gaps would remain to the side elevations of neighbouring properties, the narrower plots, together with the terraced nature of the proposed dwellings, would result in an unduly intense form of development that would appear cramped and at odds with the prevailing rhythm of the street scene. The Inspector considered that the proposed development would have a harmful effect on the character and</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>appearance of the area, contrary to Policy EN1 of the Core Strategy and Policies</p> <p>Development Plan Document 2009 (DPD). The appeal was therefore dismissed.</p>

Current/Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
25/00208/TPO Rowland Hill Almshouses Feltham Hill Road Ashford	14.08.2025	Hearing	APP/TPO/Z3635/10587 TPO264/2020- T1 (indicated within the submitted location plan as Pine Tree)- Monterey Pine- to fell (no work proposed to the Yew Tree- T2).			Waiting for the Inspector to publish dates.

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
24/01452/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

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
25/01226/FUL	Highway Land Along Poyle Road, Horton Road, Stanwell Moor Road, Stanwell New Road, London Road, Staines By-Pass, Kingston Road and Other Land Between National Grid Laleham Substation, Kingston Road, Ashford and Manor Farm, Poyle Rd, Slough.	Installation of underground and ground mounted structures to support electrical connection and communication cables with temporary construction compounds, and associated infrastructure and works in association with proposed Data Centre and Battery Energy Storage System at Manor Farm, Poyle Rd, Colnbrook, Slough SL3 0BL	Juniper Energy Limited	Matthew Clapham
25/01365/FUL	Manor Farm 1 Ashford Road Laleham Staines-upon-Thames TW18 1RX	Demolition of existing commercial buildings on site and development of new commercial buildings with access, parking and landscaping. Restoration of existing listed buildings for commercial use. Restoration and extension to existing listed farmhouse and use as single family dwelling with separate access from The Broadway.	Step Property Limited	Matthew Churchill
25/01461/FUL	The Vineries Site Spout Lane Stanwell Moor TW19 6BN	Demolition of existing buildings and erection of an office, welfare and maintenance building, replacement of existing hardstanding, with retention of existing storage yard (Use Class B8). Associated car and cycle parking, refuse storage and landscaping.	Savills	Kiran Boparai

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
16/02/2026

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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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