**Minutes of the Planning Committee**
**27 May 2026**

**Present:**

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

Councillors:

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

**Substitutions:** Councillors S.C. Mooney

**Apologies:** Councillors R. Chandler

**In Attendance:** Councillor M. Attewell

## 17/26 Minutes

The minutes of the meeting held on 29 April 2026 were approved as a correct record.

## 18/26 Disclosures of Interest Under the Member's Code of Conduct

There were none.

## 19/26 Declarations of interest under the Council's Planning Code

In relation to application 26/00234/FUL Councillors Beatty, Buck, Burrell, reported that they had received correspondence in relation to application but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors Rutherford and Gibson reported that they had visited both sites.

## 20/26 Planning application 26/00234/FUL - Shepperton Studios, Shepperton South, Shepperton Road, Shepperton TW17 0AQ

**Description:**
Erection of a 4m high acoustic fence, with associated landscaping and lighting and amendment to the Unit Base Management Plan at Car Park 11

**Additional Information:**

An email had been received from the applicant raising the following comments:

1. Clarification that Car Park 11 already benefits from planning permission for 24-hour parking and unit base use under the existing permissions. The proposal does not change the use of the site or increase the area used as unit base but instead relates to flexibility in the arrival and departure times of trailers associated with productions based at Shepperton.
2. The use of Car Park 11 as a unit base is relatively infrequent, with the last use taking place in December 2025.
3. In response to neighbour concerns, the proposed acoustic fence height is reduced to 3.5 metres behind the rear gardens of 29 and 31 Cranwell Grove.
4. With regard to lighting, no increase in lighting levels is proposed. Lighting attached to the fence would replace existing bollard lighting and that temporary lighting arrangements would continue to operate in accordance with the approved management plan.
5. Finally, the applicant has confirmed agreement with the recommended planning conditions, subject to a minor amendment to the landscaping condition to allow planting to take place during the next available planting season following installation of the fence.

Condition 5 to be amended as follows:

The extended operational ours including Sunday/Bank Holiday hereby permitted shall not be implemented until the 4m high acoustic fence ~~and additional planting~~ has been fully implemented in accordance with the approved plans and specifications. The additional approved planting shall be fully implemented within the next planting season.

**Public Speaking:**
In accordance with the Council's procedure for speaking at meetings, Andrew Smith of Shepperton Studios spoke for the proposed development raising the following key points:

1. The proposals reflect resident feedback
2. Additional evergreen tree planting to be put in place to mitigate any disturbance to surrounding properties

3. The fence height to the rear of two properties has been reduced
4. Change to arrival and departure times to allow productions to move between locations and the studio without disruption to shooting schedules
5. Car Park 11 already has planning approval to operate as a car park for 24 hours a day, 7 days a week so there will not be any intensification in usage
6. A landscaped bund will be erected between the proposed fence and the studio boundary which will be enhanced with evergreen tree planting.
7. The application would ensure that Shepperton Studios remains globally competitive.
8. Impact on residents has been mitigated

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

1. Councillor Clarke called in the application for transparency purposes
2. The natural vegetation surrounding the site has grown considerably
3. Further planting is planned as part of the application
4. This application is only to amend the timings
5. There will only be a small increase in noise
6. The 4m acoustic fencing is an improvement
1. Studios have always worked with and for the community
2. This application will make the studio's operations more efficient
3. Any increase in traffic will be negligible
4. Comfort packs consisting of eye masks and ear plugs are to be considered

**Debate:**

During the debate the following key issues were raised:

1. The application would result in an intensification of use
2. The additional operating hours are nice to have but are not needed
3. Local residents are pleased with the additional planting and bung that will be installed to mitigate any increase in noise
4. Noise monitoring measures will be in place to ensure that any noise generated does not go above 80 decibels during the day and 70 decibels in the evening.
5. Environmental Health Officers are satisfied that the acoustic fencing would mitigate any increase in noise level
6. The site already has planning permission to be used as a car park 24 hours p/day and 7 days a week so there will not be an intensification of use
7. Will any increase in noise level harm residents' sleep or their health and wellbeing
8. 7 letters of objections had been received and most of the complaints were about the increase in operational hours, the height of the acoustic fencing and the potential increase in the noise level

9. Shepperton Residents Associations have not objected to this application
10. Extended operating hours should not be started until the acoustic fencing is in situ

**Decision:** The application was approved with the change to Condition 5

## 21/26 Planning application 25/01482/FUL - The Feathers, The Broadway, Laleham, Staines-upon-Thames TW18 1RZ

**Description:** Change of use from Public House (Sui Generis) to a single residential dwelling (Class C3) including demolition of rear structures and internal and external associated works

**Additional Information:**
There was none.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, David Lane, the agent for the applicant spoke for the proposed development raising the following key points:

1. The application complies with planning policy and the adopted Local Plan
2. The proposed dwelling has sympathetically been designed with no alterations to the external front of the building
3. The poor quality extensions to the rear of the property would be demolished, therefore reducing the overall footprint
4. This has not been used as a public house for over two year and there are two other public houses within walking distance
5. Change of use would result in a reduction in the noise level
6. The Highways Agency were happy with proposed parking provision
7. No objections had been received from the statutory consultees

**Debate:**
During the debate the following key issues were raised:

1. The plans are sympathetic to the aesthetics of the building
2. Use of the building as a single dwelling would be positive
3. Residents are concerned that once renovated, the dwelling would become a House of Multiple Occupation
4. Heritage Officer had not objected to any of the rear extensions being demolished
5. Should the building be considered as an asset of community value
6. There had been 6 owners in the past 15 years and none could afford to upgrade the property and their businesses had to close.
7. The lack of parking within the curtilage of the property had been a negative when going out to market
8. Separate planning permission would be need if the current owner or any subsequent owner wanted to convert the dwelling into a House of Multiple Occupation

9. The parking area at the front of the property is owned by Surrey County Council.
10. Evidence provided from a viability assessment provided assurance that the property would no longer be viable as a commercial property/public house
11. The new owners of the dwelling would use the public parking at the front of the property

**Decision:**

The application was approved as per the agenda

## 22/26 Planning Appeals Report

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

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

The meeting ended 20.40