



*Please reply to:*

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Date: 15 May 2026

## Notice of meeting

### Planning Committee

**Date:** Wednesday, 27 May 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

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1. **Apologies and Substitutions**

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

2. **Minutes**

To Follow

To confirm the minutes of the meeting held on 29 April 2026 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 26/00234/FUL - Shepperton Studios, Shepperton South, Shepperton Road, Shepperton TW17 0AQ**

5 - 22

**Ward**

Laleham and Shepperton Green

**Proposal**

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

**Recommendation**

Approve the application subject to conditions, as set out at Section 8 of the report.

6. **Planning application 25/01482/FUL - The Feathers, The Broadway, Laleham, Staines-upon-Thames TW18 1RZ**

23 - 44

**Ward**

Laleham and Shepperton Green

**Proposal**

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

**Recommendation**

Approve the application subject to conditions, as set out at Section 8 of the report.

- |           |  |                |
|-----------|--|----------------|
| <b>7.</b> | <b>Planning Appeals Report</b>   | <b>45 - 54</b> |
|           | To note details of the Planning appeals submitted and decisions received between 16 April 2026 and 14 May 2026). |                |
| <b>8.</b> | <b>Glossary of Terms and Abbreviations</b>   | <b>55 - 60</b> |

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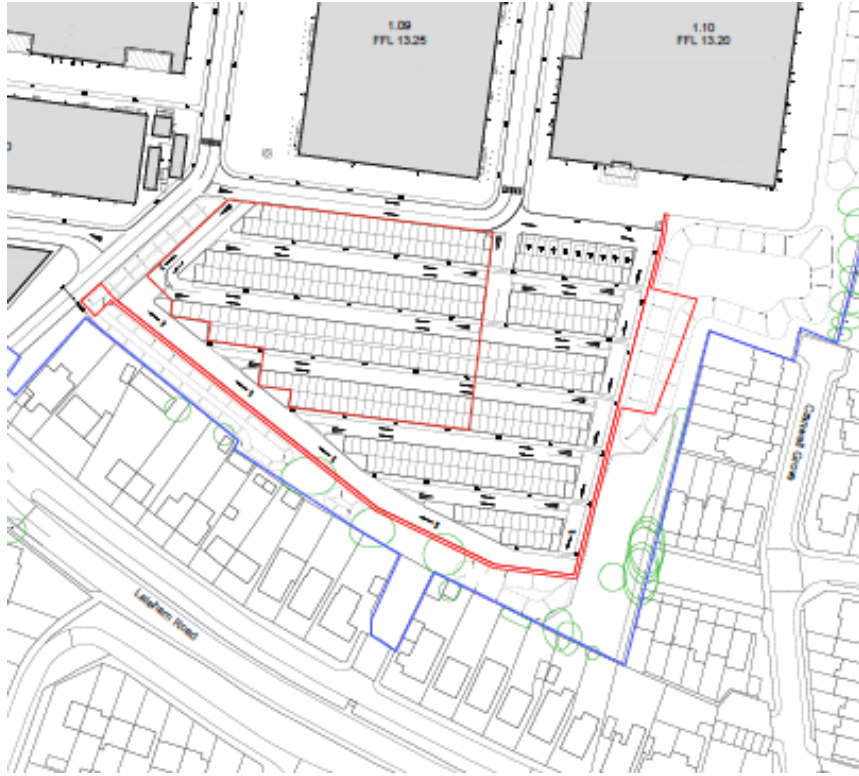


26/00234/FUL: Shepperton Studios, Shepperton South, Shepperton Road, Shepperton. TW17 0AQ

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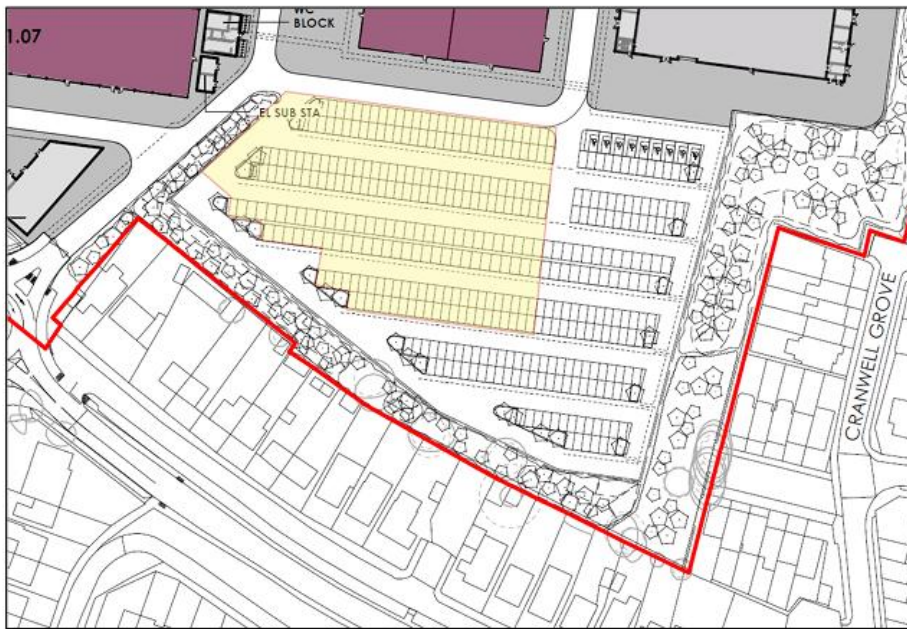
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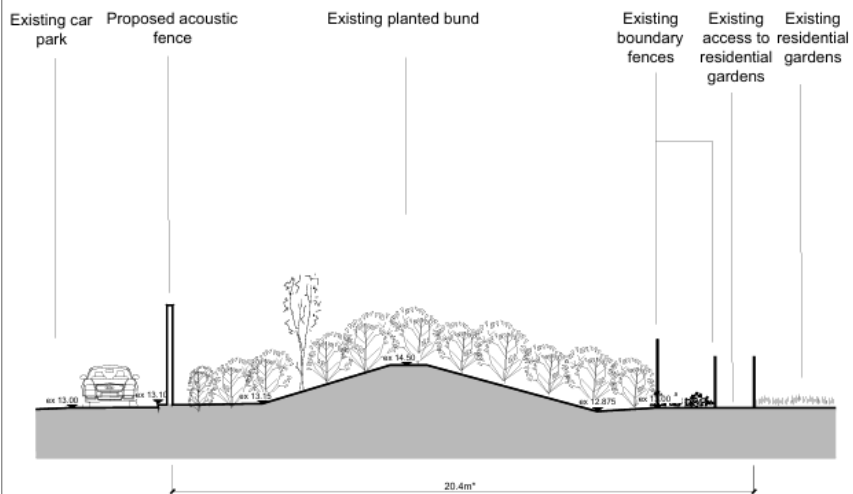
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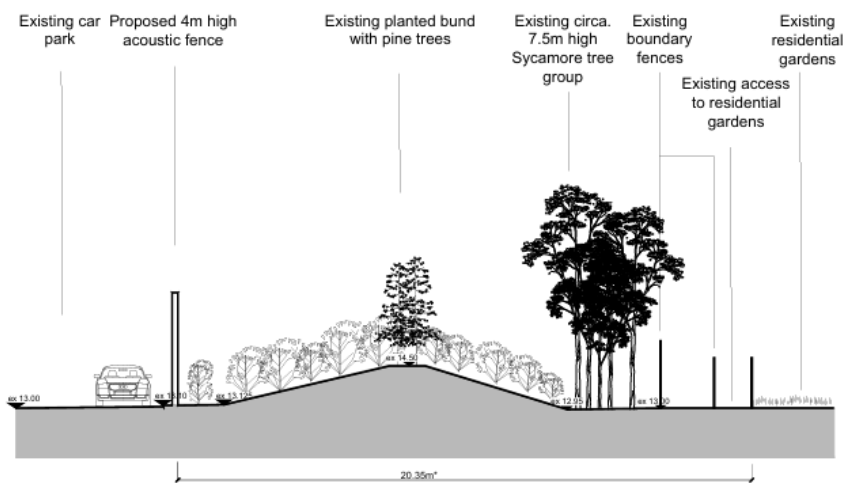
Location Plan

Site Plan

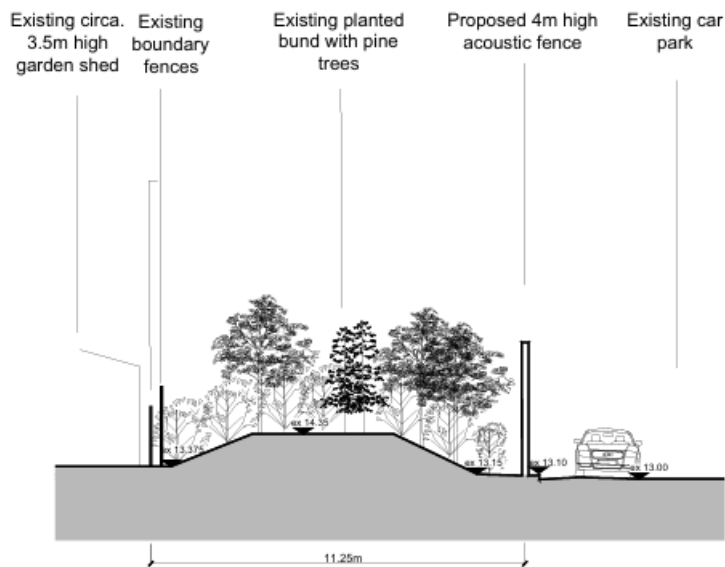




**Section 1 - Eastern Boundary**



**Section 2 - Eastern Boundary**



**Section 3 - Southern Boundary**

# Planning Committee

27 May 2026



<b>Application No.</b>	26/00234/FUL		
<b>Site Address</b>	Shepperton Studios, Shepperton South, Shepperton Road, Shepperton TW17 0AQ		
<b>Applicant</b>	Shepperton Studios Limited		
<b>Proposal</b>	Erection of a 4m high acoustic fence, with associated landscaping and lighting and amendment to the Unit Base Management Plan at Car Park 11		
<b>Officer</b>	Drishti Patel		
<b>Ward</b>	Laleham and Shepperton Green		
<b>Called-in details</b>	This application has been called in by Councillor Clarke for the following reason: <ul style="list-style-type: none"> <li>• Increase in operational hours</li> </ul>		
<b>Application Dates</b>	Valid: 11.03.2026	Expiry: 06.05.2026	Target: Extension of time agreed to 29.05.2026
<b>Executive Summary</b>	<p>This application seeks full planning permission for the erection of a 4-metre-high acoustic fence, associated landscaping and lighting, and amendments to the approved Unit Base Management Plan at Car Park 11 within Shepperton Studios involving increased hours of operation.</p> <p>The proposal would intensify the operational use of the ancillary Unit Base area previously approved under application 24/01546/AMD, including extending operational hours from 65 hours per week to 106 hours per week. The approved operational hours under the earlier permission allowed activity between 07:00 and 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no activity permitted on Sundays or Bank Holidays. The current proposal seeks to extend these hours to 05:00 to 23:00 Monday to Friday, 12:00 to 18:00 on Saturdays, and 12:00 to 22:00 on Sundays and Bank Holidays.</p> <p>The application has been supported by a Noise Assessment and revised operational management measures. The Council's Environmental Health Officer has reviewed the submitted information and raises no objection subject to conditions, including the implementation of all mitigation measures set out in the submitted report and the retention of permanent noise monitoring systems.</p> <p>Whilst the proposal would result in some continued impacts upon neighbouring occupiers and represents a notable intensification of activity, it is considered that the mitigation measures proposed, including acoustic fencing, operational controls and permanent monitoring, would reduce impacts to an acceptable level. On balance, the proposal is</p>		

	considered to accord with the relevant policies of the Local Plan and is therefore recommended for approval.
<b>Recommended Decision</b>	Approve the application subject to conditions, as set out at Section 8 of this report.

## MAIN REPORT

### 1. Local Plan

1.1 The following policies in the Spelthorne Local Plan 2024-2039/40 are considered relevant to this proposal: -

- PS2: Designing Places and Spaces
- E2: Biodiversity
- E4: Environmental Protection
- SP4: Green Belt

1.2 Also relevant is the National Planning Policy Framework (NPPF) 2024.

### 2. Relevant Planning History

Ref. No.	Proposal	Decision and Date
18/01212/OUT	Outline planning permission with all matters reserved (except for principal points of access) for the redevelopment and expansion of Shepperton Studios, comprising the partial demolition and replacement of existing accommodation; construction of new sound stages, workshops, office accommodation, entrance structures and reception, security offices and backlots; creation of new vehicular and pedestrian access from Shepperton Road and the relocation of existing access off Studios Road; with associated car parking; landscaping and ecological enhancements. (AMENDED PLANS)	Grant Conditional 04.07.2019
20/01505/RMA	Application for approval of the reserved matters comprising details of sound stages, production buildings including offices and workshops, security hut, utilities	Grant Conditional 16.04.2021

	compound and associated infrastructure, car parking, landscaping and other works and is submitted pursuant to condition 1 of planning permission 18/01212/OUT dated 4th July 2019. Details to partially discharge conditions 3, 7, 13 and 14 pursuant to the outline consent.	
24/01546/AMD	Amendments to Car Park 11 in south-east corner of site to define extent of area subject to unit base management plan.	Minor Amendment Approved 07.02.2025

### 3. Description of Current Proposal

#### The application site and surrounding area

- 3.1 Shepperton Studios occupies a substantial site to the west of Squires Bridge Road and comprises extensive studio floorspace, sound stages, workshops, production facilities, offices, parking areas, servicing infrastructure and associated operational land.
- 3.2 Planning permission was granted in 2019 under outline permission 18/01212/OUT for the significant redevelopment and expansion of the studios. That approval accepted substantial studio-related development and associated operational activity, including development within areas of Green Belt, on the basis of the acknowledged economic and strategic importance of the studios and the wider film industry.
- 3.3 The Reserved Matters for this area were approved under 20/01505/RMA and have since been fully implemented. Of particular relevance is the recent planning history regarding Car Park 11. In February 2025, the Council approved a non-material amendment (24/01546/AMD) which formally defined the extent of the Unit Base area and approved a Unit Base Management Plan (UBMP).
- 3.4 A unit base is a temporary operational area associated with film and television production which accommodates facilities including artist trailers, support vehicles, catering facilities, storage, production administration and welfare facilities for cast and crew.
- 3.5 The application site specifically comprises Car Park 11, located within the eastern part of the wider studio complex. The site lies to the south of Stage 4 and associated workshop buildings, west of the residential properties within Cranwell Grove, north of residential properties along Laleham Road, and east of the principal internal studio circulation routes and accesses associated with the main entrance from the B376 Shepperton Road.

- 3.6 The car park forms part of the established operational infrastructure serving the studios and consists predominantly of hard surfaced parking and servicing areas. The site is separated from neighbouring residential properties by landscaped bunding and vegetation, although residential properties remain in relatively close proximity to the eastern and southern boundaries of the site. The nearest residential properties in Cranwell Grove are situated beyond the landscaped bund to the east, whilst residential properties along Laleham Road are located to the south beyond a smaller landscaped bund.
- 3.7 The surrounding character is therefore mixed in nature, comprising substantial commercial studio operations alongside established residential areas. Existing activity associated with the studios includes vehicle movements, lighting, servicing activity, parking operations and general film production-related activity.
- 3.8 Historically, the area identified as Car Park 11 formed part of the approved backlot area under the original outline permission, before subsequent amendments allowed the land to be used as parking associated with the studios. More recently, application 24/01546/AMD approved the ancillary use of part of the car park as a managed unit base area serving productions operating within Shepperton Studios.

Proposal

- 3.9 This application seeks planning permission for the erection of a permanent 4-metre-high acoustic fence, associated landscaping and lighting infrastructure, together with amendments to the approved Unit Base Management Plan relating to the operation of Car Park 11 involving increased hours of operation.
- 3.10 The proposal follows the earlier approval under application 24/01546/AMD which introduced a managed ancillary unit base use within part of Car Park 11, alongside its continued use for parking associated with the wider film studio complex.
- 3.11 The proposal represents an intensification of the previously approved arrangement under application 24/01546/AMD through extended operational hours and the introduction of permanent mitigation infrastructure.
- 3.12 The current application seeks to formalise and intensify the operation of the unit base through revised operational hours and permanent mitigation infrastructure. The proposed revisions to the AMD application are:

<b>Feature</b>	<b>Approved (24/01546/AMD)</b>	<b>Proposed (26/00234/FUL)</b>
Mon–Fri Hours	07:00 – 19:00	05:00 – 23:00
Saturday Hours	08:00 – 13:00	12:00 – 18:00
Sun / Bank Hol	Prohibited	12:00 – 22:00
Total Weekly Hours	65 Hours	106 Hours (approx. 63% increase)
Internal Screening	2.0m temporary fence	2.4m temporary fence

Noise Monitoring	Outside of core hours only	24/7 with live "push" alerts
Acoustic Fence	Not included	4m high permanent timber fence

- 3.13 In response to previous concerns regarding noise and disturbance, the application proposes the installation of a permanent 4-metre-high timber acoustic fence along the eastern and southern boundaries of the operational unit base area. The fence would be a 270m long, 4m high timber acoustic fence. The side of the fence facing residents would have a traditional close-boarded appearance, while the internal face would feature black absorptive fabric and timber battens to reduce sound reverberation. The fencing is intended to provide acoustic attenuation and reduce light spill toward neighbouring residential properties. Associated landscaping is proposed to soften the visual appearance of the structure over time.
- 3.14 The proposal also incorporates permanent noise monitoring equipment operating on a continuous basis with live alert systems to notify studio management of exceedances or unusual noise events. The revised Unit Base Management Plan includes controls relating to:
- operational procedures and management
  - set-up and pack-down arrangements
  - lighting design and orientation
  - generator use and location
  - vehicle movements and servicing
  - noise mitigation measures
  - complaint response procedures
  - ongoing monitoring arrangements
- 3.15 The applicant has further clarified the nature of the internal screening measures. Under the previously approved management plan (24/01546/AMD), the unit base was enclosed by 2.0m high 'Heras' style mesh fencing lined with tarpaulin. The current proposal seeks to replace this with a 2.4m high solid fencing system. This internal barrier would be situated either along the boundary of the unit base or within the application site area, providing a secondary layer of protection between the active trailers and the proposed 4m permanent acoustic fence.
- 3.16 To ensure the intensified operations remain contained and do not creep toward residential boundaries, the proposal includes the formalisation of the Unit Base extent through a red painted outline on the ground of Car Park 11. This demarcation defines the "Red Lined Area" mentioned in the Management Plan, within which all trailers, support vehicles, and the 2.4m solid screening must be located.
- 3.17 The full set of proposed plans are provided as an Appendix.

#### 4. Consultations

The following table shows those bodies consulted and their response.

<b>Consultee</b>	<b>Comment</b>
Environment Health - Noise	No objection. Recommend conditions.
Environment Health – Lighting	No comment received
Council's Tree Officer	No objection

## **5. Public Consultation**

5.1 A total of 51 properties were notified of the planning application.

5.2 Eight letters of representation have been received

- Excessive operational hours extension
- Disruptive 05:00 early morning starts
- Sunday and Bank Holiday activity
- Loss of open sky views
- Fence height is overbearing
- Inadequate noise mitigation for bedrooms
- Increased light pollution issues
- Harmful impact on local wildlife
- Misleading planning application description
- Unmanaged wasteland between fences
- Inconsistent previous planning decisions

## **6. Planning Issues**

- Green Belt
- Character and Appearance
- Residential Amenity
- Lighting
- Ecology

## **7. Planning Considerations**

### Green Belt

7.1 The application site is situated within the Metropolitan Green Belt. Under Policy SP4 and the National Planning Policy Framework (NPPF), the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC).

7.2 The proposed 4m high acoustic fence constitutes a form of built development that is not explicitly listed as an exception to inappropriate development under Paragraph 154 of the NPPF. Consequently, the proposal must be treated as inappropriate development. In terms of physical impact, the applicant argues that because the Shepperton South expansion is now fully built out and operational, the fence is "surrounded on all sides" by large-scale studio buildings and hardstanding. While the fence adds massing, its location behind

established landscape bunds and its natural timber finish limit its visual impact on the wider openness of the Green Belt. It does not lead to further encroachment into the countryside, as it is located entirely within the developed footprint of Car Park 11.

- 7.3 The applicant contends that the VSC established under the original outline permission (18/01212/OUT) for the studio expansion remains directly applicable here. The original case was built on the global economic importance of Shepperton Studios, the shortage of UK studio capacity, and the substantial social and economic benefits of the £500 million investment.
- 7.4 The applicant has clarified that this specific proposal is a "necessity" to maintain the Studio's competitiveness. The flexibility to allow 05:00 arrivals and 23:00 departures is framed as a critical operational requirement for major film productions; without such flexibility, the studio risks losing major international clients to competitors. This operational necessity, which the fence facilitates via acoustic mitigation, is inherently linked to the economic benefits that underpinned the original VSC.
- 7.5 While the development is technically inappropriate, the harm to openness is considered to be at the lower end of the spectrum given the context of the surrounding studio infrastructure. When weighing this harm against the benefits, specifically the continued economic viability of the studio and the "net betterment" of improved noise management (including 24/7 monitoring and the 2.4m solid internal screening), it is considered that Very Special Circumstances exist. Therefore, the proposal is considered to comply with the Policy SP4 and the NPPF.

#### Character and Appearance

- 7.6 Policy PS2 states that the Council will require a high standard in the design and layout of new development. Proposals should demonstrate that they will create buildings and places that are attractive with their own distinct identity, respect and make a positive contribution to the street scene and the character of the area in which they are situated, and pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. Proposals should also be developed in accordance with the principles set out in the National Model Design Code and have regard to any relevant design policies and codes which are produced.
- 7.7 The proposed 4-metre-high acoustic fence would represent a substantial structure along the eastern and southern boundaries of the unit base area. It is acknowledged that the fence would alter the appearance of this part of the site and would appear more prominent than the temporary screening previously approved.
- 7.8 However, the site forms part of a major operational film studio complex characterised by large-scale commercial buildings, service yards, parking areas, security infrastructure and associated operational activity. In this context, the proposed fencing is not considered incongruous within the wider studio environment.

- 7.9 The fence would primarily be viewed from neighbouring residential properties. The visual impact of the height at 4 metres is considered to be mitigated through its positioning behind existing landscape bunds. On the eastern boundary (Cranwell Grove), a 20m deep planted bund exists, while the southern boundary (Laleham Road) features a 10m deep bund.
- 7.10 Regarding the internal site layout, the increase in height of the unit base fencing from 2.0m to 2.4m is considered acceptable in the context of the wider studio operations. The transition from mesh fencing with tarpaulin to a solid material will provide a more uniform and less "makeshift" appearance when viewed from within the studio and from higher-level residential windows, helping to further screen the "haphazard" nature of trailer units that was previously a point of concern for the Residents Association.
- 7.11 To further soften the appearance, the proposal includes the planting of 12 new evergreen trees, each 2m in height, at specific intervals to filter views from the most affected residential windows. The use of natural timber for the fence is considered appropriate for a boundary treatment adjacent to residential gardens.
- 7.12 Whilst the fence carries moderate weight against the proposal, it is not considered to result in unacceptable harm to the area's character. The visual impact is considered mitigated by existing bunds and a combination of current and proposed vegetation. Furthermore, the design remains acceptable when viewed in the context of the wider studio complex and the site's specific operational requirements.
- 7.13 Overall, it is considered the proposal has an acceptable impact on the character of the area and complies with Policy PS2.

#### Residential Amenity

- 7.14 Policy PS2 states proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.15 Policy E4(6) seeks to protect and improve local noise conditions as far as reasonably practicable. The Council will ensure that development proposals that may generate unacceptable noise or be unreasonably impacted by noise sources incorporate appropriate attenuation measures to minimise the effects on new and existing residents. The adverse impacts of noise are to be reduced to acceptable levels through good design, layout and orientation of sites and buildings, and adequate noise insulation.
- 7.16 This application raises significant residential amenity considerations due to the intensification of operational hours and the relationship between Car Park 11 and nearby residential properties in Cranwell Grove and Laleham Road.
- 7.17 Residents have raised concerns regarding noise associated with vehicle movements, reversing alarms, generators, lighting and general operational disturbance. Particular concern has been expressed regarding the previous disturbance experienced in October 2024.

- 7.18 The proposed increase in operational hours from approximately 65 hours per week to approximately 106 hours per week represents a significant intensification of activity, including early morning operations from 05:00 and activity on Sundays and Bank Holidays.
- 7.19 The Unit Base is proposed to stay within the red painted line. In addition to the primary 4m timber fence, the proposal introduces revised temporary internal screening aligning with the red painted outline. The increase in height from a 2.0m tarpaulin-lined mesh fence to a 2.4m solid fence is considered to provide further acoustic and visual screening. This internal fence will be solid rather than permeable. It is considered this internal fencing, combined with the permanent 4m fence, creates a managed "buffer zone" between the red-painted operational area and the residential gardens.
- 7.20 The applicant has submitted a Noise Assessment and proposes substantial mitigation measures including:
- Permanent 4m acoustic fencing.
  - Solid 2.4m internal screening around the Unit Base
  - Permanent noise monitoring systems with live alerts.
  - Controls relating to generators and operational practices.
- 7.21 The applicant's noise report states that the 4m fence, combined with the 2.4m internal screening, will keep noise levels within acceptable thresholds. The Environmental Health Officer has reviewed the submitted information and raises no objection in principle to the proposal subject to conditions requiring:
- Full implementation and retention of all mitigation measures identified within the Noise Assessment
  - Retention and continuous operation of the permanent noise monitoring system
  - Submission of a Noise Review Report within 21 days of any substantiated complaint relating to activity between 05:00 and 07:00
- 7.22 The officer concludes that, subject to mitigation and monitoring, the proposal would not give rise to unacceptable level of noise and therefore harm to residential amenity.
- 7.23 The Council gives significant weight to the consultation response of Environmental Health in relation to noise and disturbance impacts.
- 7.24 It is acknowledged that some degree of disturbance and awareness of activity is likely to remain, particularly given the nature of the operational use and the proximity of residential properties. The proposal would not completely eliminate all operational noise or light spill and residents may continue to experience intermittent impacts.
- 7.25 However, the assessment must consider whether the impacts would amount to unacceptable planning harm. On balance, having regard to the mitigation proposed, the separation distances involved, the existing operational context of the studios and the Environmental Health advice, it is considered that the impacts would not justify refusal of planning permission.

- 7.26 Conditions are recommended to secure the implementation and ongoing retention of all mitigation measures and monitoring systems.
- 7.27 Overall, it is considered that the proposal does not overlook, overbear, cause a loss of sunlight, daylight or outlook and therefore respects the amenities of the adjoining neighbouring properties. The application is therefore considered acceptable in accordance with policy PS2.
- 7.28 Regarding noise impacts, while the proposal significantly increases operational hours, the mitigation proposed is considered sufficient and is considered to safeguard residential amenity and complies with Policy E4(6).

#### Lighting

- 7.29 Policy E4(7) requires developments that may result in light pollution to incorporate appropriate design and energy saving measures in order to minimise the potential for light pollution.
- 7.30 Residents have raised concerns regarding existing and future light pollution.
- 7.31 The amended management arrangements seek to minimise additional lighting and require lighting to be directed downward and away from residential boundaries. The proposal also includes screening measures intended to reduce light spill.
- 7.32 It is considered mounting downward-facing lights to the inside of the 4m acoustic fence prevents direct light spill and glare for residents on Cranwell Grove and Laleham Road. This strategy is supported by a 2.4m height limit on all lighting within the Unit Base so vehicle lights are hidden by the fence. Although the proposal extends operational hours, the combination of the solid barrier and shielded fixtures protects the residential boundary more effectively than the current mesh fencing.
- 7.33 Whilst some residual glow and operational lighting would remain perceptible, it is considered that the proposal would achieve a materially improved situation compared to uncontrolled operations and would reduce the likelihood of significant unacceptable light intrusion.
- 7.34 Consequently, the impact on neighbours is reduced to an acceptable level. The application is therefore considered acceptable in accordance with policy E4(7).

#### Ecology and Trees

- 7.35 Policy E2 focuses on restoring, maintaining, and enhancing habitat connectivity throughout the Borough.
- 7.36 The Council's Tree Officer has reviewed the proposals and has no objection. Therefore, it is considered that the installation of the fence can be achieved without significant harm to the established trees on the boundary bunds, provided suitable protection measures are in place during construction. The proposed additional 12 evergreen trees are accepted as a biodiversity and visual enhancement. The application is considered exempt from formal

Biodiversity Net Gain (BNG) requirements due to the nature of the development.

- 7.37 Concerns have been raised regarding potential impacts upon wildlife including bats. The proposal relates primarily to operational management and acoustic screening within an existing developed operational site. The proposal includes landscaping enhancements and does not involve significant habitat loss.
- 7.38 Subject to sensitive lighting arrangements, the proposal is not considered likely to result in significant ecological harm and so complies with Policy E2.

#### Other Matters

- 7.39 Concerns have been raised regarding the accuracy of the application description and the cumulative intensification of studio operations adjacent to residential areas.
- 7.40 The Local Planning Authority is satisfied that the submitted application and accompanying documents adequately describe the proposed development and provide sufficient information for determination.
- 7.41 The previous complaints associated with activity in October 2024 are acknowledged. However, the current application specifically seeks to introduce formal controls and mitigation intended to prevent recurrence of unmanaged impacts.

#### Equalities Act 2010

- 7.42 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:
- 7.43 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

#### Human Rights Act 1998

- 7.44 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.45 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.46 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.47 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have

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

#### Financial Considerations

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

#### Conclusion and Recommendation

- 7.51 The proposal would support the continued operation of Shepperton Studios through the provision of enhanced and managed ancillary unit base facilities.
- 7.52 The application would result in increased operational activity and some continued impacts upon neighbouring residential occupiers. However, the proposal also introduces substantial permanent mitigation measures including acoustic fencing, operational controls and permanent noise monitoring.
- 7.53 Having carefully balanced the operational requirements of the studios against the impacts on neighbouring residents, and having regard to the advice of Environmental Health, it is considered that the proposal would not result in unacceptable harm sufficient to justify refusal.
- 7.54 The proposal is therefore considered to accord with the relevant policies of the Local Plan.
- 7.55 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

mindful 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.

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

## 8. Recommendation

GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 16827-LUC-XX-XX-VIS-L-0203 - Cross section 1, 2 & 3 views; 16827-LUC-XX-XX-DR-L-0202 rev P02; 16827-LUC-XX-XX-DR-L-0200 rev P04 received 11.03.2026 and Proposed Site Plan 3673-FBA-XX-ZZ-DR-A-900001-C09 (Oct 2020) received 13.05.2026 and 16827-LUC-XX-XX-DR-L-0100 received 14.05.2026.

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

3. The use of the car park for a unit base shall only take place within the area highlighted yellow on the approved Proposed Site Plan 3673-FBA-XX-ZZ-DR-A-900001 rev C09 (Oct 2020) received 13.05.2026 and shall only be in connection with productions being filmed at the Shepperton Studios site.

Reason: To ensure that the unit base area does not prejudice the viability or operation of the studios and to safeguard the amenity of the adjoining residential properties.

4. The setting up and packing down of the unit base (including the arrival and departure of trailers) shall only occur between 05:00 - 23:00 Monday to Friday, 12:00 - 18:00 Saturday, and 12:00 - 22:00 on Sundays and Bank Holidays.

Reason: In the interest of the amenity of the surrounding residential properties.

5. The extended operational hours 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.

Reason: To safeguard the amenity of nearby residential properties and to ensure that the necessary noise mitigation measures are in place before the intensification of site activity occurs, in accordance with Policy E4 of the Spelthorne Local Plan 2024-2039/40.

6. No additional external artificial lighting erected as part of the unit base, with the exception of that necessary for health and safety purposes, shall exceed 2.4m in height (or illuminated above one metre between the hours of 2400-0600) and must be directed to the ground and shielded to reduce light spilling into non-essential areas.

Reason: To mitigate the impact of external lighting on the surrounding area.

7. All noise mitigation recommendations outlined in the Noise Assessment of Unit Base Activity v3.1 report (undated, ref 25-0018-2) (detailed under sub-heading 'Mitigation' on pages 7/8), shall be implemented and be completed prior to the commencement of the extended operational hours (05:00 - 23:00) and Sunday/Bank Holiday working hereby approved. The mitigation shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

Reason: In the interests of residential amenity and in accordance with Policy PS2 of the Spelthorne Local Plan 2024-2039/40.

8. The extended hours permitted by this consent shall not be implemented until the noise monitoring system recommended in the Noise Assessment of Unit Base Activity v3.1 report (undated, red 25-0018-2) is fully commissioned and provides live data access to the Studio management team. In the event of a substantiated noise complaint associated with Unit Base activity between 05:00 and 07:00 hours on any day, a written Noise Review Report shall be submitted to the Local Planning Authority within 21 days, identifying the cause and proposing additional noise mitigation or management measures where necessary. The approved permanent noise monitoring system shall remain operational at all times.

Reason: In the interests of residential amenity and in accordance with Policy E4 of the Spelthorne Local Plan 2024-2039/40.



25/01482/FUL: The Feathers, The Broadway Laleham, Staines-upon-Thames. TW18 1RZ

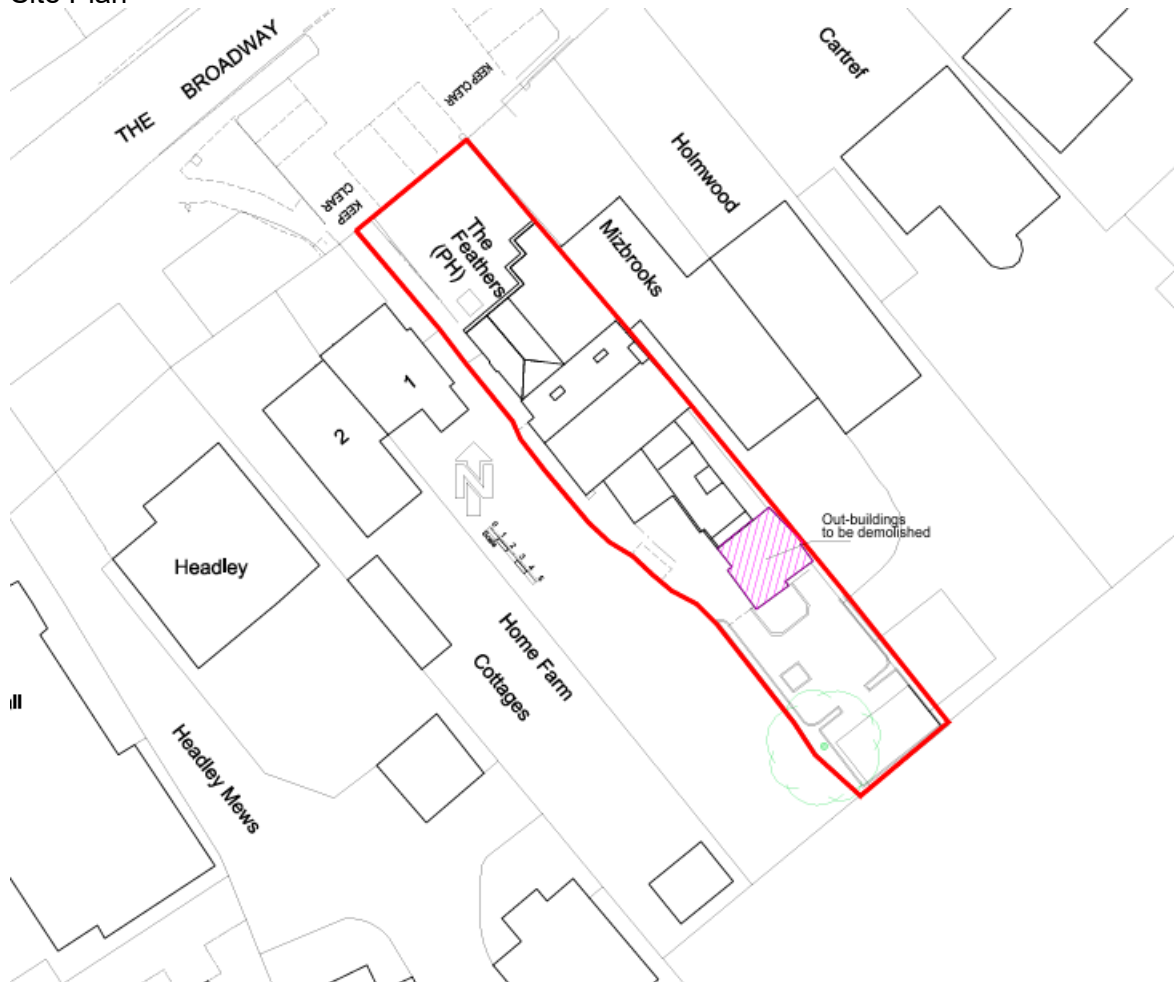
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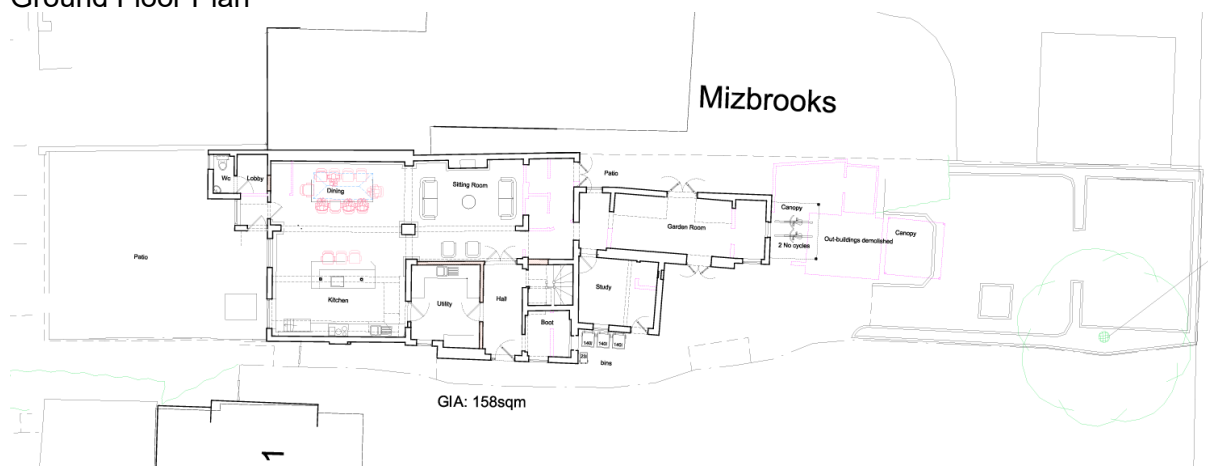


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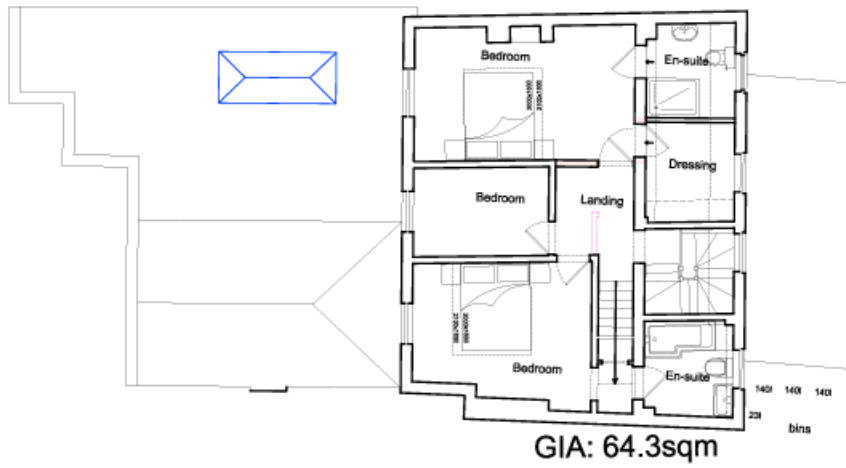
# Site Plan



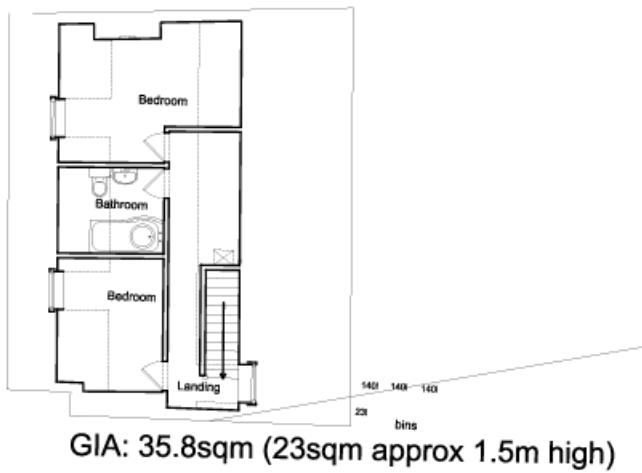
# Ground Floor Plan



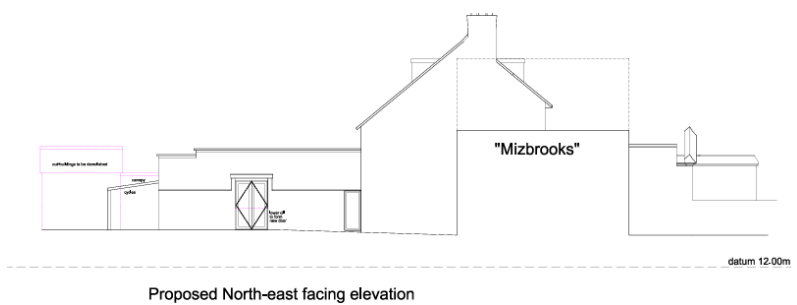
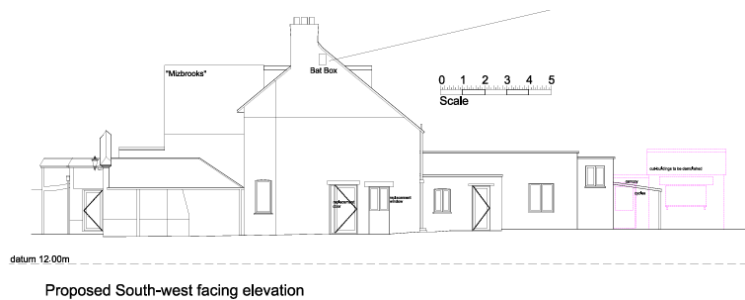
## First Floor Plan



## Second Floor Plan



## Elevations



# Planning Committee

27 May 2026



<b>Application No.</b>	25/01482/FUL		
<b>Site Address</b>	The Feathers, The Broadway, Laleham, Staines-upon-Thames, TW18 1RZ		
<b>Applicant</b>	Wellington Pub Company		
<b>Proposal</b>	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		
<b>Officer</b>	Drishti Patel		
<b>Ward</b>	Laleham and Shepperton Green		
<b>Called-in details</b>	This application has been called in by Councillor Howkins for the following reason: <ul style="list-style-type: none"> <li>Impact on the character of the area</li> </ul>		
<b>Application Dates</b>	Valid: 12.12.2025	Expiry: 06.02.2026	Target: Extension of time agreed to 29.05.2026
<b>Executive Summary</b>	<p>This application seeks planning permission for the change of use and partial demolition of The Feathers public house (Sui Generis use) to form a single dwelling (Use Class C3).</p> <p>The public house has been vacant since September 2024. The property is located within Laleham Conservation Area and is locally listed. The site is also within Flood Zone 2 and an area of high archaeological potential.</p> <p>The proposal involves the retention of the principal building with demolition of rear single-storey structures of low architectural value. The principle of a residential use (Class C3) on the site is considered acceptable and consistent with national and local planning policies, including Policy H1 (Homes for All). Following extensive negotiations, the applicant has amended the red line boundary to exclude all public highway land at the frontage. Consequently, the proposal no longer includes private car parking on highway land, ensuring the open character of the Broadway is maintained.</p> <p>The development is considered to preserve the character and appearance of the Laleham Conservation Area and the significance of the locally listed building in accordance with Policy PS3 and the Spelthorne Design Code. The proposal for the change of use from a public house (Sui Generis) to a single 5-bedroom dwelling (Use Class C3) is considered to represent a sustainable form of development that accords with the objectives of the Spelthorne Local Plan 2024–2039/40 and the NPPF 2024. It has been robustly demonstrated that the existing</p>		

	<p>community facility is no longer viable, and the availability of alternative public houses within a short walking distance ensures that the community's ability to meet its day-to-day needs is not diminished, satisfying the requirements of Policy ID1 and NPPF Paragraph 98.</p> <p>The conversion preserves the architectural integrity and historic significance of the locally listed building and the Laleham Conservation Area, with the removal of modern, poor-quality rear extensions resulting in a minor heritage benefit in accordance with Policy PS3 and the Spelthorne Design Code. Furthermore, the residential use is compatible with the surrounding context, offering an enhancement to the amenity of neighbouring residents through the reduction of noise and disturbance.</p> <p>Despite the absence of on-site parking, the proposal is technically compliant with the maximum standards set out in the SCC Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) and is supported by the Highway Authority given the site's sustainable location.</p> <p>The County Highway Authority raises no objection. The scheme is also considered to be acceptable on flooding and archaeological grounds.</p> <p>Consequently, the application is recommended for approval.</p>
<b>Recommended Decision</b>	Approve the application subject to conditions, as set out at Section 8 of this report.

**MAIN REPORT**

**1. Development Plan**

- 1.1 The following policies in the Spelthorne Local Plan 2024-2039/40 are considered relevant to this proposal:
- Policy ST1: Presumption in Favour of Sustainable Development
  - Policy PS1: Responding to the Climate Emergency
  - Policy PS2: Designing Places and Spaces
  - Policy PS3: Heritage, Conservation and Landscape
  - Policy H1: Homes for All
  - Policy E3: Managing Flood Risk
  - Policy ID1: Infrastructure and Delivery (Community Facilities)
  - Policy ID2: Sustainable Transport for New Developments
  - Policy EC1: Meeting Employment Needs
- 1.2 Also relevant is the National Planning Policy Framework (NPPF) 2024.
- 1.3 Also relevant is the following Supplementary Planning Document/Guidance:
- Spelthorne Design Code
  - Surrey County Council (SCC) Vehicular, Cycle and Electric Vehicle Parking Guidance (2021)
  - Technical housing standards – nationally described space standard

**2. Relevant Planning History**

Ref. No.	Proposal	Decision and Date
STAINES/FUL/P14906	Extension to licensed premises and alterations to the ground floor layout.	Grant Conditional 17.10.1972
20/00915/FUL	Replacement of window with double doors (retrospective).	Grant Unconditional 09.10.2020

### 3. Description of Current Proposal

#### The application site and surrounding area

- 3.1 The application site comprises The Feathers public house, a locally listed building situated on The Broadway in Laleham. The site area is approximately 405 square metres. The building is two and a half storeys plus basement and has a gross internal area of approximately 274 square metres. It is situated on the southeastern side of The Broadway. The site is within Flood Zone 2 (probability of flooding 1:1000-year event) and in an area of high archaeological potential.
- 3.2 The site is located within Laleham Conservation Area, and the building is included on the Council's Local List of Buildings and Structures of Architectural or Historic Interest (updated June 2015). The Local List entry describes the property as:
- “Two and a half storeys. Painted brick with slate roof. End chimneys, right hand one stepped. Two dormers. Three windows, six over six, glazing bar sashes. Projecting 20th Century black and white bar extension. Forms interesting group with adjacent red brick 1 and 2 Home Farm cottages. Earliest documentary evidence concerning the Feathers is dated 1796, when the Public House was in possession of William Porter, a brewer from Chertsey. Mid -19th Century described as a favourite “watering hole” for local farmworkers. Once had its own bakery. Set far back from road – possibly a picking up and setting down place for road traffic to and from London.”*
- 3.3 To the front of the property is a small car parking area accommodating nine parking spaces. This car park is on adopted highway land and currently available for public use. To the rear are small yard areas serving the ground floor premises, along with the single-storey extensions proposed for demolition.
- 3.4 The surrounding area comprises a mix of residential and commercial uses characteristic of a village centre location. To the east and west are residential properties with Laleham Village Hall further to the west. Immediately adjacent to the southeast is a pair of semi-detached properties, 1 and 2 Home Farm Cottages. They are locally listed, dating to 1876 with two front red brick gables. They are set forward of The Feathers two storey front elevation by over 10 metres. To the northeast is 2 Mizbrooks which is also a semi-detached red brick front gabled dwelling. Its front gabled elevation is also forward of The Feathers two storey front elevation by approximately 5 metres.

The Turks Head public house is located approximately 180 metres to the west on The Broadway. The Three Horseshoes public house is approximately 445 metres to the south-west on Shepperton Road.

- 3.5 The property has been vacant since September 2024. Prior to closure, the pub had been subject to a succession of operators since 2009, all of whom ceased trading. The building is showing signs of deterioration due to vacancy and lack of maintenance.

Proposal

- 3.6 This planning application seeks permission for:
- Change of use from public house (Sui Generis) to a single 5-bedroom dwelling (Use Class C3)
  - Partial demolition of rear single-storey extensions (walk-in fridge structure and timber shed bar)
  - Creation of private gardens to front and rear
- 3.7 The principal three-storey building would be retained in its entirety with minimal external alterations. The front elevation, which contributes to the character of the Conservation Area, would remain unchanged. The proposed conversion would serve the following accommodation:
- Basement: utility and storage
  - Ground floor: entrance hall, living room, dining room, kitchen
  - First floor: three bedrooms, bathroom
  - Second floor: two bedrooms, bathroom
- 3.8 It should be noted that after talks with the Council, the proposed planning application does not include any off-street parking provision.
- 3.9 The full set of proposed plans are provided as an Appendix.

**4. Consultations**

The following table shows those bodies consulted and their response.

<b>Consultee</b>	<b>Comment</b>
County Archaeology	No objection
County Highway Authority	No objection
Environment Health - Contamination	No objection. Recommend conditions and informatives.
Council's Heritage Officer	No objection
Surrey Wildlife Trust	No objection. Recommend conditions and informatives.

**5. Public Consultation**

- 5.1 A total of 3 properties were notified of the planning application. A statutory notice was also displayed, and a statutory advert was published in the local newspaper. The Council has received no letters of objection to the application.

## 6. Planning Issues

- Principle/ Loss of Public House
- Loss of Employment
- Character and Appearance
- Residential Amenity
- Heritage Impact
- Parking Provision & Highway Impact

## 7. Planning Considerations

### Principle/ Loss of Public House

7.1 The National Planning Policy Framework (NPPF) 2024 in paragraph 98 states:

*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

*a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

*c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

*e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

7.2 The key test in the NPPF is therefore whether the loss would be 'unnecessary' and whether it would 'reduce the community's ability to meet its day-to-day needs'. This requires consideration of:

- Whether alternative facilities exist in the area
- Whether the facility is viable or can be made viable
- Evidence of marketing and efforts to secure continued community use

7.3 Policy ID1 (Infrastructure and Delivery) of the Spelthorne Local Plan 2024-2039/40 states that the Council will seek to ensure community facilities are provided to meet local needs by resisting the loss of existing facilities except: i) where it is demonstrated that the facility is no longer needed, or ii) where it is established that the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community served.

- 7.4 A consideration is whether alternative public house facilities exist in the locality that are accessible to the community. There are two alternative public houses within easy walking distance:
- The Turks Head, The Broadway: approximately 180 metres (2-minute walk)
  - The Three Horseshoes, Shepperton Road: approximately 445 metres (6-minute walk)
- 7.5 The applicant's Viability Study notes that there are 17 public houses within a 3-mile radius of The Feathers, providing a good level of choice for the local community. The loss of The Feathers public house would not therefore leave the area without alternative public house facilities that are readily accessible.
- 7.6 On this basis, it is considered that the services provided by The Feathers can be provided in alternative locations that are equally accessible to the community, in accordance with Policy ID1 and the NPPF.
- 7.7 In addition, the applicant has submitted marketing and viability evidence demonstrating that the premises has been actively marketed for its continued use as a public house over a reasonable period at a realistic price, without generating a viable offer capable of securing its long-term operation. The submitted viability information further indicates that the public house use is no longer financially viable. The Viability Study provides a detailed history of operators at The Feathers since 2009. This shows a pattern of repeated business failures:
- 2009-2012: Assignment to Operator A
  - 2012-2014: Surrender and assignment to Operator B
  - 2014-2017: Assignment to Operator C
  - 2017-2020: Surrender and assignment to Operator D
  - 2020-2022: Assignment to Operator E
  - 2022-2024: Assignment to Operator F
  - September 2024: Repossession and closure

This pattern demonstrates that six different operators over a 15-year period were unable to run a viable business from the premises. All operators eventually ceased trading. This provides strong evidence that the public house use is not commercially viable in its current form.

- 7.8 The impact on local employment has been considered under the context of Policy EC1. Public houses (Sui Generis) provide local employment, however, given the demonstrated lack of financial viability, the conversion to residential use is not considered to result in a significant loss of employment floor space that would harm the local economy. Securing the active use of a heritage asset is considered to provide a greater long-term economic benefit to Laleham than allowing the building to remain vacant.

#### Housing Need and Housing Land Supply

- 7.9 Policy H1 (Homes for All) supports the provision of new housing, including through change of use of existing buildings, where suitable for that purpose taking into account other policy objectives.

- 7.10 The existing premises includes ancillary living accommodation at first floor level for the public house manager/licensee. This accommodation was not a separate residential unit and was tied to the pub use. The loss of this accommodation is considered acceptable as it formed part of the public house use which is being lost. The conversion of the entire building to a single dwelling represents a net gain of one dwelling for housing supply purposes. The NPPF (paragraph 125) specifically supports the development of under-utilised buildings where this can help to meet identified needs for housing.
- 7.11 The provision of a 5-bedroom family dwelling in this sustainable location and close to local services, would make effective use of an existing building and urban land.
- 7.12 Policy H1 also requires that a percentage of new-build homes meet higher standards for accessibility and adaptability (M4(2) and M4(3) of the Building Regulations). However, as the proposal is for the conversion and change of use of an existing building rather than a new-build development, these specific policy requirements regarding accessible housing standards are not strictly applicable.
- 7.13 The NPPF sets out the objective of significantly boosting the supply of housing, and Local Planning Authority (LPA) is required to provide a minimum of five year's housing land supply (5YHLS). The Council adopted the Spelthorne Local Plan 2024–2039/40 on 17 March 2026, and the 5YHLS must now be measured against the housing requirement set out in the adopted Local Plan, in accordance with NPPF paragraph 78 and the Planning Practice Guidance (PPG, ID: 68 002 20241212).
- 7.14 The Council has assessed deliverable supply in accordance with the NPPF definition. The Council is therefore able to demonstrate a deliverable five-year housing land supply against the adopted Local Plan requirement. However, it should be noted that the 'titled balance' with the presumption in favour of sustainable development nevertheless continues to apply due to the Housing Delivery Test (HDT) consequence, with the historic lack of delivery of housing in the borough.

#### Design, Heritage and Impact on Conservation Area

- 7.15 At part 12, on '*Achieving well-designed places*', the NPPF 2024, places a strong emphasis on design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, while not preventing or discouraging appropriate innovation.
- 7.16 Policy PS2 (Designing Places and Spaces) of the Spelthorne Local Plan 2024-2039/40 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 and achieving a satisfactory relationship to adjoining properties.

- 7.17 In addition to Policy PS2, the proposal has been assessed against the Spelthorne Design Code (2025) and Appendix C (Design of Residential Extensions). Although the scheme involves the conversion of an existing building rather than a new build, the demolition of the rear extensions and subsequent external alterations are considered to comply with the Design Code's requirements for respecting local character. The removal of the 20sqm of poor-quality structures significantly improves the building's proportions and increases the open character of the site to the rear, adhering to the design principles for the Suburban context.
- 7.18 The proposal involves the conversion of an existing locally listed building, in the Laleham Conservation Area with only limited external alterations. The scale, bulk and overall form of the building would remain largely unchanged.
- 7.19 Section 16 of the NPPF addresses conserving and enhancing the historic environment. Paragraph 212 requires that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 215 requires that where development proposals will lead to less than substantial harm to heritage assets, this harm should be weighed against the public benefits of the proposal.
- 7.20 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Policy PS3 addresses buildings of architectural and historic interest (including locally listed buildings), requiring alterations and change of use proposals to preserve the character and setting of such buildings. Policy PS3 also addresses Conservation Areas and requires development to contribute to preservation or enhancement of their character.
- 7.21 The property is located within Laleham Conservation Area. Whilst not statutorily listed, the building's inclusion on the Local List reflects its architectural and historic value to the Borough. Policy PS3 applies and requires the character and setting of the building to be preserved.
- 7.22 The proposal involves minimal external alteration to the principal building. The front elevation, which makes the primary contribution to the street scene and Conservation Area, would remain mostly unchanged (excluding the removal of the "Feathers" signage and metal canopy seating area). This is a significant benefit as it preserves the building's contribution to the character of Broadway.
- 7.23 To the rear, the proposal includes demolition of two single-storey extensions:  
- Walk-in fridge structure (modern, flat-roofed, breeze block construction)  
- Timber shed bar extension (poor quality, deteriorating).  
Regarding additions, only a canopy to the rear of the 'Garden Room' is proposed, serving bicycle storage area (for 2 bicycles).
- 7.24 The Conservation Officer has confirmed that these structures are of no heritage merit, and their removal would not harm the character of the locally

listed building or the Conservation Area. Referring to the extensions to the rear. The Officer states:

*“I have no concerns about the demolition of the small rear outbuilding”*

The removal of these modern additions, which detract from the historic character of the building, would represent a minor heritage benefit by revealing more of the original building form.

- 7.25 Internally, the conversion would necessitate some alterations to the layout and room uses, but the principal volumes and historic fabric would be retained. The Design and Access Statement states that all works would be carried out using appropriate materials and techniques to preserve the character of the building.
- 7.26 Overall, the proposal is considered acceptable in design and heritage terms. The front elevation and principal external appearance of the building would be preserved, thereby maintaining its established contribution to the street scene and the character of the area. The demolition of later rear extensions would remove poor quality and unsympathetic additions, resulting in an overall enhancement to the building’s form and legibility. Historic internal features and original fabric would be retained where present, safeguarding the significance of the heritage asset. The Council’s Conservation Officer has confirmed that the proposals would result in no harm to the locally listed building or the wider Conservation Area. Furthermore, the re-use of the building would secure its return to a viable and beneficial use, preventing further deterioration and ensuring its long-term maintenance and care.
- 7.27 In addition, Policy PS3 also requires that sites within Areas of High Archaeological Potential (AHAPs) undergo an archaeological assessment. While the application site is situated within an AHAP, the Surrey County Archaeological Officer has been consulted and notes that the proposed ground impacts are limited solely to the demolition of existing structures. Consequently, they have no archaeological concerns. Consequently, the proposal is considered to satisfy the archaeological requirements of Policy PS3.
- 7.28 Accordingly, the proposal accords with Policy PS2, Policy PS3, Section 72 of the Listed Buildings Act, and Sections 12 and 16 of the NPPF.

#### Residential Amenity

- 7.29 Policy PS2 of the Spelthorne Local Plan 2024-2039/40 states that new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.30 The proposal involves conversion of an existing building with no increase in height, massing or footprint (indeed a reduction through demolition of rear extensions). The relationship to adjoining properties would therefore not change significantly in physical terms.

- 7.31 The key amenity consideration is the impact of the change of use from public house to residential use on neighbouring properties. Policy E4 of the Local Plan states that the Council will seek to minimise the adverse impact of noise by requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level.
- 7.32 The existing pub use, when operational, potentially generated:
- Noise from customers arriving and leaving, particularly in evenings and at closing time
  - Music and entertainment noise
  - Disturbance from deliveries, bottle collection, waste collection
  - Cooking odours from kitchen extraction
  - Vehicle movements to/from car park
  - Potential for anti-social behaviour associated with alcohol consumption
- 7.33 Residential use of the building would reduce these noise and disturbance impacts. A single-family dwelling would be considered more compatible with the adjoining residential properties than the public house use and will have an acceptable impact on the amenity of neighbouring properties, according with Policies E4 and PS2.

#### Amenity of Future Occupiers

- 7.34 The proposed dwelling provides a good standard of living accommodation. The Gross Internal Area of 274 square metres exceeds the minimum requirement of 134 square metres set out in the Technical Housing Standards for a 5-bedroom, 8-person, two-storey dwelling. Natural light and outlook are provided through the retention of the existing window opening on both the front and rear elevations.
- 7.35 In terms of external amenity space, the proposal provides approximately 200 square metres of private rear garden space, supplemented by a large frontage. This exceeds the requirements of the Spelthorne Design Code: Appendix C for a detached dwelling. The removal of the rear extensions facilitates a more usable and private garden layout. Therefore, it is considered the living conditions for future occupiers is in accordance with Policy PS2.

#### Highway and parking provision

- 7.36 Policy ID2 (Sustainable Transport for New Developments) of the Spelthorne Local Plan 2024-2039/40 states that the Council will seek to secure more sustainable travel patterns by ensuring development is located in a way that reduces the need to travel and encourages alternatives to car use. It supports initiatives to encourage non-car-based travel and only permits traffic-generating development where it is compatible with local transport infrastructure.
- 7.37 Paragraph 116 of the NPPF states that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'
- 7.38 Policy ID2 further addresses parking provision, requiring appropriate provision to be made for off-street parking in development proposals in accordance with

maximum parking standards. Following the amendment of the red-line boundary to exclude all public highway land, the proposal now provides no on-site car parking.

- 7.39 It is noted that the original submission proposed to include approximately nine parking spaces within the red-line boundary, which were situated on the public highway frontage. Following discussions with the Council and the County Highway Authority (CHA), the applicant was advised that this arrangement was not acceptable as it effectively sought to privatise public land and would harm the character of Laleham Conservation Area. Consequently, the applicant amended the red-line boundary to exclude all public highway land, resulting in a scheme with no on-site car parking.
- 7.40 The CHA has been consulted on this revised arrangement and raises no objection on highway grounds. Their response states: *"The CHA notes that the proposed development does not involve any onsite car parking. This is not seen as a concern nor is it believed that it would lead to a significant highway safety risk. Surrey County Council's car parking standards are set at a maximum; therefore, no car parking is acceptable for this development."*
- 7.41 The CHA further considers that the public car parking area to the frontage of the site remains available for any additional demand that may be generated. They also note that the site is located within reasonable walking distance of local amenities such as schools, shops, and leisure activities, making active travel options convenient for residents. Consequently, the CHA believes that the proposed development will not result in a significant intensification of use of the highway nor cause any highway safety concerns.
- 7.42 Furthermore, the SCC Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) sets a maximum standard of 2 spaces for a house with 4 or more bedrooms. Given that the guidance specifies maximums rather than minimums, a provision of zero spaces is technically compliant with the standard in this sustainable location. Furthermore, it is a material consideration that the end of the public house use, which would typically generate a high and frequent turnover of visitors, staff, and delivery vehicles, will likely result in a significant reduction in overall parking pressure and highway activity compared to the existing lawful use.
- 7.43 To promote sustainable travel, a condition is recommended to secure high-quality, secure, and covered cycle parking (minimum of 2 bikes) including e-bike charging points, in accordance with SCC's 2021 Vehicular, Cycle and Electric Vehicle Parking Guidance.
- 7.44 Accordingly, the proposal is considered acceptable on highway and parking grounds and complies with Policy ID2 and the NPPF.

#### Flooding

- 7.45 The application site is located within the 1 in 1000-year flood event area and it is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which is recommended to be attached to this proposal. The proposal is for a change of use of an existing

building and involves the removal of some structure, as such the application will be in accordance with Policy E3.

#### Biodiversity

- 7.46 Policy E2 of the Local Plan requires development to avoid harm to features of nature conservation interest and contribute towards biodiversity improvements where possible. A Phase 1 Habitat Survey submitted with the application confirms the site is of negligible ecological value due to its urban context and the absence of notable habitat features. The survey found no evidence of use by bats or other protected species.
- 7.47 Regarding Biodiversity Net Gain (BNG), while the Environment Act 2021 mandates a 10% gain, this proposal qualifies for the de minimis exemption. The project involves the change of use of an existing building with no new footprint and the demolition of only approximately 20 square metres of poor-quality rear structures. As a small-scale development below the required threshold, a formal BNG calculation is not required.
- 7.48 Surrey Wildlife Trust (SWT) was consulted on the application and confirmed that the submitted Preliminary Ecological Appraisal (PEA) was appropriate. SWT recommended several conditions relating to the submission of a Landscape and Ecological Management Plan (LEMP), a Sensitive Lighting Scheme, and specific biodiversity enhancements. While the Council notes the recommendations from SWT, it is considered that the conditions for the conversion of a single existing building would be disproportionate and would not meet the tests set out in the NPPF. Given that the proposal involves the conversion of an existing building with no identified protected species, the ecological risks are minimal. Consequently, the Council will not be attaching these as formal conditions however these ecological best practices will be attached via informatives.
- 7.49 Subject to the inclusion of these informatives to guide the applicant on nesting birds and lighting, the proposal is considered to comply with Policy E2 and the NPPF.

#### Other Matters

- 7.50 The Council's Environmental Health Officer has raised no objection to the proposal on contamination however states that this property is located adjacent to the Home Farm landfill and so recommends conditions and informatives.
- 7.51 In terms of waste and recycling, as a residential premises, 2 x 240lt bins are required, together with a smaller bin for food waste. The bins storage is shown to be situated on the western side of the rear garden and is in accordance with the Council's requirements.
- 7.52 The proposal would create private garden areas to the front and rear of the property. A landscaping scheme and details of boundary treatment will be required by condition to ensure appropriate design of these areas.

#### Equalities Act 2010

7.53 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:

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

#### Human Rights Act 1998

7.55 This planning application has been considered against the provisions of the Human Rights Act 1998.

7.56 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

7.57 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

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

#### Financial Considerations

7.59 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.

7.60 In consideration of S155 of the Housing and Planning Act 2016, the proposal is not a CIL chargeable development and will therefore not generate a CIL Payment.

7.61 The proposal will stop receipt of Business Rate payments, however as a dwelling will generate Council Tax payments, which are not material considerations in the determination of this proposal.

### Conclusion

7.62 The proposal is considered to represent a sustainable form of development that accords with the objectives of the Local Plan Policies and the NPPF 2024. It has been demonstrated that the existing community use is no longer viable, and the availability of alternative public houses within a short walking distance ensures that the community's ability to meet its day-to-day needs is not diminished, satisfying the requirements of Policy ID1 and NPPF Paragraph 98. The conversion preserves the architectural integrity and historic significance of the locally listed building and the Laleham Conservation Area, with the removal of modern, poor-quality rear extensions resulting in a minor heritage benefit in accordance with Policy PS3 and the Spelthorne Design Code. Furthermore, the residential use is compatible with the surrounding context, offering an enhancement to the amenity of neighbouring residents through the reduction of noise and disturbance. Despite the absence of on-site parking, the proposal is technically compliant with the maximum standards set out in the SCC Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) and is supported by the Highway Authority given the site's sustainable location.

7.63 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.

## **8. Recommendation**

GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: This condition is required by Section 91 of the Town and Country

Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans 2220-02; 2220-03B; 2220-04B and Location Plan received 12.12.2025 and 2220-01 rev C and 2220-06 received 15.04.2026

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

3. No development shall take place until:-
  - (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.
  - (ii) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
  - (iii) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

**NOTE**

The requirements of the above condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

In accordance with policy E4 of the Spelthorne Borough Local Plan March 2026.

4. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances and to protect the occupiers of the premises in accordance with Policy E4 of the Spelthorne Local Plan 2024-2039/40.

5. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

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 Policy PS2 and Policy PS3 of the Spelthorne Local Plan 2024-2039/40.

6. The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development:
  - a. High quality, secure, lit and covered cycle parking for a minimum of 2 bikes
  - b. Charging points with timers for e-bikes within said facilities
  - c. Clear hardstanding routes between the cycle stores and the site accessTo be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required 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 Surrey County Council Local Transport Plan 2022–2032 (LTP4) and to satisfy Policy ID2: Sustainable Transport for New Developments in Spelthorne’s Local Plan 2024-2039/40 (March 2026).

Details of a scheme of both soft and hard landscaping works shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a minimum 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: (a) To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

In accordance with policy PS2 of the Spelthorne Borough Local Plan March 2026.

7. The creation of openings and doorways hereby permitted on the rear elevation shall be carried out in facing materials to match those of the existing building in colour and texture.

Reason: To ensure a satisfactory external appearance in accordance with policy PS2 of the Spelthorne Local Plan March 2026.

### Informatives

1. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
2. The developer is advised that as part of the detailed design of the highway works required by the above condition, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
3. 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).
4. The applicant should be mindful not to create excessive dust emissions during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are present. If removal of asbestos containing materials is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos - <http://www.hse.gov.uk/asbestos>
5. The applicant is advised that any works to the roof or demolition of rear structures should be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, a qualified ecologist should check the area for active nests immediately prior to works commencing.
6. To protect any commuting bats in the wider Laleham area, any external lighting installed should be downward pointing, shielded, and triggered by PIR sensors to minimize light spill, in accordance with the Guidance Note 08/23 (Bat Conservation Trust/ILP).

7. The applicant is encouraged to incorporate bird bricks or bat boxes into the restored elevations following the demolition of the rear extensions to provide a localised net gain for biodiversity.

**Planning Appeals Report – V1.0 ISSUED**

**Appeals Started between 16 April 2026 – 14 May 2026**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
26/00011/RVC  <b>35 Park Road Ashford TW15 1EX</b>	17.04.2026	Written Representation	6008213  Removal of Condition 4 (restricts the use of the extended property to Use Class C3 only) relating to planning application 25/01088/HOU
25/01495/HOU  <b>2 Cumberland Road Ashford TW15 3BX</b>	28.04.2026	Fast Track Appeal	6008311  Demolition of garage and erection of self-contained annex with provision of 1 off street parking space. (as shown on plan no's P0, P1, P2, P3, P4, P5, P6, P7, P8 rec'd 19.01.2026).

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/01403/FUL  <b>Shepperton Studios Studios Road Shepperton</b>	08.05.2026	Written Representation	6008636  Retention of 30m slimline lattice tower on ballast grillage enclosed in a compound fence

**Appeal Decisions Made between 16 April 2026 – 14 May 2026**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
22/00198/ENF  <b>58 Green Lane Shepperton</b>	04.03.2025	Written Representation	APP/Z3635/C/25/3359636  Appeal against serving of an Enforcement Notice. The material change of use of a garage and the land to use for the storage of builder's tools and materials.	Notice deemed a nullity by Planning Inspector	01.05.2026	N/A
25/00906/HOU  <b>48 Courtfield Road Ashford TW15 1JR</b>	06.11.2025	Fast Track Appeal	APP/Z3635/D/25/3374005  Retrospective application for the erection of a rear conservatory (As shown on plans: Location Plan received 11.07.2025 and YSG/48/2025/A; YSG/48/2025/B received 16.07.2025)	Appeal Allowed	06.05.2026	The inspector states although the cumulative depth of extensions on the site exceeds the 3m guideline set out in the Supplementary Planning Document (SPD), that a departure from this guidance is justified. This is because the conservatory's modest height, limited width, and glazed elevations ensure it remains clearly subordinate to the host dwelling. Furthermore, the

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						inspector found that the development does not harm the character or appearance of the area, as the surrounding context features varied garden sizes and outbuildings. Finally, the inspector was satisfied that the proposal causes no harmful loss of light or outlook for neighbouring occupiers.
25/01114/FUL <b>18 Wellington Road Ashford TW15 3RJ</b>	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 the built flat roofed side extension, and subsequent conversion of the C3 dwellinghouse into an 8 person HMO (Sui-	Appeal Dismissed	16.04.2026	The Planning Inspector dismissed the appeal for extensions and associated conversion into an 8-person HMO, finding that although the proposed extensions and roof alterations were acceptable, the intensified HMO use would harm the character of the quiet residential street and the living conditions of neighbouring occupiers. The Inspector concluded that occupation by eight unrelated individuals would generate significantly greater comings and goings, noise, disturbance, visitors and parking pressure than a typical family

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
			Generis) with associated amenities. (part retrospective)			dwelling or the previously approved flat conversion scheme. Particular weight was given to the recently adopted Article 4 Direction removing permitted development rights for C3-to-C4 HMO conversions, meaning the appellant could no longer rely on a fallback position for a smaller HMO. While the scheme would provide some additional affordable housing choice, these benefits were considered limited and insufficient to outweigh the identified harm, resulting in conflict with Policies PS2 and E4 of the Spelthorne Local Plan.
25/00995/HOU  <b>8A Elizabethan Close Stanwell Staines-upon-Thames</b>	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. (As shown on plan no's 0052 C2 rec'd 03.10.2025 and	Appeal Dismissed	24.04.2026	This Inspector agreed that the proposed extension would harm the character and appearance of the host building, disrupting the established eaves line and eroding the subservient appearance of the appeal property, resulting in a discordant and intrusive form of development that would fail to

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
			0026 C3, 0016 C2, 0015 C1, 0012 C3, 0053 C1, 0010 C3, 0011 C3, 0021 C2 all rec'd 08.08.2025)			respect the uniform character of the host building and wider terrace. Furthermore, he considered the dormer would result in incongruous and disproportionate addition to the host dwelling.
25/01367/FUL  <b>31 Junction Road Ashford TW15 1NJ</b>	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.	Appeal Dismissed	27.04.2026	The Planning Inspector dismissed the appeal for the extension and associated conversion into an 8-person HMO, concluding that although many of the physical alterations could proceed under existing lawful development certificates, the proposed use would fail to provide an acceptable standard of accommodation for future occupants. The Inspector found that several bedrooms would suffer from poor outlook, privacy and natural light, while the communal kitchen and outdoor amenity space would be inadequate and cramped for eight residents. Although concerns about harm to neighbouring amenity and the

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						character of the area were largely mitigated by the fallback position allowing similar extensions, the poor quality of living conditions within the HMO carried significant weight. Despite the Council's lack of a five-year housing land supply and the modest benefit of additional shared accommodation, the Inspector concluded that the adverse impacts significantly and demonstrably outweighed the benefits, and the appeal was therefore dismissed.
25/00866/FUL  <b>29-35 High Street Shepperton TW17 9AB</b>	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.	Appeal Dismissed	06.05.2026	The Inspector noted that relatively tall buildings of varying designs front the High Street and considered that the proposed fourth storey would be broadly comparable with the heights of existing buildings. The proposed setback was considered break up the building's massing and the extension was considered to have a subordinate appearance.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>The Inspector considered that the appeal proposal related entirely to the character and appearance of the High Street and represented a modest improvement.</p> <p>In terms of future occupants, the Inspector noted that there was an amenity area above the existing flats. It was noted that seven of the proposed flats would share a communal garden, and the Inspector considered that there were considerable differences between the existing amenity space and the proposed, with the proposed falling below the standard set out in the Design Code. The size of the garden was considered to be insufficient and would be a cramped and crowded space. The Inspector did not consider that nearby green spaces would mitigate this shortfall.</p> <p>However, the Inspector considered that the scheme had</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>an acceptable impact upon the amenity of the occupiers of no.13 Manor Farm Avenue and would have provided an acceptable level of parking provision.</p> <p>In conclusion, the Inspector considered that there would be a modest improvement to the character of the area and the proposal would contribute to the Council's Housing Land Supply. However, this was not considered to outweigh the harm to living conditions for future occupiers by reasons of shortfalls in amenity space, and the appeal was dismissed.</p>

**Current/Future Hearings/Inquiries**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
25/00208/TPO  <b>Rowland Hill Almshouses Feltham Hill Road Ashford</b>	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.

**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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