

Public Agenda



Please reply to:

Contact: Sam Nicholls
Service: Committee Services
Direct line: 01784 446240
E-mail: s.nicholls@spelthorne.gov.uk
Date: 21 June 2016

Notice of meeting

Planning Committee

Date: Wednesday, 29 June 2016

Time: **Call Over Meeting** - 6.45 pm

The Call Over meeting will deal with administrative matters for the Planning Committee meeting. Please see guidance note on reverse

Committee meeting – Immediately upon the conclusion of the call over Meeting

Place: Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames

To the member of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)	S.J. Burkmar	A.C. Harman
H.A. Thomson (Vice-Chairman)	R. Chandler	A.T. Jones
R.O. Barratt	S.M. Doran	D. Patel
I.J. Beardsmore	M.P.C. Francis	O. Rybinski
J.R. Boughtflower	N.J. Gething	R.W. Sider BEM

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

Call Over Meeting

Guidance Note

The Council will organise a meeting immediately prior to the Planning Committee meeting (a "Call Over") which will deal with the following administrative matters for the Committee:

- Ward councillor speaking
- Public speakers
- Declarations of interests
- Late information
- Withdrawals
- Changes of condition
- any other procedural issues which in the opinion of the Chairman ought to be dealt with in advance of the meeting.

The Call-Over will be organised by Officers who will be present. Unless there are exceptional circumstances, the meeting will be held in the same room planned for the Committee. The Chairman of the Planning Committee will preside at the Call-Over. The Call-Over will take place in public and Officers will advise the public of the proceedings at the meeting. Public speaking at the Call-Over either in answer to the Chairman's questions or otherwise will be at the sole discretion of the Chairman and his ruling on all administrative matters for the Committee will be final.

Councillors should not seek to discuss the merits of a planning application or any other material aspect of an application during the Call-Over.

Planning Committee meeting

Start times of agenda items

It is impossible to predict the start and finish time of any particular item on the agenda. It may happen on occasion that the Chairman will use his discretion to re-arrange the running order of the agenda, depending on the level of public interest on an item or the amount of public speaking that may need to take place. This may mean that someone arranging to arrive later in order to only hear an item towards the middle or the end of the agenda, may miss that item altogether because it has been "brought forward" by the Chairman, or because the preceding items have been dealt with more speedily than anticipated. Therefore, if you are anxious to make certain that you hear any particular item being debated by the Planning Committee, it is recommended that you arrange to attend from the start of the meeting.

Background Papers

For the purposes of the Local Government (Access to Information) Act 1985, the following documents are to be regarded as standard background papers in relation to all items:

- Letters of representation from third parties
- Consultation replies from outside bodies
- Letters or statements from or on behalf of the applicant

AGENDA

Page nos.

- 1. Apologies**
To receive any apologies for non-attendance.
- 2. Minutes** **5 - 20**
To confirm the minutes of the meeting held on 1 June 2016 (copy attached).
- 3. Disclosures of Interest**
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.
- 4. Planning Applications and other Development Control matters**
To consider and determine the planning applications and other development control matters in the report of the Head of Planning and Housing Strategy (copy attached).
 - a) 16/00561/HOU - 50 Squires Bridge Road, Shepperton, TW17 0QA **21 - 36**
 - b) 16/00662/SCC - Recycling Facility At Shepperton Quarry Littleton Lane Shepperton TW17 0NF **37 - 50**
- 5. Standard Appeals Report** **51 - 60**
To note the details of the Standard Appeals Report.
- 6. Urgent Items**
To consider any items which the Chairman considers as urgent.

This page is intentionally left blank

**Minutes of the Planning Committee
1 June 2016**

Present:

Councillor R.A. Smith-Ainsley (Chairman)
Councillor H.A. Thomson (Vice-Chairman)

Councillors:

R.O. Barratt	M.P.C. Francis	O. Rybinski
I.J. Beardsmore	N.J. Gething	R.W. Sider BEM
J.R. Boughtflower	A.T. Jones	
S.M. Doran	D. Patel	

Apologies: Apologies were received from Councillor S.J. Burkmar and Councillor A.C. Harman

In Attendance:

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

Councillor T. Evans	Land To The West Of 26 And 28 Peregrine Road, And 181 Nursery Road, (Formerly 187 Nursery Road), Sunbury
Councillor M.M. Attewell	Observed proceedings
Councillor I.T.E. Harvey	Observed proceedings

138/16 Minutes

The minutes of the meeting held on 19 May 2016 were approved as a correct record.

139/16 Disclosures of Interest

a) Disclosures of interest under the Members' Code of Conduct

Councillor I.J. Beardsmore declared a conflict of interest in relation to application 16/00616/SCC – Waste Transfer Station, Charlton Lane Shepperton, TW17 8QA on the basis that he was a former member of the Surrey County Council Planning and Regulatory Committee which determined such items. He stated that he would not debate or vote on the item and would leave the Council Chamber for the duration of the item.

b) Declarations of interest under the Council's Planning Code

Councillors R.O. Barratt, D. Patel, O. Rybinski and R.W. Sider BEM reported that they had received correspondence in relation to applications 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames and 16/00560/FUL - Land To The West Of 26, And 28 Peregrine Road, And 181 Nursery Road (Formerly 187 Nursery Road), Sunbury but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors R.A. Smith-Ainsley and M.P.C. Francis reported that they had received correspondence in relation to applications 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames, 16/00196/FUL - Land At Rear, Imtech House, 33 - 35 Woodthorpe Road And Part Of 37 Woodthorpe Road, Ashford, TW15 2RP, 15/01603/FUL - 111 High Street, Staines-upon-Thames, TW18 4PQ, and 16/00560/FUL - Land To The West Of 26, And 28 Peregrine Road, And 181 Nursery Road (Formerly 187 Nursery Road), Sunbury but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor H.A. Thomson reported that he had received correspondence in relation to applications 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames, 15/01603/FUL - 111 High Street, Staines-upon-Thames, TW18 4PQ, and 16/00560/FUL - Land To The West Of 26, And 28 Peregrine Road, And 181 Nursery Road (Formerly 187 Nursery Road), Sunbury but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor S.M. Doran reported that she had received correspondence in relation to applications 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames, 16/00196/FUL - Land At Rear, Imtech House, 33 - 35 Woodthorpe Road And Part Of 37 Woodthorpe Road, Ashford, TW15 2RP and 15/01603/FUL - 111 High Street, Staines-upon-Thames, TW18 4PQ, but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor N.J. Gething reported that he had received correspondence in relation to applications 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames, 16/00196/FUL - Land At Rear, Imtech House, 33 - 35 Woodthorpe Road And Part Of 37 Woodthorpe Road, Ashford, TW15 2RP and 16/00560/FUL - Land To The West Of 26, And 28 Peregrine Road, And 181 Nursery Road (Formerly 187 Nursery Road), Sunbury but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors I.J. Beardsmore and A.T. Jones reported that had received correspondence in relation to application 16/00560/FUL - Land To The West Of 26, And 28 Peregrine Road, And 181 Nursery Road (Formerly 187 Nursery Road), Sunbury but had maintained an impartial role, had not expressed any views and had kept an open mind.

140/16 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames

Description:

Reserved Matters application (in respect of appearance, landscaping, layout and scale) pursuant to outline planning permission granted under 09/00566/OUT and as amended under 15/00738/RVC, 15/00739/RVC, 15/00753/RVC, 15/00754/RVC, 15/00755/RVC and 15/00756/RVC for the development of the site to provide up to 39,750sqm of floor space to comprise residential (Class C3), office (Class B1a), Class C1, Class D2, Class A1, Class A2, Class A3, Class A4 and Class A5 as well as the provision of a new link road and pedestrian routes, car and cycle parking, highways and transport facilities, public open space, landscaping and other associated works. Discharge of condition no. 12 on Archaeology pursuant to outline planning permission 09/00566/OUT.

Additional Information:

The Assistant Head of Planning explained to the Committee that further to paragraphs 9.28 – 9.42 dealing with amenity space, the following table attached to the Committee update papers summarised the position:

<u>Public Open Space</u>		1128 m²
<u>Private Amenity Space</u>		
<u>Policy Requirement</u>	1475 m² (For 260 residential units)	
<u>Proposed (Balconies & Terraces)</u>		2375 m²
<u>Proposed (Communal Gardens)</u>		763 m² 525 m ² - 4 th floor 238 m ² - 9 th floor (excluding green roofs)
<u>Total Private Amenity Space</u>		3138 m²

Item 4(a) Charter Sq. (formerly known as Majestic House) Amenity Space

In addition, further to paragraph 9.80 in the committee report, the query regarding the management of the refuse stores on collection remained outstanding. As a result, a new condition was recommended to require further details to be submitted and approved by the Council to ensure that a

large number of refuse bins were not left obstructing the pavement. The wording of the condition was as follows:

1. Before the occupation of the first residential unit hereby permitted, full details regarding how all of the refuse stores are to be manoeuvred and stored on collection day shall be submitted to and approved by the Local Planning Authority. The servicing of the residential part of the development shall be carried out in accordance with these approved details and shall remain in operation for as long as the development is occupied.

Reason: To protect the amenities of the adjoining residential occupiers.

Furthermore in order to prevent overlooking and the potential for loss of privacy for future residents, it is considered necessary to add a condition requiring the submission of full details (including locations) of privacy screens to be installed between neighbouring residential units.

2. Before the occupation of the first residential unit hereby permitted, full details (including locations) of privacy screens to be installed between neighbouring residential units shall be submitted to and approved by the Local Planning Authority. The construction of the residential part of the development shall be carried out in accordance with these approved details and the privacy screens shall remain in situ for as long as the development is occupied.

Reason: To protect the amenities of the adjoining residential occupiers.

Public Speaking:

In accordance with the Council's procedure for speaking at committee meetings, Jackie Wand-Tetley spoke against the proposed development and raised the following key points:

- Immense scale
- Excessive size and bulk
- Out of scale with surroundings
- Overdevelopment
- Design is unimaginative, ugly
- Lack of amenity space
- Distance to childrens' play area too far
- Inadequate public open space
- Air Quality concerns

In accordance with the Council's procedure for speaking at committee meetings, Marlon Deam spoke for the proposed development and raised the following key points:

- Reduced floor-space compared with approved outline scheme
- Scheme discussed extensively with planning officers in pre-application meetings
- High quality design, complies with policy EN1

- Appropriate amount of open space provided
- Increased permeability to public realm
- Principles already established with outline scheme.

Debate:

During the debate the following key issues were raised:

- Large buildings but follows outline approval
- Design is subjective
- Could provide larger development
- No affordable housing provided
- Proposed play area is too far away
- Open space management query

Decision:

The application was **approved** as set out in the report of the Head of Planning and Housing Strategy subject to the following additional conditions:

1. Before the occupation of the first residential unit hereby permitted, full details regarding how all of the refuse stores are to be maneuvered and stored on collection day shall be submitted to and approved by the Local Planning Authority. The servicing of the residential part of the development shall be carried out in accordance with these approved details and shall remain in operation for as long as the development is occupied.

Reason: To protect the amenities of the adjoining residential occupiers.

2. Before the occupation of the first residential unit hereby permitted, full details (including locations) of privacy screens to be installed between neighbouring residential units shall be submitted to and approved by the Local Planning Authority. The construction of the residential part of the development shall be carried out in accordance with these approved details and the privacy screens shall remain in situ for as long as the development is occupied.

Reason: To protect the amenities of the adjoining residential occupiers.

**141/16 16/00196/FUL - Land At Rear Of Imtech House, 33 - 35
Woodthorpe Road And Part Of 37 Woodthorpe Road Ashford,
TW15 2RP**

Description:

Demolition of existing commercial buildings and erection of a part 3- storey, part 4-storey residential development comprising 26 flats (7 no. 1-bed, 17 no. 2-bed and 2 no. 3-bed) together with associated parking and amenity space. Reconfiguration of existing office car park and installation of car stackers.

Additional Information:

The Assistant Head of Planning reported that two late letters of representation had been received and that the issues raised were covered in the Committee report.

In addition, amended plans had been received showing changes to the balconies/roof terrace at Units A5, A9 and A13 to improve the relationship with neighbouring properties.

Furthermore a late consultation response had been received from the Surrey County Council Local Lead Flood Authority (County Sustainable Drainage Officer) raising no objection, subject to the following conditions.

Conditions

Condition 2 is to be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

1504 PL(2-)01 Rev. C; / 02 Rev. B; /03 Rev. B; /10 Rev. D; /11 Rev. B; /12; /13; /15 Rev. C; /19; /23; /26; /27; /28; /29 received 10 February 2016.

Amended plans 1504 PL(2-)16 Rev. G; /18 Rev. F; /24 Rev. D; /25 Rev. D received 20 May 2016

Amended plans 1504 PL(2-)21 Rev. F received 26 May 2016

Reason:- For the avoidance of doubt and in the interest of proper planning

Additional conditions (32 and 33) to be added in relation to controlling the use of part of the roof terrace of Unit A13 and privacy screens:

Condition 32

The proposed 4th floor outdoor terrace portion to the south of the 2 no. privacy screens, as shown on approved drawing 1504 PL(2-)18 Rev. F, shall not be used as a sitting/standing out area for the associated residential Unit A13 and shall only be used for maintenance purposes.

Reason:- To safeguard the amenity of neighbouring residential properties.

Condition 33

Prior to the occupation of the development, details of the proposed privacy screens to be installed on the roof terrace of Unit A13 shall be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed prior to the occupation of Unit A13 in accordance with the agreed details and thereafter maintained.

Reason:- To safeguard the amenity of neighbouring residential properties.

Amended and Additional Conditions from Surrey County Council Local Lead Flood Authority:

Amended Conditions

Condition 22 – To be replaced with the following condition

Prior to construction of the development hereby approved the following drawings need to be supplied to and approved in writing by the local planning authority:

- (i) A drainage layout detailing the exact location of SUDs elements, including finished floor levels
- (ii) A fully labelled network diagram of proposed sewer size, locations, manhole details etc.) of every element of the proposed drainage system (pipes, storage areas, etc.) and how these relate to submitted calculations.
- (iii) Separate, more detailed engineering plans (including levels, detail drawings, long sections and cross sections etc.) will be needed for each of the SuDS and critical drainage elements, including the details of the methods of flow control.

Reason: - To ensure that the design fully meets the requirements of the national SuDS technical standards.

Condition 23 – To be amended

Before the commencement of the construction of the development hereby approved details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered flood events exceeding design capacity.

Condition 24 – To be amended

Prior to construction of the development, details of the proposed maintenance regimes for each of the Sustainable Drainage System (SuDS) elements must be submitted to and approved in writing by the local planning authority.

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

Condition 25 – To be amended

Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted

to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

Condition 26 – To be amended

Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built to the approved designs.

New Conditions

Condition 34

Prior to the commencement of the construction details of run off rates and volume calculations for the 1 in 1 year, 1 in 30 year and 1 in 100 year + 30% Climate Change storm events shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the system can cater for the above storm events as per the technical standards

Condition 35

Before the commencement of construction details to demonstrate that development is permitted to connect into the public sewer and agreement of the discharge rate into the surface water system shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the final drainage design mitigates flood risk on or off site.

Public Speaking:

In accordance with the Council's procedure for speaking at committee meetings, Kay Frier spoke against the proposed development and raised the following key points:

- Piling concerns
- Design out of keeping with area
- Overshadowing
- Overlooking
- Increased traffic

- Increased noise, particularly from the car stacker
- Parking shortfall and no provision for visitors
- Dense, scheme should be reduced in size

In accordance with the Council's procedure for speaking at committee meetings, Muireann Murphy spoke for the proposed development and raised the following key points

- Discussed with officer in pre-application meeting
- Privacy is acceptable
- Shadow study demonstrates satisfactory light impact
- Character of area is mixed; design is acceptable
- Is a reduction from original scheme of 37 flats
- Highway issues are acceptable
- 1 parking space per unit provided in a sustainable location
- Will provide 26 new homes

Debate:

During the debate the following key issues were raised:

- Good use of site
- Privacy concerns addressed
- Query over car stackers
- No affordable housing provided, possibly help to buy housing
- Overdevelopment
- Inadequate car parking

Decision:

The application was **approved** as set out in the report of the Head of Planning and Housing Strategy subject to the following amended and additional conditions:

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

1504 PL(2-)01 Rev. C; / 02 Rev. B; /03 Rev. B; /10 Rev. D; /11 Rev. B; /12; /13; /15 Rev. C; /19; /23; /26; /27; /28; /29 received 10 February 2016.

Amended plans 1504 PL(2-)16 Rev. G; /18 Rev. F; /24 Rev. D; /25 Rev. D received 20 May 2016

Amended plans 1504 PL(2-)21 Rev. F received 26 May 2016

Reason:- For the avoidance of doubt and in the interest of proper planning

Additional conditions (32 and 33) to be added in relation to controlling the use of part of the roof terrace of Unit A13 and privacy screens:

Condition 32

The proposed 4th floor outdoor terrace portion to the south of the 2 no. privacy screens, as shown on approved drawing 1504 PL(2-)18 Rev. F, shall not be used as a sitting/standing out area for the associated residential Unit A13 and shall only be used for maintenance purposes.

Reason:- To safeguard the amenity of neighbouring residential properties.

Condition 33

Prior to the occupation of the development, details of the proposed privacy screens to be installed on the roof terrace of Unit A13 shall be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed prior to the occupation of Unit A13 in accordance with the agreed details and thereafter maintained.

Reason:- To safeguard the amenity of neighbouring residential properties.

Amended and Additional Conditions from Surrey County Council Local Lead Flood Authority:

Amended Conditions

Condition 22 – To be replaced with the following condition

Prior to construction of the development hereby approved the following drawings need to be supplied to and approved in writing by the local planning authority:

- (i) A drainage layout detailing the exact location of SUDs elements, including finished floor levels
- (ii) A fully labelled network diagram of proposed sewer size, locations, manhole details etc.) of every element of the proposed drainage system (pipes, storage areas, etc.) and how these relate to submitted calculations.
- (iii) Separate, more detailed engineering plans (including levels, detail drawings, long sections and cross sections etc.) will be needed for each of the SuDS and critical drainage elements, including the details of the methods of flow control.

Reason: - To ensure that the design fully meets the requirements of the national SuDS technical standards.

Condition 23 – To be amended

Before the commencement of the construction of the development hereby approved details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered flood events exceeding design capacity.

Condition 24 – To be amended

Prior to construction of the development, details of the proposed maintenance regimes for each of the Sustainable Drainage System (SuDS) elements must be submitted to and approved in writing by the local planning authority.

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

Condition 25 – To be amended

Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

Condition 26 – To be amended

Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built to the approved designs.

New Conditions

Condition 34

Prior to the commencement of the construction details of run off rates and volume calculations for the 1 in 1 year, 1 in 30 year and 1 in 100 year + 30% Climate Change storm events shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the system can cater for the above storm events as per the technical standards

Condition 35

Before the commencement of construction details to demonstrate that development is permitted to connect into the public sewer and agreement of the discharge rate into the surface water system shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the final drainage design mitigates flood risk on or off site.

142/16 15/01603/FUL - 111 High Street, Staines-upon-Thames, TW18 4PQ

Description:

Erection of extensions to form three storey building providing 5 no. two bed and 4 no. one bed flats above existing shops.

Additional Information:

The Assistant Head of Planning notified the Committee of amendments to the Planning Committee report as follows:

The executive summary second paragraph and paragraph 3.2 should read '5 no. two bed flats and 4 no. one bed flats'

Paragraph 7.10 to read 'The primary outlook from the proposed flats would be from the front and the rear of the development'.

Consultation response received from the County Highway Authority raising no objection subject to the following condition:

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) provision of boundary hoarding behind any visibility zones
- (h) measures to prevent the deposit of materials on the highway has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

Public Speaking:

There was no public speaking.

Debate:

During the debate the following key issues were raised:

- Visual improvement
- Acceptable design
- Car parking concerns, not in TfL Oyster Card area

Decision:

The application was **approved** as set out in the report of the Head of Planning and Housing Strategy subject to the following additional condition:

No development shall commence until a Construction Transport Management Plan, to include details of:

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) provision of boundary hoarding behind any visibility zones

- h) measures to prevent the deposit of materials on the highway has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

143/16 16/00560/FUL - Land To The West Of 26 And 28 Peregrine Road, And 181 Nursery Road, (Formerly 187 Nursery Road), Sunbury

Description:

Erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping.

As shown on plan nos.' L2321/03; / 04A; 07G; /10A; /11A; /13; /14A; /16 and L1774/LPA received 31 March 2016.

Additional Information:

The Assistant Head of Planning informed the Committee of the following amendments to the Planning History on page 93 of the report:

SP/90/543

Detached two-storey dwelling and double garage (Outline)

Approved 12/12/1990

93/0519/DET

Approval of details pursuant to outline planning permission SP/90/543 dated 12th December 1990 for the erection of a detached two storey dwelling and double garage.

Approved 10/11/1993

93/00330/OUT

Two detached dwellings each with single garages and car ports and a parking space.

Refused 21/07/1993 (on Green Belt grounds).

Furthermore the first sentence of paragraph 2.1 of the Planning Committee report needed to be updated. Planning permission was originally granted in 1990 (the approved house and garage was still 215 sq. m floorspace).

Amended site plan with tree protection fencing details has been received. The Tree Officer has raised no objection to this plan but has requested the proposed site layout plan (L2321/07G) to be superseded. The applicant has agreed to this.

The drawing numbers listed on Page 1 of the committee report is to be amended as follows:-

As shown on plan nos.' L2321/03; / 04A; /10A; /11A; /13; /14A; /16 and L1774/LPA received 31 March 2016, and amended plan no. DPA-69400-01 Rev. B received 27 May 2016.

Public Speaking:

In accordance with the Council's procedure for speaking at committee meetings, Sati Panesar spoke for the proposed development and raised the following key points:

- Overwhelming need for the facility, one built at School Walk in Sunbury
- Need overrides marginal harm to the Green Belt
- Site is brownfield land
- Planning permission not required for six people living together and this is for two more.
- Complies with policy H04 which required special housing needs
- Issues relating to design, trees amenity space all acceptable
- No objections from statutory consultees or neighbours
- Very special circumstances exist
- Similar scheme approved in Green Belt in Windlesham due to very special circumstances

In accordance with the Council's procedure for speaking at committee meetings, Councillor Evans spoke as Ward Councillor for the proposed development and raised the following key points:

- There was a need for the facility
- Close to existing roads
- Appropriate use and provides a very special circumstance
- Would not relax Green Belt policy but very special circumstances exist
- Permission could be conditioned
- No precedent would be made which would weaken the greenbelt policy

Debate:

During the debate the following key issues were raised:

- Much larger than approved scheme
- Not visible
- House already approved on Green Belt
- Is a “hairline” decision
- Developments are not located in urban area as not viable
- Need exists but is it exceptional need?
- Historically an agricultural use on site, could build a large barn (Officer note: this is not the case)
- Increased size of plot, loss of Green Belt
- No alternative site search undertaken

Decision:

The application was **refused** as set out in the report of the Head of Planning and Housing Strategy for the following reason:

1. The proposal represents inappropriate development in the Green Belt for which no very special circumstances have been demonstrated including no evidence why the facility cannot be provided in the urban area. It will result in the site having a more urban character, will diminish the openness and harm the visual amenities of the Green Belt, and conflict with three of the five purposes of Green Belts. It is therefore contrary to Policy GB1 of the Spelthorne Borough Local Plan 2001 and Section 9 (Protecting Green Belt Land) of the Government's National Planning Policy Framework 2012.

144/16 16/00616/SCC - Waste Transfer Station, Charlton Lane, Shepperton, TW17 8QA

In accordance with Standing Order 28.1, it was moved by Councillor H.A. Thomson and seconded by Councillor N. Gething for the Suspension of Standing Orders that the Committee, having sat continuously for three hours, should continue to conclude the remaining business.

Resolved that the Committee continue to sit to complete the business on the agenda.

Description:

Surrey County Council consultation for the access, loading and exit of vehicles with waste for export from the existing Recyclables Bulking Facility, by SITA, between the hours of 6pm and 8pm (to extend the use of the site for an additional two hours) Monday to Saturday until 31 December 2017.

Additional Information:

The Assistant Head of Planning informed the Committee that one late letter of representation had been received which raised the following issues:

- The applicant has not informed the County of its change of name and publishing a notice about a company using its old name is of 'no effect'.
- Letters were not sent out to people who objected to the original application, unlike the information set out in Surrey's Statement of Community involvement, therefore is not surprised that nobody has written in to object.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- Poor neighbour notification
- One third of lorries will be using the site between 6pm and 8pm
- More stringent conditions required
- Impact on residential amenity
- Should be on a trial basis of 3/6 months
- Concern over lorries parking in the streets around the Borough where there are no controls
- It is obvious that these extra hours would have been needed and this should have been recognised when the original planning application was considered.

Decision:

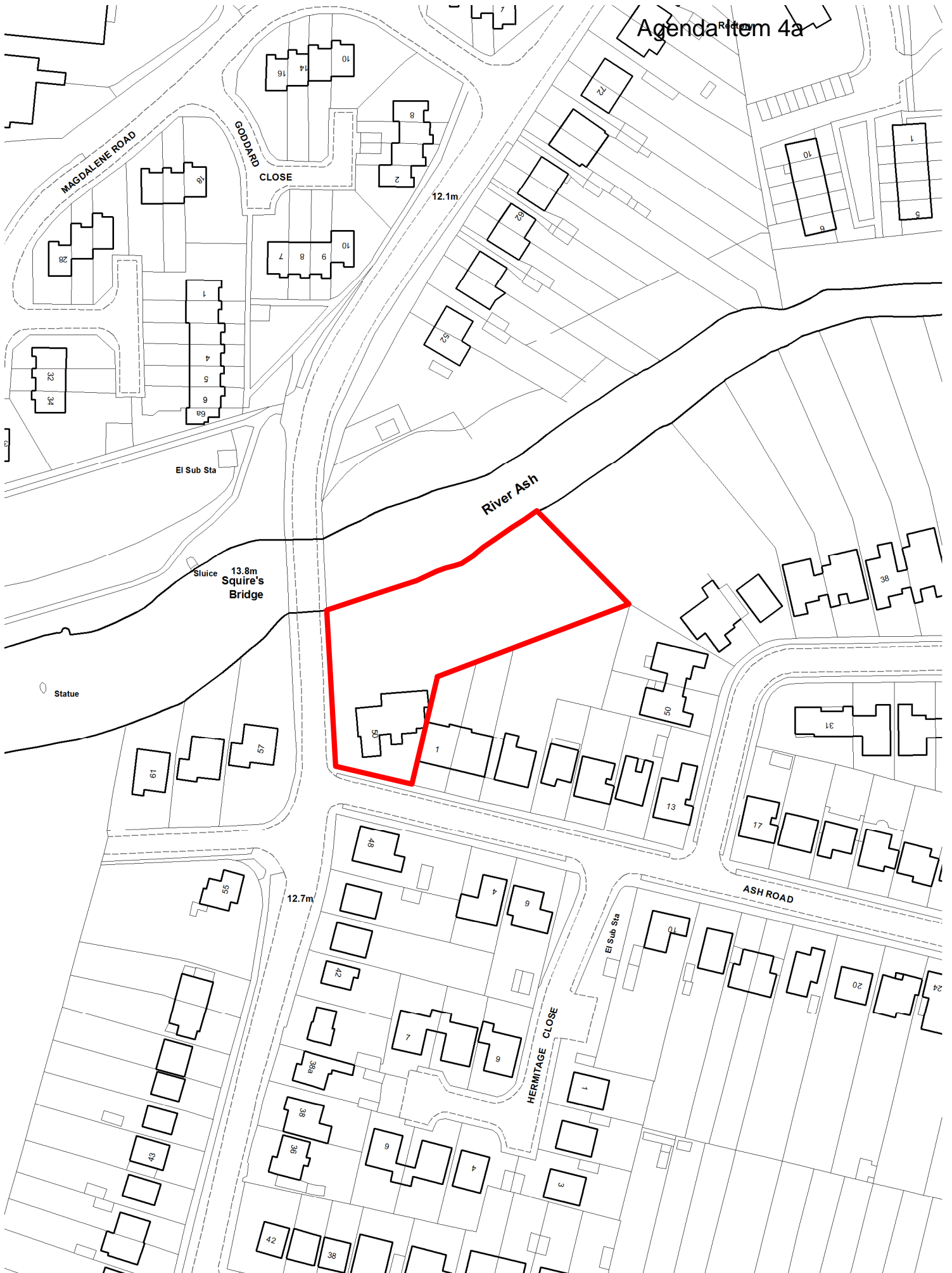
That Surrey County Council be advised that this authority raises no objection in principle to the proposal, subject to the following:

- A condition be imposed restricting the number of HGVs to a maximum of 3 per hour;
- A condition be imposed restricting the additional hours to a period of 18 months or whenever the gasification building is commissioned, whichever is the sooner; and
- The applicant makes all reasonable efforts to minimise operations during the amended hours.

145/16 Standard Appeals Report

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

Resolved that the report of the Head of Planning and Housing Strategy be received and noted.



dsdale

1:1,250

16/00561/HOU
50 Squires Bridge Road, Shepperton, TW17 0QA

(c) Crown Copyright and database right © 2012 Ordnance Survey 100024284.



Planning Committee

29 June 2016



Application Nos.	16/00561/HOU		
Site Address	50 Squires Bridge Road, Shepperton, TW17 0QA		
Proposal	Erection of a single storey rear extension and a first floor rear extension		
Applicant	Ms Barbara Mulowska-Smart		
Ward	Laleham and Shepperton Green		
Call in details	The application has been called in by Cllr. Attewell due to concerns of local residents on the potential impacts of the proposal		
Case Officer	Siri Thafvelin		
Application Dates	Valid: 07.04.2016	Expiry: 02.06.2016	Target: Over 8 weeks
Executive Summary	<p>This application seeks the erection of a single storey rear extension and a first floor rear extension. The single storey rear extension would have a width of 6.6m and depth of 1m and would be situated under the existing roof of the two bay windows and French doors currently facing the rear garden. The first floor extension would have a depth of 3m as measured from the rear wall of the existing first floor and a width of 4.2m.</p> <p>This application originally proposed a first floor extension with a depth of 4.1m as measured from the rear elevation of the existing first floor as well as a balcony with a width of 6.6m and depth of 1m. The first floor extension has since been reduced in depth and the balcony has been removed to improve the relationship with neighbouring properties. The overall design, height and scale of the development respects the design and proportions of the host building. Consequently, the impact on the character and appearance of the area is considered acceptable.</p> <p>The proposal complies with Policy EN1 (Design of New Development) of the Spelthorne Borough Core Strategy and Policies DPD (2009) and the guidance contained in the Councils Supplementary Planning Document on the Design of Residential Extensions and New Residential Development (2011) and has an acceptable relationship with the surrounding residential properties.</p>		
Recommended Decision	The application is recommended for approval		

MAIN REPORT

1. Development Plan

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

- EN1 (Design of New Development)
- EN2 (Green Belt)
- LO1 (Flooding)

2. Relevant Planning History

FUL/85/847	Erection of (a) a two-storey extension to provide a part double garage and w.c. and part day room on the ground floor, with a bedroom and dressing room above; (b) a two-storey front extension to provide an entrance lobby with bathroom above; (c) a single-storey rear extension to provide a dining room, utility room, kitchen and part day room; and (d) a single-storey side extension to provide a part double garage.	Grant Conditional 15.01.1986
01/00102/FUL	Erection of a single storey front extension and a first floor side extension	Refused 10.04.2001
01/00453/FUL	Erection of a single storey front extension and a first floor side extension.	Refused 20.08.2001

3. Description of Current Proposal

3.1 This application relates to No. 50 Squires Bridge Road, Shepperton, which is a two storey dwellinghouse situated on the eastern side of the road. The site is in a prominent location on the corner of Squires Bridge Road and Ash Road with a garden to the north and northeast of the property. To the north of the site the property is bounded by the River Ash. The site is within Flood Zone 2 and 3a (1 in 1000 and 1 in 100 flood event area) and is partially within the Green Belt.

3.2 The proposal is for a single storey extension and a first floor extension to the rear of the existing building. The single storey extension will occupy the space under the hipped roof of the existing bay windows and French doors at the rear of the property. The extension will be 6.6m wide and 1.7m deep and will be situated under the hipped roof of the two existing bay windows and these existing windows will be removed. It will have folding doors in the rear elevation and windows in the rear and side elevations. The proposal also

includes the erection of a first floor rear extension with a width of 4.2m and depth of 3m as measured from the rear wall of the existing two storey element. The extension will have a hipped roof with an eaves height of 6.1m and maximum height of 8.4m to match that of the existing two storey element and a window in the rear elevation.

- 3.3 The original proposal showed a first floor extension with a depth of 4.1m as measured from the rear of the existing first floor element and a balcony with a width of 6.6m and depth of 1m. The balcony extended 1.2m from the side of the proposed extension. Following discussion with the agent the proposed balcony has been removed and the extension has been reduced in depth to 3m.
- 3.4 In 2001 and 2002 two proposals for a single storey front and first floor side extension were refused. The most recent (01/00453/FUL) being for the following reason:

The proposed first floor extension, by reason of its bulk, location and proximity to the dwelling to the east would be overbearing and result in a loss of light and outlook no No. 1 Ash Road, which would be detrimental to the amenity of that adjoining property contrary to Policies BE1, BE5 and BE6 of the Borough Local Plan 2001 and the Council's Supplementary Planning Guidance on the Design for new Residential Development and Extensions.

The proposed first floor side extension was to be set in 1m from the shared boundary to No. 1 Ash Road but broke a 45 degree line drawn from the adjoining property's boundary and the 6.2m high wall was considered to be overbearing and would result in a loss of outlook to the dwelling to the east. It was also considered that it would reduce light to the windows of the adjoining property and that it did not address the previous reason for refusal (PA/01/0102) for a similar scheme.

- 3.5 Copies of the proposed plans and elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
Environmental Health	Requests that an informative is attached as the site is adjacent to a nursery (Informative 1 below)

5. Public Consultation

- 5.1 11 letters of notification were sent out to neighbouring properties. At the time of writing 3 letters of representation (including two duplicates) had been received from two separate addresses. The following concerns have been raised:
- Loss of daylight and sunlight

- Overshadowing due to size and bulk of extension
- Overlooking and loss of privacy from balcony (Officer note: This has since been removed from the proposal)
- Not in keeping with character of the area
- Increased pressure on parking
- Flood risk
- Fire risk

6. Planning Issues

- Design and appearance
- Impact on neighbouring properties
- Impact on the Green Belt
- Flooding

7. Planning Considerations

Design and appearance

- 7.1 Policy EN1(a) of the Core Strategy & Policies DPD states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should 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.
- 7.2 The existing property is situated in a residential area largely characterised by detached dwellings with the exception of Nos. 1 and 3 Ash Road which form a pair of semi-detached buildings. The existing building is set at an angle to Ash Road on an irregular size plot with a large garden to the north and northeast of the dwellinghouse and differs from the other buildings of the area in terms of scale, orientation (not facing directly onto the road), design and plot size. The building is faced in brick painted pale yellow with several single and two storey elements with hipped roofs on the front, side and rear elevations to create an irregular shaped building. No. 50 Squires Bridge Road is adjoined by 1 Ash Road to the east which is a semi-detached chalet style dwellinghouse.
- 7.3 The proposal will be situated at the rear of the building but as the property is situated on the corner of Squires Bridge Road and Ash Road the proposal would be visible from Squires Bridge Road and Squire's Bridge, in particular, which adjoins the site to the northwest. The proposal will, however, be situated some 30m from the bridge and seen in context of the host building it is not considered that it will have an adverse impact on the street scene.
- 7.4 The first floor extension will join to the existing two storey element at the rear of the property and will match it in terms of design, height and materials. It is not considered that the proposal will appear out of proportion or out of character to the host building. It is therefore considered that the proposal meets the requirements of Policy EN1 and the Supplementary Planning

Document on the Design of Residential Extensions and New Residential Development 2011 and that it will have an acceptable impact on the character of the area.

Impact on neighbouring properties

- 7.5 Policy EN1(b) of the Core Strategy and Policies DPD 2009 states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect.
- 7.6 The ground floor extension will be situated under the roof of the existing to bay windows (both of which will be removed) and will be a minimum of 5.4m from the boundary to No. 1 Ash Grove and given its limited height and distance to the neighbouring property it is considered that the relationship is acceptable.
- 7.7 The first floor extension will be situated at an angle facing away from No. 1 Ash Grove and will be set in between 4m and 5m from the boundary which exceeds the minimum 1m set in from the boundary as set out in the SPD on design. The closest ground floor window at No. 1 Ash Grove appears to be a living room that is set in approximately 1m from the boundary and another window serving a kitchen is situated approximately 4m from the boundary. The proposed first floor extension does not break the 45 degree horizontal or vertical lines when taken from the windows of the neighbouring property, as required by the Council's SPD on design.
- 7.8 The first floor extension would join the existing two storey element of the building and would not have any openings in the side elevation. A condition is recommended to ensure that no windows will be formed in this elevation without the written permission of the Local Planning Authority. The balcony that formed part of the original drawings submitted for this application has been removed, and it is therefore considered that the proposal will not cause loss of privacy to the neighbouring properties.
- 7.9 Both neighbours at Nos. 1 and 3 Ash Road have written in objecting to the proposal. Their main reasons for objecting are concerns that the first floor extension will block out daylight and sunlight to their properties and that it will appear overbearing. Nos. 1 and 3 Ash Road have north facing rear gardens with a depth of 12-22m that face onto the rear garden of No. 50 Squires Bridge Road. While their concerns are noted the extension meets the requirements of the SPD in terms of distance and height and does not break the vertical or horizontal 45 degree lines and it is not considered that refusal can be justified on these grounds. The recent reduction in the depth of the first floor extension and the removal of the balcony proposed by the applicant further improves the relationship with No. 1 Ash Road.
- 7.10 It is therefore considered that the impact on the amenity of the neighbouring properties in terms of privacy, daylight, sunlight and bulk will be acceptable.

Other matters

- 7.11 The north of the site is in the Green Belt and the boundary runs across the rear of the building which means that just over half of the proposed single storey extension would be situated in the Green Belt. Policy EN2 of the Core Strategy and Policies DPD 2009 states that the Council will only permit the extension of dwellings in the Green Belt where the proposal does not significantly change the scale of the original building, regardless of the size of the plot, does not detract from the character of the area, and complies with policy EN1 on the design of new development. Part of the existing bays are within the Green Belt and the net increase in floorspace within the Green Belt is only 2.4 square metres. The first floor extension is within the urban area. Due to the very minor increase in floorspace it is considered that the impact on the Green Belt will be acceptable.
- 7.12 The proposal is for the extension of an existing bedroom to provide an en-suite and a dressing area. As no additional bedrooms are proposed it is not considered that the proposal will have an impact on local parking provision or highway safety by increasing the number of cars parked at or near the property.
- 7.13 The southern part of the application site is located within the 1 in 1000 year flood event area where there is no objection in principle to extensions on flooding grounds and the northern half of the building (where the extension will be) falls within the 1 in 100 year flood event area. The proposal includes a single storey extension with a footprint of 10.5 square metres compared to the existing bay windows and patio which together have a footprint of 7.3 square metres; an increase of 3.2 square metres. Due to the limited footprint of the proposal 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 are recommended to be attached to this proposal. The application will then be in accordance with policy LO1.
- 7.14 Accordingly, the application is recommended for approval.

8. Recommendation

8.1 GRANT 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 and drawings:

Location plan; KJT/Squires Bridge Road/100a; /101a; 104a received 07 April 2016 and KJT/Squires Bridge Road/102a; /103b; /105c received 14 June 2016.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. That no further openings of any kind be formed in the eastern elevation of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:-. To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. The development hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason:- To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

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

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

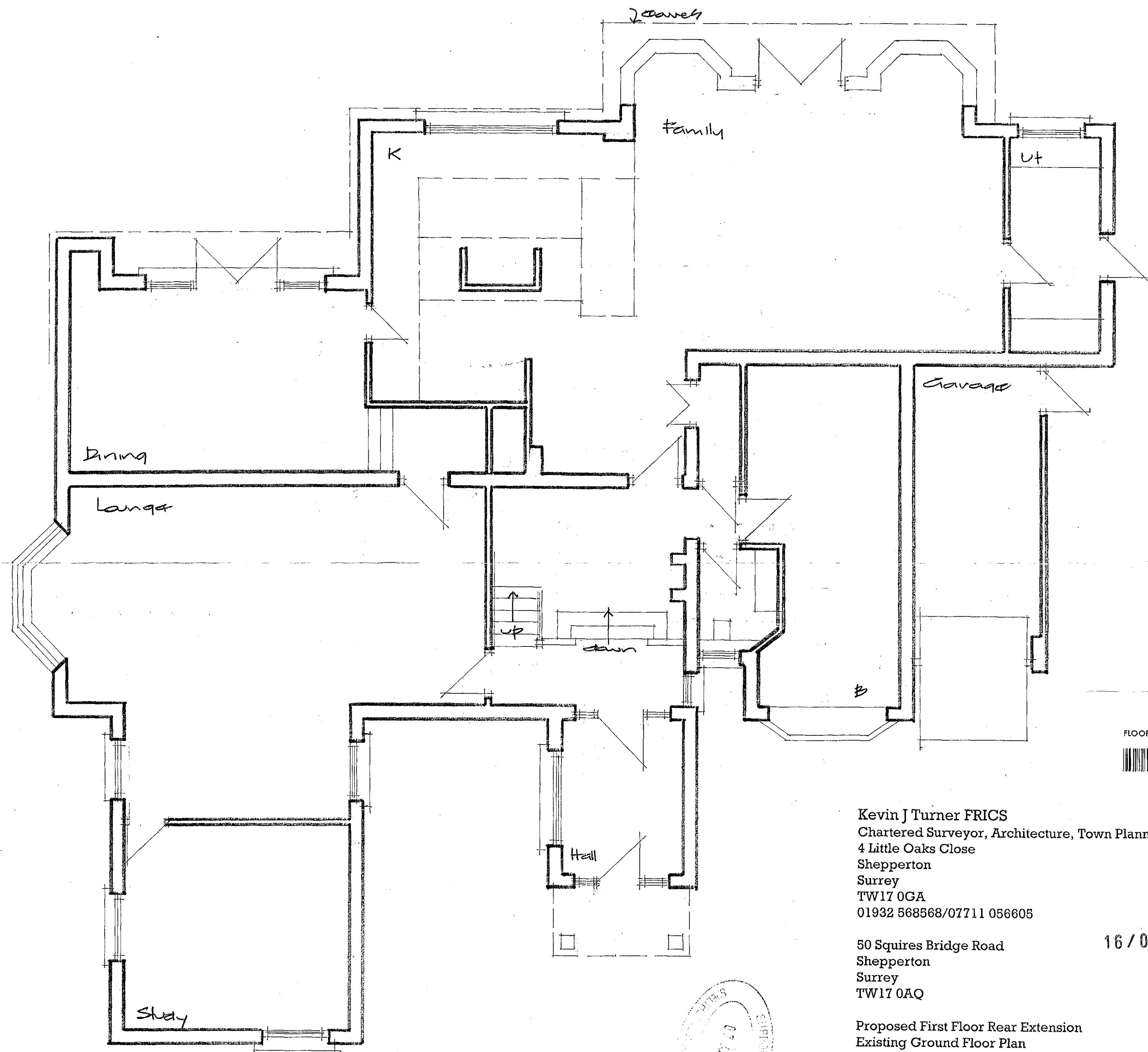
6. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

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

Informatives

1. The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development.
2. The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.
3. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- b) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



FLOOR PLANS ONLY - 16/00561/HOU



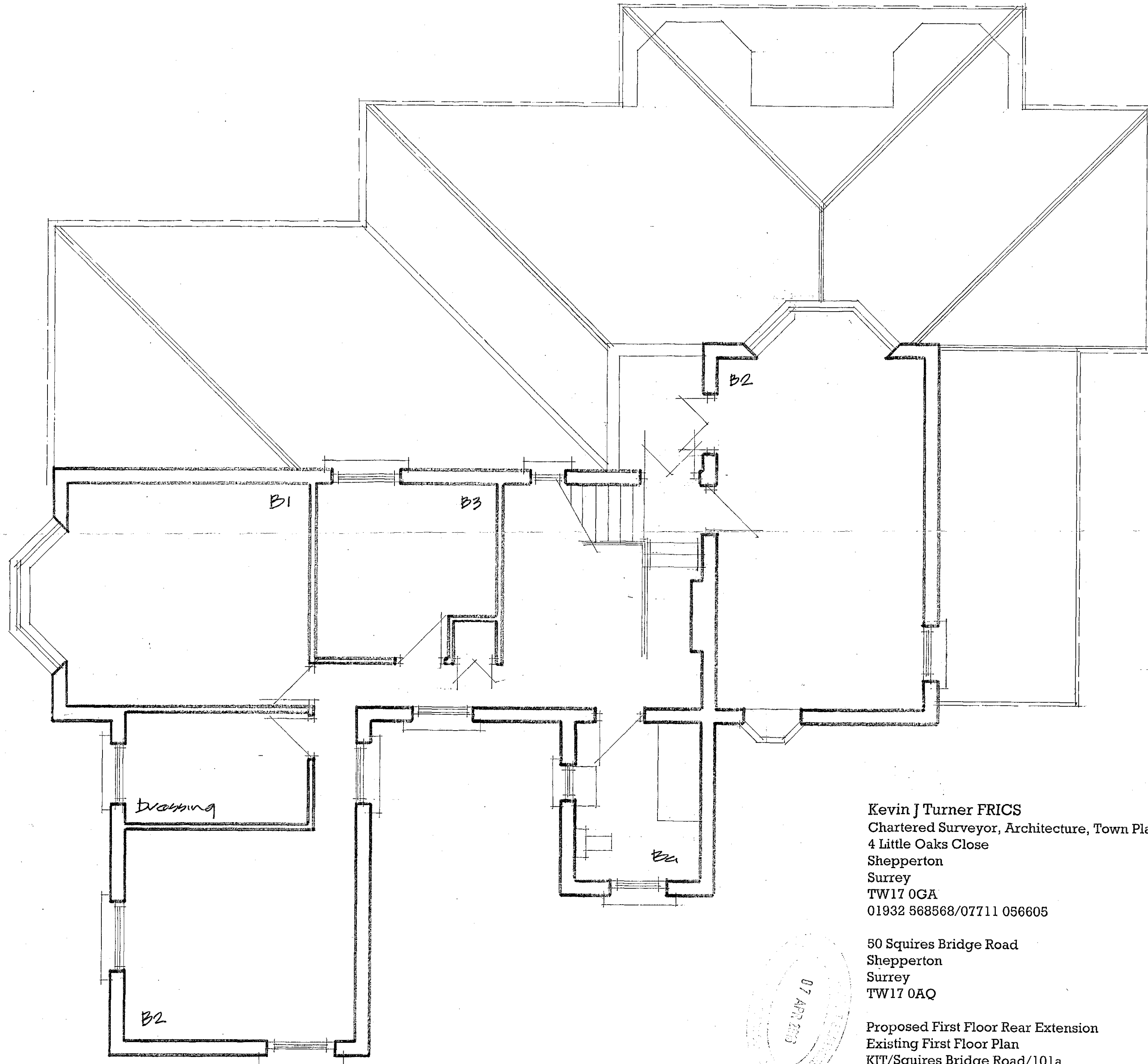
Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

16/00561

Proposed First Floor Rear Extension
 Existing Ground Floor Plan
 KJT/Squires Bridge Road/100a
 Scale 1-50 metric





FLOOR PLANS ONLY - 16/00561/HOU

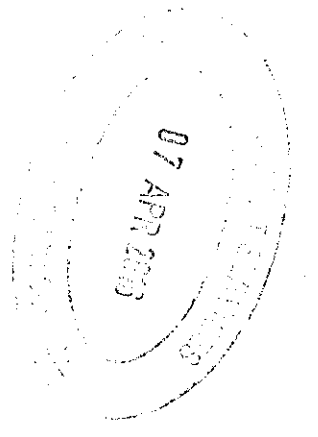


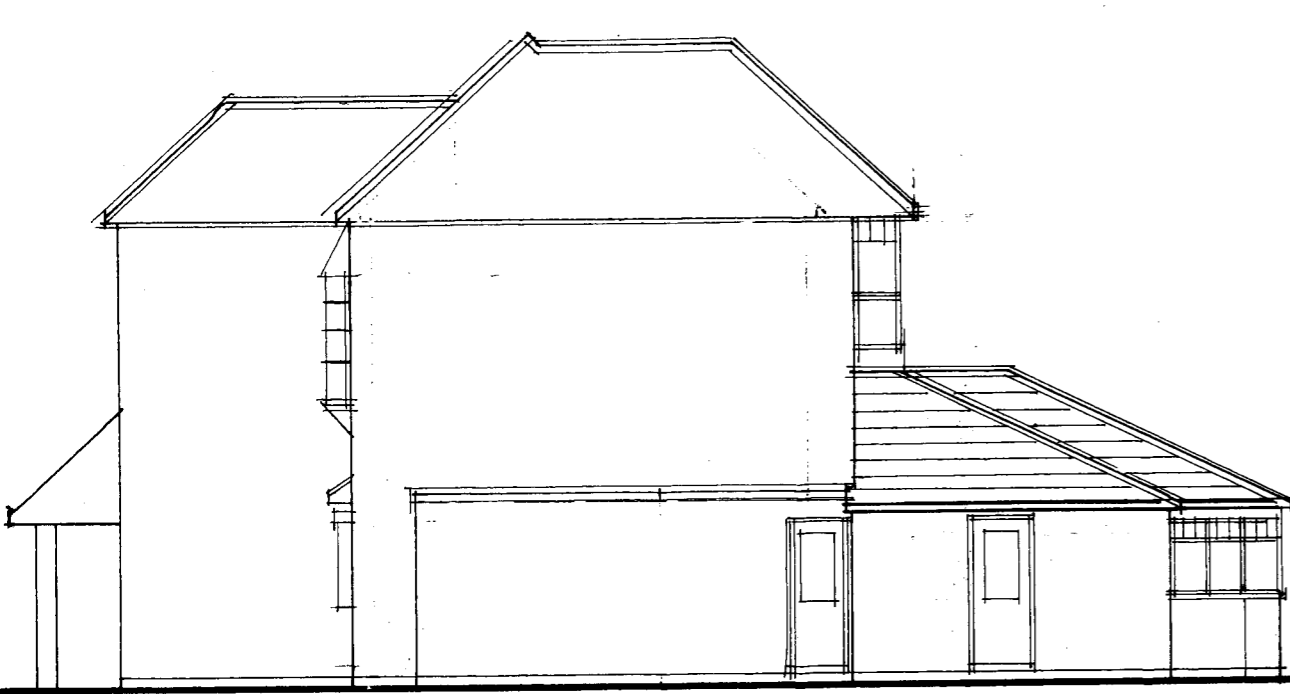
Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

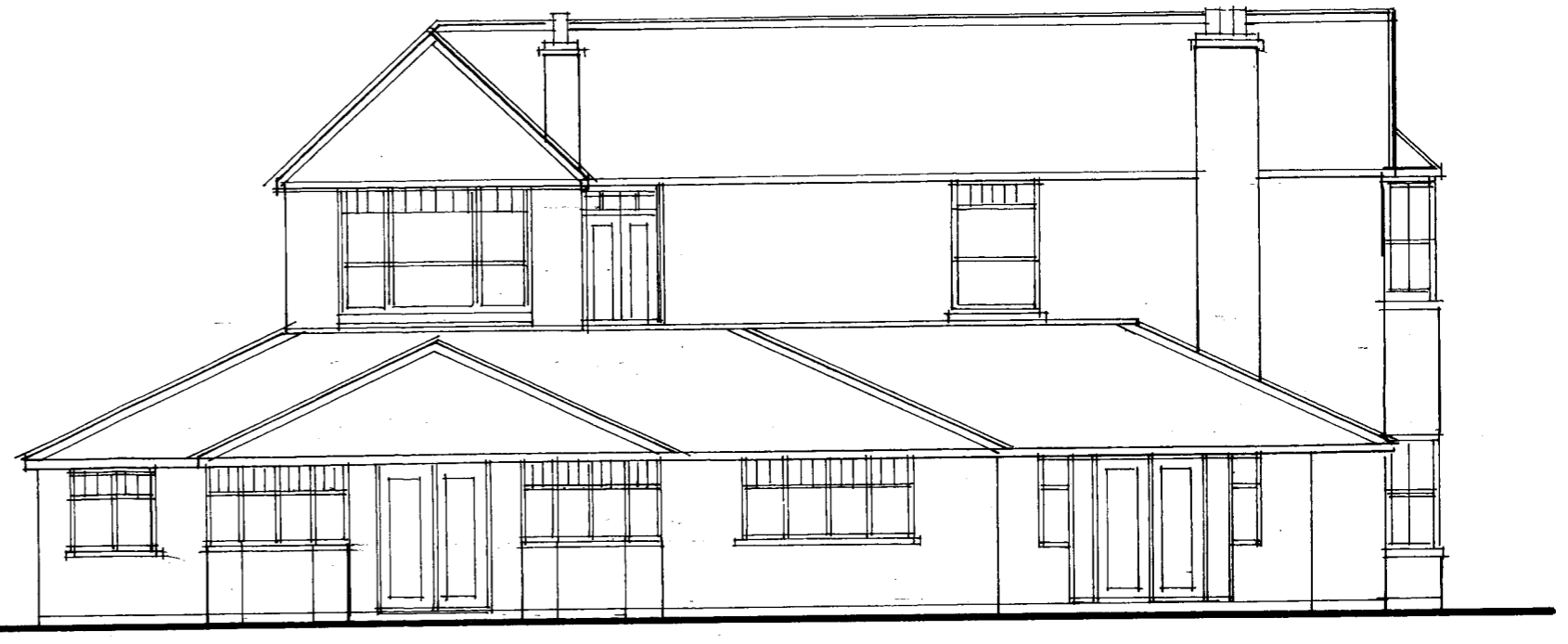
16/00561

Proposed First Floor Rear Extension
 Existing First Floor Plan
 KJT/Squires Bridge Road/101a
 Scale 1-50 metric





Flank Elevation East



Rear Elevation

16/00561

Page 32



Flank Elevation West

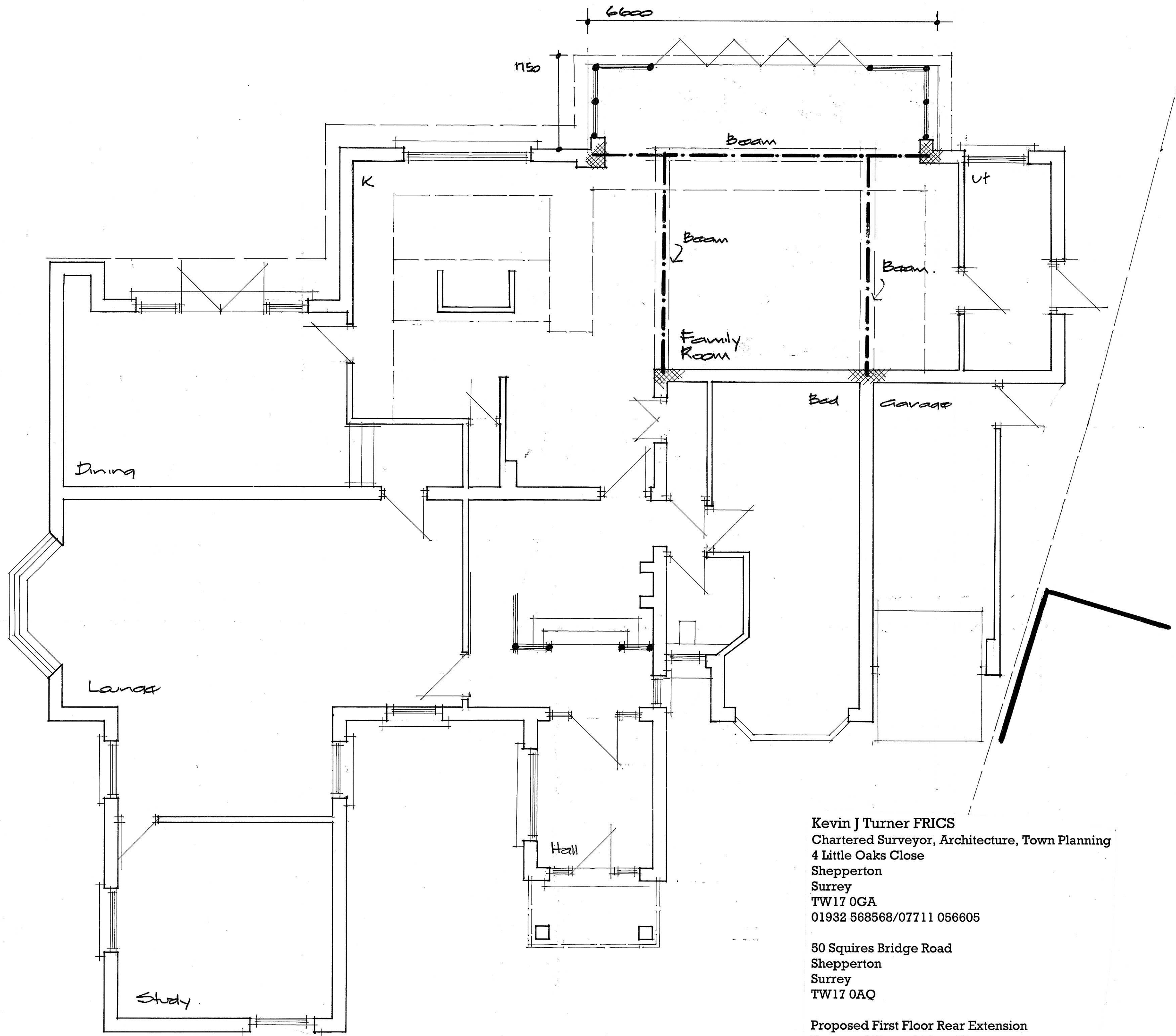
ELEVATIONS ONLY - 16/00561/HOU



Kevin J Turner FRICS
Chartered Surveyor, Architecture, Town Planning
4 Little Oaks Close
Shepperton
Surrey
TW17 0GA
01932 568568/07711 056605

50 Squires Bridge Road
Shepperton
Surrey
TW17 0AQ

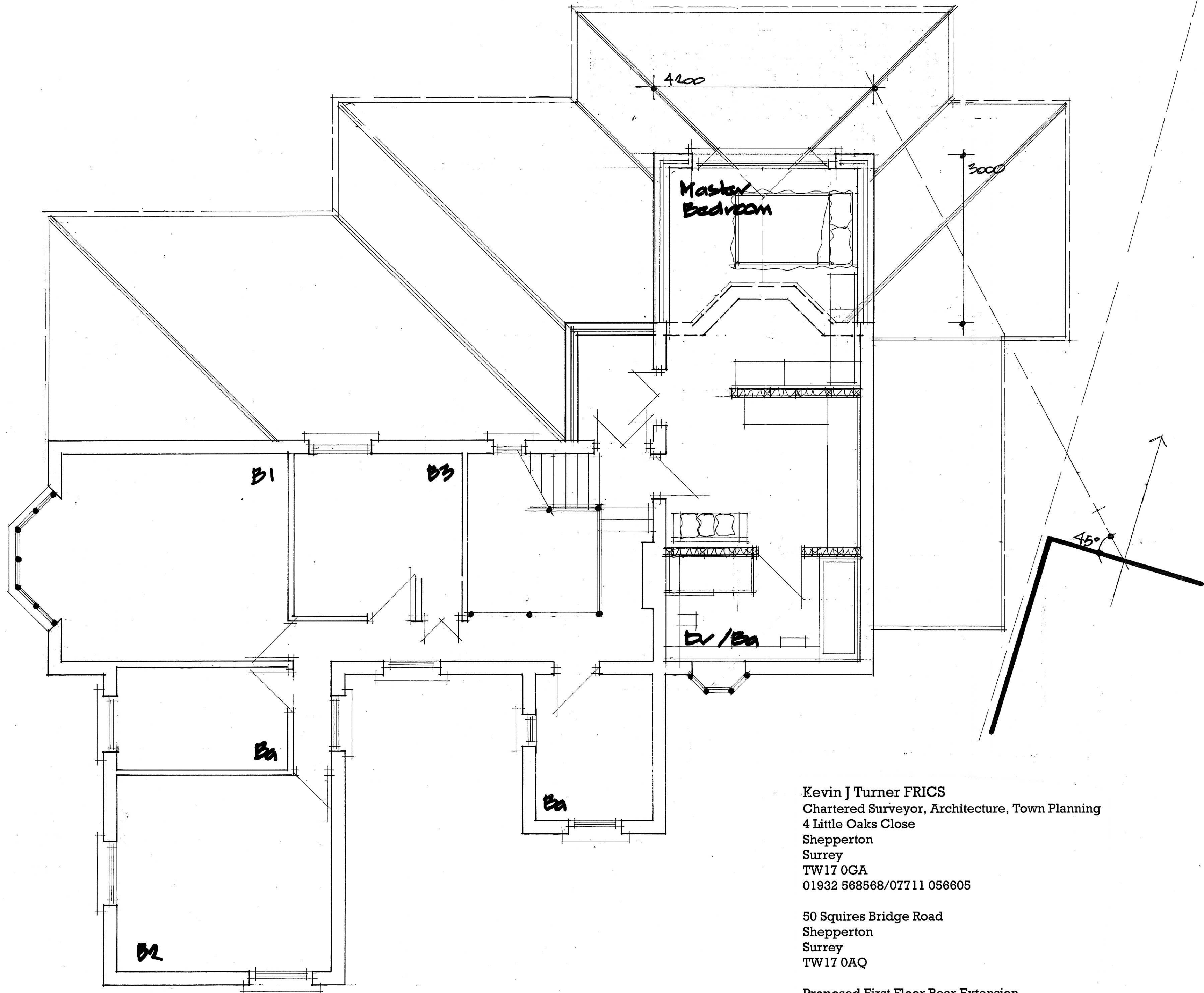
Proposed First Floor Rear Extension
Existing Elevations
KJT/Squires Bridge Road/104a
Scale 1-50 metric



Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

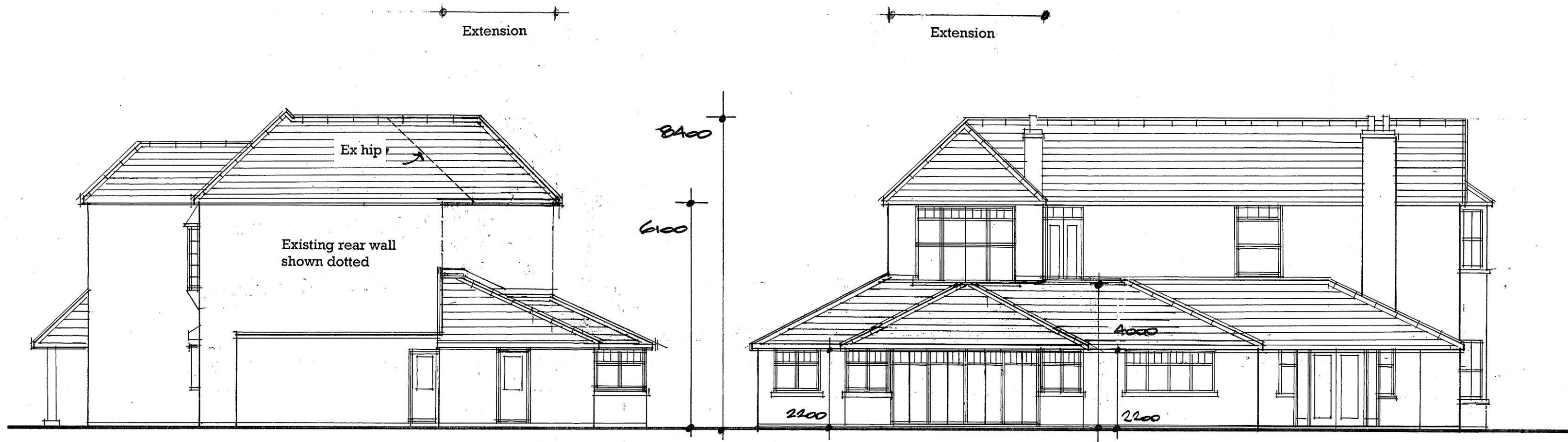
Proposed First Floor Rear Extension
 Proposed Ground Floor Plan
 KJT/Squires Bridge Road/102a
 Scale 1-50 metric



Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

Proposed First Floor Rear Extension
 Proposed First Floor Plan
 KJT/Squires Bridge Road/103a(b)
 Scale 1-50 metric



Flank Elevation East

All external wall and roof finishes to match the existing building.

Rear Elevation



Flank Elevation West

Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

Proposed First Floor Rear Extension
 Proposed Elevations
 KJT/Squires Bridge Road/105a (B/C)
 Scale 1-50 metric


This page is intentionally left blank



16/00662/SCC
Brett Aggregates Ltd, Littleton Lane,
Shepperton, TW17 1NN

1:5,000

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.



Planning Committee

29 June 2016



Application No.	16/00662/SCC		
Site Address	Recycling Facility At Shepperton Quarry Littleton Lane Shepperton TW17 0NF		
Proposal	Surrey County Council application for Brett Aggregates Ltd - Continued use of land as a temporary recycling facility for construction and demolition of waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office, until 21 May 2017 without compliance with Conditions 2 and 8 of planning permission ref: SP14/0835 dated 24 September 2014.		
Applicant	Brett Aggregates Ltd		
Ward	Laleham and Shepperton Green		
Call in details			
Case Officer	Matthew Clapham		
Application Dates	Valid: 20.4.2016	Expiry: 15.06.2016	Target: N/A
	It is understood that this matter is due to be determined by Surrey County Council under delegated powers by 13.07.2016.		
Executive Summary	<p>The application seeks to continue the recycling use and retain the two-storey office for a further period of two years until 21 May 2017. No changes are proposed to the permitted operations on the site. The time extensions would allow for the continued recycling of materials coinciding with the working and restoration of the Home Farm extension on Laleham Nurseries and Shepperton Studios land.</p> <p>The site is already being used for recycling. In assessing previous applications the Council and a Planning Inspector have concluded that very special circumstances existed to overcome the harm to the green belt. The Councils Environmental Health Pollution Control team have not raised any objections in terms of dust and it is understood that no complaints regarding dust have been received since the 2011 permission was granted. The County Highways Authority has also not raised any objections. In view of the existing use of the site, previous decisions and the approval for extended works at the Home Farm Quarry, the Council do not raise any objections to this proposal.</p>		
Recommended Decision	No objections.		

MAIN REPORT

1. **Development Plan**

1.1 **Core Strategy and Policies DPD**

- LO1 (Flooding)

Saved Local Plan

- GB1 (Green Belt)

2. **Relevant Planning History**

- 2.1 A detailed description of the site and its history is set out in the "Neighbour Information Note", which is attached as Appendix 1. A brief summary is outlined below.
- 2.2 In May 1998, permission for a recycling operation was refused (ref. SP/98/0205) for Green Belt and flooding reasons. Temporary permission was granted on appeal (ref. T/APP/8360/A/98/1013164) for a period of five years expiring on 21 May 2004.
- 2.3 In January 2003, permission was granted (ref. SP/02/1149) to retain a two-storey portacabin on the site. This was used ancillary to the recycling use for office purposes and was limited by condition to the same end date as the recycling operation.
- 2.4 In January 2005, permission was refused (ref. 04/00750) to renew the temporary recycling facility permission for an additional five years. Temporary permission was granted on appeal (ref. APP/B3600/A/05/1175072) for a period of five years expiring on 21 May 2009.
- 2.5 In January 2011 permission was granted (ref. 09/00371) for the continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce secondary aggregates and recycled soils, stockpiling of waste and recycled products until 21 May 2014.
- 2.6 In 2014, a further two year extension was granted (ref. 14/00835) for the continued use of the land as a temporary recycling facility.

3. **Description of Current Proposal**

- 3.1 Shepperton (Littleton Lane) Quarry is off the western side of Littleton Lane. The recycling site, which is 3.25ha in area, is situated in the north eastern corner of the quarry site, and is accessed off Littleton Lane.
- 3.2 The proposal is to continue the current recycling use for a further temporary period of one year, ending on 21 May 2017. The application states that the operation of the site would remain as permitted.
- 3.3 To the north of the site is Laleham Farm. To the south is an existing industrial area, with mineral extraction processing plant beyond, and a lake to the West.

The nearest residences are in Ashurst Drive off the eastern side of Littleton Lane.

- 3.4 The applicant has stated that the extension of the permission for a further period of one year to continue the recycling use and retain the two storey site office is required to recycle materials from the Home Farm extension on land at Laleham Nurseries and Shepperton Studios (09/00720/SCC) which is due to be worked and restored by 2017.

4. **Consultations**

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

Consultee	Comment
County Highway Authority	Reported internally as a Surrey County Council application.
Environmental Health (Pollution)	No objections

5. **Public Consultation**

None to date.

6. **Planning Issues**

- Green Belt
- Flooding
- Visual impact
- Traffic impact

7. **Planning Considerations**

- 7.1 Previous applications have been assessed against the above issues and a copy of the Committee Report for the application made in 2009 (ref 09/00371) for this site is attached as Appendix 2. This covers the main planning issues outlined in 6 above. This application is for a further temporary extension for one additional year to an existing approval. It is not considered that there have been any significant changes in material considerations, including adopted policies or Government Guidance, that would justify resisting a further extension of this use.

- 7.2 In considering the most recent approval (14/00835/SCC) this Council raised no objections subject to the following matters:

- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
- ii) That the use of the site as a recycling facility ceases on 21 May 2016.

The length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.

- 7.3 The applicant has stated that the life of the operation of Shepperton Quarry is governed by the existing temporary planning permission (which this application is seeking to amend) which is tied to the temporary life of the

Home Farm Quarry mineral extraction and landfill operation to the north of the site.

That there are no alternative non-Green Belt sites in the local area

- 7.4 The applicant has previously stated that there are no alternative non green belt sites in the area for recycling materials and that this is supported by the Surrey Waste Plan 2008. It is also noted that the site is well located to Home Farm Quarry (600m to the north) and reduces travel distances between the recycling facility and disposal point. This Authority is not aware of any alternative sites located outside of the Green Belt. The retention of recycling facilities whilst nearby gravel is worked through the plant at this site, and concentrating compatible uses to one site, results overall in less disturbance.

The applicant can demonstrate that there remains a continuing need for recycling facilities within the current economic climate

- 7.5 The applicant has stated that the extended time period for this site would contribute to meeting the targets of the recycling capacity in Surrey where there is an identified need. There is also anecdotal evidence that construction projects that were held back during the economic downturn but as they are now being brought forward, the demand for construction and recycled materials has increased. The Home Farm Quarry applications are due to run until 2017 reflecting a need for mineral workings. As such, it is considered that the need for continued recycling facilities can be demonstrated.

Other outstanding third party matters

- 7.6 The Councils Environmental Health Officers (Pollution Control) have not raised any objections as the proposal is for a relatively short extension of time. Therefore, subject to the continuation of the dust mitigation measures required by condition, it is not considered reasonable to object on dust pollution terms. The flooding issues were considered in the original approval and it is not considered that there are any significant additional flood risks as a result of this extension of time. The highways issues are matters for internal consideration by Surrey County Council. Similarly, it is the County Councils responsibility to notify neighbouring properties and residents.

Conclusion

- 7.15 Based on the information submitted and in view of the previous approval for an extension to the Home Farm Quarry site, it is considered that the continued operation of the recycling plant for a further temporary period of one year is justified and acceptable.

8. Recommendation

- 8.1 That Surrey County Council be informed that this Council raises NO OBJECTIONS to the principle of a further temporary permission on the site, subject to the following matters:

- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
- ii) That the use of the site as a recycling facility ceases on 21 May 2017.

List of Appendices

Appendix 1 – Neighbour Information Note

Appendix 2 – Committee Report 09/00371/SCC

NEIGHBOUR INFORMATION NOTE

TOWN AND COUNTRY PLANNING ACT 1990 - MINERALS/WASTE APPLICATION

Our reference: SCC Ref 2016/0056
District/Borough Council Reference: SP

(Note: If District/Borough Council Reference above is incomplete it means that they haven't advised us of the formal planning application register number when we compiled this note).

The application documents and plans are available to view or download from our website <http://planning.surreycc.gov.uk>.

SITE AND PROPOSAL

Recycling Facility at Shepperton Quarry, Littleton Lane, Shepperton, Surrey TW17 0NF

A plan indicating the approximate location of the application site has been provided, and although every effort has been made to reflect the boundary shown on the planning application, you are advised to check the application documents and plans on our website or the planning register held by the District/Borough Council.

Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 21 May 2017 without compliance with Conditions 2 and 8 of planning permission ref: SP/14/00835 dated 24 September 2014.

APPLICANT

Brett Aggregates Ltd

SITE LOCATION AND BACKGROUND

The Shepperton Quarry recycling facility is situated within the north eastern part of Shepperton Quarry/Pit (also known as Littleton Lane West), which lies on the west side of Littleton Lane just north of the M3 Motorway, to the south-east of Laleham and to the south-west of Shepperton. The closest housing to the recycling facility is situated east of Littleton Lane, some 350m to the north-east.

The application site is situated within the Metropolitan Green Belt. The eastern and northern parts of the site lie within the Shepperton Quarry Site of Nature Conservation Interest (SNCI). The lake to the east of Littleton Lane is designated as the Littleton Lake SNCI. The site lies within an Environment Agency Flood Zone 2 area with land surrounding it within Flood Zone 3.

The Shepperton Quarry site forms a wider land complex of mineral workings within the area and has an extension planning history.

As well as the recycling facility, the Shepperton Quarry site itself comprises a lake (formed by gravel working) and used since the mid 1970s for the disposal of silt arising from the processing of minerals in the Shepperton Quarry processing plant; a gravel processing plant and associated mineral stockpiles; concrete batching plant; and Littleton Lane industrial area. Unworked reserves of mineral exist under the Shepperton Quarry processing plant area and adjacent industrial area as well as within the lake at Shepperton Quarry.

Land to the north of the recycling facility and Shepperton Quarry, known as Laleham Farm has been worked and restored back to agriculture. More recently, mineral extraction has been

undertaken at Home Farm and Laleham Nurseries (Home Farm) situated some 600 metres further to the north under a planning permission (ref. SP90/0241) granted in February 1991 allowing for mineral extraction and restoration involving backfilling with imported inert waste materials, transportation of excavated material by field conveyor and processing through the existing processing plant and concrete batching plant at Shepperton Quarry.

In January 2011 planning permission ref. SP06/0275 was granted to extend the time period for the life of operation permitted by the development for Home Farm (ref. SP90/0241) allowing for the continued extraction, retention of the conveyor and use of processing plant and concrete batching plant until 6 February 2012 and for the retention of the vehicle access from Home Farm to the B376 and for the continued restoration of Home Farm with inert fill until 7 February 2015. Mineral working has now ceased at Home Farm and the land partially restored back to agriculture as some features as currently retained in connection to an extant working of mineral as an eastern extension to Home Farm (see information below on application ref. SP09/0720) and the wider restoration of Shepperton Quarry.

Current mineral working is being undertaken on land at Laleham Nurseries and Shepperton Studios situated to the east of Home Farm Quarry which is being worked as an extension to the existing Home Farm Quarry and making use of the existing conveyor link, vehicular access and facilities at the site under planning permission ref. SP09/0720. This planning permission (ref. SP09/0720) involves the extraction of sand and gravel, the transportation of excavated material by field conveyor (Home Farm) for processing through the existing processing plant and concrete batching plant at Shepperton Quarry, and restoration of land back to nursery use and use of land permitted under planning permission ref PA/98/0078 dated 13 February 2001 (for Shepperton Studios) involving backfilling with imported inert waste materials. The working of mineral commenced in June 2013 and restoration of the extension area is due to be completed by June 2017.

Shepperton Quarry has been the subject of an application for the approval of a scheme of working for the remaining reserves (within area covered by planning permission STA/789/6) and restoration of Shepperton Quarry under the review of old mineral workings (ROMP) provisions of the Environment Act 1995. This application was approved by Surrey County Council in February 2012 under planning permission ref. SP98/0643 (ROMP) which is the overarching planning permission under which Shepperton Quarry/Pit now operates and required the whole of the site to be restored by 21 February 2020.

The recycling facility on land at Shepperton Quarry situated to the north of the Shepperton processing plant was originally granted planning permission on appeal in 1998, ref. T/APP/8360/A/98/1013164, for a five year period expiring on 21 May 2004. In January 2005 Surrey County Council refused a planning application to continue the recycling use for a further period of 5 years on Green Belt and traffic impact grounds. This decision was also appealed and planning permission granted by the Secretary of State, subject to six planning conditions, in February 2006 (ref. APP/B3600/A/05/1175072) for a further temporary period expiring on 21 May 2009. In January 2011 the County Council then granted an extension to the life of operations of the recycling facility for a further temporary period to 21 May 2014 under planning permission ref. SP09/0371, subject to 8 conditions. The continued use of land as a temporary recycling facility was extended further by planning permission ref: SP14/00835/SCC until 21 May 2016, subject to 8 conditions.

DESCRIPTION OF PROPOSAL

This application is seeking planning permission for the continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of a screen bunding and two storey site office, until 21 May 2017 without compliance with Conditions 2 and 8 of planning permission ref: SP/14/00835 dated 24 September 2014.

The applicant seeks to continue the recycling use and retain the two-storey office for a further period of 1 year until 21 May 2017. No changes are proposed to the operation, which would continue to operate as permitted under permission ref: SP/14/00835 dated 24 September 2014.

The applicant states that the extended period has been applied for to allow for the continuation of recycling activities at Shepperton Quarry to coincide with the working and restoration of the Home Farm extension on land at Laleham Nurseries and Shepperton Studio (ref. SP09/0720).

This note gives only the broadest indication of what the application involves. For full details, or if you are uncertain about the location or possible effect of the proposals on you, you should inspect the complete application documents held on the planning register at your District/ Borough Council or on our website.

Case Officer: James Nolan
Telephone: 020 8541 9442

CONSULTATION ON MINERAL RELATED DEVELOPMENT

ITEM NUMBER 3

APPLN. NO.:	: 09/00371/SCC	Recycling Facility, Shepperton Quarry, Littleton Lane, Shepperton
VALID DATE	: 01/06/2009	
CTTEE DATE	: 24/06/2009 (MC)	
TARGET	: N/A	Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce secondary aggregates and recycled soils, stockpiling of waste and recycled products, without compliance with Condition 1 of appeal decision ref: APP/B3600/A/05/1175072 dated 16 February 2006.
		As shown on site location plan C60/262 , Drawing No C60/261 and accompanying letter received 1 June 2009 for Tarmac Limited

WARD : Laleham and Shepperton Green

This application is due to be reported to the County Council's Planning Committee on 22 July 2009.

1. Development Plan Document

- Green Belt
- Area liable to flood

2. Relevant Planning History

- 2.1 A detailed description of the site and its history is set out in the "Site Location and Background" section of the County Council's preliminary report, which is attached as Appendix 1. A brief summary is outlined below.
- 2.2 In May 1998, permission for a recycling operation was refused (ref. SP/98/0205) for Green Belt and flooding reasons. Temporary permission was granted on appeal (ref. T/APP/8360/A/98/1013164) for a period of five years expiring on 21 May 2004.
- 2.3 In January 2003, permission was granted (ref. SP/02/1149) to retain a two-storey portacabin on the site. This was used ancillary to the recycling use for office purposes and was limited by condition to the same end date as the recycling operation.
- 2.4 In January 2005, permission was refused (ref. 04/00750) to renew the temporary recycling facility permission for an additional five years. Temporary permission was granted on appeal (ref. APP/B3600/A/05/1175072) for a period of five years expiring on 21 May 2009.

3. Description of Current Proposal

- 3.1 Shepperton (Littleton Lane) Quarry is off the western side of Littleton Lane. The recycling site: which is 3.25ha in area: is situated in the north eastern corner of the quarry site, and is accessed off Littleton Lane.
- 3.2 The proposal is to continue the current recycling use for a further temporary period of five years, ending on 21 May 2014. The application letter states that the use would remain within the curtilage of the existing permission area and the perimeter screening bunds would remain in place at the current height.
- 3.3 To the north of the site is Laleham Farm. To the south is an existing industrial area, with mineral extraction processing plant beyond, and a lake to the west. The nearest residences are in Ashurst Drive off the eastern side of Littleton Lane.
- 3.4 The applicant has stated that the five year temporary permission is aligned to the life of the existing quarry development at another site at Home Farm, Shepperton, which is due to be worked and restored by February 2013. An application has been submitted to Surrey County Council to extend the working area at the Home Farm site onto land at Laleham Nurseries and Shepperton Studio's, which would be completed by 2014. It is therefore proposed that the life of the recycling operation at Littleton Lane be extended for this period. However it should be noted that this application is currently invalid.

4. Consultations

- 4.1 None

5. Third Party Representations

- 5.1 None to date.

6. Issues

- Green Belt
- Flooding
- Visual impact
- Traffic impact

7. Planning Considerations

- 7.1 This is the third successive temporary application and seeks to extend the overall use of the site as a recycling facility for a total period of 15 years. The site is within the Green Belt and consideration has to be given to the impact of the proposal upon the character, aims and objectives of the Green Belt. The proposal is, and has always been, considered to be inappropriate development with the Green Belt. However, the Inspectors in allowing the previous appeals have both concluded that very special circumstances do exist to justify this development within the Green Belt on a temporary basis. These conclusions have been reached after assessing the overall need for such recycling facilities, the environmental impacts of the use, the permanence of the use and the overall impact upon the Green Belt. In view of the applicants statement that the proposal is aligned to a nearby site, the possibility of alternative sites is also a matter for consideration.

- 7.2 With regard to the need, the Surrey Waste Plan and other national and regional recycling policies do encourage the provision of recycling sites, particularly in areas where there is a scarcity of such sites, as there is in North-West Surrey. The requirement for the production of recycled and secondary aggregates was identified by the Inspector in the 2006 appeal decision letter and at that time there was a projected shortfall in capacity, which would have been further increased by the closure of the Littleton Lane facility. However it should be noted that in the current economic climate and the reduction in current developments in the area, the supply of waste material and the demand for recycled materials is likely to have diminished and therefore the applicant should provide further justification that the need for a further temporary permission over the next five years, is as strong as it was in the previous ten years.
- 7.3 In considering the original appeal in 1999, the Inspector concluded that the temporary period of five years was acceptable. However, the appeal decision letter also stated that *'any proposal for a longer period would have to be judged on its own merits and different circumstances are likely to arise in the future as, for example, the expiry of the lease on the industrial area south of the appeal site becomes more imminent'*.
- 7.4 The Inspector considering the 2006 appeal also stated that *'the essential characteristic of Green Belts is their permanence... The Inspector who considered the previous appeal expressed concern that, if a 5-year permission were granted then on the basis that a temporary development would be less harmful than a permanent development, the same argument could be repeated in support of further temporary permissions. That concern has been borne out with just that argument being advanced in this case...while the possibility of a further application on this site cannot be precluded, I am confident that the likelihood of a succession of temporary permissions leading effectively to a long-term development is slight. Therefore, the permanence of the Green Belt here will be maintained.'*
- 7.5 The applicant has stated that it is the intention to align this further temporary application with the start up of a proposed facility on an extended site at Home Farm. An application for this extension has been submitted to the County Council in January, although it currently remains invalid. Even if the application is eventually validated and given due consideration, there is no guarantee that the proposal will be found acceptable, which may give rise to the prospect of an application for a further renewal of the temporary permission. This would raise strong concerns over whether this site and its use will become a long-term development. In view of the timescale already reached, the use of the site is starting to provide a degree of permanence, with the associated impacts upon the openness of the Green Belt, and further renewals would be of particular concern. Therefore, the County Council should be advised that the length of this temporary permission should be specifically restricted to existing consents on Home Farm.
- 7.6 No evidence is available at the time of writing this report as to whether the applicant has identified other possible sites in the vicinity that may be used for such a use. Although it is understood that the applicant has previously offered the cessation of the use on this site and to transfer it to another site elsewhere in the Borough in Stanwell Moor. In view of the concerns regarding the continued use on this particular site and the degree of permanence, it is also considered that the County Council should be advised that a further temporary permission should be based on an assessment as to whether there are any alternative sites available, particularly those outside of the Green Belt.

- 7.7 The matter of flooding would be fully assessed by the Environment Agency, and I consider that the Agency's views should be paramount, and no doubt will be accepted by the County Council.
- 7.8 The recycling site is a considerable distance from the nearest residences. Since the previous application, no new housing developments have been carried out in the immediate vicinity. The site has earth bunds to the north and east, with trees along the relevant section of Littleton Lane further to the east. This screens the recycling use from those directions, whilst to the south is the existing industrial area, and the gravel pit lake to the west. In both appeal decisions, the Inspectors, taking these factors into account, had no objection on visual grounds. I therefore consider that the visual impact of the proposal would not be objectionable.
- 7.9 In considering the previous application, the Council raised an objection to the County Council on the grounds that 'no Legal Agreement on lorry routing has been extended to cover this development, and the impact of lorry traffic from this development on the routes to the site, in particular on residences along such roads, would be detrimental to the amenities of such residences'.
- 7.10 However the Inspector in allowing the most recent permission, came to the conclusion that *'the traffic arising from the recycling operations on the site does not cause significant harm in terms to the living conditions of residents along the routes to and from the site or to the safety and convenience of road users'*. The Council has previously accepted that recycling traffic is not the major problem in this area and in view of the Inspectors comments and the lack of any substantial additional evidence to suggest that recycling traffic has grown to a level where it is causing serious harm, it is not considered that the Council can sustain an objection on these grounds.

7 Recommendation

- 8.1 That Surrey County Council be informed that this Council raises NO OBJECTIONS to the principle of a further temporary permission on the site, subject to the following matters:
- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
 - ii) That confirmation is received that there are no alternative non-Green Belt sites in the local area
 - iii) That the applicant can demonstrate that there remains a continuing need for recycling facilities within the current economic climate

APPENDICES

Appendix 1. County Council's Preliminary Report

This page is intentionally left blank

PLANNING APPEALS**LIST OF APPEALS SUBMITTED BETWEEN 19 MAY AND 17 JUNE 2016**

<u>Planning Application/ Enforcement No.</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
16/00162/HOU2 1	APP/Z3635/D/1 6/3149984	8 Wychwood Close Sunbury On Thames	Erection of a part two storey, part single storey rear extension.	27/05/2016
15/01299/OUT	APP/Z3635/W/ 16/3147069	525 Staines Road West Ashford	Outline Planning permission for the erection of 2 no. semi-detached dwellings (to consider access, layout and scale).	02/06/2016
15/01670/HOU	APP/Z3635/D/1 6/3151086	13 Station Crescent Ashford	Erection of new dormers in front and rear elevations of roof and enlarged dormer in rear elevation. New porch with pitched roof over.	09/06/2016
16/00025/FUL	APP/Z3635/C/1 63151477	Land to the rear of 1-27 Allen Road Sunbury on Thames	Erection of 4 no. 3/2 bedroom houses in the form of two pairs of semi-detached houses with associated gardens, parking and landscaping.	17/06/2016

APPEAL DECISIONS RECEIVED BETWEEN 19 MAY AND 17 JUNE 2016

Site	8 Edward Way Ashford
Planning application number	15/01136/FUL
Appeal Reference	APP/Z3635/W/15/3140874
Appeal Decision Date:	19/05/2016
Inspector's Decision	Dismissed
Proposed Development	Erection of two storey side extension and part single story rear extension to create a 2 bedroom self-contained unit, installation of solar panels on the side elevation together with associated external and internal alterations including the provision of off street car parking spaces, refuse and cycle stores.
Reason for refusal	The proposed development by reason of its siting, scale and bulk is considered to be an overdevelopment of the site, in particular in terms of the lack of space between the extended building and no. 10 Edward Way, which would be out of character with the surroundings. In addition, the small size of the plot, the dominance of hard standing to the front of the site including the provision of a substandard car parking space would lead to a development that would have a detrimental impact on the visual amenity of the street scene which exists in Edward Way. The design of the proposal, particularly in terms of the exaggerated width and expanse of roof form including the central flat roofed section and prominent solar panels would have insufficient regard to the appearance and character of other properties in this road. The proposed development is, therefore, contrary to Policies SP6 and EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 and Supplementary Planning Guidance on Parking Standards.
Inspector's Comments	The Inspector considered that the loss of another gap within the street scene would further erode the spaciousness of the area and would be materially harmful to the street scene, despite the set in from the boundary at first floor level.

	<p>He went to note that the width would be excessive and appear out of proportion with the existing house, failing to complement the extension that has been carried out at No 10, to the detriment of the wider street scene. He referred in detail about the roof design and that it's '<i>...disproportionate length would appear awkward and out of keeping with others in the vicinity. The complexity of the roof, which would include a section of flat roof, would add excessively to the bulk of the building.</i>'</p> <p>He stated that the lack of a set back from the front elevation, the fact that the ground floor level would be aligned with the porch and at first floor level would be flush with the front elevation, would diminish the role of the bay window as a distinctive feature of the house and increase the prominence of the extension in the street scene. He stated that, '<i>...These various factors demonstrate that the proposal would dominate the host property, rather than appearing subordinate to it. Consequently the proposal would not comply with the advice of the SPD and would adversely affect the character of the wider area.</i>'</p> <p>He commented that the sub-division of the plot would give rise to two plots that would be significantly smaller than others in the street, which would be out of character with the surrounding area, where side extensions appear to have enlarged the existing houses rather than being used to increase the number of dwellings.</p> <p>Although he appreciated the Council's concern that the extensive area of hard landscaping required to accommodate vehicles for two dwellings along with the lack of boundary treatment would be harmful to the area's character and appearance and the difficulty in providing sufficient landscaping, as the front of No 8 has already been paved and is being used as a parking area, the proposal would not bring about a material change to the character and appearance of the area.</p> <p>The inspector concluded that the extension would be harmful to the character and appearance of the area and dismissed the appeal.</p>
--	--

Site	25-27 High Street, Stanwell
Planning application number	14/01943/FUL (Appeal A) and 14/01944/LBC (Appeal B)
Appeal References	APP/Z3635/W/3139090 and APP/Z3635/Y/3139093

Appeal Decision Date:	26/05/2016
Inspector's Decision	Appeal A is dismissed. Appeal B is allowed Application by the appellant for an award of costs against the Council is refused
Proposed Development	Erection of 2 no. 3 bed houses, conversion of existing grade II Listed Building into 2 no. dwellings and erection of detached garage/orangery building, along with associated parking and landscaping following demolition of existing pool house and garage (Appeal A). Listed Building Consent: Erection of 2 no. 3 bed houses, conversion of existing grade II Listed Building into 2 no. dwellings and erection of detached garage/orangery building, along with associated parking and landscaping following demolition of existing pool house and garage (Appeal B).
Reasons for refusal	<u>Appeal A:</u> Due to their size, siting and design, the proposed houses represent an overdevelopment of the site, which fails to preserve the setting of the adjacent Listed Buildings of Brook Cottage and Cheyne Cottage and fails to either preserve or enhance the character of the surrounding Stanwell Conservation Area, contrary to Policies EN1, EN5 and EN6 of the Core Strategy and Policies DPD 2009. The proposed houses would by reason of their size and siting have a poor relationship with the adjacent dwellings and represent an overbearing development, resulting in an unacceptable loss of light, outlook and visual amenity to the adjacent residential properties contrary to policy EN1 of the Core Strategy and Policies DPD 2009 <u>Appeal B</u> Due to their size, siting and design, the proposed houses represent an overdevelopment of the site, which fails to preserve the setting of the adjacent Listed Buildings of Brook Cottage and Cheyne Cottage, contrary to Policy EN5 of the Core Strategy and Policies DPD 2009.
Inspector's Comments	<u>Planning and Listed Building Applications</u> The Inspector considered that the main considerations were the effect of the development on the character and appearance of the area, including the setting of Brook Cottage, Cheyne Cottage (both listed) and the Stanwell Conservation area, as well as the effect of the proposal on the living conditions enjoyed by occupants of adjoining properties.

The Inspector considered that the removal of the existing modern pool building has a number of significant benefits, creating more space and open up views of the rear of the building, making a positive enhancement to the appearance of the conservation area. He noted that the proposed single storey garage and orangery would be limited in size and scale and have little impact on conservation area and the impact on the Listed buildings would also be acceptable. He commented that the proposed semi-detached houses would result in increased development on the northern arm of the site, replacing the existing garage on an enlarged footprint. He noted that it would have a greater presence, height and be more visible from public locations and result in change. However he considered that *“change does not equate to harm and can be accommodated whilst still preserving the character and appearance of a conservation area or the setting of a listed building.”*

In noting the Council’s concern that the proposed houses would be out of keeping behind the frontage development which characterised the area and would appear cramped, the Inspector commented that there was no coherent layout of pattern of development and as such the proposed houses would not appear out of place. He stated *“...on this basis the proposed house would not appear out of keeping but sit within the existing more complex pattern and layout of buildings that currently exist.”*

He observed that the proposed houses would be set in a relatively isolated location, screened from surrounding properties by mature landscaping. He explained that the part of the site where the houses were proposed is not historically significant to Brook Cottage and the applicant has demonstrated there will be limited views in which the proposed houses and Brook cottage can be seen together and therefore will not harm on the setting of Brook Cottage. He also considered that it would preserve the setting of Cheyne Cottage, as although they could be viewed together, the mature landscaping, other modern housing and the fact that they would be recessed, the proposed houses would not significantly intrude into views which are important to the significance of Cheyne Cottage.

He considered that the removal of the modern pool house a positive enhancement and the *‘...proposed development would not result in material harm to the character and appearance of the area, including the setting of Brook Cottage and Cheyne Cottage which would be enhanced and the character and appearance of the Stanwell Conservation Area, which would also be enhanced..’*

The inspector was satisfied that there will be no significant harm to the amenity enjoyed by the occupant so Cheyne Cottage or

the maisonettes at 9 and 11 Oaks Road. He noted that No 6 Christiane Crescent has been extended and has features in the garden but felt that it did not reduce the appropriateness to ensure satisfactory living conditions of the occupants to that property. However, he noted that the proposal represented a significant increase in bulk and mass compared to the existing garage. The garage was already a visible and dominate feature from street. The houses will have greater footprint, longer flank elevations, higher eaves and ridge height and would be positioned closer to the boundary. He stated that the proposals *'...in my view would dominate a significant part of the rear garden and outlook from that property. This would appear excessively conspicuous and enclosing, resulting in material harm to the outlook and reducing the visual amenities of the immediate vicinity for the occupants of No. 6.substantial'*

The Inspector concluded that the development would result in material harm to the living conditions of the occupiers of the adjoining property at no. 6 Chrislaine Close but this would not be outweighed by the enhancement to the conservation area and the setting of the listed building from the removal of the modern building

Appellants' application for costs against the LPA

The appellants claimed costs against the Council's decision. They argued that the Council, in refusing the application for listed building consent did so with reference to the effect of the proposed development on the setting of the listed building. However the appellants felt that this was a flawed interpretation of the requirements for listed building consent. They pointed out that the Council did not object to those elements of the works which did require listed building consent and indeed stated that it did not object to the subdivision of the property. In this regard they argued that it was unreasonable behaviour by the Council to refuse the listed building consent as it would have been open to them to grant listed building consent for those parts of the scheme which required such authorisation and to which it did not object. The appellant also considered that the Council has failed to adequately support its case in relation to the impact on the listed building and conservation area and required the appellant to produce a detailed heritage statement which resulted in significant expense. The appellants also claimed that the Council did not substantiate its concerns about the impact on sun light to the adjoining properties and that the reason for refusal lead the appellant to instruct experts at additional expense.

The Inspector commented that the Council did not identify the significance of the heritage assets or those matters that contribute to their significance, including the setting of the listed

	<p>building and he also felt that there was little assessment of the effect of the proposals on that significance. However, the Inspector considered that the production of a heritage statement had not lead to any unnecessary or waste expense by the appellants as it was information that was required to address the substance of the proposals and was required to be provided by the NPPF and did not, therefore, result in unnecessary expense for the appellants. On the impact issue, the Inspector considered that the assessment of the potential affect of the development, taking account of the scale, bulk, mass and orientation of the development was reasonable.</p> <p>The Inspector concluded that “<i>overall I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense has not been demonstrated.</i>”</p>
--	--

Site	Brookside, 2 Spout Lane, Stanwell Moor
Planning application number	15/00984/HOU
Appeal Reference	APP/Z3635/W/15/3140874
Appeal Decision Date:	13 June 2016
Inspector's Decision	Dismissed
Proposed Development	The erection of a first floor/roof extension that would include a hip to gable alteration within the front elevation and western side elevation and the installation of a dormer within the eastern and western side elevations.
Reasons for refusal	The proposed first floor/roof extension that would include a hip-to-gable alteration within the front and western elevations, the installation of a dormer within the eastern and western side elevations, and a dormer extension within the rear elevation, would by reason of the increase in bulk, volume and scale of the roof form have an unacceptable impact upon the character of the existing dwelling house, and the character of the area. In addition, the proposed dormers would not be in compliance with the Council's guidance upon dormer design, and as a result are considered to have an unacceptable impact upon the character of the area. The proposal would therefore be contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document (February 2009) and the Design of Residential

	<p>Extensions and New Residential Development Supplementary Planning Document (April 2011).</p> <p>The proposed hip to gable alteration would by reason of size, scale and position have an overbearing impact upon the residential occupiers of 'Sarnen' that would be contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document (February 2009) and the Design of Residential Extensions and New Residential Development Supplementary Planning Document (April 2011).</p>
Inspector's Comments	<p>In dismissing the appeal, the Inspector felt that the principle of altering the roof from a hip to gable roof design was acceptable, but considered that the introduction of the dormer windows would show 'little respect for the character or appearance of the existing dwelling'. The appeal decision refers to the flat roof design of the dormers being incompatible with the main roof and would dominate the dwelling, mask the majority of the roof slope and have windows that would not align with lower window openings. As a result of the above, the Inspector stated that 'the overall effect would be a building with an incongruous and top heavy roof configuration that would appear poorly conceived and harmful to the residential character of the area'. In addition, the Inspector recognised that the flank wall would be raised in height and would be significantly taller in close proximity to the neighbouring property at no. 2 Brookside; and due to the lack of separation between buildings, the appeal proposal would cause serious harm to the neighbours living conditions resulting from its visual intrusion and overbearing impact.</p>

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
15/00698 /FUL	hearing	Land at Northumberland Close Stanwell	Erection of a Class B1 (Business) building with associated parking and landscaping, and construction of access onto Northumberland Close, together with dedication of land fronting Bedfont Road	JF	26/07/2016

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
			as Public Open Space.		

This page is intentionally left blank