

**Minutes of the Planning Committee
24 August 2016**

Present:

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

Councillors:

R.O. Barratt	S.M. Doran	A.C. Harman
I.J. Beardsmore	M.P.C. Francis	A.T. Jones
R. Chandler	N.J. Gething	D. Patel

Apologies: Apologies were received from Councillor J.R. Boughtflower, Councillor O. Rybinski and Councillor R.W. Sider BEM

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.

199/16 Minutes

The minutes of the meeting held on 27 July 2016 were approved as a correct record.

200/16 Disclosures of Interest

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

There were none.

201/16 16/00866/FUL - Dramatize Theatre Company, Pavilion, Ashford Recreation Ground, Clockhouse Lane, Ashford, TW15 1BX

Description:

Erection of first floor and single storey extension to existing pavilion building.

Additional Information:

The Assistant Head of Planning advised the Committee as follows:

The consultation response from the Council's Tree Officer was that he had no objection, subject to the imposition of a condition requiring the submission and approval of an Arboricultural Method Statement. The exact wording for the condition is as set out below:-

Condition: No demolition, site clearance or building operations shall commence until an Arboricultural Method Statement detailing, but not limited to, tree protection measures and tree pruning during construction and building material storage areas has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN7 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Public Speaking:

There were no public speakers.

In accordance with the Council's procedure for speaking at meetings, Councillor Chris Frazer spoke as Ward Councillor in favour of the application. He stressed that the Ashford Recreation Ground was a huge success story and that the Dramatize Theatre Company was providing an excellent service to people with learning difficulties.

Debate:

During the debate, the following key points were raised:

- Everything about the application is positive.
- The project is good for the local community and especially for local people with learning difficulties.

Decision:

The application was recommended for approval subject to the following conditions:

Condition 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.

Condition 2. The extension 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.

Condition 3. Access shall be provided to the building(s) hereby approved, and facilities provided, for people with disabilities in accordance with the details shown on the submitted plan prior to the completion of the development.

Reason: To ensure people with disabilities can use the buildings without difficulty or discomfort in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Condition 4. No development shall start until a Construction Transportation Management Plan, to include details of:

- a) Access for construction vehicles;
- b) Parking for vehicles of construction personnel, staff and visitors;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials; has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the site preparation and construction periods.

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 CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

Condition 5. The development hereby permitted shall be carried out in accordance with the following approved plans FLU.053.01, DV01-(01)-2015, DV01-(02)-2015, DV01-(03)-2015, DV01-(04)-2015, DV01-(07)-2015 received 24.05.2016. DV01-(10)-2015, DV01-(11)-2015, DV01-(15)-2015 received 21.07.2016. DV01-(15)-2015 received 02.08.2016

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

INFORMATIVES TO APPLICANT

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damages the highway from unclean wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

202/16 Planning Appeals Report

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

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

203/16 Urgent Items