

Public Agenda



Please reply to:

Contact: Greg Halliwell
Service: Committee Services
Direct line: 01784 446240
E-mail: g.halliwell@spelthorne.gov.uk
Date: 16 August 2016

Notice of meeting

Planning Committee

Date: Wednesday, 24 August 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 members 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 - 18**
To confirm the minutes of the meeting held on 27 July 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 detailed in the reports listed below.

 - a) 16/00866/FUL - Dramatize Theatre Company, Pavilion, Ashford Recreation Ground, Clockhouse Lane, Ashford, TW15 1BX **19 - 34**
- 5. Planning Appeals Report** **35 - 38**
To note details of the Planning appeals submitted and decisions received between 15 July and 11 August 2016.
- 6. Urgent Items**
To consider any items which the Chairman considers as urgent.

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**Minutes of the Planning Committee
27 July 2016**

Present:

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

Councillors:

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

Apologies: Apologies were received from Councillors I.J. Beardsmore and J.R. Boughtflower

194/16 Minutes

The minutes of the meeting held on 29 June 2016 were approved as a correct record.

195/16 Disclosures of Interest

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

There were none.

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

Councillors R.A. Smith-Ainsley (Chairman), H.A. Thomson (Vice-Chairman), R.O. Barratt, S.M. Doran, M.P.C. Francis, N.J. Gething, A.T. Jones, D. Patel, O. Rybinski and R.W. Sider BEM reported that they had received correspondence in relation to application 16/00893/FUL Page Works, Forge Lane, Sunbury on Thames, TW16 6EQ but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor A.C. Harman, reported that he had received correspondence in relation to applications 15/01518/FUL – 90 – 106 High Street, Staines upon Thames and 16/00893/FUL Page Works, Forge Lane, Sunbury on Thames, TW16 6EQ but had maintained an impartial role, had not expressed any views and had kept an open mind.

196/16 15/01518/FUL - 90-106 High Street, Staines-upon-Thames, TW18 4DP

Description:

Demolition of existing buildings and the erection of a part 4 storey/part 5 storey building to provide 1,435sqm (GEA) of ground floor retail floorspace and a 155 bedroom hotel. Extension and reconfiguration of car park to provide 45 parking spaces to hotel and retail and 25 parking spaces to the courtyard. Creation of new access and other associated works.

Additional Information:

The Assistant Head of Planning updated the Committee on a number of issues:

- That discussions between the Council and the applicant regarding the legal agreement had been ongoing. Whilst the draft legal agreement has been agreed, the Unilateral Undertaking is yet to be issued. Consequently, the recommendation to grant planning permission subject to the applicant first entering into an appropriate legal agreement is maintained.
- That amended plans had been received showing the reinstatement of an external terrace for the first floor hotel restaurant (originally proposed when the planning application was first submitted. Consequently, Condition 2 (approved drawings) to be amended as follows:

Condition 2

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

140118-A-P-00-D104 A; /-A-E-Existing-D100; 10004-121; 24823 received 11th November 2015

140118-A-Si-00-D101 Rev. A received 28 January 2016

140118-A-P-00-D105 Rev. AC; /-A-P-00-D106 Rev. AC; /-A-P-02-D108 Rev. Y; /-A-P-03-D109 Rev. Y; /-A-P-04-D110 Rev. Y; /-A-P-06-D112 Rev. X received 06 July 2016

140118-A-E-East-D102 Rev. AF; /-A-E-Wst-D103 Rev. M received 21 July 2016

140118-A-P-01-D107 Rev. AD and 140118-A-X-VA-D121 Rev. G received 21 July 2016

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

The Assistant Head of Planning informed the Committee that a letter had been received from the applicant following the publication of the Committee Report stating:

1. That the number of proposed bedrooms for the hotel has increased from 151 to 155 (i.e. an increase of 4 bedrooms)
2. Requesting that Condition 14 (hours of construction) is amended to:

Monday to Friday 07:00 – 18:00
Saturday 08:00 – 16:00
Sunday 08:00 – 16:00
Bank Holidays – no construction
3. Requesting Condition 24 (Electric Vehicle Charging Points) to be removed due to the costs (in the region of £10,000 plus) and that they are already committed to provided 10% renewable energy on the site.
4. To update Condition 2 with the approved drawings

The Assistant Head of Planning in response to the above points stated that:

1. There was no increase in the internal floorspace (it is as a result of reducing the size of some of the bedrooms). The County Highway Authority had raised no objection to this amendment. The proposed description was to be amended accordingly to the following:

Demolition of existing buildings and the erection of a part 4 storey/part 5 storey building to provide 1,435sqm (GEA) of ground floor retail floorspace and a 155 bedroom hotel. Extension and reconfiguration of car park to provide 45 parking spaces to hotel and retail and 25 parking spaces to the courtyard. Creation of new access and other associated works.

2. Condition 14 is to be amended as follows:

Condition 14

Construction of the development hereby approved must only be carried out on site between 07:00 – 18:00 Monday to Friday, 08:00 – 16:00 Saturday, Sunday 08:00 – 16:00, and none at all on Public Holidays or Bank Holidays.

Reason:- In the interest of amenity

3. The Council's Pollution Control Officer has confirmed that she does not consider that this condition should be removed. However, she is willing to amend the condition to require 2 no. trickle charging points rather than 1 trickle charging point and 1 fast charging point (which are more costly to install). Accordingly, Condition 24 is to be amended as follows:

Condition 24

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for 2 no. trickle charging points to be provided on the site. The trickle charging points shall be retained exclusively for their designated purpose.

Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF

The Assistant Head of Planning explained to the Committee that the previous proposal to install a geocellular attenuation tank had been replaced by a new porous paving design. In addition, a further response had been received from the Local Lead Flood Authority (Surrey County Council) confirming that they had no objection subject to a number of conditions and an informative. The following conditions are to be amended or replaced as follows:

Condition 28

Before the detailed design of the Sustainable Drainage Scheme assets is approved by the Local Planning Authority the applicant shall submit evidence that their design is permitted to connect into the Highway Drain and agreement of the discharge rate into the Highway Drain. This shall be submitted to and approved by the Local Planning Authority.

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

Condition 29

Prior to construction of the development hereby approved the following drawings need to be supplied:

- A drainage layout detailing the exact location of Sustainable Drainage Scheme elements, pipes, impervious areas and drainage sub-catchments (if applicable)
- Details of all Sustainable Drainage Scheme elements and other drainage features, including long and cross sections, pipe diameters and respective levels

These must be submitted to and approved by the local planning authority

Reason: To ensure the drainage design meets the technical standards

Condition 31

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 system failure.

Condition 32

Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the Sustainable Drainage Scheme elements must be submitted to and approved by the Local Planning Authority.

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

Condition 33

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

Reason: To ensure the Sustainable Drainage System complies with the technical standards

Public Speaking:

There were no public speakers on this item.

Debate:

During the debate the following key issues were raised:

- Existing buildings are well past their prime
- Buildings have been unused for many years. Development is needed on this site.
- Economic benefits
- Issues over flooding needed clarifying
- No objection to size, density, parking
- Concerns over design
- Questions over materials
- Query over how Scoot contribution will work
- There should be no construction on Sundays

Amendment proposed—

It was moved by Councillor R.W. Sider BEM and seconded by Councillor A.T. Jones that Condition 14 be amended to state that there should be no construction on Sundays.

The amendment was carried and added to the Substantive motion.

Decision:

The application was approved as set out in the report of the Assistant Head of Planning subject to the following amendments to the description of the proposal and amendments to conditions:

Amended Description of Proposal

Demolition of existing buildings and the erection of a part 4 storey/part 5 storey building to provide 1,435sqm (GEA) of ground floor retail floorspace and a 155 bedroom hotel. Extension and reconfiguration of car park to provide 45 parking spaces to hotel and retail and 25 parking spaces to the courtyard. Creation of new access and other associated works. (AMENDED PLANS)

Amended Conditions

Condition 2

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

140118-A-P-00-D104 A; /-A-E-Existing-D100; 10004-121; 24823 received 11th November 2015

140118-A-Si-00-D101 Rev. A received 28 January 2016

140118-A-P-00-D105 Rev. AC; /-A-P-00-D106 Rev. AC; /-A-P-02-D108 Rev. Y; /-A-P-03-D109 Rev. Y; /-A-P-04-D110 Rev. Y; /-A-P-06-D112 Rev. X received 06 July 2016

140118-A-E-East-D102 Rev. AF; /-A-E-Wst-D103 Rev. M received 21 July 2016

140118-A-P-01-D107 Rev. AD and 140118-A-X-VA-D121 Rev. G received 21 July 2016

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

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Construction of the development hereby approved must only be carried out on site between 07:00 – 18:00 Monday to Friday, 08:00 –16:00 Saturday, and none at all on Sundays, Public Holidays or Bank Holidays.

Reason:- In the interest of amenity

Condition 24

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in

writing by the Local Planning Authority for 2 no. trickle charging points to be provided on the site. The trickle charging points shall be retained exclusively for their designated purpose.

Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF.

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

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Prior to construction of the development hereby approved the following drawings need to be supplied:

- A drainage layout detailing the exact location of Sustainable Drainage Scheme elements, pipes, impervious areas and drainage sub-catchments (if applicable)
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These must be submitted to and approved by the local planning authority

Reason: To ensure the drainage design meets the technical standards

Condition 31

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 system failure.

Condition 32

Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the Sustainable Drainage Scheme elements must be submitted to and approved by the Local Planning Authority.

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

Condition 33

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

Reason: To ensure the Sustainable Drainage System complies with the technical standards

197/16 16/00893/FUL - Page Works, Forge Lane, Sunbury On Thames, TW16 6EQ

Description:

Redevelopment of the site to provide 33 residential units, 3 x 1 bed flats, 4x 2 bed flats, 11 x 2 bedroom houses, 5 x 3 bedroom houses and 10 x 4 bedroom houses with a total number of 63 car parking spaces, the provision of amenity space, landscaping and associated alterations

Additional Information:

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

The description of the affordable housing in paragraph 7.9 should read:

4 x 2 bed/4 person units
2 x 2 bed / 3 person units
3 x 1 bed / 2 person units.

The Assistant Head of Planning then outlined the additional consultation responses that had been received since the time the agenda had been published:

- Group Head Neighbourhood Services – No objection in terms of access arrangements for refuse collection vehicles.
- Surrey Wildlife Trust – Confirmed that their previous comments apply to this proposal and remain unchanged.
- Environmental Health (Air Quality) – Confirmed that their comments were the same as for the previous application as the documents submitted are the same. No objections, subject to conditions.
- County Highway Authority – No objections subject to conditions

The Committee was informed about the following amendment to the detailed wording of the recommendation at paragraph 8.1 in the Committee report:

To provide 9 affordable housing units on site built in accordance with the current requirements of the Homes and Communities Agency the details of which shall be agreed with The Council's Assistant Head of Planning (Development Management).

The split of the type of affordable housing shall be 5 units to be offered for affordable rent and 4 units as shared ownership.

Prior to first letting the Registered Provider shall enter into a Nominations Agreement in respect of the affordable housing (in order that the social housing meets local needs).

Build and complete the affordable units and hand over to the Registered Provider for occupation before more than 50% of the open market units are sold or substantially completed, whichever is the sooner.

In addition the Assistant Head of Planning informed the Committee that the applicant had requested amendments to some conditions and the changes are as follows:

Deletion of condition 26 which duplicates condition 5.

Condition 33 should be amended to:

The development hereby approved shall be carried out in accordance with the following approved plans: P101 B; P101 AH; P102 D; P103B; P104 A; P105 B; P106 A; P110 H; P111 F; P112 F; P113 G; P114 AH; P114 F; P115 F; P116 F; P117 F; P118 F; C101 E; C102 E; S101 A; S102 A; S103 A; S104 AFNH418 LS/02 received 09.06.2016.

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

Additional condition

No demolition, site clearance or building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS 5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. No trenches, pipe runs for services and drains shall be sited within that area around the trunk of any tree which is to be protected by fencing unless in accordance with the approved details. Such fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.

The destruction by burning of materials shall not take place within 6 m (19 ft. 8 ins) of the canopy of the TPO tree to be retained on the site or on land adjoining.

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

Additional Informatives

Additional informative to be imposed as follows:

1. Access by the Fire Brigade

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

2. The applicant is advised to contact National Grid – Electricity prior to any work commencing on site as there is apparatus in the vicinity of the site which may be affected by the development.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Graig Rogers spoke for the proposal raising the following key points:

- Have worked with officers, community and residents to achieve an acceptable solution
- Low density scheme
- Buildings are 2 and 2.5 storeys, 1,2,3,4, bed dwellings catering for all residents
- Affordable housing provision
- High standard of design
- Parking standards are met
- Will upgrade two bus stops
- Size of units meet standards
- Will contribute positively to the area.

Debate:

During the debate the following key issues were raised:

- Will be an improvement to the site
- Applicant has consulted to meet the community requirements
- Affordable housing is welcome
- Officer have provided pre-application advice
- Affordable housing welcome
- Will enhance the area visually

Decision:

The application was **approved** as set out in the report of the Assistant Head of Planning subject to the amendments to the following recommendation and conditions:

Recommendation - paragraph 8.1

The Committee approved the following amendment to the detailed wording of the recommendation at paragraph 8.1 of the Committee report:

To provide 9 affordable housing units on site built in accordance with the current requirements of the Homes and Communities Agency the details of which shall be agreed with The Council's Assistant Head of Planning (Development Management).

The split of the type of affordable housing shall be 5 units to be offered for affordable rent and 4 units as shared ownership.

Prior to first letting the Registered Provider shall enter into a Nominations Agreement in respect of the affordable housing (in order that the social housing meets local needs).

Build and complete the affordable units and hand over to the Registered Provider for occupation before more than 50% of the open market units are sold or substantially completed, whichever is the sooner.

Deletion of condition 26 which duplicates condition 5.

Condition 33 should be amended to:

The development hereby approved shall be carried out in accordance with the following approved plans: P101 B; P101 AH; P102 D; P103B; P104 A; P105 B; P106 A; P110 H; P111 F; P112 F; P113 G; P114 AH; P114 F; P115 F; P116 F; P117 F; P118 F; C101 E; C102 E; S101 A; S102 A; S103 A; S104 AFNH418 LS/02 received 09.06.2016.

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

Additional condition

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during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.

The destruction by burning of materials shall not take place within 6 m (19 ft. 8 ins) of the canopy of the TPO tree to be retained on the site or on land adjoining.

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

Additional Informatives

Additional informative to be imposed as follows:

1. Access by the Fire Brigade

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

2. The applicant is advised to contact National Grid – Electricity prior to any work commencing on site as there is apparatus in the vicinity of the site which may be affected by the development.

198/16 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 Assistant Head of Planning.

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

199/16 Thanks to Samuel Nicholls

It was proposed by Councillor R.A. Smith-Ainsley and seconded by Councillor R.W. Sider BEM to record a vote of thanks to Samuel Nicholls, Committee Manager who was leaving Spelthorne Borough Council at the beginning of August.

The Chairman thanked Mr Nicholls for the four years he had served as the Committee Manager for the Planning Committee and the help he had

personally given him assisting with the smooth running of the meetings and the work behind the scenes within the team. The Chairman alongside the rest of the Committee wished Mr Nicholls success in his new position at the Royal Borough of Kingston.

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16/00866/FUL
Dramatize, Ashford Pavilion, Clockhouse Lane,
Ashford, TW15 1BX

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Application No.	16/00866/FUL		
Site Address	Dramatize Theatre Company, Pavilion, Ashford Recreation Ground, Clockhouse Lane, Ashford.		
Proposal	Erection of first floor and single storey extension to existing pavilion Building.		
Applicant	Dramatize Theatre Company		
Ward	Ashford East		
Call in details	None		
Case Officer	Peter Brooks		
Application Dates	Valid: 31.05.16	Expiry: 26.07.16	Target: Over 8 weeks
Executive Summary	<p>The application site comprises the existing pavilion building located within the Ashford Recreation Ground. The building is part two storey, part single storey, and contains studio rooms, offices and a changing room for sports activities (i.e. football). The recreation ground comprises a large playing field in its northern section, with a pavilion, tennis courts and children's play areas in the southern part of the park. The park is bordered on all sides by residential dwellings, with Clockhouse Lane to the west and Grays Lane to the north. Parking for the recreation ground is located in the south east corner of the site and is accessed from Chattern Hill.</p> <p>The proposal would involve the addition of extensions to both the ground and first floor of the building to provide an enlarged area for the use by the Dramatize Theatre Company. This Theatre Company already lease and use the building to provide theatre activities for children/young adults with learning difficulties and disabilities. The proposed alterations and extensions would enable the provision of disabled access over both floors of the building as well as disabled bathroom facilities, and provide a larger area for the classes to take place.</p> <p>The design of the extension would integrate into the existing pavilion building and proposes matching brickwork and timber cladding.</p>		
Recommended Decision	This application is recommended for approval subject to conditions.		

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
- CO1 – Providing Community Facilities
- EN4 – Provision of Open Space and Sport and Recreation Facilities

2 RELEVANT PLANNING HISTORY

2.1 The pavilion building was granted permission in 1970, which included a planning condition that only permitted the use of the building for purposes linked to the recreation ground use. More recently, an application was made in early 2016 to vary this condition on the original permission to allow the building to be used by the Dramatize Theatre Group.

16/00127/RVC

Variation of condition 4 of planning permission STA/OUT/P12676 to allow the pavilion to be used by Dramatize Theatre Company
Grant Conditional 06.04.2016

STAINES/DET/P13051

Erection of single storey Sports Pavilion with flat over.
Grant Unconditional 20.04.1971

STAINES/OUT/P12676

The erection of a single storey sports pavilion of 3,310 sq. ft (307 sq m) with a two bedroomed groundsman's flat over.
Grant Conditional 15.12.1970

3 DESCRIPTION OF CURRENT PROPOSAL

3.1 The application site comprises the existing pavilion building located within the Ashford Recreation Ground. The building is part two storey, part single storey, and contains studio rooms, offices and a changing room for sports activities (i.e. football). The recreation ground comprises a large playing field in its northern section, with a pavilion, tennis courts and children's play areas in the southern part of the park. The park is bordered on all sides by residential dwellings, with Clockhouse Lane to the west and Grays Lane to the north. Parking for the recreation ground is located in the south east corner of the site and is accessed from Chatterton Hill, which leads into Rosary Gardens.

3.2 The proposal would involve the addition of extensions to both the ground and first floor of the building to provide an enlarged area for the use of the

Dramatize Theatre Group. This Theatre Group, who already lease and use the building, provides theatre activities for children/young adults with learning difficulties and disabilities. The proposed alterations and extensions to take place would allow the provision of disabled access over both floors of the building, disabled bathroom facilities and provide a larger area for classes. The ground floor extension would be located on the front of the building, and include an office, disabled accessible bathroom and changing room, and provision of accessible ramps. The first floor extension would be located in the position of the existing roof terrace and provide a large multi-use room. The proposal would also involve the installation of an internal lift to provide disabled access between floors.

- 3.3 The pavilion building and recreation ground is owned by Spelthorne Borough Council, and Dramatize (who would fund the proposed extensions) have a lease to use the building.

4 CONSULTATIONS

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

Consultee	Comment
Environmental Health	No comments.
Council Asset Management	No objection.
Group Head of Neighbourhood Services	No objection.
Spelthorne Committee for Access Now (SCAN)	No 'in principle' objections.
Councils Heritage Officer	No objection.
Councils Tree Officer	Any comments to be reported verbally at the meeting of the Planning Committee.

5 PUBLIC CONSULTATION

- 5.1 37 neighbour notification letters were sent, with 4 responses to date (including one from SCAN). These letters raised the following points:

- No plans available to view online;
- Not suitable design for disabled users under the Equalities Act; and
- Support proposal, provides a better facility for the Dramatize Theatre Group
- The company should consider other buildings to meet their requirements and the existing building should remain available for all residents of Spelthorne

6 **PLANNING ISSUES**

- Principle
- Design, Appearance and Visual Impact
- Residential Amenity
- Impact on Locally Listed Building
- Other matters

7 **PLANNING CONSIDERATIONS**

Principle

7.1 The pavilion building is located within Ashford Recreation Ground, which in an area designated as Protected Urban Open Space (PUOS). Policy EN4 seeks to ensure that there is sufficient open space within the Borough to meet a wide range of outdoor sport, recreation and open spaces needs. The proposal would involve the loss of a small area of this PUOS (some 37sqm). The land in question is located at the front of the pavilion and is already bordered by a low metal fence and would not encroach on the grassed recreation ground area to the north. Policy EN4 states that exceptionally development may be allowed where:

“the remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better”.

- 7.2 It is considered the provision of enhanced disabled facilities within the building would enhance its value to the public, and would allow the Dramatize Theatre Company to offer an enhanced service for its users. As a result, it is considered that this minor loss of PUOS to be acceptable in this instance.
- 7.3 The extensions and alterations to the building would make better use of an existing building in an area used already by the community, and it is considered the proposal is acceptable in principle.

Design, Appearance and Visual Impact

- 7.4 The proposal seeks to extend to the pavilion in two locations. The first extension would be at ground floor level and provide a new entrance way and include accessible bathroom/changing facilities. The second extension would be at first floor level and would be located on the existing terraced area, this first floor element would contain a large multi-use room. The extensions have been designed to integrate into the existing pavilion building by virtue of their design, scale and materials. The pavilion building is located adjoining the Clock House Tower, a Locally Listed Building. The design and scale of the extensions would not appear excessive on the host building, and would use matching materials and would not cause a harmful visual impact to the wider area. The building is viewed in context with the Clock House Tower and the wider park area and it is considered the extensions would not be visually intrusive.
- 7.5 The proposed extensions would add some bulk to existing building but due to their location and design, it is not considered that they would have a significant impact upon the surroundings.

Residential Amenity

- 7.6 The pavilion building is at its closest point located 39m from the boundary of the nearest residential dwelling no. 8 Chestnut Close. Due to the orientation of the pavilion the proposed front extension would be on the opposite side of the building to the nearest dwellings, and there would be a separation between the proposed first floor extension and the rear of the nearest dwelling of over 60m. It is considered by virtue of this significant separation, and the presence of a number of trees located between the pavilion and the nearest dwellings, the proposed extensions would not cause harm to the amenities of the adjoining neighbouring dwellings by virtue of loss of light, outlook, privacy or overbearing impact.
- 7.7 The pavilion is already used by Dramatize to host events and it is not considered that the use of the extensions would give rise to a greater level of disturbance in respect of the adjoining residential occupiers that could justify an objection on amenity grounds. This is based on the fact the building is already used by the Dramatize Theatre Company, the significant separation between the building and the nearest residential dwellings means that any activity would not be so noticeable. In addition, the land between the pavilion and the nearest dwellings are occupied by children's playgrounds which is available whenever the park is open to the public. The use would occur within the building, and any additional car parking and movements to the pavilion would utilise the existing car park and footpath through the park.

Impact on the Locally Listed Building

- 7.8 The proposed extensions would not bring the pavilion building any closer to the adjoining Locally Listed Building, the Clock House Tower. The first floor extension, the bulkiest element of the scheme is located on the opposite side of the pavilion to the Clock Tower and it is considered its setting would not be adversely affected by the proposal. In addition the Council's Heritage Officer has raised no objection to the proposal and states that the extensions would integrate well with the existing building and not harm in any well the setting of the adjacent locally listed tower.

Other Matters

- 7.9 There are some trees within proximity of the pavilion building which could be affected by the works. The trees are owned and managed by Spelthorne Borough Council. It is considered that if any remedial works to the tree/s are required that this would not have an unacceptable impact upon their setting within the park, nor the setting of the park itself. There are a number of trees within the immediate vicinity, and the closest tree, located on the northern side of the pavilion, does not act as a visual barrier between the pavilion and nearby residential properties. The Boroughs Group Head for Neighbourhood Services, which encompasses parks, has raised no objections to the proposal, and the Council's Tree Officers recommendations will be reported verbally to the meeting of the Planning Committee.
- 7.10 The application in its original form did not include any details regarding the provision of disabled access between the ground and first floor of the building. This is something which was also noticed by SCAN in their consultation response. Agents acting for the applicant have since provided a detailed plan

highlighting the installation of a lift that is to be provided within the building which is regarded as acceptable.

Conclusion

- 7.11 The extensions, by virtue of their design and scale, would not have a harmful impact on the character of the area, and the buildings separation from adjoining dwellings means it would not have a harmful impact upon their amenities. The extensions would allow Dramatize, who already use the pavilion, to provide more space to carry out their activities, and with purpose built facilities to support their users. It is considered the loss of very small piece of protected urban open space would be offset by the benefits of the proposal, by virtue of the improvements to the existing building to make it user friendly for disabled persons, which would enhance an existing community asset.

8 RECOMMENDATION

- 8.1 The application is recommended for approval subject to the following conditions:

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 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.

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.

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.

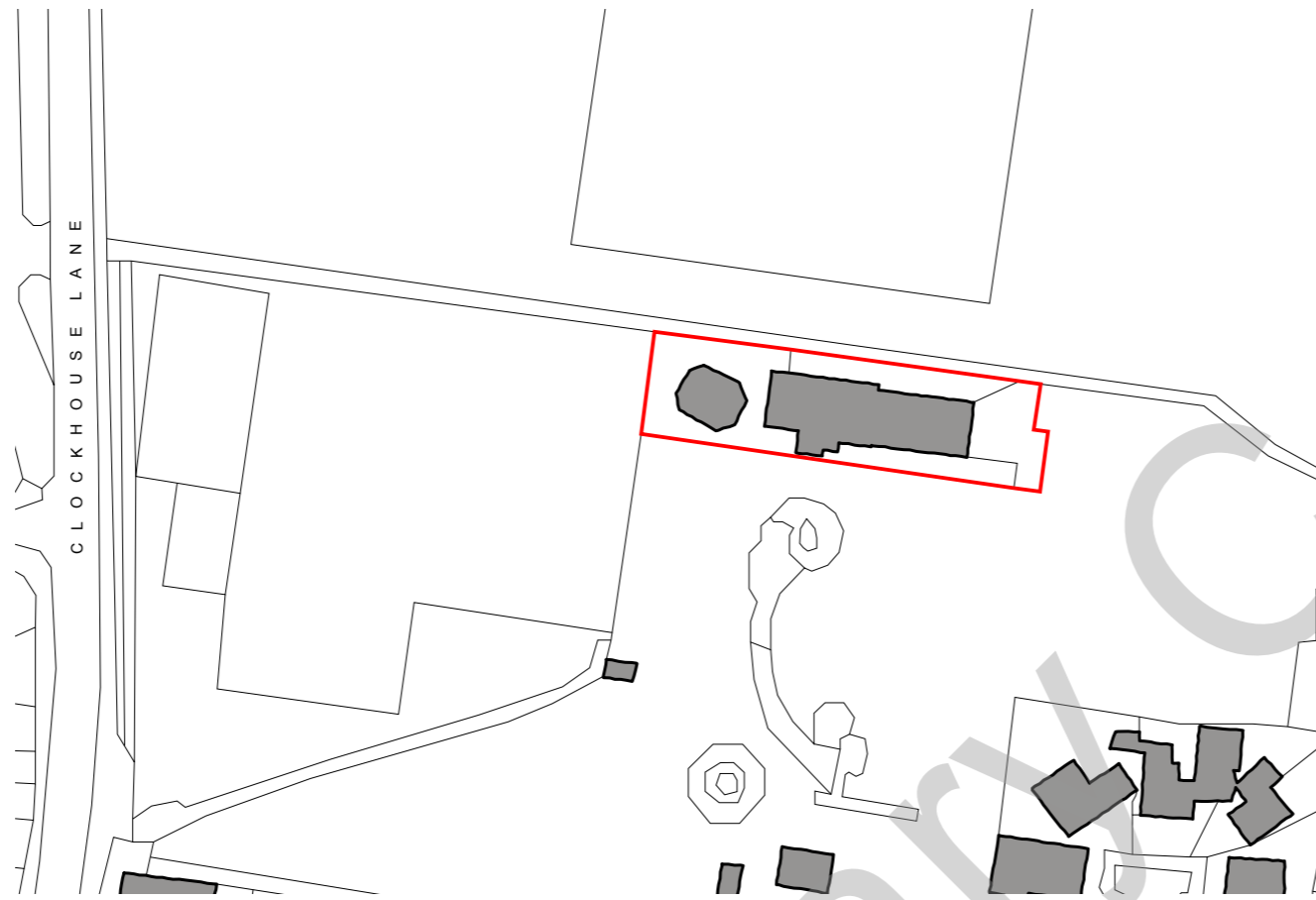
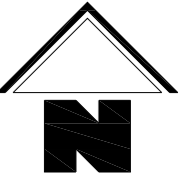
Reason:-. The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

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).



Location Plan

Scale 1:1250

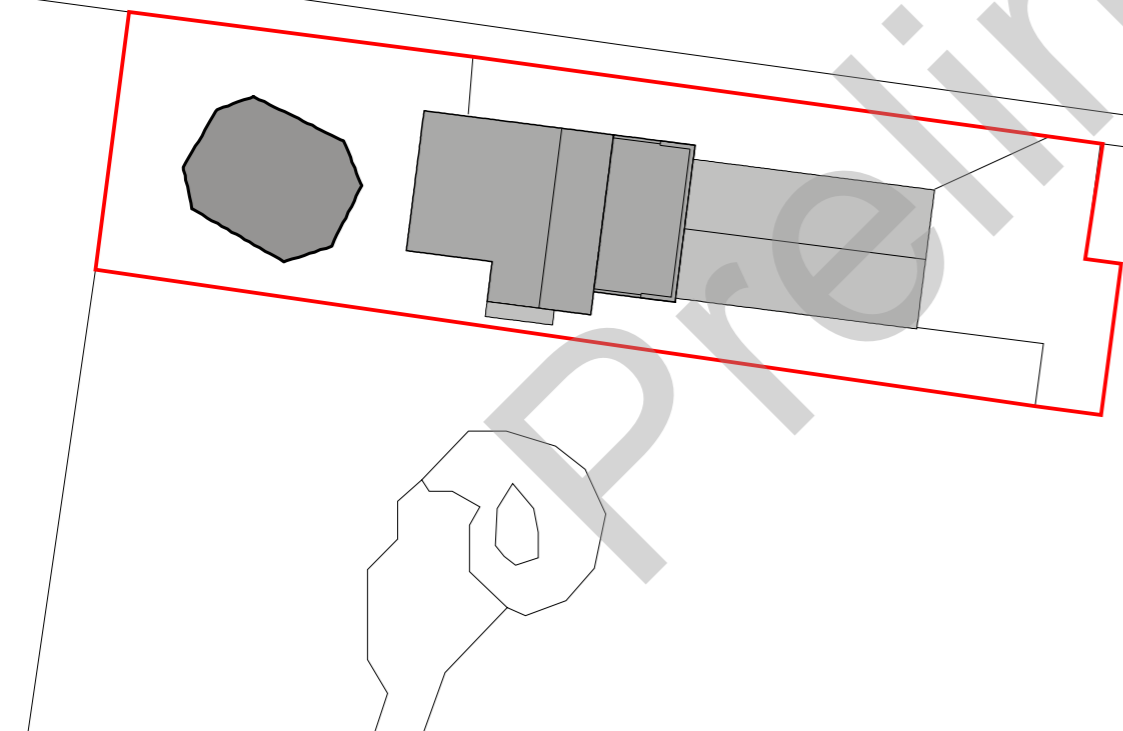
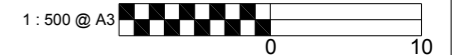
Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, TW19 7EF
TEL: 01784 391674 MOB: 07841 848473
E-MAIL: TOMMILLIN@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

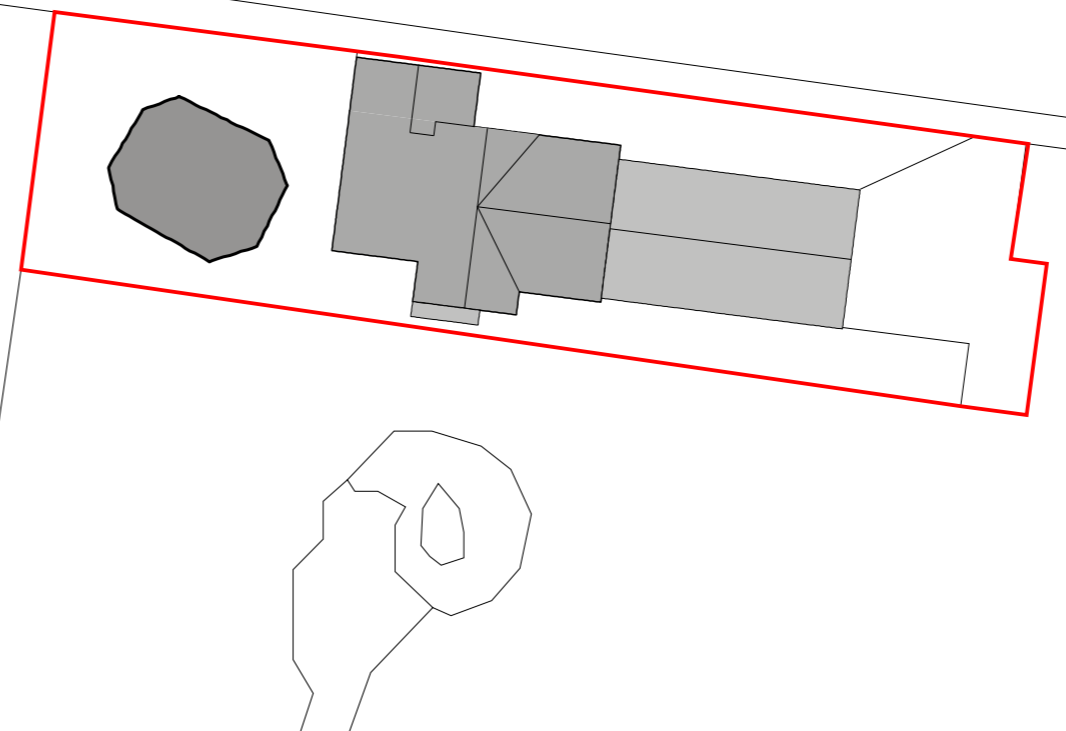
Dramatize, Ashford Pavillion,
Clockhouse Lane, Ashford

Proposed & Existing
Site Layouts & Location Plan



Existing Site Layout

Scale 1:500



Proposed Site Layout

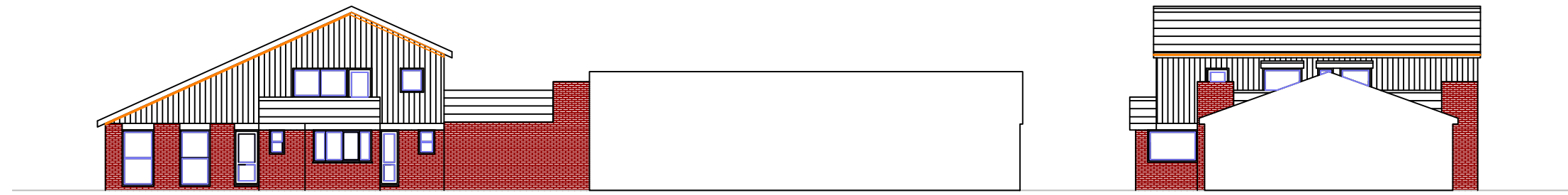
Scale 1:500

Scale 1:500 @ A3	Dwg No. FLU.053.01
Date 02.04.15	Rev
Drawn T.Millin	



Existing Front Elevation

Existing Side Elevation



Existing Rear Elevation

Existing Side Elevation

Note:

- Low energy light fittings are to be used as in accordance with Building Control regulations.
- All work to the Boiler must be undertaken by a Corgi Registered Engineer.
- All electrical work undertaken must be done so by a PART P Registered Installer as in accordance with Building Control.

Contractor to fully acquaint themselves with all existing fittings, fixtures, services etc. and allow for all re-routing etc. that may be required due to the construction work.

Contractor to check and verify that there are no public sewers in close proximity to the works prior to start on site.

Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

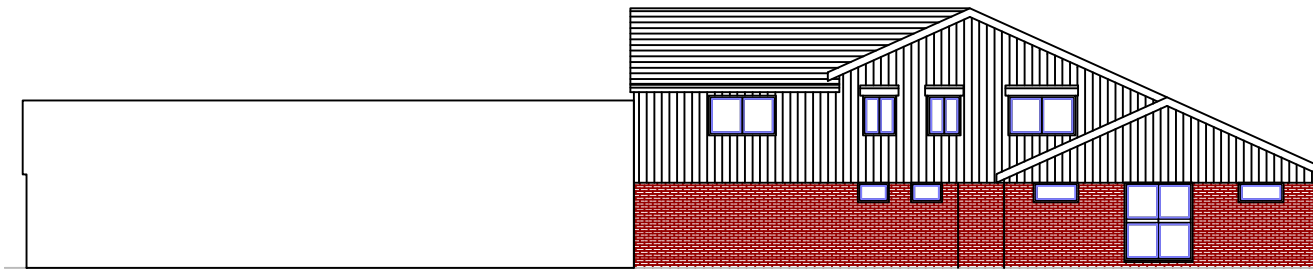
Amendments	

title Existing Elevations			
project Ashford Pavillion, Ashford, Surrey.			
Proposed Extensions to ground floor level and first floor level.			
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no. DV01-(02)-2015			

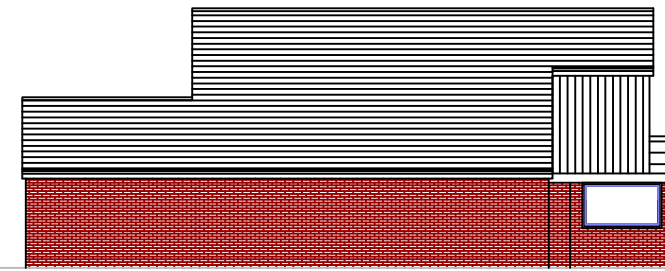
RICS
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Don Varcoe DipSurv MRICS
Old Bridge House, 40 Church Street,
Staines, Surrey, TW18 4EP
: 01784 452465
Mobile: 07885 748946

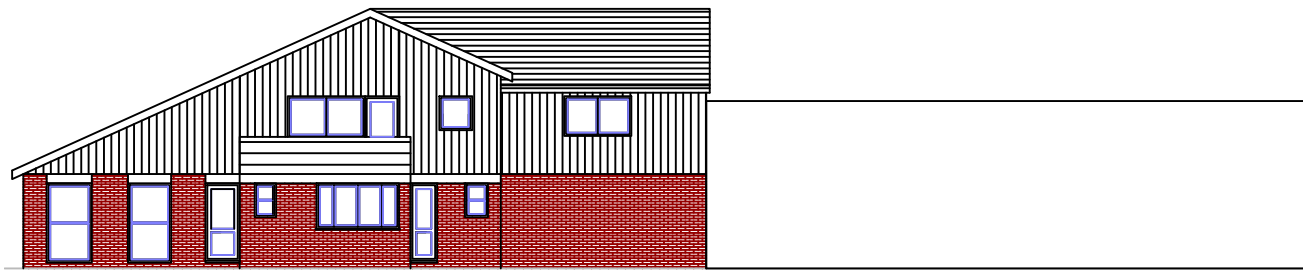
London Surrey Surveyors
Chartered Building Surveyors



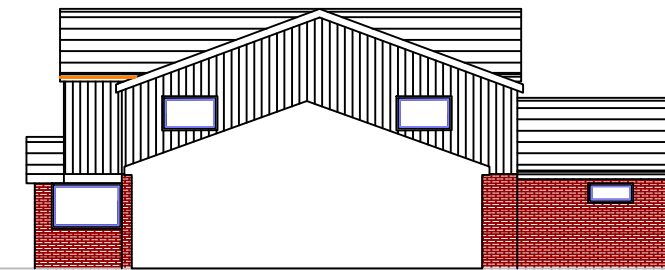
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Note:

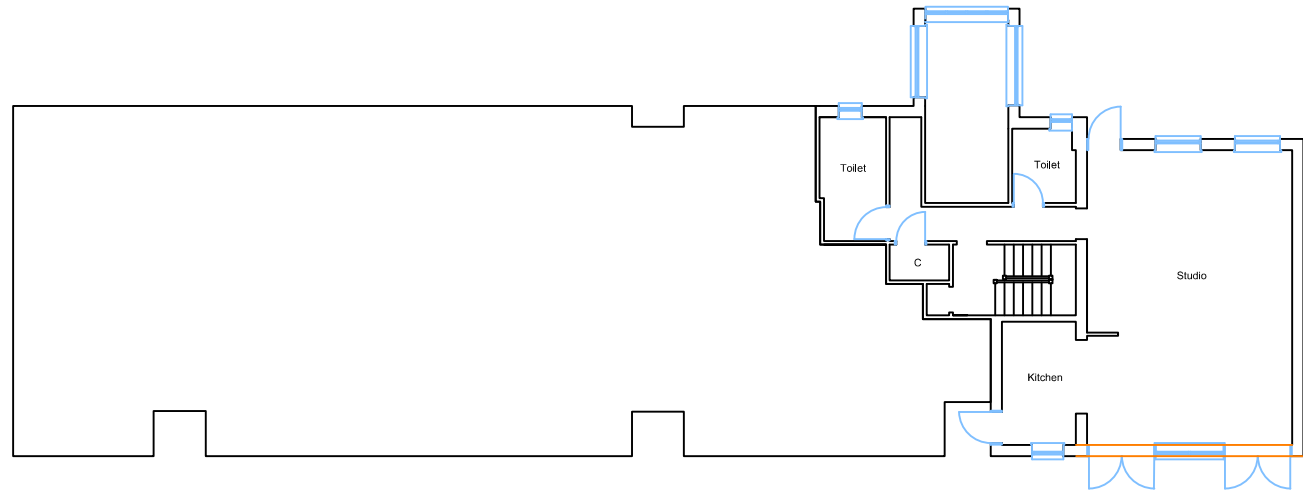
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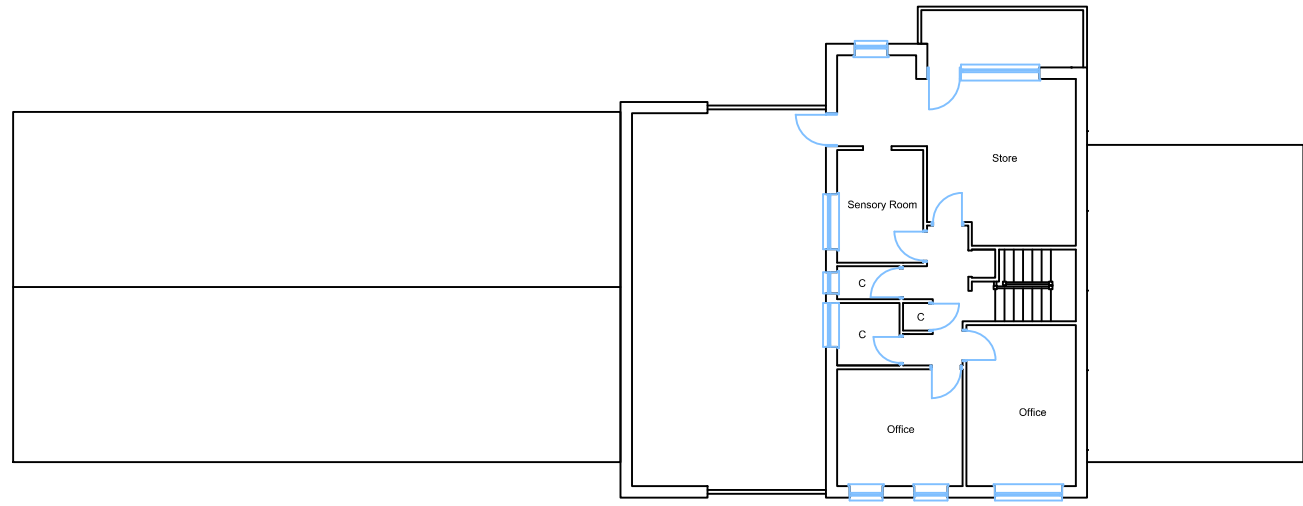
Contractor to check and verify that there are no public sewers in close proximity to the works prior to start on site.

Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

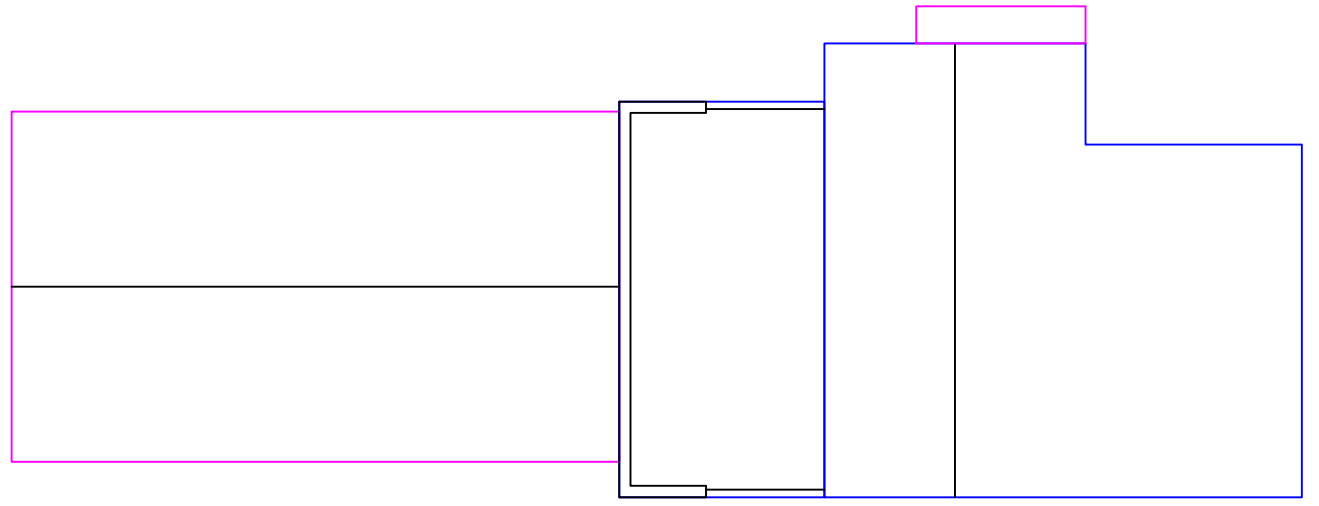
Amendments	title Proposed Elevations				project Ashford Pavillion, Ashford, Surrey.		<p>Don Varcoe DipSurv MRICS</p> <p>Old Bridge House, 40 Church Street, Staines, Surrey, TW18 4EP : 01784 452465 Mobile: 07885 748946</p>	 <p>London Surrey Surveyors Chartered Building Surveyors</p>
	Proposed Extensions to ground floor level and first floor level.							
	scale 1:200 at A3 Paper Size	drawn	checked	date Nov. 2015.	 <p>the mark of property professionalism worldwide</p>			
	no. DV01-(04)-2015							



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

Note:

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Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

Amendments	

title Existing Plans			
Proposed Extensions to ground floor level and first floor level.			
scale 1:200 at A3 Paper Size	drawn	checked	date Nov. 2015.
no. DV01-(01)-2015			

project Ashford Pavillion, Ashford, Surrey.



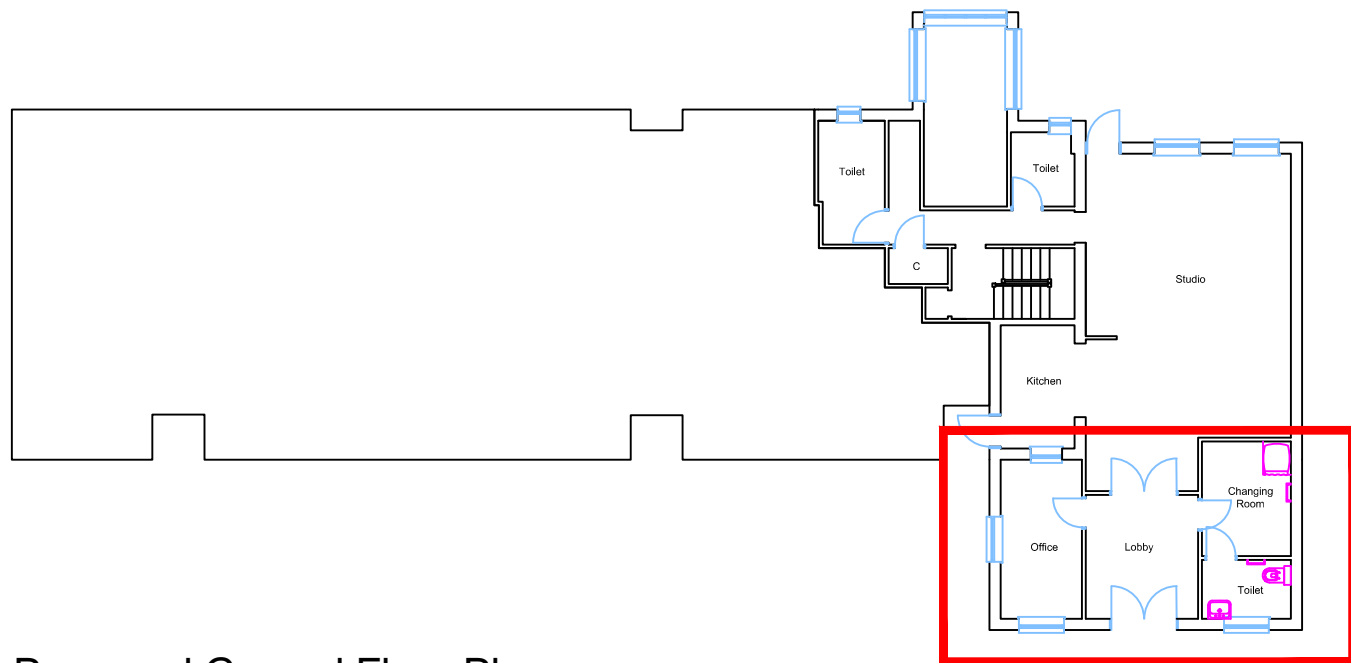
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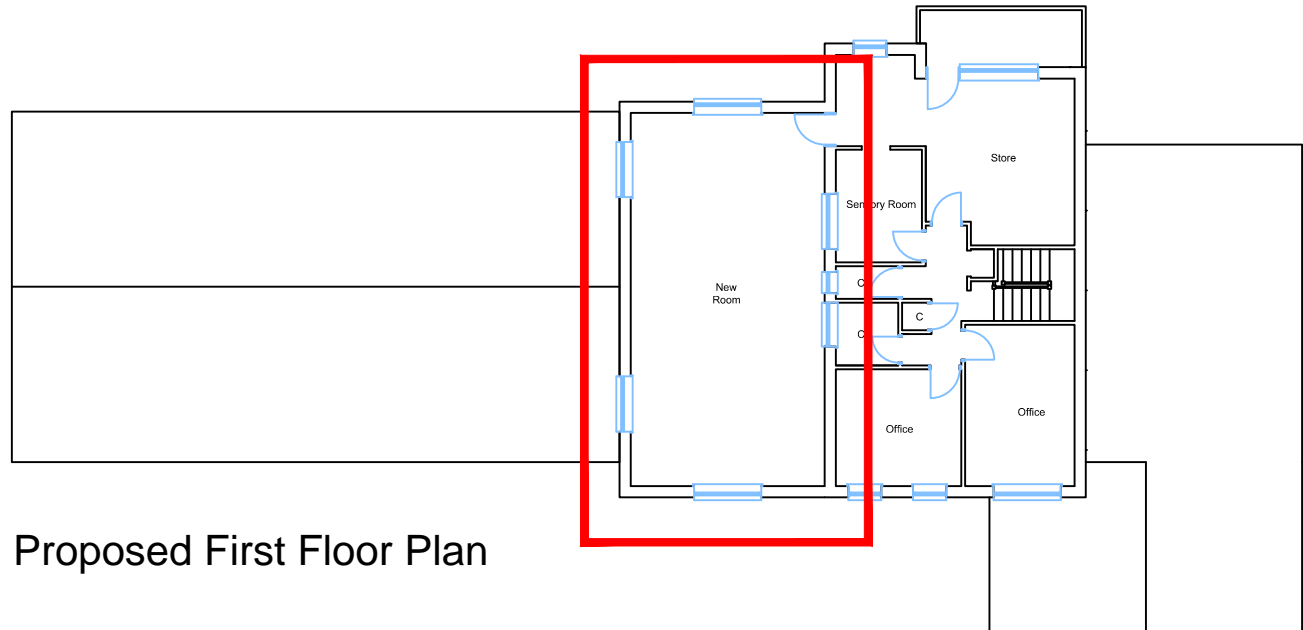
Old Bridge House, 40 Church Street,
Staines, Surrey, TW18 4EP
: 01784 452465
Mobile: 07885 748946



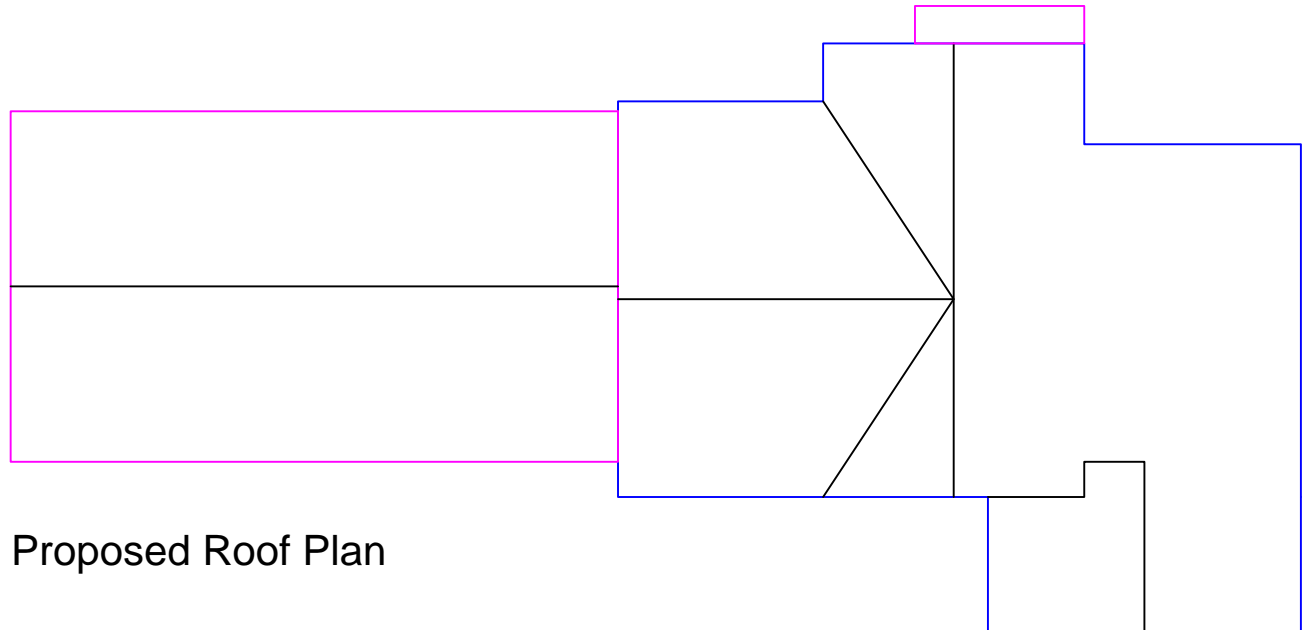
Chartered Building Surveyors



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

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Contractor to check and verify that there are no public sewers in close proximity to the works prior to start on site.

Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

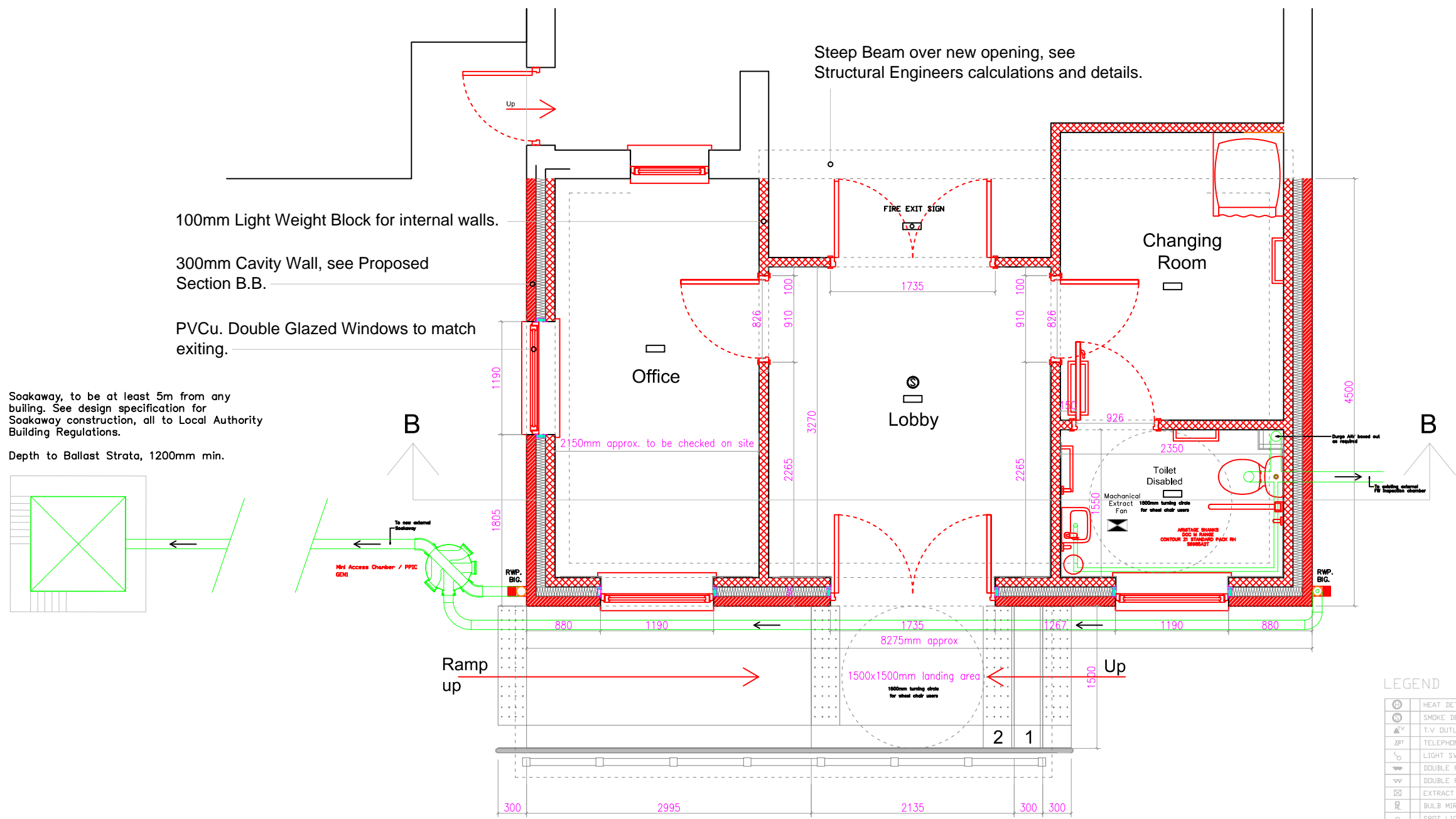
Amendments	

title Proposed Plans, location of works			
project Ashford Pavillion, Ashford, Surrey.			
Proposed Extensions to ground floor level and first floor level.			
scale 1:200 at A3 Paper Size	drawn	checked	date Nov. 2015.
no. DV01-(03)-2015			



Don Varcoe DipSurv MRICS
 Old Bridge House, 40 Church Street,
 Staines, Surrey, TW18 4EP
 : 01784 452465
 Mobile: 07885 748946





Proposed Plan

- Note:
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- Contractor to check and verify that there are no public sewers in close proximity to the works prior to start on site.
- Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

LEGEND

	HEAT DETECTOR		RECESSED SMALL DOWN LIGHTER
	SMOKE DETECTOR		SPOT LIGHT (ON TRUSSES)
	T.V. OUTLET		WALL LIGHT
	TELEPHONE OUTLET		WALL LIGHT (UP LIGHTS)
	LIGHT SWITCH		SHAVER SOCKET WITH LIGHT
	DOUBLE PLUG SOCKET (HIGH LEVEL)		LAMP ON 5 AMP CIRCUIT
	DOUBLE PLUG SOCKET		ELECTRICITY METER
	EXTRACT FAN		EXTERNAL LAMP
	BULB MIRROR LIGHT		DISTRIBUTION BOARD
	SPOT LIGHT		FIRE EXIT SIGN
	RECESSED DOWN LIGHTER		EMERGENCY LIGHT
	AUDIBLE SOUND ALARM		SURFACE MOUNTED DOWN LIGHT
	RECESSED DOWN LIGHT 600x600MM		

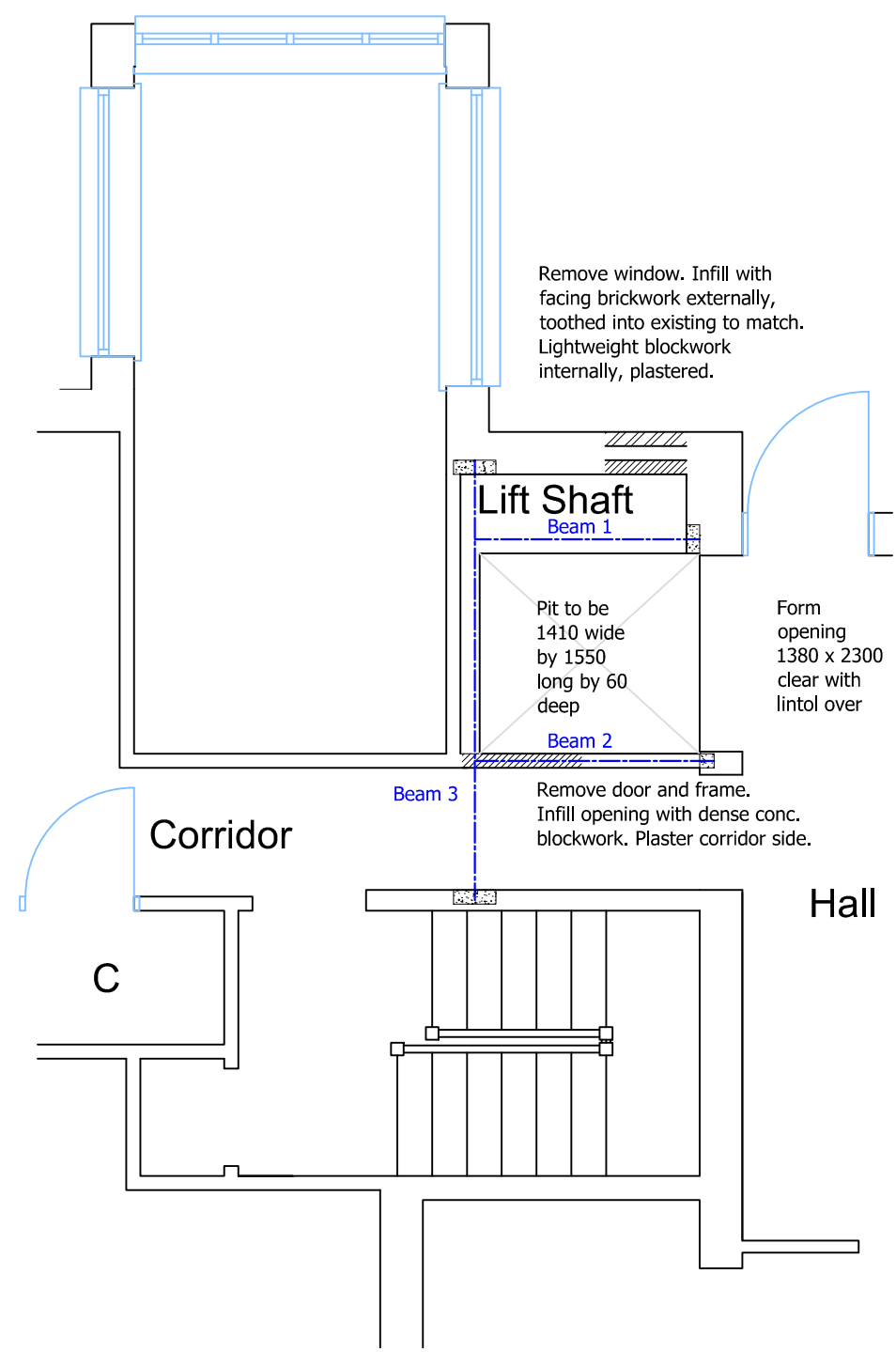
Amendments	title	project
	Proposed Plan, Ground Floor Level	Ashford Pavillion, Ashford, Surrey.
	Proposed Extensions to ground floor level and first floor level.	
	scale 1: 50 at A3 Paper Size	drawn
	no. DV01-(10)-2015	checked
		date Nov. 2015.

project Ashford Pavillion, Ashford, Surrey.

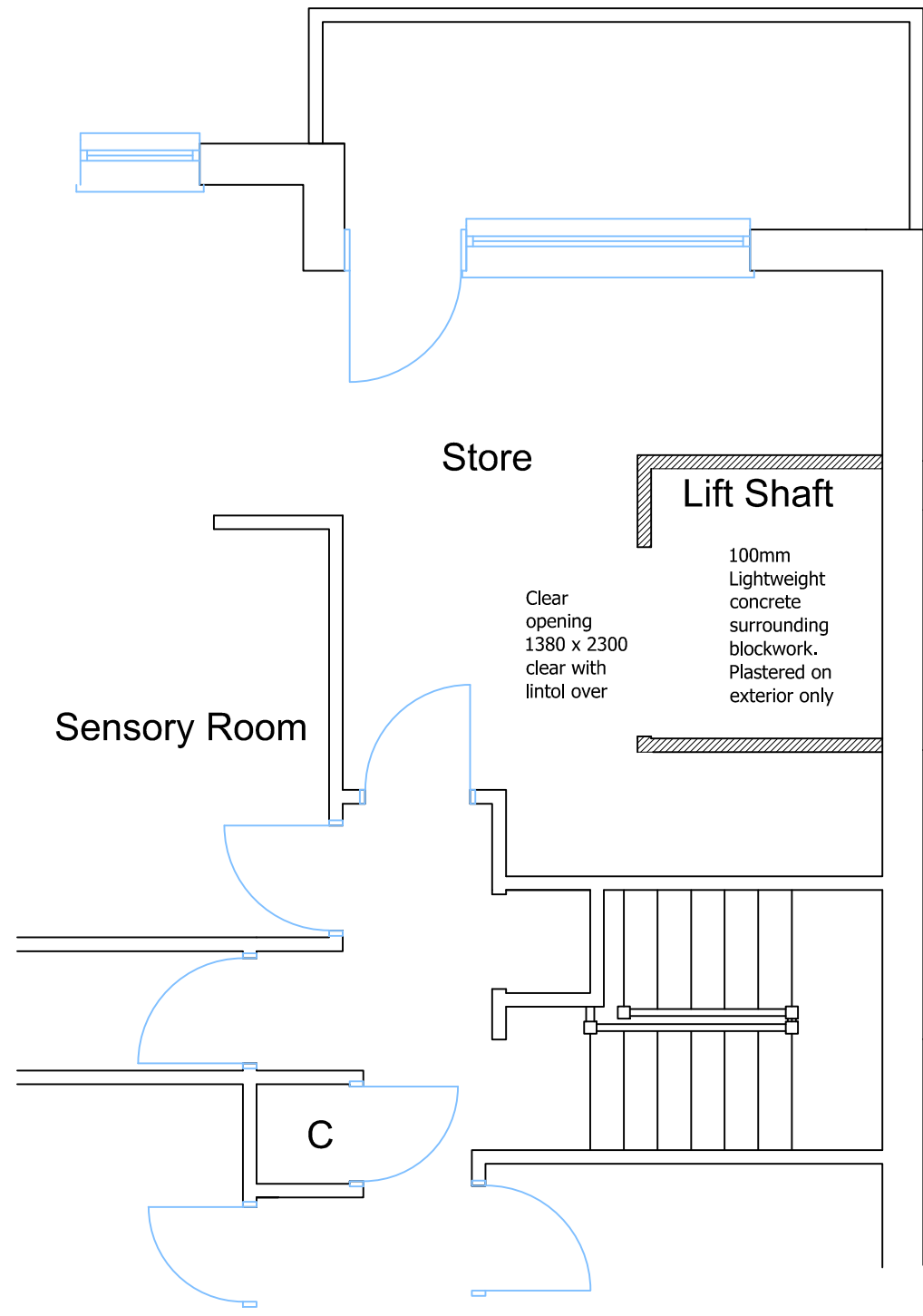
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Old Bridge House, 40 Church Street,
Staines, Surrey, TW18 4EP
: 01784 452465
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Proposed Ground Floor



Proposed First Floor

- Note:
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- Contractor to check and verify that there are no public sewers in close proximity to the works prior to start on site.
- Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

Amendments	no.	description

title Proposed Lift Shaft			
project Ashford Pavillion, Ashford, Surrey.			
Proposed Extensions to ground floor level and first floor level.			
scale	drawn	checked	date
1: 50 at A3 Paper Size			Nov. 2015.
no.			
DV01-(15)-2015			

project Ashford Pavillion, Ashford, Surrey.



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Old Bridge House, 40 Church Street,
Staines, Surrey, TW18 4EP
: 01784 452465
Mobile: 07885 748946



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PLANNING APPEALS**LIST OF APPEALS SUBMITTED BETWEEN 15 JULY AND 11 AUGUST 2016**

<u>Planning Application/Enforcement Notice</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
16/00001/ENF	APP/Z3635/C/16/3151913	Land at Sheepwalk , Shepperton , Surrey and Land West of Sheep Walk, Shepperton	Unauthorised development on the land, in particular (a) Two large metal posts concreted into the ground close to the boundary with Sheep Walk, these were large RSJ type posts of a height, strength and distance apart to form and support a gate. (b) Surface material being scraped back for a distance of approx 200 metres to a width of approx 5 metres, resulting in a wide flat surface commensurate with a prepared route for a roadway (c) the resultant vegetation, soils and other debris were piled to the sides of the scraped area.	14/07/2016
16/00121/ENF	APP/Z3635/C/16/3151919	Land at Sheepwalk , Shepperton, Surrey and Land West of Sheep Walk, Shepperton	Unauthorised development on the land, in particular a metal framework, metal fence panels and gate constructed on previously erected and enforced against metal posts.	14/07/2016
16/00001/HOU	APP/Z3635/D/16/3153977	15 Stanwell Gardens Stanwell	Hip to gable roof alteration with a rear dormer and installation	27/07/2016

			of rooflights in front elevation, as well as erection of a part single, part two storey rear and side extension.	
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APPEAL DECISIONS RECEIVED BETWEEN 15 JULY AND 11 AUGUST 2016

Site	Beulah, Penny Lane, Shepperton
Enforcement Reference	15/00128/ENF
Appeal Reference	APP/Z3635/C/15/3136614
Appeal Decision Date:	15 July 2016
Inspector's Decision	Dismissed the appeal and varied the enforcement notice.
Breach of Planning Control	Change of use of the barn style garages from garage purposes into two residential units.
Reason for Serving the Enforcement Notice	The use results in inappropriate development within the Green Belt for which no very special circumstances exist. The unauthorised development within the flood plain (1:20) places the occupants at an unacceptable flood risk. The enclosing of previously open areas on the ground floor of the structure would result in a reduction in flood storage capacity and impede the flow of flood water. As such it is contrary to policies LO1 of the Spelthorne Core Strategy and Policies Development plan Document (2009) and Saved Local Plan Policy GB1 (2001), and Section 9 of the Government's National Planning Policy Framework 2012.
Inspector's Comments	The appellant appealed on two grounds; ground (f), the steps required by the enforcement notice exceed what is necessary and ground (g), that the period for the compliance with the notice is too short. With regard to ground (f), the Enforcement Notice required the kitchen and bathroom facilities to be removed and for the barn to be returned to garage purposes. The Inspector considered that this was excessive and amended the enforcement notice as follows: "To cease the use of the barn style garages for residential purposes and thereafter not to use the barn style garages for any purposes other than those permitted by planning permission 11/00922/HOU" (i.e. garages

	incidental to the dwelling house}. On ground (g) the Inspector considered that the six moth time period for compliance was reasonable.
Site	525 Staines Road West, Ashford
Appeal Reference	APP/Z3635/C/15/3147069
Appeal decision Date:	10 August 2016
Proposal	Outline planning permission for the erection of a 2 no. semi-detached dwellings (to consider access, layout and scale)
Inspector's Decision	Appeal Dismissed.
Inspector's comments	<p>The Inspector considered that the proposal would result in a considerable amount of built development which would reduce the openness of the appeal site and that there would be a loss of the spaciousness that characterises the area. The location and layout of the proposal was considered to be at odds with the otherwise consistent pattern of frontage development.</p> <p>The Inspector also considered that the proposed 3m high acoustic fence would result in an overbearing impact and lead to loss of light to no's 527 and 523 Staines Road West. Furthermore, it was considered that the proposed dwellings would result in loss of outlook in respect of no 523. However, it was considered that noise and disturbance could be mitigated by an appropriately designed acoustic fence which would provide satisfactory acoustic protection and would also prevent light disturbance.</p> <p>The Inspector also stated that the size of the proposed amenity space would fall short of the standard required by the Council's SPD and therefore considered that the dwelling would not provide satisfactory living conditions for future occupants.</p>

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
16/00025 /FUL	Hearing	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.	KW/LT	TBA

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