

**Minutes of the Planning Committee
17 October 2018**

Present:

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

Councillors:

C. Barnard	T.J.M. Evans	N. Islam
I.J. Beardsmore	M.P.C. Francis	R.W. Sider BEM
S.M. Doran	A.L. Griffiths	

Apologies: Apologies were received from Councillor S.J. Burkmar, Councillor Q.R. Edgington, Councillor M.J. Madams and Councillor S.C. Mooney

223/18 Minutes

The minutes of the meeting held on 19 September 2018 were approved as a correct record.

224/18 Disclosures of Interest

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

Councillor R.A. Smith-Ainsley declared a conflict of interest on behalf of the Committee members for application 18/01267/PDO, West Wing, Council Offices, Knowle Green, Staines-upon-Thames, because it had been made by the Council.

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

Councillors R.A. Smith-Ainsley, H.A. Thomson, C. Barnard, S. Doran, T. Evans, M. Francis, N. Islam, and R.W. Sider BEM reported that they had received correspondence in relation to application 18/00926/FUL, Longacres Garden Centre, Nutty Lane, Shepperton, but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor R.A. Smith-Ainsley also reported that he had visited the site.

225/18 Planning application 18/00926/FUL - Longacre's Garden Centre, Nutty Lane, Shepperton, TW17 0QH

Description:

This application sought approval for the erection of a detached storage building for use by the garden centre.

Additional Information:

The Planning Development Manager gave the following updates:

The applicant had submitted a four sided document noted as a 'Warehouse Planning Application Summary'. This included details which referred to the following matters which the applicant considered form very special circumstance to justify this inappropriate development within the Green Belt.

- Safety concerns of the staff
- Some items cannot be stored outside
- There is no refrigerated provision for food items in the goods inwards area
- Chemicals should be stored separately from other goods
- The site is well screened (not a very special circumstance)

The Planning Development Manager also advised that para 3.1 on page 11 should refer to the Eco Park on the other side of Charlton Lane.

Public Speaking:

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

- Family run business
- Purchased derelict and built up business to create local employment
- Very special circumstance to permit development exist
- Storage containers not for 21st century retailing
- Problems with storing goods outside
- Increase openness
- Not visually harmful
- Positive benefits to highway safety
- Improve efficiency
- Safer environment for workers
- Would not be less open than at present, does not affect the Loss of green belt

In accordance with the Council's procedure for speaking at committee meetings, Councillor Smith-Ainsley spoke as ward councillor and raised the following key points:

- Local interest to retain garden centre

- Previous garden centres on site not been viable. Economic issues in support of proposal
- Assist local community
- Prevent damage/vandalism to stock

Debate:

During the debate the following key issues were raised:

- If approved on very special circumstances grounds, would it undermine our green belt?
- No more permanent than containers
- Impact on openness – taller structure
- Does not conflict with purposes of green belt
- Fly tipping in Nutty Lane
- Building screened and well treed
- No harm to green belt
- Why has no enforcement action been taken?
- Concern if granted
- Can it be subject to a personal condition?
- Can it be given a temporary permission?
- Why are portacabins on site without planning permission?
- Green belt must be protected
- Openness of green belt
- Questions over green belt boundary

Decision:

The recommendation to refuse was agreed as per the Planning Committee Report.

Councillor A. Griffiths arrived during the debate on the above item, but did not participate in the debate or vote.

226/18 Planning application 18/01267/PDO - West Wing, Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Description:

This application was for Prior Approval for the Change of Use from Office (Class B1a) to Residential comprising 25 flats.

Additional Information:

The Planning Development Manager gave the following updates

A formal consultation response from the County Highway Authority was received raising no objection subject to conditions. Based on the legislation for this type of application, the Council was required to consider the highways and transport impacts of the development and in particular any change in the volume of character of traffic. In this instance, based on the requirements of

the legislation, it was considered that the condition requiring the submission of bicycle details would satisfactorily deal with this matter.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Anne Damerell spoke against the proposed development raising the following key points:

- No objection in planning terms
- Substandard housing – too small – do not meet housing sizes in technical standards
- Set a precedent for housing developers

Debate:

During the debate the following key issues were raised:

- Concern about the small flat sizes
- Good use of building to meet housing needs
- Good idea but shamefully executed
- Social problems with small size of dwellings
- Should provide affordable housing
- Why has it been brought before the planning committee?

Decision:

The recommendation to grant prior approval was agreed. It was also agreed that the Planning Development Manager should write to the applicant advising of the concerns raised at the Planning Committee over the fact that some of the residential units do not meet the National Technical Housing Standards.

227/18 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 Planning Development Manager.

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

228/18 Urgent Items

There were none.