

**Minutes of the Planning Committee
31 March 2021**

Present:

Councillor T. Lagden (Chairman)
Councillor M. Gibson (Vice-Chairman)

Councillors:

C. Bateson	H. Harvey	R.A. Smith-Ainsley
J.T.F. Doran	N. Islam	B.B. Spoor
S.A. Dunn	R.J. Noble	J. Vinson
A.C. Harman	R.W. Sider BEM	

Apologies: Apologies were received from Councillor J. McIlroy

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 O. Rybinski (Ashford Town Ward) - Planning Application No. 20/01573/FUL, 6-8 Wolsey Road, Ashford , TW15 2RA

93/21 Minutes

The minutes of the meeting held on 03 March 2021 were approved as a correct record subject to S Doran on the Declaration of Interests being amended to J Doran.

94/21 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

Councillor R. Sider BEM stated that he had visited the site in relation to application No. 20/01573/FUL – Old Watch Tower, 6-8 Wolsey Road, Ashford, TW15 2RB.

95/21 Planning application No. 20/01573/FUL - Old Watch House, 6-8

Wolsey Road, Ashford TW15 2RB

Description:

Erection of a second floor extension to create an additional flat, and alterations to an existing approved 1 bed flat together with external alterations and provisions of cycle parking and refuse storage.

Additional Information:

Amended plans have been provided to show the proposed eastern side elevation to have obscure glazing below 1.7m to ensure no loss of privacy to neighbouring sites.

Imposition of obscure glazing condition: -

Condition: - Prior to the occupation of the development hereby permitted the second floor windows on the eastern flank elevation shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. These windows shall thereafter be permanently retained as installed.

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

Amendment to Condition 2 below (plan numbers)

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

Site location Plan 086-L01
Front elevations 086-E01
West elevation 086-E03
Southern elevation 086-E04
Ground floor plan 086-P00
First floor plan 086-P01
Second floor plan 086-P02
Roof plan 086-L02 all received on 22 December 2020.

Proposed Section AA and BB both numbered 086-S 01 received on 15 February 2021.

Block plan number 086-L 03 received on 17/03/2021.

Amended East elevation 086-E02 Rev A received on 31/03/2021.

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

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Councillor O. Rybinski spoke as Ward Councillor against the proposed development raising the following key points:

- i) the site is already developed and expansion would impact on the look of the building,
- ii) parking within Wolsey Road is already an issue so another flat may increase the problem,
- iii) residents were concerned about emergency vehicles being able to gain access and egress this part of the road due to an increase in cars parking on the road
- iv) residents were concerned that other properties in the street maybe converted into flats as they want the street to remain full of nice family homes.

Debate:

During the debate the following key issues were raised:

- i) this application had previously been refused and had gone to appeal with the Planning Inspector upholding the decision based solely on the design of the building and had no issues with parking or overdevelopment,
- ii) the design of the building has been changed in an attempt to better fit in with the street scene,
- iii) the new design complies with planning requirements in relation to surrounding properties,
- iv) as the local population grows, buildings need to be changed to accommodate this growth,
- v) the clock face feature is retained, reflecting the history of the building,
- vi) the patio area for the proposed site may overlook surrounding gardens, causing loss of privacy, and
- vii) there are parking issues on the surrounding roads.

Decision:

The application was **APPROVED**

96/21 Future Major Planning Applications

The Planning Development Manager presented a report outlining the major applications that may be brought before the Planning Committee for determination.

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

97/21 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.