

**Minutes of the Planning Committee
26 April 2023**

Present:

Councillor N.J. Gething (Chairman)
Councillor M. Gibson (Vice-Chairman)

Councillors:

C. Bateson	R. Chandler	S.J Whitmore
M. Beecher	K. Howkins	
J. Button	R.W. Sider BEM	

Apologies: Councillor R.O. Barratt, Councillor A. Brar, Councillor O. Rybinski, Councillor B.B. Spoor and Councillor J. Vinson

21/23 Minutes

The minutes of the meeting held on 5 April 2023 were approved as a correct record.

22/23 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 Bateson, Beecher, Button, Gibson, Gething, Chandler and Howkins reported that they had received correspondence in relation to application 23/00171/FUL but had maintained an impartial role, had not expressed any views, and kept an open mind.

Councillor Whitmore reported that he had received correspondence in relation to application 23/0017/FUL and had made an informal visit to the site but had maintained an impartial role, had not expressed any views, and kept an open mind.

**23/23 Planning application- 23/00171/FUL - 2 Milton Drive Shepperton
TW17 0JJ**

Description:

Change of use from a dwelling (use Class C3) to a House of Multiple occupation (HMO) (Sui Generis) (Including manager's flat) and shared living facilities for occupants up to 8 people.

Additional Information:

Ten late letters of representation had been received. Issues not covered previously included:

- Loss of privacy
- Will set a precedent, and
- House prices

In response to these, the proposal does not include any extensions. As such, it is not considered that the proposed change of use would result in a loss of privacy impact on existing neighbouring properties. Each planning application has to be assessed on its own merits. The value of property is not a planning matter.

A letter has been sent to Planning Committee members from the applicant noting a number of matters including:

- The existing property is a large 7 bedroomed house and could be occupied by a large extended family,
- Only very minor alterations to the existing are required,
- They do not expect all occupants to have cars,
- Are aware of HMO licensing requirements, and
- The proposal will provide a more affordable housing option, during the cost of living crisis.

Public Speaking:

There was none.

Debate:

During the debate the following key issues were raised:

- The addition of two extra people seemed unnecessary
- Residents were fearful of noise and disruption to street scene
- The property could still be used as a HMO for six residents without requirement for planning permission
- The bedrooms were of sufficient size in line with Government standards
- Complaints were still raised by residents for previously approved HMOs
- There was a lack of consistency within the application
- The application included sufficient parking and affordable housing

- There was a lack of HMOs in the borough with more needed
- The property was mostly adjoined by roads and was no cramped in a small neighbourhood
- The manager on site would be able to address any issues
- Most rooms had double beds which would make it difficult to limit the number of residents to eight.
- It was difficult to police HMOs
- There would be no significant changes to the property
- The property had a large garden and space at front for parking
- The property was out of keeping with the local area

The Committee voted on the application as follows:

For: 7
Against: 1
Abstain: 1

Decision: The recommendation to approve was agreed and the application was approved subject to conditions as set out in the Committee report.

24/23 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.

25/23 Major Planning Applications

The Planning Development Manager submitted a report outlining 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.