

**Minutes of the Planning Committee
28 June 2023**

Present:

Councillor M. Gibson (Chair)
Councillor D. Geraci (Vice-Chair)

Councillors:

C. Bateson	D. Clarke	L. E. Nichols
S.N. Beatty	S.A. Dunn	K. Rutherford
M. Beecher	K. Howkins	H.R.D. Williams
T. Burrell	M. Lee	
R. Chandler	A. Mathur	

Apologies: Apologies were received from Councillor M. Buck

In Attendance: Councillor M. Bing Dong

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.

32/23 Minutes

The minutes of the meeting held on 31 May 2023 were approved as a correct record.

33/23 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 Beatty, Beecher, Chandler, Clarke, Dunn, Geraci, Howkins, Lee, Nichols, Rutherford, Williams and Gibson Reported that they had received

correspondence in relation to application 23/00274/FUL but had maintained an impartial role, had not expressed any views, and kept an open mind.

Councillors Bateson, Burrell and Mathur Reported that they had received correspondence in relation to application 23/00274/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.

34/23 Planning Application - 23/00274/FUL - Scout Hut, Wood Lane, Shepperton TW17 0DX

Description: Demolition of existing hut and erection of 2 bungalows with associated amenity space and parking.

Additional Information:

The Senior Planning Officer reported the following:

1. Updates to paras 3.2; 7.24 and 7.26

Paragraph 3.2: Petts Close should read Petts Lane.
Paragraphs 7.24 and 7.26 89 Wood Road should read 68 Wood Road and in paragraph 7.26 the separation distance should read 1m not 0.5m.

2. Update to Appendices – Plan no. 2 – Floor Plans Layout 3 - Drawing replaced by Wood Road Shepperton_19-05-23_01 Layout 3

3. Update to Consultees: The Council's Arboricultural Officer has advised that there are no objections to the loss of any trees. However he recommends replacement planting. (Condition 16 added).

4. Condition 2 to be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans Wood Road Shepperton_23-03-23_01 Layout 4, received 02/05/2023; Wood Road Shepperton_23-03-10-02-23_01 Layout 1; Wood Road Shepperton_23-03-10-02-23_01 Layout 2 Received 03.03.2023); Wood Road Shepperton_23-03-19-05-23_01 Layout 5; Wood Road Shepperton_23-03-19-05-23_01 Layout 6; Wood Road Shepperton_23-03-19-05-23_01 Layout 7; Wood Road Shepperton_23-03-19-05-23_01 Layout 8; Wood Road Shepperton_23-03-19-05-23_01 Layout 9; Wood Road Shepperton_23-03-19-05-23_01 Layout 10 received on 05/06/2023 and Wood Road Shepperton_23-03-19-05-23_01 Layout 3 Received 07.06.2023).

5. Condition 16 to be added:

Details of a scheme of both soft and hard landscaping

works shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a minimum period of 5 years, such maintenance to include the replacement in the current or next planning season, whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. Condition 17 to be added:

Prior to the occupation of the development hereby permitted the ground floor window on the southern side elevation of House A, and the ground floor kitchen/dining room window on the southern side elevation of House B, 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 property in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

7. Informative 10 to be added relating to Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 1994.

8. Additional correspondence has also been received: from a local resident raising concerns about the plans not being uploaded onto the website timeously, inaccuracies in the report and reinforcing concerns regarding the proposal which are considered within the Officer's report.

Public Speaking:

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

- 68 Wood Road's only living room window would be grossly obstructed
- Significant loss of daylight would result
- There was an overwhelming aspect of brick
- House B's rear wall would dominate neighbouring gardens
- The rear windows would see over boundary fences into neighbouring gardens
- There was gross intrusion and invasion of privacy
- There was a loss of amenity and reduction in enjoyment for neighbours
- Spelthorne's proximity rule to prevent cramped housing was broken twice
- The site plan was cramped
- Petts Lane was often full with parked cars
- Reversing into busy roads would be dangerous
- There were no areas for turning and manoeuvring
- There were only four car spaces when the Council policy required five
- Traffic splays were not accurate

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

- The current application had accommodated all issues raised in previous applications
- This scheme did not have an adverse impact on the surrounding neighbours in terms of overlooking, overshadowing or overbearing
- The highways officer was satisfied that there was good visibility in both directions for both parking spots
- There was no identified highway dangers
- The bungalows had been reduced in size with the roofline lowered to make sure the development fits into the area without detriment
- the officers report dealt with relevant issues in detail
- the current building was an eyesore which added no value
- This was a user friendly and sympathetic scheme
- This development was in keeping with the local area

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

- This was the wrong development for this plot of land
- This application was best suited to one property
- This was an overdevelopment
- There was danger on the road for residents on Wood Road and Petts Lane

- The privacy and light of residents on Wood Road and Barley Mow Way would be invaded
- Neighbouring properties would have their rights to a peaceful life removed
- There was inadequate parking provision
 - Reversing out from house B onto Petts Lane could not occur safely due to parked cars
- There were highway safety concerns associated with the speed limit of 30 miles per hour in this area with blind corners
- The application broke Spelthorne's size and dimensions policy
- Access problems would be alleviated if plans were revised to include only one property

Debate:

During the debate the following key issues were raised:

- Concern was raised regarding the separation distance between the proposed dwellings
- This development was within Planning guidance
- There was inadequate parking provision
- There was an inadequate flood risk assessment
- The plans did not highlight how narrow Petts Lane was
- The highway safety concerns required readdressing
- This was an overdevelopment
- This development did not consider residents in surrounding areas
- This development was an improvement on the previous applications

The Committee voted on the application as follows:

For: 8

Against: 7

Abstain: 0

Decision: The recommendation to approve was agreed and the application was approved subject to conditions.

35/23 Planning Application - TPO 285/2023 - Land (the Paddock) to the north west of Ladye Place, Riverbank Cottage and Bank Cottage, adjacent to Ferry Lane, Shepperton, TW17 9LQ

Description: On 2 March 2023 Tree Preservation Order 285/2023 was served with immediate effect to protect 2 individual trees, (1 no. Sycamore, 1 no. Willow) 3 Groups (G1) of 8 no. Sycamores, (G2) of 2 no. Sycamores & 1 no. Oak, and Group (G3) of 4 no Sycamores on this site.

Additional Information:

There was none.

Public Speaking:

There were no public speakers.

Debate:

During the debate the following key issues were raised:

-Trees at risk of disease in future would need to be relooked at

The Committee voted on the application as follows:

For: 14

Against: 0

Abstain: 1

Decision: The Tree Preservation Order was confirmed without modification.

36/23 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.

37/23 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.