

**Minutes of the Planning Committee
2 April 2025**

Present:

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

Councillors:

C. Bateson	D.C. Clarke	K.E. Rutherford
M. Beecher	K. Howkins	P.N. Woodward
T. Burrell	M.J. Lee	
J. Button	L. E. Nichols	

Substitutions: Councillors J.T.F. Doran

Apologies: Councillors S.N. Beatty and R. Chandler

14/25 Minutes

The minutes of the meeting held on 05 February 2025 were approved as a correct record.

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15/25 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, Burrell, Button, Clarke, J Doran, Geraci, Gibson, Howkins, Lee, Nichols, Rutherford and Woodward reported that they had received correspondence in relation to application 24/01432/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Nichols advised that he had been a member of the Development Sub-Committee when this site had previously been discussed.

16/25 Planning application - 23/00388/FUL - Multi-Storey Car Park and adjoining highway land, Church Road, Ashford

Description: Demolition of Multi-Storey Car Park and erection of a residential block of 42 no. residential units, with associated car parking, together with a further provision of public car parking spaces, and a ground floor commercial use (Use Class E). Provision of landscaping/public realm, access arrangements and associated highway works.

Additional Information: Two late letters of objection have been received. The issues raised are already addressed in the committee report.

Informative 12 (applicant to be mindful to follow best practice when selecting gas-fired boilers) to be removed from the decision notice.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, The Group Head of Assets spoke for the proposed development raising the following key points:

- The proposed design is in line with feedback received from residents
- The new development would provide 42 residential one and two bedroomed flats that will provide affordable housing for Spelthorne Residents and contribute to the Council's Housing Target
- 1 parking space for each flat would be provided
- 39 parking spaces would be provided for public parking
- Current car park is visually unattractive and disused
- The proposed development would have a positive impact on the area
- The scheme will make a contribution towards additional traffic calming initiatives along Church Road
- The height of the development is comparable to the Brooklands scheme immediately opposite the site

Debate:

During the debate the following key issues were raised:

- The site has deteriorated
- Appearance of proposed building is smart
- The commercial element would give an economic boost to Ashford
- Concerns about disabled people accessing street level from the basement level

- The number of proposed parking bays does not meet the parking requirement
- Privacy measures need to be in place before any residential units are occupied
- 50% of parking bays are to have EV Charging points
- Does the Council have the capacity to empty the proposed underground bins

Condition:

Prior to the occupation of the building details of a scheme to provide lift access, including level access for disabled persons for users of the public car parking to Church Road, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented prior to the occupation of the building and thereafter maintained.

Reason:

To ensure that adequate disabled access to the public car parking space is provided.

A recorded vote was requested by Councillor Clarke

For	Councillors Bateson, Beecher, Burrell, Button, Clarke, J Doran, Geraci, Howkins, Lee, Nichols, Rutherford, Woodward and Gibson (13)
Against	(0)
Abstain	(0)

Decision: The application was **approved** subject to the amendments above.

17/25 Planning application - 24/01432/FUL - 18 Edward Way Ashford TW15 3AY

Description: Change of use from Residential (C3) to a young adults' care home.

Additional Information: The applicant has submitted amended plans showing the bicycle store only within the proposed plans (instead of as previously shown within the existing plans). In addition, the smoking shelter has been removed from the existing and proposed plans.

Consequently, Condition 2 (approved plans) should be amended to:-

The development hereby permitted shall be carried out in accordance with the following approved plans 02_18EdwardWay_ExistingBlockPlan_V2 Revision V2, 03_18EdwardWay_ProposedBlockPlan_V2 Revision V2,

01_18EdwardWay_LocationPlan_V2 Revision V2,
06_18EdwardWay_ElevationsAndSections_V2 Revision V2,
04_18EdwardWay_ExistingPlans_V2 Revision V2 and
~~05_18EdwardWay_ProposedPlans_V2 Revision V2~~ Received on 03.12.2024,
02_18 Edward Way _ Existing Block Plan_V3_Revision V3
03_18EdwardWay_ProposedBlockPlan_V3 Revision V3,
04_18EdwardWay_ExistingPlans_V3 Revision V3, and
05_18EdwardWay_ProposedPlans_V3 Revision V3 Received on 27.03.2025.

Modification to Condition 4 is required to refer to bins rather than cycle storage. Consequently, Condition 4 should be amended to:

Prior to the occupation of the development, details of the cycle bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed facilities shall be installed prior to the occupation of the development and retained thereafter.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Mr Davis, Lansdowne Housing & Care Ltd spoke for the proposed development raising the following key points:

- Lansdowne Housing & Care does not have a contract with the Home Office or HM Prisons or Probationary Services
- The Company provides housing care and support services for a range of vulnerable persons including children and young adults with a range of abilities and disabilities
- The property will have 24-hour staffing and CCTV internally and externally
- All children in the property will be assessed and matched to ensure that they meet the shared needs of the others in situ
- The residents will be supported by specialist and expert staff eg social workers, therapist, educationalists and qualified support workers
- The property has been risk assessed and found to be in an appropriately conducive environment best suited for children and young adults who need a home
- As most of the children will be under the age of 17 years and unable to drive there will not be a large increase in the number of vehicles parking in and around the property

In accordance with the Council's procedure for speaking at meetings, Councillor Geach provided the Chair a written statement as Ward Councillor against the proposed development raising the following key points:

- Ofsted approval should be sought before this application is considered
- Does the facility meet local needs in a location accessible to the community served? Residents in Edward Way feel that it does not.

- The parking provision is not adequate
- Noise and disturbance would arise from the full occupation of the property and would give rise to a material harm

Debate:

During the debate the following key issues were raised:

- The application was only for a change of use and no adaptations to the property were planned
- Property location is too remote for the young children to be able to walk into Staines
- There might be a potential rise the level of noise from the property that would impact on surrounding neighbours
- The parking provided at the property would be inadequate and could result in additional cars being parked on the road
- Many of the residents had objected to this application
- Provision of care for young children is important but this property was not suitable due to its locality
- Planning permission for the change of use would have to be granted before Lansdowne could apply for a licence
- The electricity supply and plumbing may need upgrading to meet the needs of large number of residents in the property
- A number of the objections are based on the perceived negative reputation that young people attracted

A recorded vote was requested by Councillor Howkins

For	Councillors Bateson, Beecher, Burrell, Button, J Doran, Geraci, Lee, Nichols, Rutherford and Gibson (10)
Against	Councillors Clarke and Woodward (2)
Abstain	Councillor Howkins (1)

Decision: The application was **approved** subject to the above amendments.

18/25 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.

19/25 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.