

Planning Committee

12 November 2025



Application No.	25/01064/FUL
Site Address	67 High Street, Staines-upon-Thames, TW18 4PU
Applicant	Sunni-Ed Limited
Proposal	Change of use of ground floor from vacant bank to a proposed bingo hall
Case Officer	Matthew Churchill
Ward	Staines
Called-in	The application has been called in by Councillor Williams as the proposals would not be in a retail use in Staines Town Centre

Application Dates	Valid:03.09.2025	Expiry:29.10.2025	Target: Extension of time Agreed (14 November 2025)
Executive Summary	<p>The application site is a vacant bank, located in a three-storey end of terrace building that is Locally Listed. It was previously occupied by Nat West Bank. The site is located within Staines Town Centre and is within the designated Staines Employment Area and primary shopping area. The site is also located within the Staines Historic Core Town Area of High Archaeological Potential.</p> <p>The application proposes a change of use of the building from a bank (Class E) into a Bingo Hall (Sui Generis). The plans show that the Bingo Hall would contain 61 seats arranged around table areas and surrounding the edge of the hall that would enable individuals to participate in games of bingo. The applicant's submission documents indicate that the Bingo Hall would operate for 24 hours a day. The applicant has also confirmed that the Bingo Hall would not serve alcohol.</p> <p>The use of the site as a bank formerly fell within the A2 Use Class (Financial and Professional Services), which has now been absorbed into Use Class E (Commercial, Business and Service) as a result of amendments to the Town and Country Planning (Use Classes) Order in 2020. It is possible to convert the use of a building between one use within Class E and another without the requirement of planning permission. Moreover, it is also possible to convert Class E uses through the prior approval process.</p> <p>Therefore, whilst it is acknowledged that Policy TC2 encourages the retention of retail uses in Staines Town Centre, it is not considered that</p>		

	<p>the principle of a non-retail use at this site would be unacceptable, and as the building is currently not in a retail use.</p> <p>The Council's Environmental Health Department has been consulted in terms of the noise impacts of the proposal and has raised no objections. The scheme would not result in any external alterations to the building, and the Council's Heritage Advisor has also raised no objections. Moreover, the scheme is not considered to have an adverse impact upon light, privacy or residential amenity.</p> <p>The application does not propose any parking spaces, although is situated within a town centre location that is accessible by non-car based modes of travel.</p> <p>The Local Planning Authority (LPA) has received a number of letters of representation raising concerns over anti-social behaviour. However, the LPA does not have evidence to support that the scheme would lead to a rise in anti-social behaviour and Surrey Police have not objected to the proposals.</p> <p>When assessed against the relevant local and national planning policies and guidance it is considered that the proposal would be acceptable.</p>
Recommended Decision	Grant planning permission subject to conditions, as set out at Paragraph 8 of the Report.

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:
- Policy SP1 (Location of New Development)
 - Policy EM1 (Employment Development)
 - Policy TC1 (Staines Town Centre)
 - Policy CC3 (Parking Provision)
- 1.2 The policies contained within the National Planning Policy Framework (NPPF) (December 2024) are also relevant.
- 1.3 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, it was paused to allow time for the new council to understand and review the policies and implications of the emerging Local Plan and to address the issues that were identified in the first week of the Examination, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.5 On 12 December 2024, the Planning Inspectorate confirmed that the Local Plan examination would resume on the 27 January 2025. This has now taken place and the Examination closed on 18 February 2025. Adoption of the Local Plan by Council could be by December 2025 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).
- 1.6 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:
- ST1: Presumption in Favour of Sustainable Development
 - ST2: Planning for the Borough
 - SP1: Staines-upon-Thames
 - H1 Homes for All
 - EC1: Meeting Employment Needs
- 1.7 The [National Planning Policy Framework](#) (NPPF) policy states at para 49 that: Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 1.8 Section 38(6) the Planning and Compulsory Purchase Act 2004 (https://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf) requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.
- 1.9 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

2 Relevant Planning History

- 2.1 The site has the following planning history:

19/01307/FUL	Removal of existing 1 no. ATM machine and reinstatement of stonework	Granted 11.11.2019
20/00460/FUL	Removal of 1no. redundant ATM and reinstatement of window and stonework	Granted 15.06.2020
20/00453/FUL	Removal of 1no. redundant ATM and reinstatement of window and stonework	Granted 15.06.2020
21/01255/ADV	Installation of 1no. internal 55" window digital screen, external facing	Granted 21.09.2021
24/00430/FUL	Removal of ATM's and Night Safe Bezel, existing signage and reinstate materials where required	Granted 16.05.2024

3 Description of Current Proposal

- 3.1 The application site is occupied by a three-storey end of terrace building that is situated on the southern side of the High Street in Staines-upon-Thames. The site is located within the Staines Historic Core and Site of Roman Town Area of High Archaeological Potential, the Staines designated Employment Area, and the Staines Primary Shopping Area. The property is also a Locally Listed

Building, with the Council's Local List describing it as a purpose-built bank premises constructed circa 1920/30's and displaying prestigious ground floor fenestration typical of such buildings.

- 3.2 The plans show a change of use to the ground floor of the building, although there would be no external alterations. The applicant's Planning Statement indicates that the first and second floors are to remain vacant for the time being.
- 3.3 The application proposes the change of use of the existing ground floor of the building from a bank (Class E) to a bingo hall (Sui Generis). The plans show that there would be a series of 12 tables, along with seats with screens situated on the outside of the room that the applicant has confirmed would allow participation in the games of bingo. In total, the plans show that there would be 61 seats. The submission documents state that there would be 8 employees. The applicant has also confirmed that no alcohol would be served at the premises.

4 Consultations

- 4.1 The following table shows those bodies consulted and their response.

Statutory Consultees

Consultee	Comment
County Highway Authority	Recommends Conditions and Informatives.
County Archaeology Officer	No Archaeological Concerns.

Non-Statutory Consultees

Consultee	Comment
Environmental Health (Contamination)	No comments.
Environmental Health (Noise)	No objections.
Heritage Advisor	No adverse conservation or heritage comments.
Spelthorne Neighbourhood Services	Notes that there is no reference to waste collection, although as they are a business waste can be collected daily. It is also noted that no vehicles will be able to access the site from the front.
Surrey Police	No objections.

5 Public Consultation

- 5.1 The Council sent out five neighbour notification letters and has received 104 letters of representation, which object to the proposals on the following grounds:

- There is already a further gambling establishment in the High Street.
- Concerns that gambling is addictive and has negative consequences (Officer Note: This is not a planning matter).
- More shops are needed in the town rather than a bingo hall.
- Concerns that a bingo use could lead to a full gambling license.
- There may be anti-social behaviour.
- Historic buildings should be used to enhance Staines and the proposal would harm heritage.
- There should be more community focused uses in the town centre, and the proposal will contribute to decline of the area.
- The town is currently occupied by uses that do not add long-term value to the local economy.
- The town needs spaces for the younger generation.
- The proposal is not in keeping with the character of the High Street.
- The proposal would contribute little to the daytime vibrancy and footfall.
- A bingo hall would not meet national and local planning policies to enhance to vitality of High Streets.
- The proposal conflicts with the Council's policies, including SP1 and EC2.
- The scheme would not regenerate the High Street.
- The proposal will discourage those who do not gamble from the town centre.
- Concerns over the impact upon noise levels on the High Street.
- The building would better suit a retail use or food provider and residential uses.
- This use will deter other uses in the Town Centre.
- Concerns over the impact upon the image of the town.
- Anti-social behaviour may affect house prices (Officer Note this is not a planning matter).
- The town no longer looks like a quiet market town.
- The proposal would not promote community and social benefits.
- The scheme would cause noise and disturbance.
- Should the application be approved, opening hours should be limited.
- A document has also been received stating it summarises the letters of representation, which also makes reference to the borough wide Public Space Protection Order, crime rates, other applications by the applicant, as well as a suggested community position. The document also recommends several actions for the Council, including an Article 4 Direction (Officer Note: the current proposal requires planning permission).

6 Planning Issues

- Principle of Development
- Character and appearance
- Locally Listed Building
- Residential amenity
- Noise and Disturbance
- Anti-social behaviour

7 Planning Considerations

Principle of Development

- 7.1 The site is located within Staines Town Centre, the Staines Designated Employment Area, and within a designated Primary Shopping Area.
- 7.2 At paragraph 7, the [NPPF](#) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF further states that there are three dimensions to sustainable development; an economic role, a social role and an environmental role (paragraph 8).
- 7.3 At Section 7 on '*Ensuring the vitality of town centres*', the NPPF states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. At 'Annex 2' the NPPF also defines a bingo hall as a "*Main Town Centre Use*".
- 7.4 At paragraph 86, the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 7.5 Policy TC1 of the [Core Strategy and Policies Development Plan Document](#) (CS&P DPD), states that the Council will maintain the role of Staines as the principal town centre serving north Surrey by encouraging developments that contribute to the vitality and viability of the centre and are of a scale appropriate to its role.
- 7.6 Policy TC2 of the CS&P DPD states that within the primary shopping area of Staines Town Centre, uses other than retail within Class A1, will not be permitted where this would lead to a net loss of retail floorspace.
- 7.7 The proposal would result in the conversion the ground floor of a former bank into a bingo hall. It is acknowledged that Policy TC2 encourages the retention of retail uses within the Town Centre. In this instance the current unit is not in a retail use (a bank fell within the A2 Use Class before being absorbed into Class E), and as such the current number of non-retail uses would not be altered, and there would not be a loss of any existing retail uses. Therefore, whilst planning permission is required to convert a bank (Class E) into a bingo hall (Sui Generis), the application does not propose the loss of a retail use.
- 7.8 Moreover, since the Council's Core Strategy was published in February 2009, the Government in September 2020 amended the Town and Country Planning (Uses Classes) Order 1987, revoking Class A and introducing a new Class E Use Class, which absorbed parts of several other former Use Classes including A1 (shops), A2 Financial Services, A3 (Cafes or restaurants), B1 (Offices) and D2 (Gymnasiums). Planning permission is not required to change the use of a building from one use in Class E to another.
- 7.9 The applicant's submission documents state that if granted a licence (which falls outside of the planning regime), there will be door supervisors present during open hours to ensure that there will be no person under 18 entering the premises. It is acknowledged that this would exclude children, teenagers and family groups from using the building. The applicant further suggests that the

proposal will benefit the town centre, by increasing footfall, although they have provided no evidence to support this.

- 7.10 It is possible that users of the bingo hall may visit other units in the town centre and increase footfall in this manner. This may also be the case for users of the site should it continue its use as a bank. However, the applicant states that the former bank did not open on Saturdays and Sundays and given that the proposed bingo hall would be open for an increased number of hours it appears reasonable to conclude that it would make a contribution to the vitality of the town centre.
- 7.11 It is noted that the existing windows would be retained in the front elevation, which have previously been occupied by signage and ATM machines. The former bank did not have a large shopping frontage, with limited visibility into the building. As the frontage would remain unchanged, the proposal is considered to have an acceptable impact upon vibrancy in this regard.
- 7.12 Policy EM1 of the CS&P DPD states that the Council will maintain employment development by retaining and supporting in principle proposals for employment development in existing designated employment areas including Staines Town Centre.
- 7.13 The application would maintain employment space in this designated Employment Area and the proposals are considered to be in accordance with the objectives of Policy EM1.
- 7.14 It is acknowledged that the proposal would not be in a retail use, and policy TC2 encourages the retention retail uses in the town centre. The unit would also not be accessible for those who are under 18 and family groups. However, the NPPF lists bingo halls as a '*main town centre use*'. The unit is not currently in a retail use (formerly A1), and so the proposal would not result in a reduction in a number of retail uses in the town centre. The principle of a sui generis use as a bingo hall is therefore considered to be acceptable in this location.

Character and Appearance

- 7.15 At paragraph 131, the [NPPF](#) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. At paragraph 135, the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- 7.16 The [National Design Guide](#) indicates that well-designed places should enhance the surroundings, should be attractive and distinctive, achieve a coherent pattern of development, should be accessible and easy to move around, should enhance and optimise nature, should be safe, social and inclusive, should contain mixed and integrated uses, should be functional, sustainable, efficient and resilient and should be made to last.
- 7.17 The application site is occupied by a three-storey end-of-terrace building that is situated on the southern side of the High Street. The surrounding buildings typically contain 2-3 storeys, with commercial uses on the ground floor, and some containing residential uses above. The application does not propose any external alterations to the building and would maintain a commercial use on the ground floor. As the application does not propose external alterations, it is not considered that the proposal would have an adverse impact upon the character and appearance of the area. It should be noted that any future signage may be subject to advertisement consent requirements.

Locally Listed Building

- 7.18 At paragraph 207, the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.19 At paragraph 210, the NPPF further states that in determining applications, local planning authorities should take account of amongst other things, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability.
- 7.20 Policy EN5 of the CS&P DPD states that the Council will seek to preserve its architectural and historic heritage by encouraging the retention of buildings of local architectural or historic interest and seeking to ensure that their character and setting is preserved in development proposals.
- 7.21 The Council's Heritage Advisor has been consulted and commented:

"67 High Street has a very fine facade, unaltered since it was purpose built as a Bank with the typical air of stability and security. Now that Nat West have vacated (and made good the ATM opening) the facade remains intact. The two high level street facing windows would not facilitate conversion to a normal shop frontage. So a viable re-use of the ground floor could be a problem for retail premises. Since this current application involves no changes to the front elevation I would support this proposal in that it would bring vitality to the High Street at night when most other uses are closed. Should consent be granted any signs will have to be minimal and discrete,

I have no adverse design or conservation comments".

- 7.22 In light of the above it is considered that the proposal would have an acceptable impact upon this Locally Listed Building and its setting in accordance with the objectives of policy EN5 and the NPPF.
- 7.23 It is noted that there are further Listed Buildings within the High Street of Staines. However, as the proposed works would be internal and there would be no external alterations to the building, it is not considered that the proposal would have an adverse impact upon the setting of any Listed Buildings within the High Street.

Noise

- 7.24 Policy EN11 of the CS&P DPD states that the Council will seek to minimise the impact of noise by requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential noise sensitive development proposed in areas with high noise levels.
- 7.25 At paragraph 187, the NPPF states that planning decisions should contribute to and enhance to the natural and local environment by preventing new and existing development from contributing to, unacceptable levels of noise pollution.
- 7.26 The Council's Environmental Health Department has been consulted in relation to noise. It was commented that a bingo hall is not associated with anti-social behaviour or excessive noise because there are limited sources of noise that are likely to generate levels that would be unacceptable. It is acknowledged that there are residential properties nearby. However, the Environmental Health Department do not consider the proximity to be problematic. They note that the only source of noise is from patrons. However, the location is in a thoroughfare with regular pedestrian activity, and it is not considered that patron noise would be any different to existing pedestrian activity on the High Street. They also state that no noise complaints have been received from the Admiral Casino at 109 High Street, which has 24-hour use. When assessed against the Planning Practice Guidance (PPG), the Environmental Health Department consider that noise would be a 'no observed adverse effect' level and have raised no objections on noise grounds.
- 7.27 Given the above, it is considered that proposal would have an acceptable noise impact and would be in accordance with the objectives of policy EN11 and the NPPF.

Residential Amenity

- 7.28 At paragraph 135, the NPPF states that planning decisions should ensure that developments create places that are safe, inclusive and accessible, and which promote health and wellbeing, with a high standard of amenity for future and existing users.

- 7.29 As the application proposes the conversion of an existing building and does not propose external alterations, the scheme would not have an adverse impact upon the light and privacy of adjoining properties including those situated above no.59 the High Street located to the west of the site and opposite the site a Brixham Court. The proposal is also not considered to have an overbearing impact.

Parking & Highways

- 7.30 Policy CC2 of the CS&P DPD states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with transport infrastructure in the area, taking into account access and egress to the public highway and highway safety. Policy CC3 states that the Council will require appropriate provision for off-street parking provision in accordance with its maximum parking standards.
- 7.31 At paragraph 116, the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 7.32 The [Councils Parking Standards SPG](#) states that a bingo club should be provided with a maximum of 1 parking space per 5 seats. In this instance the plans show that there would be 61 seats that would generate a maximum of approximately 12 off-street parking spaces.
- 7.33 The application does not propose any off-street parking spaces and would therefore be 12 parking spaces below the Council's maximum standards. However, the site is situated within a town centre location and is located approximately 710 metres from Staines Railway Station, 422 metres from Staines Bus Station. It is therefore considered that the site is accessible by non-car based modes of travel and therefore provision below the Council's maximum standards is considered to be acceptable in this instance.
- 7.34 The LPA has also consulted the County Highway Authority (CHA), which initially requested further details in relation to bike storage. Upon receipt of the additional details the CHA raised no objections subject to a condition.
- 7.35 The proposal is therefore considered to be in accordance with the objectives of policy CC2, CC3 and the NPPF in highway terms.

Anti-Social Behaviour

- 7.36 It is noted that a number of letters of representation received in objection to the proposals raise concerns over perceived anti-social behaviour.

- 7.37 Whilst the fear of crime can be a material consideration if there is some reasonable, cogent evidential basis linking the proposed use or occupiers with criminal activity, the LPA holds no evidence that the proposal would specifically cause or contribute towards crime and disorder in the area.
- 7.38 The LPA has also consulted Surrey Police, which have raised no concerns over the scheme.
- 7.39 A number of the letters of representation also raise the problem of gambling and the associated effects upon vulnerable people and family and friends. However, this is a societal problem and more relevant to the licensing regime and potentially as part of policies and strategies to implement at a national level. It is not a planning matter.
- 7.40 Based upon the evidence before the LPA, it is not considered that there is evidence that there would be an increase in anti-social behaviour or a fear of crime. As mentioned above, the principle of a bingo hall in this location is acceptable.

Biodiversity

- 7.41 The application is exempt from Biodiversity Net Gain (BNG) requirements as the proposals would not impact a priority habitat and would impact less than 25m² of on-site habitat, or 5 metres of line habitats such as hedgerows.

Equalities Act 2010

- 7.42 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
- 7.43 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act

- 7.44 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.45 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

- 7.46 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.47 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

- 7.48 Under In S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal may generate business rates.

Planning Balance

- 7.49 The application proposes the change of use of an existing bank into a bingo hall. A bank (formerly Use Class A2) did not fall within the retail use class (formerly Use Class A1) prior to being absorbed into Class E following amendments to the Use Classes Order in 2020. The proposal would therefore not result in a reduction in the number of retail uses in the Town Centre. Furthermore, the NPPF lists a Bingo Hall as a main Town Centre Use. The applicant states that the scheme would provide employment for eight individuals. Additionally, no objections have been received from the Council's Environmental Health Department in regards to noise, and no objections have been received from Surrey Police. Whilst it is acknowledged that a number of letters of representation have been received, it is considered that the proposal complies with the relevant planning policies and guidelines and the officer's recommendation is for approval.

8 Recommendation

- 8.1 The options available to Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses the reasons why the application is considered acceptable in planning terms.

- To approve the application subject to additional/amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded of paragraph 57 of the NPPF which states that :- *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and the development to be permitted, enforceable, precise and reasonable in all other respects* ([National Planning Policy Framework](#)).
- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are no material planning reasons to refuse the proposal.

8.2 The application is recommended for approval subject to the conditions and informatives below:

8.3 **GRANT PLANNING PERMISSION** subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-. This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: 67HSt/BH/FUL/25/03 Rev B, 67HSt/BH/FUL/25/04 Rev B (Received 08.10.2025) 67HSt/BH/FUL/25/02 Rev - , 67 High Street, Staines (site location plan) (Received 29.08.2025)

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

3. The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development site: High quality, secure, lit and covered cycle parking for a minimum of 9 cycles to be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

Reason:-. In order to meet the objectives of the NPPF (2024), to satisfy the Spelthorne Local Plan and to satisfy policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.