

Planning Committee

04 March 2026



Application No.	25/00642/RVC
Site Address	Spelthorne Leisure Centre Knowle Green Staines-upon-Thames TW18 1AJ
Applicant	Spelthorne Borough Council
Proposal	Variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points and other associated works to the car park.
Case Officer	Vanya Popova
Ward	Staines
Called-in	N/A.

Application Dates	Valid: 09.05.2025	Expiry: 08.08.2025	Target: Extension of time agreed to 06.03.2026
Executive Summary	<p>This planning application proposes variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points and other associated works to the car park.</p> <p>This planning application is submitted under Section 73 of the Planning Act, which enables changes to conditions to be considered without the entire application being re-assessed.</p> <p>The proposed changes would not have a greater adverse impact upon the character and appearance of the area, nor the residential amenity of adjoining properties, compared to the original scheme (ref. 20/01486/FUL).</p> <p>In terms of highway safety and the proposed parking provision, the County Highway Authority raises no objection. The latest re-consultation has confirmed that the Council's Tree Officer has no objection to the proposal in relation to the soft landscaping and tree protection.</p> <p>The proposal is therefore considered to be acceptable and is recommended for approval.</p>		

Recommended Decision

This 'variation' of condition application is recommended for approval subject to the alteration of the conditions referred to in this report, as set out at Paragraph 8 of the Report, together with the original conditions imposed on the original planning permission.

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:
- SP1 (Location of Development)
 - LO1 (Flooding)
 - SP5 (Meeting Community Needs)
 - CO1 (Providing Community Facilities)
 - SP6 (Maintaining and Improving the Environment)
 - EN1 (Design of New Development)
 - EN3 (Air Quality)
 - EN4 (Provision of Open Space and Sport and Recreation Facilities)
 - EN8 (Protecting and Improving the Landscape and Biodiversity)
 - EN11 (Development and Noise)
 - EN13 (Light Pollution)
 - CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
 - SP7 (Climate Change and Transport)
- 1.2 Also relevant are the following Supplementary Planning Documents/Guidance:
- SPG on Parking Standards Updated 2011
 - SPD on Flooding 2012
- 1.3 The policies contained within the National Planning Policy Framework (NPPF) (December 2024) are also relevant.
- 1.4 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.
- 1.5 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.
- 1.6 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 March 2026 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).

1.7 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
- E3: Managing Flood Risk
- E4: Environmental Protection
- E5: Open Space and Recreation
- EC4: Leisure and Culture
- ID1: Infrastructure and Delivery
- ID2: Sustainable Transport for New Developments
- EC1: Meeting Employment Needs
- PS1: Responding to the Climate Change
- PS2: Designing Places and Spaces
- PS3: Heritage, Conservation and Landscape

1.8 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).

1.9 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.

1.10 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:

20/01486/AMD6	Non-material amendment for minor change balustrades along southern boundary path and steps of the site relating to planning permission 20/01486/FUL.	Minor Amendment Approved 13.01.2026
20/01486/DC13	Discharge of condition 29 (CEMP) relating to planning permission 20/01486/FUL.	Condition Agreed 24.01.2025
20/01486/DC12	Discharge of condition 29 - CEMP and 31 - Scheme of Community Engagement for the demolition phase, pursuant to planning permission ref 20/01486/FUL.	Condition Part Discharged 14.11.2024 (Only Condition 31 discharged on 11.11.2024)
20/01486/DC11	Discharge of condition 11 (drainage verification report) relating to planning permission 20/01486/FUL.	Condition Discharged 04.07.2024
20/01486/AMD5	Non Material Amendment Application (NMA) for Minor Landscape changes / works relating to planning permission 20/01486/FUL.	Minor Amendment Approved 30.07.2024
20/01486/DC10	Discharge of condition 16 (travel plan) relating to planning permission 20/01486/FUL.	Condition Discharged 29.04.2024
20/01486/DC9	Discharge of Condition 9 - External Lighting Details relating to planning permission 20/01486/FUL.	Condition Discharged 04.07.2024
20/01486/AMD4	Non Material Amendment application for minor changes including to Facade Materials on Southern and Eastern Elevations and increase in height of access structures of roof.	Minor Amendment Approved 07.05.2024
20/01486/AMD3	Non Material Amendment application for proposed locations of rainwater pipes on the proposed Leisure Centre. Relating to Planning permission 20/01486/FUL.	Minor Amendment Approved 07.05.2024
20/01486/AMD2	Changes to the Roof Top Enclosure for the Sports Pitches.	Minor Amendment Approved 07.05.2024
20/01486/DC8	Discharge of Condition 7 - Landscape Details, Condition 8 - Landscape Management Plan, Condition 24 - Boundary Treatment, Condition 28 - Bird and Bat Box Details, Condition 30 - Acoustic Fence. (NOTE Condition 9 - External	Condition Part Discharged 19.01.2024 (Only Conditions 7, 8, 24, 28 and 30 discharged)

	Lighting Details see DC9) relating to planning permission 20/01486/FUL.	
20/01486/DC7	Discharge of condition 3 (materials) relating to planning permission 20/01486/FUL.	Condition Discharged 24.04.2023
20/01486/DC6	Discharge of Part of Condition 29 re dust mitigation measures for the construction only (CEMP condition).	Condition Part Discharged 23.10.2024
20/01486/DC5	Discharge of Condition 4 Contamination (part ii) and Condition 5 (remediation) of planning permission 20/01486/FUL.	Condition Discharged 28.02.2023
20/01486/DC4	Discharge of condition 10 (Drainage) and Condition 27 (Construction Method Statement).	Condition Discharged 18.03.2022
20/01486/DC3	Discharge condition - Condition 18 - Car Parking Management Strategy and Condition 19 - Construction Traffic Management Plan.	Condition Discharged 30.03.2023
20/01486/DC2	Discharge of condition 25 - ventilation and filtration relating to planning permission 20/01486/FUL.	Condition Discharged 16.01.2024
20/01486/AMD	Non-Material Amendment for minor changes to louvres in east elevation of building.	Minor Amendment Approved 14.12.2021
20/01486/DC1	Discharge of Condition 4: Details of ground contamination / method statement and Condition 6: Report for demonstration of 10% renewables.	Condition Part Discharged 18.03.2022 (Only Condition 6 discharged)
20/01486/FUL	Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre.	Grant Conditional 16.07.2021

3. Introduction

- 3.1 Section 73 of the Planning Act provides a procedure for planning conditions to be amended. As one of the conditions on the permission requires the development to be built in accordance with the approved plans, this provision enables 'minor material' alterations to schemes. It provides a formal mechanism for approving them without the need to reconsider the entire application all over again. The Planning Practice Guidance (PPG) advises that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale or nature results in a development that is not substantially different to the one which has been approved.

3.1 Under Section 73, there are defined limits to what can be amended, and the permission itself should remain intact. The nature of the proposal for which permission was originally granted cannot be altered.

4. Background & Description of Current Proposal

4.1 The application site relates to the recently replaced Spelthorne Leisure Centre (now called Eclipse), which is located on the northern side of Knowle Green in Staines-upon-Thames. In relation to the old leisure centre, the new building is positioned on the east (the former open grassed area) with its main entrance facing south and is directly located to the west of the Council's Offices. The site's car parking area is located on the western side of the building.

4.2 Adjacent to the southwestern boundary is the Knowle Green Day Nursery, whereas to the west and north of the car park area are existing residential properties. Further south of the site is Staines Park and a number of community buildings: Knowle Green Medical Centre, Knowle Green Boxing and Kick Boxing Gym, Staines Magistrates Court and Family Court, Staines Probation Office and an Orthodontic Clinic.

4.3 In 2021, the Planning Committee approved planning permission **20/01486/FUL** for the construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm following demolition of the existing leisure centre. The plans showed the provision of a café, a multi-games sports hall, two swimming pools, fitness facilities, 3 no. squash courts, a soft play area, outdoor areas and 4 floodlit 3G 5-a side football pitches on the roof of the building.

4.4 The site is served by the existing access which leads onto Knowle Green and originally showed a total parking provision of 297 spaces (213 x standard parking spaces, 12 x Parent & Toddler Spaces, 12 x Disabled parking spaces, with 30 x Electric vehicle spaces available upon occupation, and 30 more for future use electric vehicle spaces on the northern and western boundaries). Furthermore, the approved plan showed the provision of a total of 50 cycle parking spaces located close to the building entrance directly at the front and under cover near the eastern boundary. It showed a variation of materials used for the hard standing as well as the provision of soft landscaping.

4.5 To ensure business continued as normal, the scheme was implemented under a phased approach. This required the existing leisure centre to remain open whilst the new leisure centre was under construction on the former open space area and the existing car park area to be reconfigured. Once the new building was completed and opened to the public on 15th October 2024, the old leisure centre was demolished to allow the new car park area to be laid out (also in a phased approach).

4.6 This section 73 application seeks permission for the variation to condition 2 (revised plans), condition 7 (soft and hard landscape) and condition 18 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements, amended location of EV charging points (4 no parking spaces allocated for disabled and family only bays) and other associated works to the car park. The submitted information indicates that the changes relate purely to

the car parking area and that there are no changes to the new leisure centre building.

4.7 The latest plans suggest that the development will provide a total of 282 parking spaces comprising:-

- 258 x standard parking spaces (56 x with EV provision)
- 12 x Parent & Toddler parking spaces (2 x with EV provision)
- 12 x disabled parking spaces (2 x with EV provision)

4.8 The area between and adjacent to the Knowle Green Day Nursery is laid out in grass with the latest soft landscaping plan showing the provision of tree planting. The original scheme included the retention of trees along the parking boundaries. In addition, it showed some additional tree planting in the form of trees, hedgerows and shrubs as appropriate in places. There is no change on the already agreed soft landscape, apart from more landscaping near the boundary with Knowle Green Day Nursery.

4.9 In terms of other associated works to the car park, the submitted information indicates that there will be the provision of a height restriction barrier at the entrance of the car park. In addition, the installation of timber bollards measuring 0.7 metres in height in the south-east corner of the grassed area to prevent unauthorised access over the landscaped area. Due to concerns raised by the Council's Tree Officer on the potential loss of landscaping or due to tree protection, the EV charging location had to be repositioned, along with the removal of an additional (third) zebra crossing, which was shown within this submission. In addition, the dedicated mini-bus bay and motorcycle parking bays were repositioned and incorporated within the parking layout.

4.10 The proposal refers only to the proposed changes when compared to the approved scheme.

5. Consultations

5.1 The following table shows those bodies consulted and their response.

Statutory Consultees

Consultee	Comment
County Highway Authority	No objections

Non-Statutory Consultees

Consultee	Comment
Environment Health - Contamination	No comments
Tree Officer	Following amended plan, no objection to the proposal.
Council's Sustainability Officer	No objection

6. Public Consultation

- 6.1 At the time of writing 1 letter of representation has been received by the Staines Preparatory School raising concerns that following the construction of the new leisure centre, a gate in boundary of the old leisure centre car-park (now adjacent to the new bin store on the northern boundary) has recently been removed. This gate allowed emergency vehicles access for the School. *(Officer's note:- The Council's Assets team has clarified that the subject gate was installed without permission some time ago. In addition, the School were informed by the Assets Officers that due to the new car park development this access point would need be withdrawn and a palisade fencing was installed in front of it. However, this does not affect the current application).*

7. Planning Issues

- Character and appearance
- Residential amenity.
- Parking & highways.
- Other matters

8. Planning Considerations

Principle

- 8.1 The principle of the development of the new leisure centre has already been approved under planning application no 20/01486/FUL. Furthermore, the LPA has already agreed to all pre-commencement conditions being discharged.

Character and appearance

- 8.2 Policy EN1(a) of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land.
- 8.3 The proposed plans show no further changes to the Leisure Centre building and that the proposal relates solely to the alterations to the parking layout. The proposal has resulted in the reduction of 15 parking spaces and has introduced additional tree planting within the grassed area near the Knowle Green Day Nursery. The applicant has indicated that the parking bays are required to be enlarged in width due to the grasscrete paving element. The additional trees along with the retained trees and new landscaping will improve to soften the appearance of the development, in particular around the Leisure Centre car-parking area. The Council's Tree Officer is satisfied with the latest changes to the landscaping proposal.

- 8.4 The vehicle entrance leads towards the designated car park, which is laid out in hardstanding (tarmac road and pavement surface with tobermore turfstone parking bays). The proposal also involves the installation of a height restriction barrier in order to mitigate the risk of unauthorised access by high sided vehicles. Whilst the proposed steel barrier will be visible from the street scene, it is however considered that it would be seen within the context of the vehicle entrance and would not appear out of character in this location. Furthermore, the proposed bollards will be made of timber and are low in nature (0.7 metres) and would not significantly detract when viewed from the street scene.
- 8.5 The proposal is therefore considered to have an acceptable impact upon the character of the area and would be in accordance with policy EN1 and the NPPF on design grounds.

Amenity of future occupants

- 8.6 Policy EN1b of the CS & P DPD states that: “*New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.*” Policy EN11 (Development and Noise) of the CS & P DPD states that the Council will seek to minimise the adverse impact of noise by a) requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level, and b) requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels.
- 8.7 The approved parking layout showed the provision of parking spaces along the western and northern boundaries, which are close to existing residential properties. The proposed car park activity noise was assessed against existing car park noise during the original planning application (ref. 20/01486/FUL).
- 8.8 The current layout indicates the reduction of 15 parking spaces from the original agreed parking provision on site and there are similar parking arrangements around western and northern boundaries including the provision of allocated EV parking spaces.
- 8.9 A timber fence/acoustic barrier is currently in place along the boundaries with the residential properties Broadacre and Cotswold Close. During the previous application, it was shown to be retained along with extending across the boundary with the Knowle Green Day Nursery. When considered in the context of the existing activities around the site during the respective daytime and night time operation (prior closing time of the Leisure Centre), it is not considered that the proposed parking layout would result in material change in the noise levels when compared to the approved scheme.
- 8.10 The proposal would be in accordance with policies EN1 and EN11 as well as the NPPF.

Highways

- 8.11 The National Planning Policy Framework (the Framework) states that development should only be 'prevented or refused on highways grounds if there would be an unacceptable impact on highway safety' (paragraph 116). Within this context, Paragraph 117 of the Framework requires, amongst other things, for development to 'be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'.
- 8.12 Policy CC2 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 the transport infrastructure in the area taking into account access and egress to the highway and highway safety. Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards. In considering the level of provision, the Council will have regard to the anticipated demand for parking arising from the use proposed, the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, the impact on highway safety from potential on-street parking, and the need to make adequate and convenient provision for disabled car parking. It is important to note that maximum parking standards are applied for a non-residential development such as this (not minimum parking standards).
- 8.13 The approved parking provision on the site was 297 spaces. This submission indicates that the parking provision on site is 282 spaces (loss of 15 parking spaces). The Council's maximum parking standard for a scheme of this size was 408 spaces. The proposed parking provision would be below the maximum standard, which is considered to be reasonable and proportionate taking into account the site's relatively sustainable location. The site is located within the urban area of Staines, and a short walking distance away from the train station and town centre, it is therefore likely that a proportion of the customer journeys will be on foot or by bicycle. The County Highway Authority (CHA) has been consulted on the application and has responded by raising no objection on highway safety and reduced parking provision on site.
- 8.14 Within the original planning permission, a condition required the provision of 30 of the new parking spaces to be provided with fast charge socket electric vehicle charging, with a further 30 spaces provided with electrical supply to accommodate future electric vehicle charging (with a minimum requirement of 7kW). The latest layout plan shows the allocation of 60 parking spaces with EV provision of 34 available (8 x 22 kW-16 heads and 9 x 7 kW-18 heads). The original condition No. 17 of planning permission 20/01486/FUL has been updated accordingly.
- 8.15 This Section 73 application refers to the variation of condition 18 (car parking management plan). This is simply to show the updated the parking layout and the updated provision available on site. The Car Parking Management Plan relates solely to the Construction Phases. The County Highway Authority has not raised concerns on this element. Therefore, it is considered that the proposed variation to be acceptable.

- 8.16 It is therefore considered that the proposed parking provision would not conflict with Policies CC2 and CC3 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and is acceptable.

Other matters

- 8.17 The proposal is utilising an existing commercial site, which already provides economic benefits and employment opportunities.
- 8.18 The Government recognises that climate change is happening through increased greenhouse gas emissions. One of the ways in which they are seeking to reduce reliance on energy production from fossil fuels is to significantly boost the amount of energy that is generated through renewable energy, including solar energy. The Climate Change Act 2008, as amended sets a legally binding target to reduce net greenhouse gas emissions from their 1990 level by 100%, to Net Zero by 2050.
- 8.19 In terms of the EV charging, the Government has set out a clear strategy on how it will support the transition to zero emission road transport and reduce emissions from conventional vehicles during the transition. The 2018 Road to Zero Strategy includes an “ambition” for at least 50% — and as many as 70% — of new car sales to be ultra-low emission by 2030, alongside up to 40% of new vans. By 2030, the UK Government expects there to be around 300,000 public charge points as a minimum in the UK with rollout rates that provide sufficient charge points ahead of demand. The proposal provides and encourages sustainable modes of transport.
- 8.20 For major development (such as the application site) the mandatory (at least 10%) Biodiversity Net Gain has come into force in February 2024 under the Environmental Act 2021. The original application (ref. 20/01486/FUL) was submitted in December 2020 and this requirement, therefore, does not apply.
- 8.21 The site lies within Flood Zone 1 and Flood Zone 2, which has a low probability of flooding with a less than 1 in 1000 year chance of flooding, and no uses are precluded on flooding grounds. The new car park area is located within the Flood Zone 1. The principle of the development has already been approved under planning application no 20/01486/FUL.

Financial Considerations

- 8.22 Under 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. It is relevant to note that the proposal is not a CIL chargeable development. The proposal will generate Council tax payments which is not a material consideration in the determination of this proposal.

Equalities Act 2010

- 8.23 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 to:

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 1998

- 8.24 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 8.25 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.
- 8.26 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.

Conclusion and Recommendation

- 8.27 The options available to the Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be 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 to 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.

7.34 The application is recommended for approval, subject to conditions and informatives below.

9. Recommendation

9.1 APPROVE subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:-

16002-GT3-00-A-(08)0015_Rev. 1, 16002-GT3-00-A-(08)0016_Rev. 1, 16002-GT3-00-A-(08)0017_Rev. 1, 16002-GT3-00-00-DR-A-(08)0001_Rev. 9, 2079-VZV-00-00-DR-M-0570 Rev. 5, 2079-VZV-00-00-DR-M-5570 Rev. 2, 2079-VZV-00-01-DR-M-5570 Rev. 2, 2079-VZV-00-01-DR-M-0570 Rev. 5, 2079-VZV-00-02-DR-M-0570 Rev. 5, 2079-VZV-00-02-DR-M-5570 Rev. 2, 16002-GT3-00-XX-DR-A-(90)0007_Rev. 4, 16002-GT3-00-R1-DR-A-(08)0005_Rev. 7, 2079-VZV-00-00-DR-J-0400 Rev. 4, 16002 - GT3 - 00 - ZZ - DR - A - (08)0010 _ Rev 6, 16002 - GT3 - 00 - ZZ - DR - A - (08)0012_Rev. 6, 16002 - GT3 - 00 - ZZ - DR - A - (08)0014_Rev. 3, 16002-GT3-00-ZZ-DR-A-(90)0010_REV 1, 1602-GT3-00-ZZ-DR-A-(08)0011_REV 6, 16002-GT3-00-ZZ-DR-A-(08) 0020_Rev. 7, 16002-GT3-00-ZZ-DR-A-(08)0021_Rev. 6, 16002-GT3-00-R1-DR-A-(08)0004_Rev. 7, 16002-GT3-00-R1-DR-A(08)0005-REV 7, 16002-GT3-00-01-DR-A-(08)0002-REV 9, 16002-GT3-00-02-DR-A-(08)0003_REV 9 and 16002-GT3-00-XX-DR-A-(08)0031_REV 6 Received on 08.12.2020, 16002-GT3-00-XX-DR-A-(08)0013 _Rev 6 received 14 June 2021, 16002-GT3-00-B1-DR-A-(08)0000_Rev. 9 received 11 June 2021, 18107-MA-XX-XX-DR-C-0012-P01 received 04 June 2021, 16002-GT3-00-XX-DR-A-(90)0001_Rev. 6, 16002-GT3-00-XX-DR-A-(08)0030_REV 5, 106-3-37491 Sheet 1/1 and 16002-SLC-ZZ-00-D-A-900011_P02 Received on 09.05.2025, N251317(90)001 Rev E Received on 18.02.2026, N251317(96)001 Rev E Received on 18.02.2026.

Reason: -. For the avoidance of doubt and to ensure the development is completed as approved.

2. The development hereby approved must be carried out in accordance with the details of materials contained within the document entitled Spelthorne Leisure Centre Proposed elevation materials document dated 02/03/2023 Third Issue in relation to the Discharge of Conditions application 20/01486/DC7, and the amendments shown on plans numbered SLC-GT3-ZZ-ZZ-D-A-201001005 received on 04/09/2023 showing changes to the materials including Vertical Timber cladding, Sports fencing to Roof pitch, Timber Plant Screen and Clear Acoustic Panels along with updated document numbered 16002-GT3-00-XX-RP-A-SLC-combined NMA Pack Rev. C received on 28 March 2024 in relation to Non-Material Amendment application 20/01486/AMD4.

Reason: -. To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The development hereby approved shall be carried out in accordance with the information provided within the Discharge of Condition application 20/01486/DC1 and 20/01486/DC5 in regard to contamination.

Reason: -. (a) To protect the amenities of future occupants and the environment from the effects of potentially harmful substances.

4. The development shall be in accordance with agreed details contained in the Energy Statement (Document Number - 2079-VZV-ZZ-ZZ-RP-J-004 received on 04.11.2021) prepared by Van Zyl & de Villiers Ltd Consulting Engineers under Discharge of Condition application 20/01486/DC1. The agreed measures shall be thereafter retained.

Reason:-. To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

5. The development hereby approved must be carried out in accordance the information provided within the drawings (90)001 Rev E Received on 18.02.2026, SLC-INF-ZZ-00-D-L-0804 Rev P01 Received on 17.05.2023 (under Discharge of Condition application 20/01486/DC8) and (96)001 Rev E Received on 18.02.2026 in regard to the agreed soft and hard landscaping, unless otherwise agreed in writing by the Local Planning Authority. The planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting 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.

6. The development shall be in accordance with agreed details for external lighting as shown within the drawings numbered KL 4862 C Rev C, Kingfisher Pro Data sheet VIVAI- CITY, SLC-GT3-ZZ-ZZ-D-A-210008_C06, LC-GT3-ZZ-ZZ-D-A 900016_C02, SLC-DES-XX-RF-D-E-3004 Rev C5 and SLC-VZDV-ZZ-00-D-E-0637 Rev P03 received on 18 June 2024 in the Discharge of Condition application 20/01486/DC9.

Reason:-. To safeguard the amenity of neighbouring properties and in the interest of security.

7. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition applications 20/01486/DC4 and 20/01486/DC11 in regard to Sustainable Drainage System.

Reason:- To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

8. The development shall be carried out in accordance with the submitted Flood Risk Assessment, reference BJP-JBAU-XX-00-RP-EN-0001_A1_C03- Knowle_Green_FRA, dated March 2021 by JBA Consulting and the following mitigation measures it details:

Finished floor levels shall be set no lower than 14.81 metres above Ordnance Datum (AOD)

Compensatory storage shall be provided in the form of voids with a soffit level of at a minimum of 14.6 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:- To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

9. The pedestrian access to Knowle Green shall be permanently retained and maintained in accordance with the approved plans.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

10. The facilities for the secure parking of bicycles within the development site shall be retained and maintained to the satisfaction of the Local Planning Authority in accordance with the approved plans.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

11. The development shall be in accordance with agreed details contained in the Travel Plan dated 19 December 2023 and the updated appendices received on 28 March 2024 under Discharge of Condition application 20/01486/DC10. The agreed measures shall be thereafter maintained.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2024 and policy CC2 of

Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

12. The development shall be carried out in accordance with the agreed details contained on drawings no. (90)001 Rev E Received on 18.02.2026 and (96)001 Rev E Received on 18.02.2026, documents named:- Product datasheet Specifications EVA1RFKS2, EVB3S22N4 and EVB3S07N4A Received on 13.11.2025, in relation to EV parking spaces and EV charging point. Thereafter, the approved parking layout and equipment shall be retained and maintained to the satisfaction of the Local Planning Authority. Any deviation must be approved in writing by the Local Planning Authority.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

13. The scheme hereby permitted shall be carried out in accordance with the approved Construction Management Plan, prepared by Willmott Dixon Construction Ltd dated 21st January 2022 Rev 03 dated 14/03/23 and the Construction Phase Tracking Plan submitted within the Discharge of Conditions application 20/01486/DC3. The agreed measures shall be thereafter maintained.

14. The scheme hereby permitted shall be carried out in accordance with the approved details set out in the Car Parking Management Plan by Willmott Dixon Construction Ltd Rev 01 dated 20th January 2022 submitted within the Discharge of Conditions application 20/01486/DC3, and the approved parking layout shown within drawing no N251317(90)001 Rev E Received on 18.02.2026. The agreed measures shall be thereafter maintained.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2024 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

15. The premises shall only be open to members of the public for the purposes hereby permitted between 6.00am and 11.00pm on Mondays to Fridays, between 7.00am and 10.00pm Saturdays to Sundays, and between 7.00am and 7.00pm on Bank Holidays.

Reason:- To safeguard the amenity of neighbouring properties.

16. The use of the outdoor pitches on the roof shall only operate between 7.00am and 10.00pm Monday to Friday, and between 7.00am and 9.00pm Saturdays and Sundays.

Reason:- To safeguard the amenity of neighbouring properties.

17. The external floodlighting serving the outdoor pitches on the roof of the building shall not operate between the hours 10.30pm and 7.00am Monday to Friday, nor between 9.30pm and 7.00am on Saturdays and Sundays.

Reason:- To safeguard the amenity of neighbouring properties.

18. All plant to be installed in association with the proposed development shall be at least 10 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within BS 4142 (2014).

Reason:- To safeguard the amenity of neighbouring properties.

19. The scheme hereby permitted shall be carried out in accordance with the approved Arboricultural Method Statement prepared by Harrison Arboriculture Received on 18.12.2025.

Reason:- To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

20. The development hereby approved must be carried out in accordance the details shown in drawing no (90)001 Rev E Received on 18.02.2026, SLC-INF-ZZ-00-D-L-0821 Rev P01 Received on 17.05.2023, Square Pointed Top Timber Bollard and 106-3-37491 Sheet 1/1 in regard to the agreed boundary treatment, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

21. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition application 20/01486/DC2 in regard to ventilation and filtration equipment, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring residential properties/the locality in accordance with policies SPG, EN1 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

22. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition application 20/01486/DC4 in regard to Construction Method Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect the health and condition of the existing adjacent trees.

23. The development hereby approved must be carried out in accordance the information provided within the Discharge Condition application 20/01486/DC8 in regard to the bird boxes and bat boxes/tubes, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To encourage wildlife on the site.

24. The development hereby approved shall be in accordance with the information provided within the Discharge of Condition application 20/01486/DC13 in regard to Construction Environmental Management Plan (CEMP), unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect local air quality and help prevent statutory nuisance.

25. The development hereby approved must be carried out in accordance the details shown in drawings no (90)001 Rev E Received on 17.11.2025, and the details approved within Discharge of Condition application 20/01486/DC8 in regard to the Acoustic Fence, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties.

Informatives

1. Access by the Fire Brigade

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

2. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries, please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be

completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

4. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-divertingour-pipes> . Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk, Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme> and <https://www.surreycc.gov.uk/land-planning-anddevelopment/planning/transport-development/alterations-to-existing-roads>
9. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- c) Deliveries should only be received within the hours detailed in (a) above;
- d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- e) There should be no burning on site;
- f) Only minimal security lighting should be used outside the hours stated above; and
- g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

10. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
 - a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - d) the name and contact details of the site manager who will be able to deal with complaints; and e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
11. The applicant should be mindful to follow best practice when selecting gas-fired boilers. A minimum standard of less than 40mgNO_x/kWh should be met. All gas fired CHP plant should meet a minimum emissions standard of 250mgNO_x/kWh for spark ignition engine.
12. The applicant should be mindful to follow best practice dust control measures during demolition, earthworks, and construction to prevent excessive dust emissions.

13. The applicant is advised the proposed ecological precautionary working methods should follow best ecological practice and should include: - All clearance works should ideally be taken when common reptiles/amphibians are likely to be fully active ie. during the April to September period - Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include: - Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or; - Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut - Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles/amphibians from returning. - Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above. - Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped. - Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.