Minutes of the Planning Committee
14 October 2026

Present:

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

Councillors:

C. Bateson	T. Burrell	K.M. Grant
S.N. Beatty	R. Chandler	L. E. Nichols
M. Buck	D.C. Clarke	K.E. Rutherford

Apologies: Councillors L. Barker, K. Howkins, M.J. Lee and P.N. Woodward

29/26 Minutes

The minutes of the meeting held on 22 July 2026 were approved as a correct record.

30/26 Disclosures of Interest Under the Member's Code of Conduct

There were none.

31/26 Declarations of interest under the Council's Planning Code

There were none.

32/26 Planning application 26/00714/FUL - Land Accessed from Sheep Walk, Shepperton

Description:

Vehicular access track to serve the flexible electricity generation facility

Additional Information:
There was none.

Public Speaking:

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

1. The access onto Sheep Walk is a pre-existing arrangement and this proposal is for an alternative access.

2. The application had no objections from the consulted statutory and non-statutory consultees.

3. No harm had been identified to highway safety, biodiversity or flooding.

1. There would not be any change to the character of the area or the amenity of any adjoining or neighbouring properties.

2. The proposal site had been assessed as Grey Belt land.

3. The proposal would deliver an enhanced means of access onto Sheep Walk,

4. The proposal would deliver a 23.37% biodiversity uplift.

5. This would assist with the delivery of the electricity generation facility and therefore aid the transition to low energy provision.

6. The officers' recommendation to permit this application is a testament to its strong public benefit which would fair outweigh any perceived harm.

7. The application is deemed to fully comply with the adopted development plan.

Debate:

During the debate the following key issues were raised:

1. The proposed concrete path may increase the cases of fly tipping so could some sort of security gate be installed to prevent this occurring.

2. Sheep Walk would be affected by the overflow ditch that would need to be dug as part of the River Thames Scheme.

3. Paths would be made of permeable material, not concrete.

4. Disagreed that this site was not greenbelt.

5. The proposed access point would be nice to have but as there is already access to the site was it needed.

6. There had been a history of unauthorised work and enforcement on this site – Officers advised that this was not correct.

7. The Committee requested that the following additional informative be added:

   The applicant is advised to make the access secure to safeguard the land from fly-tipping.

Decision:

The application was approved subject to conditions as set out in Paragraph 8.1, 8.2 and 8.3 of the recommendations plus the additional informative being added to the Decision Notice:

Informative 10 – The applicant is advised to make the access secure to safeguard the land from fly-tipping.

33/26 Amendments to Planning Committee Terms of Reference, Planning Delegations and Planning Code following the Town and Country Planning Act (Discharge of Local Planning Authority Functions) (England) Regulations 2026

The Committee considered a report that asked the members to note the changes under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and the introduction of the National Scheme of Delegation and to appoint the Nominated Officer and Nominated Member and any substitutions.

The Committee were advised that with effect from 31 October new regulations come into force under the Town and County Planning Act (Discharge of Local Planning Authority Functions) (England) Regulations 2026 (Regulations). These changes involved significant changes to the way in which planning applications are determined.

The right of Ward Councillors to call in planning application for determination by the Planning Committee had been withdrawn.

Each planning application would fall within either Schedule 1 or Schedule 2. The majority of applications would fall within Schedule 1, and these would have to be determined by the Nominated Officer and cannot be determined by members of the Planning Committee. Applications that fall within Schedule 2 may, with the agreement of the Nominated Officer and Nominated Member be determined by the Planning Committee. In place of the current call in procedure, Ward Members would be able to ask the Nominated Officer and Nominated Member to consider an application.

Councillor Geraci proposed
Councillor Rutherford Seconded that

The Nominated Officer should be the Planning Development Management Team Leader (currently P Tomson)
The Substitute Nominated officer should be the Planning Development Management Team Leader (currently K Walker)

Councillor Geraci proposed
Councillor Bateson seconded that

The Nominated Member should be the Chair of the Planning Committee
The Substitute Nominated Member should be the Vice-Chair of the Planning Committee

The Committee **resolved to:**

1. Note the upcoming statutory changes under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and the introduction of the National Scheme of Delegation as set out in the report; and

2. Appoint the Chair of the Planning Committee as the Nominated Member and the Vice-Chair as a substitute Nominated Member and the Planning Development Management Team Leader (P Tomson) as the Nominated Officer with the Planning Development Management Team Leader (K Walker) as the substitute Nominated Officer.

34/26 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 Interim Planning Development Manager.

Resolved that the report of the Interim Planning Development Manager be received and noted.

35/26 Major Planning Applications

The Interim 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 Interim Planning Development Manager be received and noted.