

## **PLANNING COMMITTEE**

### **Meeting – 25 July 2001**

Present: Mrs Burry, Mr Cole, Mr Cooper, Mr Dolan, Prof. Hogarth, Dr Hollis, Mr Jones, Mr Lidgate, Mr Penfold, Mr Rigby, Mrs Temple and Mrs Woolveridge

Apologies for absence: Dr Kennedy and Mrs Simmonds.

#### **1. APPOINTMENT OF CHAIRMAN**

**RESOLVED** that Mr Dolan be appointed as Chairman of the Planning Committee for the ensuing year.

#### **2. APPOINTMENT OF VICE CHAIRMAN**

**RESOLVED** that Mr Cole be appointed as Vice-Chairman of the Planning Committee for the ensuing year.

#### **3. APPOINTMENT OF CONSULTATIVE BODY**

**RESOLVED** that Mr Cole, Mr Dolan, Prof. Hogarth and Mr Rigby be appointed to the Consultative Body of the Planning Committee.

#### **4. MINUTES**

Part 1 of the minutes of the meeting held on 27 June 2001 be confirmed and signed by the Chairman as a true and correct record.

#### **5. OUTSIDE BODIES**

The Committee received reports from:-

Mr Lidgate (Park Lodge Mineral Extraction); and

Mrs Temple (Lea North Mineral Extraction Site, Denham).

## 6. APPLICATIONS AND PLANS

The following applications were determined as indicated below:-

Key to the following decisions:

ADV - Consent to Display Adverts; ARM - Approval of Reserved Matters; CI - Certificate of Lawfulness Issued; CON - Conservation Area Consent; D - Deferred; D(INF) - Deferred for Further Information; D(SV) - Deferred for Site Visits; D(PO) - Deferred for Planning Obligation; D (NEG) - Deferred for Negotiations; FCG - Consent for Tree Work; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; RC - Removal of Condition; TC - Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

### (A) APPLICATIONS FOR CONSIDERATION UNDER PLANNING ONLY:-

<u>Plan Number</u>	<u>Proposal</u>	<u>Decision</u>
<u>&amp; Applicant</u>		
1. 00/00543/OUT Arlington Property Developments Ltd	Redevelopment of factory site to Business Park with improved access from Oxford Road and footbridge across Braybourne Close. (Outline Application). (That part being within South Bucks District). Sanderson Site, Oxford Road, Denham.	D

(Note: before determining this application the Committee heard from Linda Martin on behalf of the objectors and Mr Scrimshaw on behalf of the applicant.)

**RESOLVED** that consideration of this application be deferred to the next meeting of the Committee to enable the receipt of the comments of the London Borough of Hillingdon.

2. 00/00680/FUL Demolition of existing dwelling and erection of replacement 5 bedroomed dwelling. Davlor, Rowley Lane, Wexham. R
- Mr & Mrs M Sage
3. 01/00078/OUT Redevelopment of factory site to business park with improved access from Oxford Road and footbridge across Braybourne Close. (Outline Application). (That part being within South Bucks District). Sanderson Site, Oxford Road, Denham. D
- Arlington Property Developments Ltd

**RESOLVED** that consideration of this application be deferred to the next meeting of the Committee to enable the receipt of the comments of the London Borough of Hillingdon.

4. 01/00353/FUL Demolition of existing building. Erection of two storey residential care home. Construction of vehicular access and associated rear car parking. Farnham Common House, Beaconsfield Road, Farnham Common. D(NEG)
- The Freemantle Trust and Beacon Housing Association

(Note: before determining this application the Committee heard from Mr Bannister on behalf of the objectors and Paul Fletcher on behalf of the applicant.)

**RESOLVED** that the application be deferred to enable negotiations with the applicant and Bucks County Council regarding the deletion of the access onto Drew Meadow.

(Note: Mrs Woolveridge declared a non-pecuniary interest in this application.)

5. 01/00491/FUL Demolition of car port. Erection of first floor rear extension. Provision of pitched roofs over existing flat roofs. Provision of railings on boundary wall and new gates/piers. Construction of vehicular access. Burkes Corner, 87 Aylesbury End, Beaconsfield. P  
Mr J Heighway and Ms H Lewis

6. 01/00495/FUL Demolition of existing dwelling. Erection of two detached dwellings with attached garages. 10 Burkes Road, Beaconsfield. D (NEG)  
Meryl Homes Ltd

**RESOLVED** that the application be deferred and that the decision to grant planning permission be delegated to the Head of Development Control subject to the re-siting of the proposed dwelling on Plot 2.

7. 01/00529/FUL Provision of rear dormer extension, extension to roof and provision of pitched roofs to existing dormer windows. (Amendment to planning permission 00/01097/FUL). Mill House Studio, Framewood Road, Wexham. P  
Mr & Mrs A O'Connell

8. 00/00549/FUL Conversion and alteration of pair of barns to form five bedroom dwelling and erection of detached double garage. Leys Farm, Thompkins Lane, Farnham Royal. D  
Summerlease Ltd

**RESOLVED** that this application be deferred and that the decision to grant planning permission be delegated to the Head of Development Control subject to any comments received by 9 August 2001 from amenity bodies on application no. 00/00550/LBC and details to be submitted for disposal of foul water for approval before issue of Decision Notice.

9. 00/00550/LBC Listed Building Application for conversion and alteration of pair of barns to form five bedroom dwelling and erection of detached double garage. Leys Farm, Thompkins Lane, Farnham Royal. D  
Summerlease Ltd

**RESOLVED** that this application be deferred and that the decision to grant

planning permission be delegated to the Head of Development Control subject to receipt of any comments from the amenity bodies with regard to the demolition of the structure illustrated on drawing no. 30972.11 by 9 August 2001.

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|-----|----------------------------|--|---|
| 10. | 01/00373/ADV<br>Mr M Uddin | 5 No. building signs and 1 free standing road sign (all externally illuminated). 74 Oxford Road, Denham, Uxbridge. | D |
|-----|----------------------------|--|---|

**RESOLVED** that this application be deferred pending further comments from the Council's Conservation and Design Officer

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|-----|----------------------------|---|---|
| 11. | 01/00374/LBC<br>Mr M Uddin | Listed building Application for: 5 No. building signs and 1 free standing road sign (all externally illuminated). 74 Oxford Road, Denham, Uxbridge. | D |
|-----|----------------------------|---|---|

**RESOLVED** that this application be deferred pending further comments from the Council's Conservation and Design Officer.

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|-----|--|--|---|
| 12. | 01/00514/FUL<br>Beaconsfield High School | Erection of block of 12 No. classrooms with link bridge to existing building to provide science prep rooms, sports hall and changing facilities. Relocation of a two classroom block. Construction of access road and car parking. Beaconsfield High School, Wattleton Road, Beaconsfield. | P |
|-----|--|--|---|

- |     |                             |  |   |
|-----|-----------------------------|--|---|
| 13. | 01/00534/FUL<br>Andrew Main | Vary Cond4 – PP01/00216/OUT to "2 dwellings shall front Curzon Ave such that site divided on east-west basis. West dwelling not to exceed 3 storeys, with 3rd storey inc. within traditional pitch roofspace. East dwelling reflecting Guide-Informative 4. White Lodge, 21 Sandelswood End, Beaconsfield. | P |
|-----|-----------------------------|--|---|

- |     |                           |   |   |
|-----|---------------------------|---|---|
| 14. | 01/00625/TEMP<br>M. Cooke | Provision of portable building to be used temporarily as a shop. Land adjacent to Holmesfield, Hedgerley Hill, Hedgerley. | D |
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**RESOLVED** that this application be

deferred and that the decision to grant temporary planning permission be delegated to the Head of Development Control subject to receipt of amended plans.

(Note: Mrs Woolveridge declared a non-pecuniary interest in this application)

15.	01/00653/FUL  Octagon Developments Ltd	Demolition of existing dwelling. Erection of two detached dwellings and detached garages. (Amendment to planning permission 01/00342/FUL). Graystoke, West End Lane, Stoke Poges.	P
16.	01/00664/FUL  Octagon Development Ltd	Demolition of existing dwelling and garaging. Erection of two detached dwellings with detached triple garages with accommodation in roofspace. Construction of vehicular access. (Amendment to planning permission 00/01303/FUL). Beeches, 17 Stratton Road, Beaconsfield.	P
17.	01/00744/FUL  Nuffield Hospitals	Erection of single storey rear extension. Wexham Park Hall, Wexham Street, Stoke Poges.	D

**RESOLVED** that this application be deferred pending a site inspection by an Enforcement Officer to monitor conditions attached to planning permission 00/00493/FUL.

**B. APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

The Committee received a list of applications determined by the Head of Development Control under delegated authority,

**(C) OBSERVATIONS OF THIS COUNCIL REQUIRED ON APPLICATIONS TO OTHER**

**AUTHORITIES**

Plan Number

Proposal & Observations

## **& Applicant**

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|----|------------------------------|----|--|---|
| 1. | 00/08524/ADJ                 |    | Alterations to Sanderson Road at its junction with Oxford Road. (Ref. No. 35347/APP/2000/1294). Land at junction of Oxford Road and, Sanderson Road, Uxbridge. | D |
|    | London Borough of Hillingdon | of |  |   |

**RESOLVED** that consideration of this application be deferred to the next meeting of the Committee to enable the receipt of the comments of the London Borough of Hillingdon.

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|----|------------------------------|--|---|---|
| 2. | 01/08509/ADJ                 |  | Alterations to Sandersons Road and its junction with Oxford Road (Duplicate Application). (Ref No. 35347/APP/2001/206 | D |
|    | London Borough of Hillingdon |  |   |   |

**RESOLVED** that consideration of this application be deferred to the next meeting of the Committee to enable the receipt of the comments of the London Borough of Hillingdon.

## **7. FARM COTTAGE, FARNHAM PARK LANE, FARNHAM COMMON**

The Committee considered the report of the Director of Services which referred to enforcement action over the potential use of a small area of land as part of the residential curtilage of this property.

Farm Cottage was within the Green Belt and previously in the ownership of this Council before being conveyed to the current owners in June 1998. Subsequently, planning permission was granted for the demolition of the existing dwelling and the erection of a replacement detached dwelling. The terms of the permission recognised the fact that vehicular access to both the existing and the proposed dwellings ran across an area of land lying to the east of the lawful residential curtilage of Farm Cottage.

However, it had recently come to light that the plan attached to the

conveyance did not reflect the true planning position, insofar as a small part of the access land was shown as falling within the residential curtilage. It was this discrepancy that was causing the current difficulty. The matter was complicated further by the fact that the owners were required under the terms of the conveyance to undertake fencing works, which could potentially have given rise to a breach of planning control.

In this instance, the site did not fall within a Green Belt settlement but the question still remained as to whether or not the openness of the Green Belt would be adversely affected if this part of the access land was to be used as part of the residential curtilage. Given the nature of the land in question which served to provide vehicular access and was already fenced off from the adjacent field the Director believed that no material harm would be caused provided that no buildings were to be erected on the land at any time.

**RESOLVED** that:-

1. It would not be expedient for this Authority to undertake enforcement action against the use of the area of land identified on the attached Plan as part of the residential curtilage of Farm Cottage, provided that no buildings are erected thereon at any time;
2. The current owners of Farm Cottage be advised of this decision in writing.

## **8. CONTRAVENTIONS OF PLANNING CONTROL – ENFORCEMENT NOTICE PROGRESS REPORT**

The Committee received a progress report which set out the up to date situation relating to enforcement notices.

## **9. PLANNING APPEALS**



## A. Appeals Lodged

### 1. Planning Appeals

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|-----|--|--|
| (a) | 01/00256/FUL<br>Mr & Mrs Kennedy             | First floor side extension over existing garage and single storey rear extension at Accra, Marsh Lane, TAPLOW.   |
| (b) | 01/00266/OUT<br>R J and P L Barnes           | Erection of detached bungalow (outline Application). Land rear of 30 Thorney Lane North, IVER.   |
| (c) | 01/00211/FUL<br>Mr G Errington               | Construction of rear dormer window at 8 Buckland Gate, WEXHAM.   |
| (d) | 00/01014/FUL<br>Mr V Garman                  | Single storey side and rear extensions at 17 Willow Crescent East, DENHAM  |
| (e) | 01/00365/ADV<br>Sainsbury's Supermarkets Ltd | 4 No. non-illuminated banner signs, 2 No. non-illuminated brand wall panel signs and a non-illuminated fascia sign at Sainsbury's, Lake End Road, Taplow, BURNHAM. |
| (f) | 00/01204/OUT<br>Fulmer Plant Park            | Erection of two detached dwellings with garages (Outline Application) at Fulmer Plant Park, Cherry tree Lane, FULMER.  |
| (g) | 01/00519/FUL<br>Mrs J Nicholson              | Demolition of existing dwelling. Erection of two detached dwellings, at 33 Lower Road, DENHAM.   |

## A. Appeal Decisions

**Note: The letter(s) shown after the decision indicate:-**

CO - Committee decision to refuse permission on officer recommendation

CC - Committee decision to refuse permission contrary to officer recommendation

D - Delegated officer decision to refuse permission

ND - Appeal against non-determination of application

### (1) Planning Appeals

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- |                           |   |
|---------------------------|---|
| (a) 00/00926/FUL          | Extension to roof to provide changing room facilities over professionals/cadet complex at Burnham Beeches Golf club, Green Lane, BURNHAM. |
| Burnham Beeches Golf club |   |

**DISMISSED - CO**

### (2) Enforcement Notice Appeals

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|--|--|
| (a) C/01/08701/EE  | Without planning permission the erection of a covered and uncovered spectator stands. Erection of a boardroom, tea bar and toilet facilities at Beaconsfield S.Y.C.O.B. Football Club, Holloway Park, Slough Road, BEACONSFIELD. |
| C/01/08708/EE  |  |
| Beaconsfield S.Y.C.O.B. Football Club and Hall Barn Estates. |  |

## **DISMISSED-NOTICE UPHELD**

### **10. COUNTY STRUCTURE PLAN REVIEW JOINT PANEL**

The Chairman agreed that this matter be considered as an urgent item in order that the Council could be represented at the meeting.

The Committee was advised that the next meeting of the County Structure Plan Review Joint Panel would be held on 26 July 2001. The Council's representative, Mr Bowater, and the Chairman and Vice-Chairman were unavailable to attend this meeting. Owing to the importance of the meeting, it was suggested that a member of the Planning Committee attend this meeting.

**RESOLVED** that Mr Rigby attends the meeting of the County Structure Plan Review Joint Panel on behalf of the Council.

### **11. MEMBERSHIP OF THE PLANNING COMMITTEE**

The Chairman agreed that this item be considered as an urgent item in order to avoid any unnecessary delay.

Members were reminded that the Council had agreed that the Planning Committee comprise of sixteen members appointed as far as possible to ensure representation from each Parish. It was noted that Farnham Royal had no representation on the Planning Committee. Members expressed concern at this and requested that Officers investigate ways in which to address the situation.

**RESOLVED** that officers ask Group Leaders to look at either increasing the number of members on the Committee or changing their Group nominations to enable Farnham Royal to be represented.

## **12. PLANNING AND TRANSPORTATION COMMITTEE**

The Vice-Chairman referred to the former Planning and Transportation Committee and wished to thank the Chairman, all other Members past and present and Officers for all their help over the years, in passing on an impressive heritage called the Green Belt which represented 87% of South Bucks.

## **13. EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED** that under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act.

### **Minutes**

(Paragraphs 12 and 13 - Legal Proceedings and Proposals to Make Orders).

Part II of the minutes of the meeting held on 27 June 2001 were confirmed.

### **The Dropmore Estate**

(Paragraph 13 – Proposals to make Orders).

The report of the Director of Services was noted and the position of English Heritage would be

monitored.

**Land at South of Church Road, Farnham  
Royal**

(Paragraph 12 - Legal Proceedings)

Members noted the report of the Director of Services.