

PLANNING COMMITTEE

Meeting – 22 August 2001

Present: Mr Dolan (Chairman), Mr Cole (Vice-Chairman)

Mr Bowater, Mrs Burry, Mr Cooper, Prof Hogarth, Dr Hollis, Mr Jones, Dr Kennedy, Mr Lidgate, Mrs Main, Mr Rigby, Mrs Simmonds, Mrs Temple and Mrs Woolveridge.

Also Present: Mr Egleton and Mr Sheasby.

Apologies for absence: Mr Penfold

18 MINUTES

Part I of the minutes of the meeting held on 25 July 2001 be confirmed and signed by the Chairman as a true and correct record, subject to Minute 10, line 1 the word 'agreed' being amended to 'asked'.

19. 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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn; DP - Deemed Permission.

(A) APPLICATIONS FOR CONSIDERATION UNDER PLANNING ONLY:

<u>Plan Number & Applicant</u>	<u>Proposal</u>	<u>Decision</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
RESOLVED that this application be deferred and authorisation to grant approval be delegated to the Head of Development Control subject to the applicant entering into a number of legal agreements as set out in the report		
2. 01/00078/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.	R
3. 01/00373/ADV Mr M Uddin	5 No. building signs and 1 free standing road sign (all externally illuminated). 74 Oxford Road, Denham.	ADV

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| 4. | 01/00374/LBC
Mr M Uddin | Listed Building Application for: 5 No.. building signs and 1 free standing road sign (all externally illuminated). 74 Oxford Road, Denham. | LBC |
| | 01/00399/FUL | Erection of two storey front extension and two storey side extensions. Provision of front and rear dormer windows. Detached swimming pool building. Eastbrook House, Beeches Drive, Farnham Common. | D(NEG) |
| 5. | Mrs A Banfield | | |

RESOLVED that the application be deferred to enable negotiations regarding reducing the impact of the side extension facing Ingleglen and the observations of the Environment Agency regarding the adjacent watercourse.

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| 6. | 01/00665/FUL
Cathedral Homes (UK) Ltd | Demolition of existing dwelling. Erection of two pairs of semi-detached dwellings and detached double garage. Construction of vehicular access. Braid House, Bull Lane, Gerrards Cross. | D(NEG) |
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RESOLVED that the application be deferred pending negotiations regarding reducing the impact of the garage on the adjacent property and to enable the receipt of views from the arboriculturist on the oak tree.

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| 7. | 01/00744/FUL
Nuffield Hospitals | Erection of single storey rear extension. Wexham Park Hall, Wexham Street, Stoke Poges. | P |
| 8. | 00/01296/LBC
International Precision Products | LBA for demolition of garage and outbuilding. Construction of structural glazing, insertion of velux rooflights on South courtyard elevation and insertion of doors and windows and infilling of windows. 51 London End, Beaconsfield. | LBC |
| 9. | 01/00162/FUL
Grant Randall | Erection of timber building for use as a staff restroom and office. Part change of use of forestry implement store for the storage of tools and machinery in connection with a landscape business. Enclosure of area for growing nursery stock. Land at Ponds Wood, Collinswood Road, Farnham Common. | R |
| 10. | 01/00301/FUL
International Precision Products | Demolition of garage and outbuilding, construction of structural glazing, insertion of velux roof lights on South courtyard elevation and insertion of doors and windows and infilling of windows. 51 London End, Beaconsfield. | P |
| 11. | 01/00304/FUL
The Bull Hotel Ltd | Single storey rear conservatory extension, first and second floor rear extension to provide 12 No. bedrooms | P |

		and alterations. Provision of 12 parking spaces. Bull Hotel, Oxford Road, Gerrards Cross	
12.	01/00341/FUL Railtrack PLC and Tesco Stores Ltd	Erection of a 21.3 metre high telecommunications mast and provision of equipment cabin. Land South of railway line West of Packhorse Road, Gerrards Cross.	P
13	01/00539/FUL Sainsbury Supermarket Ltd	Installation of condenser unit and additional plant. Erection of security fence. Sainsbury's, Lake End Road, Taplow.	D
<p>RESOLVED that the application be deferred and authority to approve the application be delegated to the Head of Development Control subject to the receipt of satisfactorily amended plans depicting condenser unit and plant.</p>			
14.	01/00580/FUL A and J Partnership	Erection of two semi-detached dwellings with access from Reynolds Road, Land rear of 16, 18, and 20 Baring Road adjacent Eden House, Reynolds Road, Beaconsfield.	P
15.	01/00596/VC SITA Holding UK Ltd	Variation of condition 1 of Planning Permission 00/00410/TEMP to extend time period. The Pickeridge, Stoke Common Road, Fulmer.	VC
16.	01/00609/FUL Mr H Fussell	Demolition of three farm buildings. Erection of one barn. Court Farm, Court Lane, Burnham.	P
17.	01/00686/FUL Mr K C Kohli	Conversion of outbuilding to form residential accommodation. Old South Lodge, Slough Road, Iver.	P
18.	01/00715/FUL Loch Fyne Restaurants Ltd	Erection of single storey front and rear extensions to facilitate use of building as a restaurant. (Amendment to Planning Permission 00/01353/FUL). White Horse, London End, Beaconsfield.	P
19.	01/00732/OUT Mr and Mrs Cobb	Erection of detached dwelling. Construction of vehicular access. (Outline Application). Land between Eugene Field and Canterbury and rear of Brackenberry, Beech Waye, Gerrards Cross.	D(SV)
20.	01/00734/FUL Eacott Worrall	Use of former stable block/store building for B1 office purposes together with alterations. (Amendment to planning permission 98/00867/FUL). Grenville Court, Britwell Road, Burnham.	D

RESOLVED that the application be deferred and authority to approve the application be delegated to the Head of Development Control subject to the execution of a deed of variation to the existing legal agreement, relating to the overall amount of office floorspace provided at the site.

21.	01/00735/LBC Eacott Worrall	Listed Building Application for: Alterations to former stable block/store. Grenville Court, Britwell Road, Burnham.	LBC
22.	01/00759/FUL Mr E Richford	Change of use of ground floor premises from retail (Class A1) to office (Class B1). 2 Park Parade, Park Road, Farnham Royal.	P
23.	01/00763/FUL Mr J Latham and Mrs J Ingleson	Disabled access to garage and swimming pool. Gateside Lodge, Park Road, Stoke Poges.	P
24.	01/00764/LBC Mr J Latham and Mrs J Ingleson	Listed Building application for disabled access to garage and swimming pool. Gateside Lodge, Park Road, Stoke Poges.	LBC
25.	01/00785/FUL Mr and Mrs N Barnett	Extension to garage to form stable and hay store. St Huberts Home Farm, St Huberts Lane, Gerrards Cross.	P
26.	01/00865/FUL3 South Bucks District Council	Change of use of ground floor for filing and storage of equipment. Use of first floor for either storage or residential use. Former Fire Station, 64 Candlemas Lane, Beaconsfield.	D

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

	<u>Plan Number & Authority</u>	<u>Proposal</u>	<u>Decision</u>
1.	00/08524/ADJ London Borough of Hillingdon	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.	

RESOLVED That the London Borough of Hillingdon be advised that the comments of South Bucks District Council are as set out in the application numbers 00/00543/OUT and 01/00078/OU

2.	00/08509/ADJ London Borough of Hillingdon	Alterations to Sanderson Road at its junction with Oxford Road (Duplicate Application). (Ref. No. 35347/APP/2000/1206). Land at Junction of Oxford Road and	
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Sanderson Road, Uxbridge.

RESOLVED That the London Borough of Hillingdon be advised that the comments of South Bucks District Council are as set out in the application numbers 00/00543/OUT and 01/00078/OUT

20. CONTRAVENTION OF PLANNING CONTROL - BLACKHALL COURT, 5 OLD MARSH LANE, DORNEY

Consideration was given to the report submitted by the Director of Services which sought authority to issue a Breach of Condition Notice in relation to the breach of condition 1 attached to planning permission granted for retrospective application for the erection of boundary walls and gates.

The owner of the premises erected a perimeter wall with railings and gates fronting Old Marsh Lane and a private road in January 1998. A planning application for the retention of the wall with gates and railings was refused in August 1998 and a subsequent appeal against the refusal of planning permission was dismissed. A subsequent Enforcement Notice requiring the removal of the wall and gates was issued in January 2000.

After a further application was refused in August 2000, a final application was granted on 30 March 2001. Condition 1 attached to this permission required the owner to alter the wall and gates in accordance with details shown on drawings submitted with the application within 3 months.

The Council's Enforcement Officer had reported that the deadline had passed and that the alterations were only partially complete. Attempts to resolve the matter informally had been unsuccessful.

- **RESOLVED** that a Breach of Condition Notice be issued and served pursuant to Section 187A of the Town and Country Planning Act 1990 in respect of the breach of Condition 1 attached to planning permission granted for the retrospective application for the erection of boundary wall/gates at Blackhall Court, 5 Old Marsh Lane, Dorney (ref 01/00027/FUL) and that prosecution proceedings be initiated in the event that the Notice is not complied with, but that delegated authority be given to the Head of Legal Services in consultation with the Director of Services to withdraw the prosecution should Condition 1 be complied with before the Court hearing, subject to payment of the Council's costs to that date.

21. CONTRAVENTION 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.

22. PLANNING APPEALS

A. Appeals Lodged

1. Planning Appeals

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| (a) | 01/00222/FUL

Country and Metropolitan Homes PLC | Demolition of existing dwelling. Erection of two detached dwellings with integral double garages. Construction of vehicular access to Plot 1 at Little Pockford, Woodland, GERRARDS CROSS. |
| (b) | 01/00200/FUL

Banner Homes Ltd. | Demolition of existing dwellings. Erection of 4 no. detached dwellings with garages at 28 and 30 Howards Wood Drive. GERRARDS CROSS. |

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| (c) | 01/00646/FUL

Banner Homes Ltd. | Demolition of dwelling. Erection of block of 3 no. town houses and block of 3 no. garages. Construction of vehicular access at 2 Ledborough Lane, BEACONSFIELD. |
| (d) | 01/00398/FUL

Indian Summer | Erection of rear conservatory at 96 Oxford Road, DENHAM. |
| (e) | 01/00476/FUL

Perkin Elmer/Taywood Lifestyle Homes | Demolition of existing buildings. Erection of three storey office building with associated car parking. Erection of four storey block containing forty retirement apartments with basement car parking and a four storey block containing twelve retirement apartments with associated car parking and landscaping. Construction of vehicular access onto Post Office Lane at Perkin Elmer Ltd. Post Office Lane, BEACONSFIELD. |
| | | NON-DETERMINATION. |
| (f) | 01/00380/FUL

Mr and Mrs R Farrell | Erection of single storey side extension incorporating conservatory, first floor rear extension and roof over existing single storey side extension at 9 Harcourt Road, DORNEY. |
| (g) | 01/00445/FUL

Robert Wise | Erection of rear conservatory at 78 Priory Close, DENHAM. |
| (h) | 00/01339/FUL

Mr and Mrs Adam | Erection of front porch, single storey extension between house and garage, part single storey/part two storey rear extension incorporating dormer window at 49 Wood Lane, IVER. |
| (i) | 01/00092/FUL

Mr and Mrs R Strutton | Retrospective application for change of use of land to form part of residential curtilage and retention of swimming pool at Copse Hill Farm, Southlands Road, IVER. |

B. 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) | 01/00037/FUL | Demolition of existing dwelling. Erection of detached dwelling with attached triple garage. Construction of vehicular access at |
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Mr M Irwin	Diavolezza, 98 Camp Road, GERRARDS CROSS.
	<u>ALLOWED - D</u>
(b) 00/00731/FUL	Erection of part two storey/part first floor side extension at 325 The Parkway, IVER.
Mr and Mrs Franklin	<u>DISMISSED - D</u>
(c) 00/00516/FUL	Erection of front porch at 34 Willow Crescent West, DENHAM.
Mrs B Pennington	<u>DISMISSED - D</u>
(d) 00/01275/FUL	Change of use of land from Petrol Filling Station to residential. Demolition of existing buildings and erection of three blocks comprising 14 dwellings. Construction of vehicular access at Pinewood Garage and The Bungalow, Pinewood Road, IVER.
Prowting Homes (Central) Ltd.	<u>DISMISSED - CO</u>
(e) 00/01370/FUL	Erection of single storey front and rear extensions at Rosecopse, Amersham Road, BEACONSFIELD.
Mr and Mrs J Frost	<u>DISMISSED - D</u>

C. Appeals Withdrawn

Planning Appeals

(a) 00/00119/FUL	Demolition of existing dwelling. Erection of detached dwelling together with detached building to provide staff accommodation/garaging and detached triple garage at land at and rear of Oakcroft, Oxford Road, GERRARDS CROSS.
Mr S Piggott	
(b) 99/00323/RC	Removal of agricultural occupancy condition no. 2 of planning permission BD/1241/79 at Main House, Slough Nurseries, Uxbridge Road, WEXHAM.
Mr and Mrs Khalid	

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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 25 July 2001 were confirmed.

The Dropmore Estate

(Paragraph 13 – Proposals to make Orders).

Agreed to recommend to Council that the matter be referred to a Review Panel.

Motorway Service Areas - Public Inquiry

(Paragraph 12b - Determination of a matter affecting the Authority)

That a meeting be held with the County Council to discuss the matter of joint working further.