

PLANNING COMMITTEE

Meeting – 19 September 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 Penfold, Mr Rigby, Mrs Temple and Mrs Woolveridge

Apologies for absence: Mrs Simmonds

28. MINUTES

Part I of the minutes of the meeting held on 22 August 2001 be confirmed and signed by the Chairman as a true and correct record.

29. 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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn; DP - Deemed Permission.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.	99/00508/FUL P E Blewett	Renewal of planning permission S/94/0604/TP for the retention of existing building and continued use for the keeping of poultry. Low Meadows, Dukes Valley, Windsor Road, Fulmer	P
2.	01/00399/FUL Mrs A Banfield	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.	P
3.	01/00475/FUL Perkin Elmer/Taywood Lifestyle Homes	Demolition of existing buildings. Erection of 3 storey office building with associated car parking. Erection of 4 storey block containing 40 retirement apartments with basement car parking and a 4 storey block containing 12 retirement apartments for use by a recognised housing association with associated car parking and landscaping. Construction of vehicular access onto Post Office Lane. Perkin Elmer Ltd,	D

Post Office Lane, Beaconsfield.

RESOLVED that the application be deferred and that the decision to refuse planning permission be delegated to the Head of Development Control subject to the comments of the County Council (Highways).

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| 4. | 01/00476/FUL

Perkin
Elmer/Taywood
Lifestyle Homes | Demolition of existing buildings. Erection of 3 storey office building with associated car parking. Erection of 4 storey block containing 40 retirement apartments with basement car parking and a 4 storey block containing 12 retirement apartments for use by a recognised housing association with associated car parking and landscaping. Construction of vehicular access onto Post Office Lane. Perkin Elmer Ltd, Post Office Lane, Beaconsfield. | D |
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RESOLVED that the application be deferred and that the decision to refuse planning permission be delegated to the Head of Development Control subject to the comments of the County Council (Highways).

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| 5. | 01/00505/FUL

The Governing Body of
Beaconsfield High School/Cala
Homes | Demolition of existing dwelling. Erection of 3 No. detached dwellings with integral double garages. Construction of access road and car parking area for Beaconsfield High School. 77 Wattleton Road, Beaconsfield. | D |
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RESOLVED that the application be deferred and that the decision to approve planning permission be delegated to the Head of Development Control subject to the receipt of amended plans and the satisfactory comments of the Council's arboriculturist.

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| 6. | 01/00506/FUL

The Governing Body of
Beaconsfield High School/Cala
Homes | Erection of 5 No. detached dwellings with associated garaging. Construction of access road. Land at Beaconsfield High School, Wattleton Road, Beaconsfield. | D |
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RESOLVED that the application be deferred and that the decision to refuse planning permission be delegated to the Head of Development Control subject to the comments of the County Council (Highways).

(NB Mr Bowater and Mrs Main declared non-pecuniary interests in these applications).

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| 7. | 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. | P |
| 8. | 01/00732/OUT | Erection of detached dwelling. | R |

Mr and Mrs Cobb
 Construction of vehicular access.
 (Outline Application). Land
 between Eugene Field and
 Canterbury and Rear of
 Brackenberry, Beech Waye,
 Gerrards Cross.

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| 9. | 01/00754/FUL

Charles Church Developments | Demolition of dwelling and garage. Erection of two detached dwellings and garages. Land at Trunnions and 4 Burgess Wood Grove, Beaconsfield. | D(INF) |
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RESOLVED that the application be deferred for additional information to include satisfactory section drawings through the site showing the degree of levelling and relationship to the proposed dwellings at 3 Burgess Wood Grove, satisfactory amended garage drawings and appropriate neighbour notification and Parish Council re-consideration.

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| 10. | 01/00958/FUL

Banner Homes Ltd | Demolition of dwelling. Erection of block of 3 No. town houses. Construction of vehicular access. 2 Ledborough Lane, Beaconsfield. | P |
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| 11. | 00/01237/FUL

Denham United Youth F C | Change of use of part of site to playing fields, forming football pitches together with the construction of assoc. permanent and overflow car parking areas and changing room/clubhouse building. Construction of vehicular access onto Old Mill Road. Land opposite Denham Way fronting Old Mill Road, Denham. | R |
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| 12. | 01/00588/OUT

H G Dear and Sons | Demolition of existing buildings. Erection of two detached dwellings. Construction of vehicular access. The Joint and Cloverdale, Wexham Street, Wexham. | OP |
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| 13 | 01/00649/FUL

Meryl Homes Ltd. | Demolition of existing dwelling and erection of two replacement dwellings and garages. Pinewood, One Tree Lane, Beaconsfield. | D |
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RESOLVED that the application be deferred and that the decision to approve planning permission be delegated to the Head of Development Control subject to the comments of the Council's arboriculturist.

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| 14. | 01/00693/FUL

Thirstone Homes (Western) Ltd. | Demolition of existing dwellings. Erection of one block of 5 No. 2 bedroom apartments and one block of 9 No. 2 bedroom | D(PO) |
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apartments together with associated garaging and car parking. Construction of vehicular access. 130-136 Maxwell Road, Beaconsfield.

RESOLVED that the application be deferred and that the decision to approve planning permission be delegated to the Head of Development Control subject to the prior completion of a legal agreement between the applicant and Bucks County Council to secure off-site works to the access.

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| 15. | 01/00694/FUL

Thirstone Homes (Western) Ltd. | Demolition of existing dwellings. Erection of one block of 5 No. 2 bedroom apartments and one block of 9 No. 2 bedroom apartments together with associated garaging and car parking. Construction of vehicular access. 130-136 Maxwell Road, Beaconsfield | D(PO) |
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RESOLVED that the application be deferred and that the decision to approve planning permission be delegated to the Head of Development Control subject to the prior completion of a legal agreement between the applicant and Bucks County Council to secure off-site works to the access.

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| 16. | 01/00769/FUL

Bishop Holdings Ltd. | Erection of single storey B1 building and construction of car park. Land between British Legion Hall & 15A Gore Road, Burnham. | P |
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| 17. | 01/00798/FUL

Mitie Access (Southern) Ltd. | Change of use of Unit 18 to Scaffolding Contractor Business. Erection of portable office and mess room. Unit 17 and 18 Court Lane Industrial Estate, Court Lane, Iver. | P |
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| 18. | 01/00832/LBC

Mrs J. Kilroy-Silk | Listed Building Application for erection of two storey rear extension. Yewtree Cottage, Common Lane, Burnham. | |
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RESOLVED that the application be deferred and that the decision to approve planning permission be delegated to the Head of Development Control to formulate appropriate conditions and submit to Secretary of State.

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| 19. | 01/00833/FUL

Mrs J. Kilroy-Silk | Erection of two storey rear extension. Yewtree Cottage, Common Lane, Burnham. | P |
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RESOLVED that the application be deferred and that the decision to approve planning permission be delegated to the Head of

Development Control to formulate appropriate conditions.

20.	01/00957/FUL	Demolition of existing dwelling. Erection of detached dwelling.	P
	Mr and Mrs C Taylor	Walnut Cottage, Parsonage Lane, Farnham Common.	

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.	01/08207/CM Bucks County Council	Waste Transfer Station. Bison Concrete Ltd, Thorney Lane North, Iver.	

RESOLVED that the Council objects to the proposed waste transfer station because the claimed reduction in HGV movements is questionable.

30. OBJECTION TO THE SOUTH BUCKS DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 12, 2001: TREES ON LAND AT AND ADJOINING NOS 7,9 & 11, NORTH PARK, RICHINGS PARK, IVER

The Committee considered the report of the Director of Services which presented objections raised to this Tree Preservation Order. The TPO was made as a result of development proposals being put forward in respect of an area of land to the rear of 7,9 & 11 North Park. The original developer proposals indicated that it would be likely that trees would need to be removed but they had not included any detail regarding the trees on site. Three letters of objection have been received; from Mr C. Robinson, a director of Elite Homes, Mr J. Rees, owner of 7 North Park, and D. & J. A. Miles, owners of 9 North Park.

The area included in the order contained a number of trees of varying quality and worth in the landscape that all made a contribution to some extent to the visual amenity of the area. An area order on all the trees had been undertaken as the Council's Arboriculturalist had been unable to undertake a detailed assessment. A detailed assessment had subsequently been undertaken and the Council's Arboriculturalist had agreed that certain trees could be identified as individually important, some as a contribution to a group effect, whilst the remainder should be excluded as they made little or no positive contribution to visual amenity.

It was considered that the Human Rights Act 1998 had not been infringed as the preservation order did not prevent the peaceful enjoyment of possessions, nor did it deprive any body of their possessions.

- **RESOLVED** that the Order be confirmed subject to the modifications set out in the amended first schedule and the revised plan, as set out in the report.

31. OBJECTION TO THE SOUTH BUCKS DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 30, 2001; TREES ON LAND AT REAR OF NO.1, UPPER ROAD, DENHAM

The Committee received the report of the Director of Services which presented objections raised to this tree preservation order. The order was made as a result of a planning application being submitted in respect of land to the rear of 1 Upper Road, Denham. It was perceived at the time that there was a threat to trees on the site that were considered worthy of the preservation order. A letter of objection was received from Mr Graham Gammell, architect and agent for the owners of 1 Upper Road, Denham.

The order related to two trees, the Fir tree (Oriental Spruce - *Picea orientalis*) was a middle aged specimen that had a long safe useful life expectancy. It was an attractive tree with good form that was set to continue making a valuable contribution to the street scene for many years to come. The size of the tree was proportional to the size of the garden and being at least 17 metres from the rear of the house, it did not dominate the garden nor did it blight the garden nor cause severe shading of the garden.

The Birch tree was also a young tree although it did not make up part of the hedgerow, but stood adjacent to it. It had now reached a height of about 10 metres, had a good form, in excellent health which made a valuable contribution to the visual amenity of this part of Denham. It had a long safe life expectancy and could be expected to continue being a feature of landscape for many years to come.

- **RESOLVED** that consideration of this matter be deferred pending a site visit by Members of the Committee.

32. CONTRAVENTIONS OF PLANNING CONTROL - ENFORCEMENT NOTICE PROGRESS REPORT

The Committee received the progress report we set out the up-to-date situation relating to Enforcement Notices.

33. PLANNING APPEALS

A. Appeals Lodged

1. Planning Appeals

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| (a) | 01/00714/FUL | Erection of infill extension at Jasmine Cottage, Langley Park Road, IVER. |
| | Mr and Mrs S. T. O'Reilly | |
| (b) | 01/00122/FUL | Provision of floodlighting of two tennis courts at Gerrards Cross Sports Centre, 7 Dukes Lane, GERRARDS CROSS. |
| | Gerrards Cross (Dukes Wood) | |
| | Lawn Tennis Club | |
| (c) | 01/00783/FUL | Demolition of existing dwellings and erection of 6 No. dwellings with associated garaging. Construction of new access road at Rotherwood and Saville House, Beaconsfield Road, FARNHAM ROYAL. |
| | Richmond Portfolios Ltd. | |
| | | NON-DETERMINATION. |
| (d) | 01/00523/ADV | Internally illuminated double sided post sign at 62 Oxford Road, DENHAM. |
| | Vogue Superstores | |

- (e) 01/00663/FUL
Mr D. J. Stratton
- Demolition of garage, erection of two storey front extension incorporating garage. Erection of front porch and part single storey/part two storey rear extension with single storey swimming pool enclosure linked to dwelling (Amendment to planning permission 00/00582/FUL at Little Oaks, West End Lane, STOKE POGES.

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

- (a) 00/00824/OUT
Mr W. Baker
- Erection of one detached house and garage. (Renewal of planning permission S/97/0479/00) at Land adjacent to Northmead House, Blackpond Lane, FARNHAM ROYAL.

ALLOWED - D

- (b) 00/01188/REM
Mr W. Baker
- Erection of detached dwelling house and detached double garage. (Details; Outline being 97/00479/OUT) at Land adjacent to Northmead House, Blackpond Lane, FARNHAM ROYAL.

DISMISSED - D

- (c) 01/00030/OUT
Q. I. L. Knight
- Demolition of existing dwelling. Erection of two detached dwellings. Closure of existing access. Construction of new vehicular access. (Outline Application) at Benrath, Park Road, STOKE POGES.

DISMISSED - D

- (d) 01/00157/FUL
Bass Taverns Ltd.
- Internally and externally illuminated signage at Dumb Bell Public House, Bath Road, TAPLOW.

ALLOWED - D

- (e) 01/0007/FUL
Octagon Developments Limited
- Demolition of existing buildings. Erection of two storey block comprising 8 No. flats with basement parking. Construction of vehicular access and erection of front boundary wall and entrance gates at the Old Lodge and Longcroft, Packhorse Road, GERRARDS CROSS.

DISMISSED - D

34. MOTORWAY SERVICE AREAS - PUBLIC INQUIRY

The Committee received the Inspector's Notes of the Pre-Inquiry Meeting held on 30 July 2001.

The Head of Legal Services updated the Committee regarding the possible joint working with the County Council, which had been discussed at the previous meeting. A meeting had been held with the County Council to discuss this matter. It had been agreed that information would be shared as much as possible on the appeals. Mr Cole would be the lead Member for the Council in relation to preparations for and updates in relation to the Inquiry.

35 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 (Paragraph 12 - Legal Proceedings and matters affecting the authority).

36. MINUTES

Part II of the minutes of the meeting held on 22 August 2001 were confirmed and signed by the Chairman as a true and correct record.

37. TERMINATION OF MEETING

The meeting terminated at 7.00 p.m.