

PLANNING COMMITTEE

Meeting – 14 November 2001

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

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

Apologies for absence: Dr Hollis, Mrs Main and Mr Penfold

53. MINUTES

The minutes of the meeting held on 17 October 2001 were confirmed and signed by the Chairman as a true and correct record.

54. OUTSIDE BODIES

Mrs Woolveridge submitted a report which referred to the County-wide Archaeological Advisory Committee meeting held on 26 September 2001. The report outlined the Sites and Monuments Record Audit, Archaeology and Development, County Museum, Modernising the County-wide Archaeological Advisory Committee and Ridge and Furrow. Mrs Woolveridge also submitted a report on the Buckinghamshire Museums Network meeting held on 3 October 2001, where each museum gave an account of their recent and future activities.

Mrs Temple circulated a report on the Lea North Mineral Site after attending a meeting of the Liaison Committee held on 2 November. The Operators were in negotiation with British Waterways and Hansons to remove the minerals by barge along the Grand Union Canal to West Drayton.

55. 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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn; DP - Deemed Permission.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. | 01/00607/FUL County and Suburban Care Ltd | Erection of first floor extension to provide two additional bedrooms and erection of first and second floor extension to provide nine additional bedrooms. Extension of existing roof and insertion of three dormer windows. Denham Manor Nursing Home, Halings Lane, Denham. | D(PO) |
| | | RESOLVED that authority to approve the application be delegated to the Head of Development Control subject to the receipt of confirmation from the applicants that the two outbuildings will be demolished and that a deed of variation be entered into to amend the legal agreement to application S/92/0144/FF to restrict further development on the site. | |
| 2. | 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 | P |

Planning Committee – 14 November 2001

- | | | | |
|----|---|---|--------|
| 3. | 01/00842/REM Chestnut Road Development | Demolition of existing dwelling. Erection of two detached dwellings and one detached bungalow with associated garaging. (Details: siting, design, external appearance – Outline being 99/00178/OUT). Land at Greystones and land to the rear of Chestnut Road, Beaconsfield | ARM |
| 4. | 01/00876/FUL Kebbell Developments Ltd | Demolition of existing dwelling. Erection of two blocks comprising 12 No. 2 bed flats and 2 No. 3 bed flats with associated car parking. Construction of vehicular access. Old Orchard, Bangors Road South, Iver. | R |
| 5. | 01/01046/OUT South Bucks District Council | Redevelopment of Bells Hill Shopping Centre incorporating new shops, library, Medical Practic and residential accommodation served by new vehicular access and parking arrangement (Outline Application). Bells Hill Shopping Centre, Bells Hill Green, Stoke Poges. | D(NEG) |

RESOLVED that consideration of this application be deferred to enable further discussions with the applicants to overcome, in particular, the concerns of the Highways Authority and the Council's Arboriculturist.

- | | | | |
|----|---|---|---|
| 6. | 01/01129/FUL Mr W Baars | Erection of two storey front extension and part single storey/part two storey rear extension. (Amendment to planning permission 01/00319/FUL). 1 Baring Crescent, Beaconsfield, Buckinghamshire | P |
| 7. | 01/00746/FUL Chancerygate Group Limited | Demolition of existing buildings. Erection of new building comprising 3 warehouse units (B8) and 1 industrial unit (B1c/B2) with ancillary office accommodation. Brent International, The Ridgeway, Iver. | P |
| 8. | 01/00749/FUL Chancerygate Group Limited | Demolition of existing buildings. Erection of single warehouse unit with ancillary office accommodation. Brent International, The Ridgeway, Iver. | D |

RESOLVED that authority to approve the application be delegated to the Head of Development Control subject to the receipt of the views of the Highway Authority.

- | | | | |
|-----|----------------------------------|--|----|
| 9. | 01/00929/RC G W Baker | Removal of condition 3 of planning permission 00/00639/FUL to allow retention of garage and portable building. Field End, Mansion lane, Iver. | RC |
| 10. | 01/00984/FUL Banner Homes Ltd | Demolition of existing dwelling. Erection of block of nine dwellings with associated garaging. Construction of vehicular access. (Amendment to planning permission 01/00098/FUL). Ethorpe House, Packhorse Road, Gerrards Cross. | D |

RESOLVED that authority to approve the application be delegated to the Head of Development Control subject to the receipt of an amended plan showing the omission of the retaining wall.

- | | | | |
|-----|--------------|---|-------|
| 11. | 01/01088/FUL | Retrospective application for change of use of land to form part of residential curtilage and retention of swimming pool. Copse Hill Farm, Southlands Road, Iver. | D(PO) |
|-----|--------------|---|-------|

RESOLVED that authority to approve the application be delegated to the Head of Development Control subject to the applicant entering into a legal agreement to formally commit to the exchange of land and a Deed of Variation of the 1987 Legal Agreement to enable the change of use to take place.

(B) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

56. BREACH OF TREE PRESERVATION ORDER – KINGSLEA, WINDSOR ROAD, GERRARDS CROSS

The Committee considered the report of the Director of Services which gave details of the outcome of prosecution proceedings in relation to this property. At its meeting held on 4 April 2001, the Committee authorised proceedings for the breach of Tree Preservation Order (No 32) 1995, for

1. the wilful destruction of an Oak Tree;
2. causing or permitting the wilful damage of two further Oak trees; and

proceedings be taken against the landowners.

Members were advised that the landowner, Mr King, was convicted of both offences relating to 2. above and fined £2,000 but was acquitted in relation to 1. above. Costs of £1,000 were awarded to the Council.

The Head of Legal Services advised that the opportunity for Mr King to appeal to the Crown Court against conviction and/or sentence had passed.

RESOLVED that the report be noted.

57. CONTRAVENTIONS OF PLANNING CONTROL – ENFORCEMENT NOTICE PROGRESS REPORT

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

58. PLANNING APPEALS

A. Appeals Lodged

(1) Planning Appeals

- | | | |
|-----|--|--|
| (a) | 01/00207/EUC James Turner | Application for a Certificate of Lawfulness for an existing use as nursery/small holding at Gladwins Wood, Pinstone Way, Gerrards Cross, Denham. |
| (b) | 01/00235/FUL Mr C Wilkinson | Erection of part single storey/part two storey front/side extension and detached double garage at 112 Gregories Road, Beaconsfield. |
| (c) | 01/00876/FUL Kebbell Developments Limited | Demolition of existing dwelling. Erection of two blocks comprising 12 No. 2 bed flats and 2 No. 3 bed flat with associated car parking. Construction of vehicular access at Old Orchard, Bangors Road South, Iver. |
| (d) | 01/00875/OUT Landmaze Limited | Demolition of existing dwellings. Erection of three dwellings. (Outline Application) at 1 and 2 Burgess Wood Grove, Beaconsfield. |
| (e) | 01/00506/FUL The Governing Body of Beaconsfield High School | Erection of 5 No. detached dwellings with associated garaging. Construction of access road, land at Beaconsfield High School, Wattleton Road, Beaconsfield. |

(2) Enforcement Notice Appeal

- | | | |
|-----|-------------------|---|
| (a) | Mr and Mrs O'Hara | Use of land for business purposes namely for the storage, division and transfer of waste cooking oil, land at Durnham House, 64 Hollybush Lane, Denham. |
|-----|-------------------|---|

B. Appeal Withdrawn

Planning Appeal

- | | | | |
|-----|--|-----------|--|
| (a) | 01/00475/FUL Perkin Elmer/Taywood Homes | Lifestyle | Demolition of existing buildings. Erection of three storey office building with associated car parking. Erection of four storey block containing 40 retirement apartments with basement car parking and a four 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 at Perkin Elmer Limited, Post Office Lane, Beaconsfield. |
|-----|--|-----------|--|

C. 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) | 00/01014/FUL Mr V Garman | Single storey side and rear extensions at 17 Willow Crescent East, Denham <u>DISMISSED - D</u> |
| (b) | 00/00266/OUT R J and P J Barnes | Erection of detached bungalow (Outline Application), Land rear of 30 Thorney Lane North, Iver. <u>DISMISSED - D</u> |
| (c) | 01/00229/FUL Berkeley Homes (Chiltern Limited) | Demolition of St Johns. Erection of two detached dwellings with detached garages, Land at St Johns, Wood Lane, Iver. <u>DISMISSED - D</u> |
| (d) | 01/00086/OUT Mr T Duffy | Erection of detached dwelling and construction of vehicular access (Outline Application), Land rear of Spreytonia, Rostrevor Gardens, Iver. <u>DISMISSED - D</u> |
| (e) | 01/00211/FUL Mr G Errington | Construction of rear dormer window at 8 Buckland Gate, Wexham. <u>ALLOWED - D</u> |
| (f) | 01/00256/FUL Mr and Mrs Kennedy | First floor side extension over existing garage and single storey rear extension at Accra, Marsh Lane, Taplow. <u>ALLOWED - D</u> |
| (g) | 00/01204/OUT Fulmer Plant Park | Erection of two detached dwellings with garages (Outline Application) at Fulmer Plant Park, Cherry Tree Lane, Fulmer. <u>DISMISSED - CO</u> |
| (h) | 00/01041/FUL Bachmann Trust Co Limited | Demolition of part of dwelling and outbuildings. Erection of part single storey/part two storey side extension at Coppathorne, Wapseys Lane, Hedgerley. <u>DISMISSED - D</u> |

(2) Enforcement Notice Appeals

(a) C/01/08703/EE-c/01/087707/EE
Mr. G. G. O'Hara

- (1) Unlawful use of first floor of the garage as an office.
- (2) Unlawful use of building as a film technical store.
- (3) Unlawful use of building as a film technical workshop/store including the storage of triangular tower sections used for supporting lighting and similar uses.
- (4) Unlawful use of the land and covered way for storage of equipment in connection with film technicians workshop/store including the associated use of HGV.
- (5) Unlawful use of land for residential and business purposes.

all at Crowther Lodge, Cherry Tree Lane, Iver.

ALLOWED

ENFORCEMENT NOTICES (1)-(4) QUASHED

DISMISSED

ENFORCEMENT NOTICE (5) UPHELD
SUBJECT TO CORRECTIONS AND
VARIATIONS.

(b) C/01/08710/EE

The use of land for the storage division and transfer for waste cooking oil at Pinstone Farm, Oxford Road, Gerrards Cross, Denham.

DISMISSED – ENFORCEMENT NOTICE IS
UPHELD, WITH VARIATIONS.

59. **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

(Paragraph 12 - Legal Proceedings).

The minutes of the meeting held on 17 October 2001 were agreed.

Willow Tree Farm, Swallow Street, Iver

(Paragraph 12 – Legal Proceedings)

The letter to Dominic Grieve MP was noted.