

PLANNING COMMITTEE

Meeting - 16 September 2015

Present: Mrs Lowen-Cooper (Chairman)*
Mr Anthony*, Mr Egleton*, Mrs Gibbs, Mrs Jordan, Dr Matthews*,
Mr Samson, Mr Sandy and Mr Vincent*

Apologies for absence: Mr Chhokar, Mr D Dhillon and Miss Hazell

*Site Visits undertaken

26. MINUTES

The minutes of the meeting held on 19 August 2015 were confirmed and signed by the Chairman.

27. APPLICATIONS AND PLANS

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; PCR TPO Part Consent/Part Refusal; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; R (AO) – Refused against Officer recommendation; 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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.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:-

		Decision
Plan Number:	15/01039/FUL	D (PO)
Applicant:	Berkeley Homes (Oxford and Chiltern) Ltd	
Proposal:	Demolition of existing mill buildings, warehouses, associated structures and the former Skindles hotel and construction of 141 dwellings, 40 senior living apartments and restaurant. Retention and refurbishment of historic buildings on site to provide 18 further dwellings; improvements to the existing boatyard to include boat chandlery; enhanced open space, new pedestrian footway and cycle links, car parking, enhanced biodiversity, flood mitigation measures, removal of TPO trees with re-provision on-site, landscaping, new road junction, and associated works. (Application A) at St Regis Paper Mill and Adj land including Skindles Hotel Site, Mill Lane, Taplow, Bucks	

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<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. The final comments of Bucks County Council Highways had been received in a letter dated 10 September 2015 (previously circulated to members) indicating that the proposals were acceptable subject to S106 obligations, conditions and informatives. 3. The final response had been received in a letter dated 7 September 2015 previously circulated to members from the County Ecologist raising no objections subject to conditions. 4. Councillor Sandy declared a personal interest under the Code of Conduct as a member and current Chairman of Taplow Parish Council who had made representations on the application and stated that he had not reached a pre-determined view on the application. 5. Prior to consideration of the application Roger Worthington on behalf of objectors, and Andrew Saunders-Davies on behalf of the applicant, addressed the meeting. 6. Tim Thurley, Development Management Consultant at Bucks County Council attended the meeting and answered questions from members. <p>RESOLVED</p> <p>That authority be delegated to the Head of Sustainable Development to determine the application to include (1) appropriate conditions including the conditions and informatives set out in the report and those specified by Bucks County Council Highways, the Health and Safety Executive ,the County Ecologist and any further conditions that may arise during the final negotiations of the Section 106 Agreement: and (2) the completion of a satisfactory Section 106 Agreement to secure affordable housing provision on site and in the form of a commuted sum, open space provision and maintenance, education provision, health service provision, highways works and police service provision; such authority to include refusal of the application on grounds considered appropriate if agreement cannot be reached.</p>		
		Decision
Plan Number:	15/01040/FUL	D (PO)
Applicant:	Berkeley Homes (Oxford and Chiltern) Ltd	
Proposal:	Construction of a footbridge over the Thames from Mill Lane Island to Ray Mead Island and associated Works (Application C) at Mill Lane, Taplow, Bucks.	

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<p>Note: A site visit was undertaken by members</p> <p>RESOLVED</p> <p>That authority be delegated to the Head of Sustainable Development to determine the application subject to the completion of a satisfactory Section 106 Agreement to secure the provision, maintenance and management of the bridge – such authority also to include refusal of the application on grounds considered appropriate if agreement cannot be reached.</p>		
		Decision
Plan Number:	15/01041/FUL	D (PO)
Applicant:	Berkeley Homes (Oxford and Chiltern) Ltd	
Proposal:	Redevelopment of site at former BG Depot site and Maidenhead Sea Cadets, Mill Lane, Taplow, Bucks to provide 941sqm of commercial space, car parking, café cart, landscaping and associated works.	
<p>Notes</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members 2. The comments of the County Highways Engineer and the County Ecologist had been received raising no objections subject to conditions. 3. Condition 5 was amended with the word “dwelling” being replaced by “Office” <p>RESOLVED</p> <p>That authority be delegated to the Head of Sustainable Development to determine the application subject to the additional conditions specified by the County Highways Engineer and the County Ecologist.</p>		
		Decision
Plan Number:	15/01293/FUL	D (PO)
Applicant:	Mr Leonard Handcock	
Proposal:	Construction of detached dwelling, garage and vehicular access at land rear of 6 Linkwood Road, Burnham, Bucks SL1 8AT.	

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<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. Councillor Vincent declared a personal interest under the Code of Conduct knowing Paul Springate through attending the same school but had not reached a pre-determined view on the application. 3. Cllr Samson declared a personal and prejudicial interest under the Code of Conduct as a Burnham Parish Councillor and having already considered the application as a member of the Burnham Parish Planning Committee, in this instance, considered that he had already reached a view and therefore predetermined the application. Accordingly Cllr Samson withdrew from the room whilst the application was being considered. 4. Prior to consideration of the application, Paul Springate, on behalf of objectors, and Simon Pease, the applicant, addressed the meeting. <p>RESOLVED</p> <p>That authority be delegated to the Head of Sustainable Development to determine the application subject to the receipt of an Ecology Appraisal, consultation with the Bucks County Ecologist and the inclusion of any conditions suggested by the Ecologist as appropriate, such delegation to include refusal of the application if the Ecologist raises strong objections.</p>		
Plan Number:	15/01399/FUL	Decision
Applicant:	Mr Fasiel Iqbal	W
Proposal:	Retrospective application for two storey front/side/rear extension at 14 Wooburn Green Lane , Holtspur, Beaconsfield, HP9 1XE	

(B) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Committee received for information a list of the applications dealt with under delegated authority by the Head of Sustainable Development.

28. ENFORCEMENT NOTICE PROGRESS REPORT

The Committee received for information a progress report which set out the up-to-date position relating to Enforcement Notices and a verbal update regarding the issue of two enforcement notices in respect of land to the rear of the Laurels, Lake End Road, Dorney.

RESOLVED that the report be noted.

29. SCHEDULE OF OUTSTANDING MATTERS

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates.

RESOLVED that the report be noted

30. **PLANNING APPEALS**

The Committee received for information a progress report which set out the up to date position relating to planning appeals.

RESOLVED that the report be noted.

The meeting terminated at 5.45 pm