

## **PLANNING COMMITTEE (SBDC)**

### **Meeting - 1 November 2017**

Present: L Hazell (Chairman)\*  
D Anthony\*, T Egleton\*, B Gibbs, P Hogan\*, M Lewis\*, G Sandy and  
D Smith\*

*\*attended site visit*

Also Present: J Read

Apologies for absence: J Jordan, S Chhokar and Dr W Matthews

#### **34. MINUTES**

The minutes of the meeting held on 4 October 2017 were confirmed and signed by the Chairman.

#### **35. DECLARATIONS OF INTEREST**

Cllr Hogan declared a personal and prejudicial interest under the Council's Code of Conduct as he was a Member of Beaconsfield Town Council who had made representations about application 17/00709/OUT and the applicant was a close associate of his.

Cllr Hogan declared that he had a personal interest under the Council's Code of Conduct as he was a Member of Beaconsfield Town Council who had made representations about applications 17/01569/FUL and 17/01570/FUL. Cllr Hogan confirmed that he had not attended any meetings when these applications had been discussed by the Town Council nor expressed a view on the applications and had not pre-determined the applications.

Cllr Hazell declared that she had a personal interest under the Council's Code of Conduct as she was a Member of Burnham Parish Council who had made representations about applications 17/01636/FUL. Cllr Hazell confirmed that she had not attended any meetings when this application had been discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

#### **36. 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 -

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Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

**(A) COMMITTEE DECISION REQUIRED FOLLOWING A SITE VISIT AND/OR PUBLIC SPEAKING:**

		<b>Decision</b>
<b>Plan Number:</b>	17/00709/OUT	R (AO)
<b>Applicant:</b>	Mr C Owen	
<b>Proposal:</b>	Outline application for redevelopment of site and erection of a four-storey building comprising 9 apartments with parking and amenity space at 1 Holtspur Top Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1DN	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. One further letter of objection had been received reiterating and expanding upon points already listed in the report and raising detailed questions regarding design, air quality, forward planning. A second letter had been received from another objector reiterating and expanding upon points already listed in the report.</li> <li>3. Prior to consideration, Mr R Britton and Ms M Mallard, on behalf of the objectors and Mr J Collinge, on behalf of the applicant addressed the meeting.</li> <li>4. Basement construction details had been received.</li> <li>5. Favourable comments had been received from Building Control on those basement construction details.</li> <li>6. Regarding Para 8.10 of the report - the Planning Officer confirmed that the Applicant was a Town Councillor and the Mayor of Beaconsfield Town Council and not a District Councillor.</li> </ol> <p>It was accordingly</p> <p><b>RESOLVED</b> that the application be refused on the grounds of height and bulk of the building and negative impact to the street scene.</p>		

*Note 1: Cllr Hogan left the Chamber whilst the above application was being determined.*

*Note 2: After this Item was determined the meeting was adjourned for 5 minutes whilst Cllr Sandy left the Chamber.*

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		<b>Decision</b>
<b>Plan Number:</b>	17/01562/FUL	P
<b>Applicant:</b>	Mr Bradford	
<b>Proposal:</b>	Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding at 19 and 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9AS	
Notes:		
<ol style="list-style-type: none"> <li>1. A second letter had been received from another objector reiterating and expanding upon points already listed in the report.</li> <li>2. Prior to consideration, Mr M Ali on behalf of the objectors addressed the meeting.</li> <li>3. Members were advised by the Planning Officer that condition 13 on page 30 of the reports pack should refer to 'condition 12' rather than 'condition 9'.</li> </ol> <p>It was accordingly</p> <p><b>RESOLVED</b> that the application be permitted.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	17/01636/FUL	P
<b>Applicant:</b>	Mr Parminder Singh	
<b>Proposal:</b>	Single storey side extension incorporating integral garage and front, side and rear dormers at 101 The Fairway, Burnham, Buckinghamshire, SL1 8DY	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Further letters had been received from two objectors regarding the quality of the amended information and reiterating and expanding upon points on parking and road safety already raised in the report.</li> <li>3. Prior to consideration, Mr K Dean, on behalf of the objectors addressed the meeting.</li> </ol> <p>It was accordingly</p> <p><b>RESOLVED</b> that the application be permitted subject to an additional condition to restrict the garage to the parking of cars only.</p>		

**(B) COMMITTEE DECISION REQUIRED WITHOUT A SITE VISIT OR PUBLIC SPEAKING:-**

		<b>Decision</b>
<b>Plan Number:</b>	17/01569/FUL	P
<b>Applicant:</b>	Mr F Iqbal	
<b>Proposal:</b>	Porch; Single storey front and side extension; Part double storey, part single storey rear extension; Loft conversion with dormer at 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
Notes:		
<ol style="list-style-type: none"> <li>1. This application was reported to the Planning Committee due to the planning history of the site and the extant enforcement notice.</li> <li>2. The Planning Officer introduced and spoke about the application in view of the complex history.</li> </ol>		
It was accordingly		
<p><b>RESOLVED</b> that application 17/01569/FUL be delegated to the Director of Services to approve the application subject to (i) the imposition of appropriate conditions and/or (ii) the prior completion of a satisfactory S106 planning obligation relating to the removal of permitted development rights and the prevention of the implementation of other planning permissions. Or, if agreement cannot be reached then the application be refused for such reasons as considered appropriate.</p>		

		<b>Decision</b>
<b>Plan Number:</b>	17/01570/FUL	R (AO)
<b>Applicant:</b>	Mr F Iqbal	
<b>Proposal:</b>	Porch; two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies at 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
Notes:		
<ol style="list-style-type: none"> <li>1. This application has been deferred to this Planning Committee due to the lack of availability of plans at the last committee meeting on 4 October 2017.</li> <li>2. The Council had been notified prior to this meeting that the applicant had now appealed the non-determination of this application. Members were advised that this removed the ability of the Committee to make a decision on this application but that Officers were seeking a "minded to" decision.</li> <li>3. The Planning Officer introduced and spoke about the application in view of the complex history</li> </ol>		

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It was accordingly		
<b>RESOLVED</b> that had the applicant not appealed against the non-determination of the application the Committee would have been minded to refuse the planning application on the grounds of (i) the building being out of character with the street scene (ii) poor design and (iii) the extent of extension in a green belt area. Members specifically mentioned that there was a two-storey extension proposed to the front of the dwelling that, in their view, would render the proposals more obtrusive and harmful to the Green Belt.		
		<b>Decision</b>
<b>Plan Number:</b>	17/01587/FUL	P
<b>Applicant:</b>	Mr Alex Bingham	
<b>Proposal:</b>	Two storey side extension at 7 Sheepcote Gardens, Denham Green, Buckinghamshire UB9 5LJ	
Notes:		
1. This application was reported to the Planning Committee due to the applicant being related to a Member of the Council.		
It was accordingly		
<b>RESOLVED</b> that planning permission be granted.		

### (C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

### (D) 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.

## 37. OUTSTANDING ENFORCEMENT NOTICES

The Committee received for information a progress report which set out the up-to-date position relating to Enforcement Notices. Members requested an update from the Enforcement Team on Orchard Herbs, Lake End Road; Rear of The Laurels, Lake End Road; and Land adjacent to Wapseys Wood Caravan Park.

**RESOLVED** that the report be noted.

38. **PLANNING APPEALS AND 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

The meeting terminated at 6.01 pm