

PLANNING COMMITTEE (SBDC)

Meeting - 6 December 2017

Present: R Bagge (Chairman)*
M Bezzant*, T Egleton*, B Gibbs*, P Hogan*, Dr W Matthews* and
D Smith*

**attended site visit*

Apologies for absence: D Anthony, S Chhokar, J Jordan, M Lewis and G Sandy

39. **ELECTION OF CHAIRMAN**

It was proposed by Councillor Gibbs, seconded by Councillor Smith and

RESOLVED that Councillor Bagge be elected as Chairman of the Committee for the remainder of 2017/18.

40. **MINUTES**

The minutes of the meeting held on 1 November 2017 were confirmed and signed by the Chairman.

41. **DECLARATIONS OF INTEREST**

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 application 17/01390/FUL. Cllr Hogan confirmed that he had not attended any meetings when this application had been discussed by the Town Council nor expressed a view on the application and had not pre-determined the application.

Cllr Bagge declared that he had a personal interest under the Council's Code of Conduct as he was a Member of Stoke Poges Parish Council who had made representations about application 17/01678/FUL. Cllr Bagge confirmed that he 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.

42. **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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.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) COMMITTEE DECISION REQUIRED FOLLOWING A SITE VISIT AND/OR PUBLIC SPEAKING:

		Decision
Plan Number:	17/01390/FUL	P
Applicant:	Mr J Hunt	
Proposal:	External alterations, including provision of balcony/raised veranda with external stairs, all related to the change of use from B1(a) (Offices) to provide additional guest accommodation in connection with the Crazy Bear Hotel at Georgian House, 57 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1LX	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Prior to consideration, Mr A Blackburne, on behalf of the objectors addressed the meeting and Mr J Collinge, on behalf of the applicant addressed the meeting. 3. The Planning Officer confirmed to members that to preserve the amenities of the adjacent property occupiers in terms of potential noise and disturbance and to prevent overlooking and loss of privacy a condition could be added at the Committees discretion to erect screening. <p>It was accordingly</p> <p>RESOLVED that the application be permitted subject to the conditions set out in the report, with the addition of: (i) a condition stating that within one month of the date of this decision, details of a full height glass screen to be erected from the western corner of the balcony for a minimum width of 2.0m shall be submitted for approval by the District Planning Authority in writing. Such details to be amended if required until written approval is issued. The approved screen shall then be fitted, entirely in accordance with the approved details, within one month of the date of the written</p>		

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approval and shall thereafter be maintained as such; and (ii) An informative that the applicants be requested to introduce a policy for the management of noise generated from the occupants of the building during unsociable hours.

		Decision
Plan Number:	17/01661/FUL	P
Applicant:	L Aird	
Proposal:	Demolition of existing detached garage at number 3 Freemans Close and construction of new detached dwelling. Retention of existing vehicular access to serve the new dwelling and construction of new vehicular access to serve the existing dwelling at Orchard House, 3 Freemans Close, Stoke Poges, Buckinghamshire, SL2 4ER	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Dr. V Drewett, on behalf of the objectors addressed the meeting and Mr T Daniel, on behalf of the applicant addressed the meeting.

It was accordingly

RESOLVED that the application be permitted.

		Decision
Plan Number:	17/01678/FUL	P
Applicant:	Mr T Daniel	
Proposal:	Redevelopment of site to provide two detached dwellings with associated vehicular accesses at 27 Broom Hill, Stoke Poges, Buckinghamshire, SL2 4PU	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Professor S Mackey, on behalf of the objectors addressed the meeting and Mr T Daniel, the applicant addressed the meeting.
3. Clarification was given by the Planning Officer that Condition 3 required a schedule of materials to be submitted to the Council prior to commencement of work.

It was accordingly

RESOLVED that the application be permitted subject to the conditions set out in the report and that (i) condition 3 be amended to include 'such details to comprise of yellow-multi brick and brown clay tiles'; (ii) a condition be added stating that the existing trees, hedgerows and shrubs along the eastern boundary of the site shall be retained and maintained unless any variation is previously agreed in writing by the District Planning Authority and (iii) a condition added for details of slab levels of the dwelling houses to be submitted.

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		Decision
Plan Number:	17/01891/FUL	R
Applicant:	Mr A Burrows	
Proposal:	Construction of boathouse with dwelling above and associated car port at St Regis Paper Mill and Adj Land including Skindles Hotel Site, Mill Lane, Taplow, Buckinghamshire	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Consultation response had been received from the Royal Borough of Windsor & Maidenhead which raised no objection. 3. Favourable comments had been received from the County Ecologist. 4. Members were advised by the Planning Officer that the Header on page 43 of the reports pack should read 'Reasons for Refusal' rather than 'Conditions & Reasons'. <p>It was accordingly</p> <p>RESOLVED that the application be refused on the grounds that the proposed development is (i) located within the Metropolitan Green Belt; (ii) if permitted, the proposal would be liable to act as a precursor of similar proposals for further residential dwellings, on other sites located within the green belt and (iii) the application is not compatible with the functional floodplain and would fall into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located.</p>		

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

None

(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.

43. OUTSTANDING ENFORCEMENT NOTICES

The Committee received for information a progress report and verbal update from the Enforcement Manager which set out the up-to-date position relating to Enforcement Notices.

RESOLVED that the report be noted.

44. **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

45. **ENFORCEMENT NOTICE REPORT - LAND ADJACENT TO WAPSEYS WOOD CARAVAN PARK, OXFORD ROAD, GERRARDS CROSS**

The Committee received an enforcement report and verbal update on the land adjacent to Wapseys Wood Caravan Park, Oxford Road, Gerrards Cross. The report could be seen in its entirety within the agenda pack.

Following discussion it was **RESOLVED** that:

1. In consultation with the Director of Services, the Head of Legal & Democratic Services be granted authority to issue and serve an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 (as amended) in respect of the unauthorised engineering operation to raise and reconfigure the level of the land through the importation, deposition and spreading of materials including (but not limited to) hardcore, broken bricks, rubble, stone, gravel and waste materials.
2. In the event that the Enforcement Notice is not complied with, that authority be given to the Head of Legal & Democratic Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.

The meeting terminated at 6.07 pm