

PLANNING COMMITTEE (SBDC)

Meeting - 10 January 2018

Present: R Bagge (Chairman)*
D Anthony*, M Bezzant*, S Chhokar, T Egleton*, P Hogan*,
J Jordan*, M Lewis*, Dr W Matthews*, G Sandy and D Smith*

*attended site visit

Also Present: J Read

Apologies for absence: B Gibbs

46. MINUTES

The minutes of the meeting held on 6 December 2017 were confirmed and signed by the Chairman.

47. DECLARATIONS OF INTEREST

Cllr W Matthews declared that she had a Personal Interest under the Council's Code of Conduct as she is a Member and current Chairman of Iver Parish Council who had made representations about application 17/00428/FUL. Cllr Matthews confirmed that she had not attended any planning meetings when this application was discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

Cllr P 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 17/00668/FUL , 17/02029/FUL, 17/02031/FUL and 17/01949/FUL. I have not attended any meetings when these applications were discussed by the Town Council nor expressed a view on the applications and had not pre-determined the applications. Cllr Hogan declared a further personal interest in relation to application 17/02031/FUL as the applicant was known to him and had discussed plans with him.

48. 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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.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:	17/00428/FUL	P
Applicant:	Ms Oxley	
Proposal:	Construction of 250 vehicle commuter car park together with associated landscaping at Land between M25 and, Thorney Lane South, Iver, Buckinghamshire	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Prior to consideration, Mr R Reed, on behalf of the objectors addressed the meeting and Mr P Airey, on behalf of the applicant addressed the meeting. 3. Mrs Claire Hemmings attended on behalf of Buckinghamshire County Council's Highways team to take any questions from Members. 4. Members were advised by the Planning Officer that the first part of the sentence for condition 10 on page 27 of the reports pack would be amended to read 'The car park shall not be brought in to use' rather than 'No other part of the development shall be occupied'. 5. It was clarified to Members that the road safety team at Buckinghamshire County Council had no objection to the extension of the 30 mph speed limit to the South of Bathurst Walk although a thorough review was required to assess the speed limit extension to the north of the proposed crossing. <p>It was accordingly</p> <p>RESOLVED that the application be permitted subject to the conditions set out in the report, with the amendment to condition 10 as noted above (4).</p>		
		Decision
Plan Number:	17/00668/FUL	P
Applicant:	Halamar Developments Ltd.	
Proposal:	Detached building comprising 5 apartments incorporating basement served by vehicular access ramp, refuse/recycling area and entrance gates at Curzon House, 48 Penn Road, Beaconsfield, Buckinghamshire HP9 2LT	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Amended plans showing an increase in the length of the parallel parking spaces in the basement had now been received and were deemed satisfactory. 		

Planning Committee (SBDC) - 10 January 2018

It was accordingly

RESOLVED that the application be permitted subject to (i) the satisfactory prior completion of a section 106 planning obligation agreement relating to affordable housing and (ii) the conditions set out in the report.

		Decision
Plan Number:	17/02029/FUL	P
Applicant:	Palatine Homes Ltd	
Proposal:	Construction of detached house with integral garage and construction of vehicular access from Sandelswood End on Land Rear of Dalehurst 11 Curzon Avenue and Cedar Cottage 15 Curzon Avenue, Beaconsfield, Buckinghamshire, HP9 2NN	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Ms J Flynn, on behalf of the objectors addressed the meeting and Mr H Mastenbroek, on behalf of the applicant addressed the meeting.

It was accordingly

RESOLVED that the application be permitted subject to the conditions set out in the report.

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

		Decision
Plan Number:	17/02031/FUL	P
Applicant:	Mr and Mrs S Bleakley	
Proposal:	Replacement dwelling and associated vehicular access at 22 Seeleys Road, Beaconsfield, Buckinghamshire, HP9 1SZ	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Ms J Wright, on behalf of the objectors addressed the meeting.
3. One further letter of objection had been received from a previous objector with additional concerns reiterating and expanding upon points already listed in the report.
4. The Planning Officer confirmed to Members that an informative could be added outlining that only materials approved by the planning authority would be used in the construction of the dwelling.

Planning Committee (SBDC) - 10 January 2018

It was accordingly

RESOLVED that the application be permitted subject to the conditions set out in the report with an informative added to state that only materials approved by the planning authority were to be used in the construction of the dwelling.

Note 2: Cllr Hogan re-joined the meeting.

		Decision
Plan Number:	17/02081/FUL	P
Applicant:	Mr S Bowyer	
Proposal:	Redevelopment of site to include the provision of 3 detached dwellings with carport and surface parking at Dippingwell, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3PU	
Notes:		
1. A site visit was undertaken by Members.		
It was accordingly		
RESOLVED that the application be permitted subject to the conditions set out in the report.		

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

		Decision
Plan Number:	17/01949/FUL	R
Applicant:	Mr Iqbal	
Proposal:	Front porch, two storey side extension and part two storey / part single storey rear extension (Retrospective) at 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
Notes:		
1. This application was reported to the Planning Committee due to the planning history of the site and the extant enforcement notice.		
2. A verbal update was given by the Planning Officer referencing the planning history of the site.		
3. The applicant had appealed the non-determination of this application. Accordingly the Council was no longer able to make a decision on this application. This application was brought to Committee as an urgent item in view of the need to inform the Council's case to present to the Planning Inspectorate. The Committee were requested to consider this application		

and advise what their decision would have been in order to allow Officers to prepare a case for the Appeal.

4. The applicant had submitted a covering letter and comments on the points raised in the officer's report. The applicant had also sent an email directly to Committee Members.

It was accordingly

RESOLVED that had the applicant not appealed against the non-determination of the application the Committee would have been minded to refuse the planning application for the reasons set out in the officer's report.

(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.

49. 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.

50. 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

51. PLANNING ENFORCEMENT REPORT - GRENVILLE LODGE

The Committee received an enforcement report and verbal update on Grenville Lodge, Hawthorn Lane, Burnham, Buckinghamshire, SL2 3TE. The report could be seen in its entirety within the agenda pack.

Following discussion it was **RESOLVED** that:

1. The Head of Legal and Democratic Services, in consultation with the Director of Services, be authorised to take appropriate enforcement action, to include the issue and service of any Notices, the precise wording and period of compliance with the Notice(s) to be delegated to the Head of Legal and Democratic Services in consultation with the Director of Services.

Planning Committee (SBDC) - 10 January 2018

2. In the event that any Notice or Notices issued are not complied with, authority be delegated to the Head of Legal and Democratic Services in consultation with the Director of Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.

The meeting terminated at 5.46 pm