



## **Planning Committee (SBDC)**

**Wednesday, 31 January 2018 at 4.15 pm**

**Council Chamber, Capswood, Oxford Road, Denham**

### **A G E N D A**

Item

1. Apologies for Absence

To receive any apologies for absence.

2. Minutes (*Pages 5 - 10*)

To confirm the minutes of the meeting held on 10 January 2018.

3. Declarations of Interest

To receive any declarations of interest

4. Applications and Plans

To consider the reports of the Interim Head of Planning and Economic Development.

*A. Committee decision required following a site visit and/or public speaking.*

*17/02069/FUL - Little Compton, 43 Orchehill Avenue, Gerrards Cross, Buckinghamshire, SL9 8QE (Pages 11 - 20)*

*B. Committee decision required without a site visit or public speaking*

None.

*C. Committee observations required on applications to other Authorities*

None.

*D. To receive a list of applications already determined under delegated powers by the Interim Head of Planning and Economic Development (Pages 21-46)*

To receive for information.

5. Outstanding Enforcement Notices (*Pages 47 - 54*)

To receive for information.

6. Planning Appeals and Schedule of Outstanding Matters (*Pages 55 - 56*)

To receive for information.

7. Urgent Business (if any)

To consider any matters which the Chairman agrees as urgent in accordance with Section 100B of the Local Government Act 1972.

**Note:** All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

**Membership: Planning Committee (SBDC)**

Councillors: R Bagge (Chairman)  
J Jordan (Vice-Chairman)  
D Anthony  
M Bezzant  
S Chhokar  
T Egleton  
B Gibbs  
P Hogan  
M Lewis  
Dr W Matthews  
G Sandy  
D Smith

**Date of next meeting – Wednesday, 28 February 2018**

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**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:**

		<b>Decision</b>
<b>Plan Number:</b>	17/00428/FUL	P
<b>Applicant:</b>	Ms Oxley	
<b>Proposal:</b>	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"> <li>1. A site visit was undertaken by Members.</li> <li>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.</li> <li>3. Mrs Claire Hemmings attended on behalf of Buckinghamshire County Council's Highways team to take any questions from Members.</li> <li>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'.</li> <li>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.</li> </ol> <p>It was accordingly</p> <p><b>RESOLVED</b> 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>		
		<b>Decision</b>
<b>Plan Number:</b>	17/00668/FUL	P
<b>Applicant:</b>	Halamar Developments Ltd.	
<b>Proposal:</b>	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"> <li>1. A site visit was undertaken by Members.</li> <li>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.</li> </ol>		

## Planning Committee (SBDC) - 10 January 2018

It was accordingly		
<b>RESOLVED</b> 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.		
		<b>Decision</b>
<b>Plan Number:</b>	17/02029/FUL	P
<b>Applicant:</b>	Palatine Homes Ltd	
<b>Proposal:</b>	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:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>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.</li> </ol>		
It was accordingly		
<b>RESOLVED</b> 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.*

		<b>Decision</b>
<b>Plan Number:</b>	17/02031/FUL	P
<b>Applicant:</b>	Mr and Mrs S Bleakley	
<b>Proposal:</b>	Replacement dwelling and associated vehicular access at 22 Seeleys Road, Beaconsfield, Buckinghamshire, HP9 1SZ	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Prior to consideration, Ms J Wright, on behalf of the objectors addressed the meeting.</li> <li>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.</li> <li>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.</li> </ol>		

## 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.*

		<b>Decision</b>
<b>Plan Number:</b>	17/02081/FUL	P
<b>Applicant:</b>	Mr S Bowyer	
<b>Proposal:</b>	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		
<b>RESOLVED</b> 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:-**

		<b>Decision</b>
<b>Plan Number:</b>	17/01949/FUL	R
<b>Applicant:</b>	Mr Iqbal	
<b>Proposal:</b>	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.

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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

**PART A**

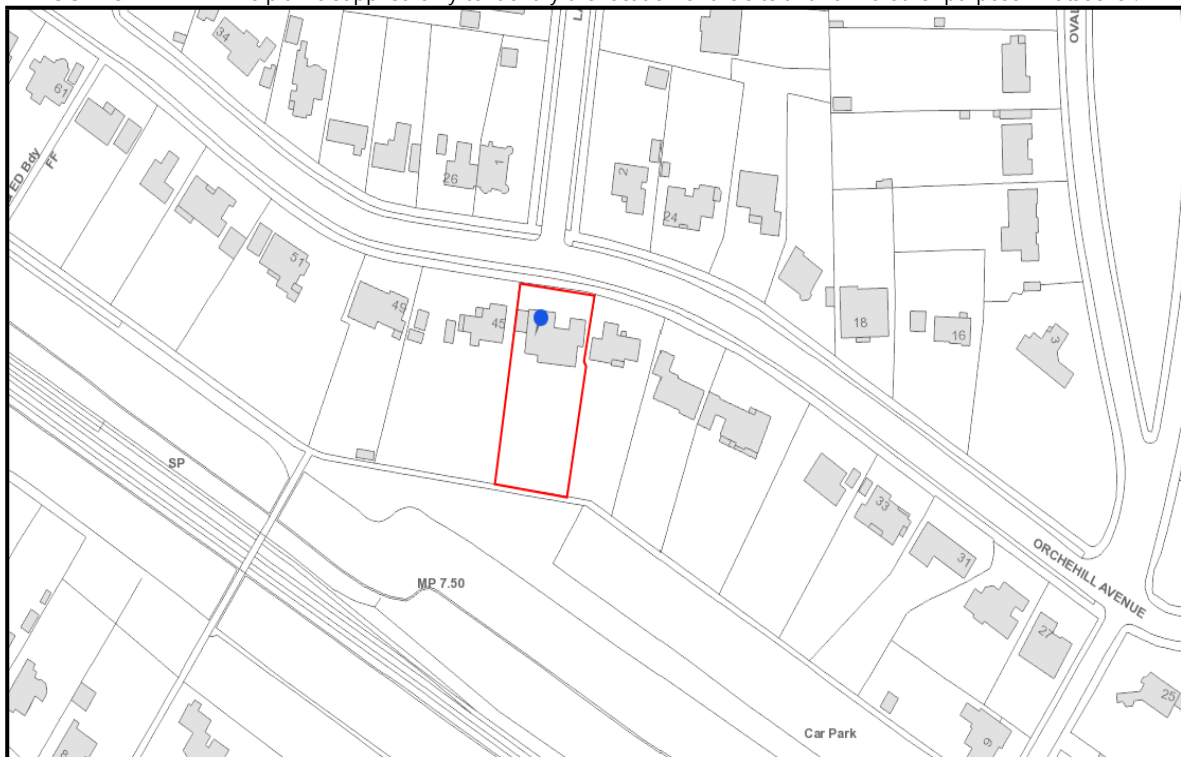
**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 31 January 2018

**Parish:** Gerrards Cross Town Council

<b>Reference No:</b>	17/02069/FUL	Full Application
<b>Proposal:</b>	Replacement dwelling and alterations to front boundary treatment including repositioning of piers and additional iron railings.	
<b>Location:</b>	Little Compton, 43 Orchehill Avenue, Gerrards Cross, Buckinghamshire, SL9 8QE	
<b>Applicant:</b>	Mr Barber	
<b>Agent:</b>	Gino Ferdenzi	
<b>Date Valid Appl Recd:</b>	13th November 2017	
<b>Recommendation:</b>	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application seeks planning permission for a replacement dwelling at 'Little Compton', 43 Orchehill Avenue, Gerrards Cross.

Additional drawings were submitted and consulted on showing replacement front boundary walls and gates.

Planning permission was granted for extensions to the dwellinghouse, reference 17/01344/FUL. The new dwelling subject of this application is based on this application and the resultant dwelling is similar to the dwelling that could have been built under permission 17/01344/FUL.

**LOCATION & DESCRIPTION OF SITE:**

The application site consists of a detached dwellinghouse sited to the south of Orchehill Avenue adjacent to a junction with Latchmoor Grove in the developed area of Gerrards Cross. The site is located within the Gerrards Cross Centenary Conservation Area having been identified as a Positive Unlisted Building in the conservation area appraisal.

**RELEVANT PLANNING HISTORY:**

17/01344/FUL: Part two storey, part single storey side and rear extensions and basement. Conditional Permission.

17/00215/FUL: Construction of two semi-detached houses. Refused.

91/00019/FUL: Single storey extension to enlarge kitchen. Conditional Permission.

BD/180/78: Formation of rooms in roofspace. Conditional Permission.

BD/690/78: Single storey rear extension to form bedroom, bathroom and study. Conditional Permission.

BD/319/75: Erection of self-contained accommodation for parent and single storey extension. Conditional Permission.

**REPRESENTATIONS AND CONSULTATIONS:****TOWN COUNCIL COMMENTS :**

Object - The Town Council states as follows: *'The Town Council objects to this proposal with regard to the first floor balcony which is contrary to policy EP3 of the Local Plan. The proposed glass-sided balcony is on a scale of an upstairs patio with ample standing and sitting room. Use of the balcony, as planned, will result in a significant loss of privacy to neighbouring property (no. 45) and will compromise their enjoyment of their garden. If minded to approve, Council recommends that conditions are applied to ensure strict colour control of the building materials used to maintain the character of the townscape within the Conservation Area.'* Additional objection received after consultation on additional drawings concerning front wall, piers and gates. Comments state as follows: *"Council strongly objects to the amendment/addition of the front boundary walls and gates which it considers to be entirely contrary to the character of the Conservation Area'.*

## CORRESPONDENCE:

Letters of objection have been received from 20 sources. The objections are summarised as follows:

- Not in keeping with character of the area/changing the street scene/conservation area;
- Proposed brick wall, railings and sliding gates would erode garden village character and be inconsistent with purposes of Conservation Area/ Front boundary proposal would be overbearing in the neighbourhood. There is a covenant to have green hedges on the roadside;
- Little Compton is a Heritage Asset in a prominent position opposite Latchmoor Grove;
- Existing houses are in a conservation area to be enhanced and conserved not eroded; goes against reasons for having a conservation area;
- Little Compton could have been restored and updated instead of replacing it with modern house that lacks character;
- Applicant should not be permitted to demolish an historic property that makes a positive contribution to the area on the account of damage aggravated by the applicant's own neglect;
- Unacceptable to state the condition of the property as a reason for the property to be replaced;
- Council should protect street for the benefit of all residents;
- Site looks like an eyesore;
- Original reasons for refusing application are still valid;
- Questions whether developer has agreed to channelling the stream into pipes under the dwelling;
- Granting permission would set a precedent;
- Allowing this application gives developers idea that Gerrards Cross is up for grabs.

## SPECIALIST ADVICE:

## Building Control:

No objection. The Building Control officer comments as follows: "I do not have any specific Building Regulations matters on this project, however the construction of basements is becoming increasingly problematic and careful consideration should be given to the construction of the basement, temporary supports and Party Wall matters with adjoining properties as applicable.

## Transport for Bucks:

Comments on initial consultation.

No objection subject to condition. The Highways Officer comments as follows: "I note that the Highway Authority has provided previous comments for this site, most recently for application no. 17/01344/FUL, which in a response dated 31st July 2017, the Highway Authority has no objection subject to conditions. Having reviewed the submitted document, I can confirm that this application does not differ from the previous application in terms of design. Therefore I will reiterate my comments below: "Due to the increase in floor space of the development I would expect there to be additional traffic movements from the site. This will result in the existing access onto Orchehill Avenue to be intensified. Therefore, it is imperative to ensure that the existing access is safe and suitable to accommodate additional traffic movements. In accordance with guidance contained within Manual for Streets, visibility splays of 2.4m x 43m are required in both directions from the existing access commensurate with a speed limit of 30mph. Having reviewed the submitted plans, I am satisfied that adequate visibility splays can be achieved from the existing access.

The development would be served by the existing access point, and I note from the submitted site plan that 5 spaces are proposed within the site curtilage. Whilst I trust that you will consider the adequacy of this arrangement, the spaces proposed are of adequate dimensions

and would allow for vehicles to park within the site. No turning area has been proposed, however this is the case for the existing dwelling on site, and as such I do not believe that I could insist upon the provision of a turning area in this instance." Mindful of the above, I have no objection to the proposals subject to the following conditions being included in any planning permission you may grant.

Condition: The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway."

Comments on second consultation.

No comments and no conditions required. The Highways Officer comments as follows: "The proposed development has been considered by the County Highway Authority who has undertaken an assessment in terms of the impact on the highway network including net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway objections and in this instance no conditions to include on any planning consent that you may grant."

Historic Building Officer:

No objection. The Historic Buildings Officer states the following: "Number 43 Orchehill Avenue is a building of note in Gerrards Cross Centenary conservation area. The area has special historic interest as a planned development which immediately followed the opening of the railway station in 1906. It consists largely of houses designed in Arts and Crafts styles by named architects, which invests it with special architectural interest. Number 43 was built in 1907, the work of the local building firm of J C Richards and Co, which was also responsible for 32 Orchehill Avenue and 1 Latchmoor Grove, and was the promotor of the Latchmoor Estate. It is the centre of a group of five dwellings which each make a positive contribution to the conservation area, including 41 and 45 Orchehill Avenue, and 1 and 7 Latchmoor Grove. Together they have a group interest which augments their individual importance.

The proposal is to demolish the existing dwelling and replace it with a larger house. The proposed new house mirrors the existing dwelling as extended under a current permission (17/01344). However the modern replica would not have the historic interest of the original house, the loss of which would detract from the character of the conservation area. It would also undermine the significance of the group of five houses which make a positive contribution, and erode the integrity of the area.

The list of repairs needed does not indicate that the house is beyond repair, nor does it even that any major work is required. Most of the items mentioned are routine repairs for any building, such as replacement of damaged tiles, re-wiring, new plumbing, drains, gutters and downpipes, and redecoration. Many appear to be undesirable in themselves, causing loss of historic fabric, and unnecessary, since they are not backed up by any reason. These include replacement of warped doors, replacements of all windows and doors, and removal of lath and plaster ceilings and replacement by plaster board. Some may well cause damage eg. the insertion of a damp-proof course in a historic building is likely to cause damp rather than remove it. The extensions will be demolished under the existing planning permission, and their condition is not a reason for demolishing the original house.

The NPPF declares that, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. The proposed demolition would do appreciable harm to the conservation area, for which no justification is provided."

Although the Historic Buildings Officer raises concerns regarding the impact of the proposal on the heritage asset and conservation area, in the light of approval of planning application 17/01344/FUL on the extensions to the original dwelling it is not considered that an objection could be sustained.

## ISSUES AND POLICY CONSIDERATIONS

National Policy:

National Planning Policy Framework (published March 2012)  
National Planning Practice Guidance

Development Plan:

South Bucks District Local Plan (adopted March 1999) Policies: C1, EP3, EP4, EP5, H9, TR5 and TR7. Appendices 6 and 8.

South Bucks Local Development Framework Core Strategy (adopted February 2011) Policies: CP1, CP2, CP8 and CP12.

Other Material Considerations:

Interim Guidance on Residential Parking Standards.  
South Bucks District Residential Design Guide SPD (published October 2008).  
Chiltern and South Bucks Townscape Character Study (published 2017).  
Gerrards Cross Centenary Conservation Area Character Appraisal (published April 2009)

1.0 KEY POLICY ASSESSMENT:

1.1 VISUAL IMPACT / IMPACT ON LOCALITY:

1.2 The existing dwelling incorporates a traditional pitched roof with two gable fronted projections on the principal elevation of the property which constitutes the dwelling's most prominent and noticeable feature. The dwelling has been notably extended between 1975 and 1991 in fairly piecemeal fashion with garages located either side of the property that are considered to detract from the character of the host dwelling by virtue of their limited architectural interest and incongruity to that of the main dwellinghouse.

1.3 The proposed dwelling would substantially increase the bulk and massing compared to the existing dwelling, primarily within the eastern portion of the site through the construction of a new integral double garage together with a two storey element resulting in an overall depth of approximately 16 metres. The overall height of the roof would be similar to the existing dwelling.

1.4 An integrated garage would be included on the eastern side and the eastern part of the site would include a further gable fronted projection mirroring the design and scale of the existing projections present in the principal elevation. The rear elevation would also include two further gabled projections similar in design and scale to the existing gable projection.

1.5 The western elevation would be recessed approximately 1.5 metres from the existing principal elevation of the dwelling and therefore, ensure that the resultant bulk and massing would not be overly excessive.

1.6 The site is located within a prominent location adjacent to the junction between Orchehill Avenue and Latchmoor Grove. The view of the site from Latchmoor Grove has also been identified as significant within the Conservation Area Appraisal and the property has been designated as a Positive Unlisted Building.

1.7 Notwithstanding this the proposed dwelling, whilst noticeably increasing the bulk and massing compared to the existing dwelling would successfully reflect the character of the existing dwelling that it replaces through the retention of the overall design and in particular the gable fronted projections mirroring the design and character of the property it replaces.

1.8 Furthermore, as noted in the officer report of previous application 17/01344/FUL the proposals would constitute a more holistic design for the plot through the removal of elements considered to be of no particular architectural interest which harm the existing character of the dwelling. This would also apply to the replacement dwelling. The piecemeal development currently present at the site would be removed and replaced with a more harmonious and practical form of development.

1.9 A gap of 2.0m (western flank) is proposed between the first floor element and the corresponding flank boundary. A gap of 5.0m (eastern flank) is proposed between the second floor level and the corresponding flank boundary and 2.7m between the first floor level and the flank boundary. The separation distances proposed would conform to the relative degrees of spaciousness evident between dwellings and flank boundaries within the wider vicinity and ensure that the open and spacious character of the plot is not severely impacted.

1.10 The rear of the property would be more modern in its design and appearance and provide a greater degree of contrast to the traditional design of the dwelling because of its substantial degree of glazing. However, given that this is sited to the rear and not visible from the street scene it is considered that this would not have any material impact upon the character of the wider Conservation Area as a whole. It is noted that other recent applications within Orchehill Avenue seeking modern design solutions to the rear have been permitted

1.11 The proposed alterations to the front boundary wall, piers and gates would integrate well with the dwelling and the streetscene. The height of the wall and gates would be slightly increased and the materials would be similar to the existing wall and piers consisting of brick and iron. Similar piers and gates are present at no. 24 diagonally opposite the application site.

1.12 In light of the above, the proposed dwelling is considered to successfully reflect and enhance the character of the existing dwelling and the proposed dwelling would not result in an overly prominent feature within the streetscene. Consequently, the proposals would likely enhance the existing character of the Conservation Area and therefore comply with Policy C1 of the Local Plan together with additional local policy relating to visual impact.

1.13 Furthermore the proposal promotes sustainable and efficient use of land whilst maintaining the character of the area and has a high standard of design which is in line with guidance set out within the NPPF.

1.14 Overall, it is considered that the proposed dwelling would be of a size and scale that would not be excessive or inappropriate for this area, and therefore would not appear overdominant or obtrusive within the locality or the existing street scene. The scale and siting of the development is therefore considered to be acceptable against policies EP3 and H9 of the council's Local Plan and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.



## 2.0 NEIGHBOUR IMPACT:

2.1 Having regard to the location of the proposed development relative to adjacent dwellings it is not considered that the development will result in unacceptable loss of light or overshadowing

2.2 The first floor element on the eastern side would be set in approximately 2.7m from the eastern flank boundary and extend 4m past the rear building line of No. 41 Orchehill Avenue. Such a separation distance in this case is considered acceptable which ensures that the resultant development would not appear excessively overbearing or overdominant. Likewise, the two storey element on the opposing flank would not extend past the rear building line of No. 45 with the single storey element extending approximately 5m past their rear building line. However, a separation distance of approximately 5.5m would be retained between the flank walls of both properties and therefore, in my opinion, the amenities of No. 45 would not be unduly impacted.

2.3 A window has been proposed in both flank elevations of the dwelling. However, such windows would serve non-habitable rooms; in this case ensuite bathrooms. It would however seem reasonable and practical to ensure that such windows were fitted with obscure glass by way of condition if planning permission were to be forthcoming.

2.4 Whilst I note that rooflights have been proposed in the single storey element of the eastern flank elevation, such windows would not allow outward views of the flank elevation of No. 41 and therefore no issues relating to privacy are raised in this regard.

2.5 Concerns have been raised with regard to outward views from the proposed rear balcony with regards to their potential impact upon the privacy of the adjoining neighbouring properties. However, 2m screens have been shown on the plans serving the flanks of the balcony and it would seem reasonable and practical to ensure that such screens were fitted with obscure glass by way of condition if planning permission were to be forthcoming, to ensure the continued privacy of the adjoining properties is maintained.

2.6 Moreover, outward views from the additional first floor rear windows would have similar views already afforded by existing windows.

2.7 In light of the above and after all issues considered, it is considered that the proposed development complies with Policies EP3, EP5 and H9 of the Local Plan.

## 3.0 PARKING / ACCESS / HIGHWAY IMPLICATIONS:

3.1 The proposed development would result in the creation of three integral parking spaces, two in the garage and one in the basement accessed by a lift. There would also be provision for a further two car parking on the existing front driveway. Such provision would exceed the minimum requirements set out for dwellings consisting of 4 or more bedrooms in the council's Interim Car Parking Standards. Consequently, the proposals would comply with Policy TR7 and Appendix 6 of the South Bucks District Local Plan.

3.2 Buckinghamshire County Council Highways have no objections with regards to impact of the proposed development upon highway safety.

## 4.0 TREES AND LANDSCAPING:

4.1 No arboricultural information has been submitted as part of this application and it is not overly clear whether trees worthy of protection by virtue of the Conservation Area designation would be unduly harmed as a result of the proposed development. Consequently, it would seem reasonable and practical to require an arboricultural method statement and tree protection plan be submitted by way of condition prior to works commencing on site if planning permission were to be forthcoming.

## 5.0 FIRE ACCESS AND DISABILITY PROVISION

5.1 The councils' Building Control team have been assessed the application and they consider the application to be acceptable with regard to the above considerations.

## 6.0 WASTE

6.1 The Waste team have not been consulted as the location where the bins will be presented has not changed.

## 7.0 OTHER ISSUES:

7.1 Would set a future precedent: Each application is determined on its individual planning merits and considerations and would vary according to site circumstances and juxtaposition with neighbouring properties. As such it is not considered that a precedent would be set by the outcome of this application in relation to similar applications within the locality.

## 8.0 WORKING WITH THE APPLICANT:

8.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the applicant / agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

8.2 In this case, South Bucks District Council has assessed the submitted details and these were considered to be acceptable.

**CONCLUSION:**

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

Due to the number of representations received it is considered that value would be added to the decision-making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

**RECOMMENDATION:**

Full Planning Permission.

Conditions & Reasons:

- |           |             |   |
|-----------|-------------|---|
| 1.        | NS01        | Standard Time Limit - Full Application                        |
| 2.        | NMS09A      | Development To Accord With Application Drawings               |
| <b>3.</b> | <b>NM01</b> | <b>Schedule of Materials</b>                                  |
| 4.        | ND04        | Windows fitted with obscure glass – flank-dwelling-properties |
| 5.        | ND17        | No Further First Floor Windows - flank-dwelling-properties    |

6. The 2m high privacy screens on the flank elevations of the rear balcony hereby permitted shall be fitted and permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. NH46 Parking Full

8. The roof area of the single storey rear element hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the District Planning Authority. (ND11)

Reason: To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

9. **NT17A** **Tree Constraints Plan and Method Statement**  
 10. **ND16A** **Details Of Soil Disposal From Basement**  
 11. NT04 Soil Levels Maintained

Informatives:-

1. **IN02** **Details Required Pursuant to Conditions - 3, 9 and 10**  
 2. IN35 Considerate Constructor

#### **LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
WD.02 REV 03	05.12.2017
WD.01 REV 03	05.12.2017
E.03 REV 01	13.11.2017
E.02 REV 01	13.11.2017
P.06 REV01	13.11.2017
P.02 REV 01	13.11.2017
P.03 REV 01	13.11.2017
P.04 REV 01	13.11.2017
Prop Block Plan	13.11.2017
Site Plan	13.11.2017
P.05 REV 01	13.11.2017

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17/01054/FUL	Beaconsfield Town Council	Inland Homes PLC C/o Mr Ian Gillespie	Land Off Minerva Way, Wilton Park, Minerva Way, Beaconsfield, Buckinghamshire	Construction of replacement ACF/ATC facility and parade ground.	Application Permitted	20.12.17
17/01885/FUL	Beaconsfield Town Council	Mr & Mrs R Dalley C/o David Berlouis	Mayfield 53 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TP	Front porch, two front dormers and part first-floor, part two storey front/side/rear extension incorporating a first floor rear Juliet balcony.	Application Permitted	22.12.17
17/01936/FUL	Beaconsfield Town Council	Miss Mitchell C/o Mr R Hillier	68 Candlemas Mead Beaconsfield Buckinghamshire HP9 1AR	Single storey side extension.	Application Permitted	27.12.17
17/01971/FUL	Beaconsfield Town Council	Mr & Mrs A Batchelor C/o Mr Paul Lugard	Hurstwood 61 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	Two storey front extension with front porch canopy incorporating conversion of existing garage to habitable accommodation and part single/part two storey side/rear extension.	Application Permitted	22.12.17
17/01977/ADV	Beaconsfield Town Council	Sainsbury's Supermarkets Ltd C/o Mr Matthew Stocks	Sainsburys Maxwell Road Beaconsfield Buckinghamshire HP9 1QH	Illuminated and non-illuminated signage.	Application Permitted	28.12.17

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17/01935/FUL	Beaconsfield Town Council	Mr Clive Merrick C/o Mr Alexandre Durao	2A The Arcade Maxwell Road Beaconsfield Buckinghamshire HP9 1QT	Conversion of two storey maisonette into two separate apartments.	Application Permitted	02.01.18
17/01940/TPO	Beaconsfield Town Council	Dr Chetty C/o Mrs Jill Macbeth	Quarries 12 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	T1 Red Oak - Reduction of stem/limb over highway is not to exceed 4-6 metres to suitable secondary growth point.	Application Permitted	20.12.17
17/02009/RVC	Beaconsfield Town Council	Mr S Hall C/o Mr M Reed	31 Reynolds Road Beaconsfield Buckinghamshire HP9 2NJ	Variation of Condition 8 of planning permission 16/02308/FUL (Replacement dwelling, widening of existing vehicular access and associated landscaping.) to allow the removal of two yew trees and hedging.	Application Permitted	20.12.17
17/02008/FUL	Beaconsfield Town Council	Mr R Thomas C/o Mr I Bogart	7 Rockingham Place Beaconsfield Buckinghamshire HP9 2ET	Two storey front extension incorporating conversion of garage to habitable accommodation.	Application Permitted	10.01.18
17/02021/FUL	Beaconsfield Town Council	Mr E. Costello C/o Mr Paul Burman	45 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Replacement dwelling with integral garage.	Application Permitted	21.12.17

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17/02026/FUL	Beaconsfield Town Council	Mr Jon Furneaux	Land Rear Of 40 & 42 Wattleton Road Beaconsfield Buckinghamshire HP9 1SE	Construction of detached dwelling with associated vehicular access.	Application refused	21.12.17
17/02034/TPO	Beaconsfield Town Council	Mrs Margaret Ashfield	2 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PJ	Eucalyptus (T1) - Fell; Yew (T2) - Crown reduction by 2m; London Plane (T3) - Reduce up to 3m of overhanging branches situated 4-5m from ground level; Hornbeam (T4) - Reduce up to 2m of overhanging branches situated 4-5m from ground level; Copper Beech (T5) - Crown re-shaping by reducing over extended lateral branches by 2-3m with 0.5m in height of selected growth projecting over natural profile; Hazel (T6) - 50% reduction; Yew (T7) - Trim and shape. (TPO No. 15, 1995)	Application Permitted	22.12.17
17/02071/TPO	Beaconsfield Town Council	Perry C/o Mrs Kirstie Harvey	Tarn 1 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	T1 & T2 oak - Cutting back of overhanging branches by 2-3 metres is not to exceed 5 metres from ground level. G1 cypress - fell. (SBDC TPO No. 20, 1995).	Application Permitted	21.12.17
17/01998/TPO	Beaconsfield Town Council	Mr Michael Raven C/o Mrs Jill Macbeth	White Hart Meadow Beaconsfield Buckinghamshire HP9 1LN	G1 consisting of 11 x limes - Reduce/repollard in height by 5-6 metres. (SBDC TPO No. 39, 2001).	Application Permitted	21.12.17

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17/02049/FUL	Beaconsfield Town Council	Mrs Kalsom Robertson C/o Miss Mayte Segre	10 Wood Way Holtspur Buckinghamshire HP9 1DH	Front porch, two storey side extension and single storey rear extension.	Application Permitted	28.12.17
17/02105/FUL	Beaconsfield Town Council	Mr & Mrs Mo C/o Mrs Rachel Aspinall	109 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DT	Replacement detached dwelling with integrated garage.	Application Permitted	09.01.18
17/02118/FUL	Beaconsfield Town Council	Mr And Mrs Paul Johal C/o Mr David Russell	20 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EX	Single storey side extension.	Application Permitted	03.01.18
17/02032/FUL	Beaconsfield Town Council	The Burkes Parade Trust C/o Mr Nick Corder	The Frost Partnership 1 - 2 Burkes Parade Station Road Beaconsfield Buckinghamshire HP9 1NN	Erection of three storey side extension to provide A2 use at ground floor and B1 use at first and second floor (Renewal of planning permission 14/01777/FUL)	Application Permitted	16.01.18
17/02146/RVC	Beaconsfield Town Council	Oakeve Ltd - Mr Paul Newton	Laurel View 64 Burkes Road Beaconsfield Buckinghamshire HP9 1EW	Variation of Condition 3 of planning permission 16/02398/FUL (Replacement dwellinghouse and repositioning of vehicular access.) To change the roof tiles from clay to slate.	Application Permitted	10.01.18



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17/02156/FUL	Beaconsfield Town Council	Mr H Servaes C/o Mr M Reed	Four Winds 48 Burkes Road Beaconsfield Buckinghamshire HP9 1PN	Part single/part two storey front/side extension, part single/part two storey rear extensions, alterations to roof and associated landscaping.	Application Permitted	15.01.18
17/02161/RVC	Beaconsfield Town Council	Mr & Mrs Tewes C/o Mr B Berry	Lothlorien 3 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	Replacement detached dwelling - Variation of Condition 7 of planning permission 17/00863/FUL to allow the removal of row of Leylandii trees to be replaced with row of Cypress trees.	Application Permitted	02.01.18
17/02180/TPO	Beaconsfield Town Council	Mr S Fallon	Chelwood 22 Ledborough Lane Beaconsfield Buckinghamshire HP9 2PZ	T1 cedar - crown lifting of lower/outer branches 3-4 metres from ground level with 30% crown thinning. (TPO No. 5, 1998)	Application Permitted	16.01.18
17/02210/TPO	Beaconsfield Town Council	Birt C/o Mrs Kirstie Harvey	The Oaks 14 Furzeffield Road Beaconsfield Buckinghamshire HP9 1PQ	(G1 lawson cypress - fell or reduce height of trees by 8 metres. T1 norway maple - reduction/removal of branches from nearby building to create 2 metre clearance. (SBDC TPO No.15, 1995).	Application Permitted	16.01.18
17/02243/ADJ	Beaconsfield Town Council	Melanie Beech	1 Disraeli Park Beaconsfield Buckinghamshire	Replacement two storey detached dwelling with a detached double garage plus alterations to the access and the erection of replacement entrance gates. (CH/2017/1885/FA)	No Objection	21.12.17

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17/02293/NMA	Beaconsfield Town Council	Miss C Porter	59 Holtspur Way Holtspur Beaconsfield Buckinghamshire HP9 1DY	Non material Amendment to planning permission 17/01391/FUL: To allow an increase in the size of two flat rooflights from 0.6m x 0.6m to 0.9m x 0.6m.	Application Permitted	18.01.18
17/01186/LBC	Burnham Parish Council	Mrs H K & Miss H Dosanjh C/o Shorne Tilbey	121 High Street Burnham Buckinghamshire SL1 7JZ	Replacement shop front, alterations to fenestration, removal of rear fire escape and internal alterations.	Application refused	03.01.18
17/01967/CLUE D	Burnham Parish Council	Mrs L Cottrill C/o Mrs J Carter	The Cottage East Burnham Well Thompkins Lane Farnham Royal Buckinghamshire SL2 3TP	Application for a Certificate of Lawfulness for existing use as residential dwelling.	Certificate of Lawful Use granted	03.01.18
17/01973/FUL	Burnham Parish Council	Mr Ali C/o Mr A B Jackson	56 Dropmore Road Burnham Buckinghamshire SL1 8AN	Single storey side and rear extension.	Application Permitted	27.12.17
17/01982/FUL	Burnham Parish Council	Mr & Mrs M Hawkesworth	61 The Fairway Burnham Buckinghamshire SL1 8DY	Single storey rear extension incorporating covered bin store.	Application Permitted	21.12.17

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17/02025/FUL	Burnham Parish Council	Mr & Mrs Aggarwal C/o Mr James Whelan	Oak House 7 Nightingale Park Burnham Beeches Buckinghamshire SL2 3SN	Part single storey/ part first floor rear extension incorporating balcony with glass ballustrade.	Application Permitted	02.01.18
17/02059/FUL	Burnham Parish Council	Miss Judy Brown C/o Mr Brian Laver	Latchmoor Cottage Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Single storey rear extension.	Application Permitted	28.12.17
17/02089/FUL	Burnham Parish Council	Mr & Mrs R Baker C/o Mr Robert Clarke	Eight Oaks 99 Green Lane Burnham Buckinghamshire SL1 8EG	Replacement dwelling with attached garage and associated vehicular access with entrance gates.	Application Permitted	28.12.17
17/02104/FUL	Burnham Parish Council	Miss Brown C/o Mr Paul Hinkins	Latchmoor Cottage Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Detached outbuilding.	Application Permitted	03.01.18
17/02122/CLOPED	Burnham Parish Council	Mr & Mrs Scott C/o Robert Hillier	3 Cambridge Avenue Burnham Buckinghamshire SL1 8HP	Application for a Certificate of Lawfulness for proposed: Side dormer.	Certificate of Lawful Use granted	18.01.18

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17/02117/CLOPED	Burnham Parish Council	Mrs Page C/o Mike O'Farrell	66 Orchardville Burnham Buckinghamshire SL1 7BE	Application for a Lawful Development Certificate for a single storey rear extension.	Certificate of Lawful Use granted	18.01.18
17/02160/GPDE	Burnham Parish Council	Ms C Alderson C/o Mr P Singh	16 Bayley Crescent Burnham Buckinghamshire SL1 7EF	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 3.5m, MH 3.9m, EH 2.7m).	Prior approval is not required	27.12.17
17/01860/FUL	Denham Parish Council	Mr And Mrs Parker C/o Ian Cornelius	Magpie House Hollybush Lane Denham Buckinghamshire UB9 4HH	Single storey rear extension.	Application Withdrawn	02.01.18
17/02053/TPO	Denham Parish Council	Mr Gavin Bates C/o Mr Tim Wise	Robert Bosch Ltd Broadwater Park North Orbital Road Denham Green Buckinghamshire UB9 5HJ	T4 - group of trees crown lift 6 metres from ground level. T5 - group of trees crown lift 6 metres from ground level. T7 willow - crown reduction. T9 - group of trees crown lift 5 metres from ground level and removal of leaning poplar. (SBDC TPO NO 1981, 1)	Application Permitted	21.12.17
17/02017/FUL	Denham Parish Council	Mr & Mrs Johl C/o Mr S Dodd	Briar Cottage Old Amersham Road Denham Buckinghamshire SL9 7BE	Replacement dwelling.	Application refused	21.12.17

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17/02000/FUL	Dorney Parish Council	Mr W Voaden C/o Mr Paul Berry	Vine Cottage Common Road Dorney Buckinghamshire SL4 6PX	Part single/part two storey rear link extension incorporating rear juliette balcony and side dormer.	Application refused	03.01.18
17/02001/LBC	Dorney Parish Council	Mr W Voaden C/o Mr Paul Berry	Vine Cottage Common Road Dorney Buckinghamshire SL4 6PX	Listed Building Application for: Part single/part two storey rear link extension incorporating rear juliette balcony and side dormer.	Application refused	04.01.18
17/02109/CAN	Dorney Parish Council	Mrs Bryant C/o Miss Helen Taylor	3 New Boveney Court Farm Cottages Boveney Road Dorney Buckinghamshire SL4 6QF	Conifers (G1) -Reduce in height to 6-8ft and trim, Pine (T2) - Fell, Conifers (T3 - T4) Fell. (Boveney Conservation Area)	No TPO is to be made	20.12.17
17/02106/FUL	Dorney Parish Council	Mr & Mrs Perkins C/o Mr S Dodd	33 Meadow Way Dorney Reach Buckinghamshire SL6 0DR	Front porch and hip to gable roof extension incorporating front and rear dormers.	Application Permitted	16.01.18
17/02175/CLOPED	Dorney Parish Council	Mr & Mrs Williams C/o Mr S Dodd	15 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Single storey side and rear extensions.	Certificate of Lawful Use granted	18.01.18

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17/02182/GPDE	Dorney Parish Council	Mr And Mrs Williams C/o Mr S Dodd	15 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6m, MH 3m, EH 3m).	Prior approval is not required	10.01.18
17/02372/NMA	Dorney Parish Council	Mr Allan Stark	Cypress Cottage Lake End Road Dorney Buckinghamshire SL4 6QS		Application Withdrawn	03.01.18
17/01933/RVC	Farnham Royal Parish Council	Mr Adrian Hilton C/o Leap Design Group	52 Crispin Way Farnham Common Buckinghamshire SL2 3UE	Variation of Condition 4 of planning permission 16/02201/FUL (Front porch, part single/part two storey front extension incorporating attached garage, single storey rear extension incorporating roof lantern, roof extension with front, side and rear dormers.) to remove reference to the first floor level window in the west elevation and the south facing dormer window.	Application refused	09.01.18
17/02022/FUL	Farnham Royal Parish Council	Ms Amy Hodge C/o Mr Harmeet Minhas	7 Ingleglan Farnham Common Buckinghamshire SL2 3QA	Extension to and pitched roof over existing front single storey element to create porch. Single storey side / rear extensions. (Amendment to planning reference 17/00612/FUL)	Application Permitted	29.12.17
17/01855/FUL	Farnham Royal Parish Council	Palama Developments Ltd. C/o Mr T Rumble	Land Rear Of 4 Fairfield Lane Farnham Royal Buckinghamshire SL2 3BX	Detached dwelling with associated vehicular access and landscaping.	Application Permitted	17.01.18

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17/02133/FUL	Farnham Royal Parish Council	Mr R Vickers C/o Mr P Mason	Caldicott Boys Preparatory School Crown Lane Farnham Royal Buckinghamshire SL2 3SL	Retention of temporary sports pavillion and WC block for 5 years.	Application Permitted	17.01.18
17/02270/GPDE	Farnham Royal Parish Council	Mr J Ranouta C/o Mr S Bahia	14 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A for single storey rear extension (Dimensions D 6m, MH 2.9m, EH 2.9m)	Prior approval is not required	18.01.18
17/01959/CLUE D	Fulmer Parish Council	Mr & Mrs C Mule C/o Mr Martin Crook	Paradise Farm Land West Side Of Hawkwood Lane Fulmer Buckinghamshire	Application for a Certificate of Lawfulness for existing use relating to the retention of a caravan used for habitation in substitution for an existing lawful development certificate for a caravan for habitation purposes.	Refusal of Lawful Use	21.12.17
17/02113/FUL	Fulmer Parish Council	Mr David Phillips C/o Mr Sam Mcloughlin	Higovers Fulmer Rise Fulmer Common Road Fulmer Buckinghamshire SL3 6JL	Single storey rear extension incorporating roof lantern.	Application Permitted	10.01.18
17/02145/FUL	Fulmer Parish Council	Mr & Mrs M Stratton C/o Mr Martin Crook	The Barn Fulmer Lane Fulmer Buckinghamshire SL9 7BL	Relinquish independent use of annex and construction of detached dwelling.	Application refused	16.01.18

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17/01713/FUL	Gerrards Cross Town Council	Mr Phillip Ball C/o Mr Shah Nabi	Mulbaron 36 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Replacement dwelling with attached garage.	Application Permitted	22.12.17
17/01777/FUL	Gerrards Cross Town Council	Mr K Coyle C/o Mr David Carroll	Lynwood Over The Misbourne Gerrards Cross Buckinghamshire UB9 5DR	Replacement dwelling with detached triple garage and outbuilding.	Application refused	20.12.17
17/01944/FUL	Gerrards Cross Town Council	Mr K Coyle C/o Mr David Carroll	Lynwood Over The Misbourne Gerrards Cross Buckinghamshire UB9 5DR	Replacement dwelling with detached triple garage, outbuilding, relocated tennis court, relocation of existing vehicular access and construction of second vehicular access.	Application refused	20.12.17
17/01923/FUL	Gerrards Cross Town Council	Mr Matt Finn C/o Mr David Webb	10 Mill Lane Gerrards Cross Buckinghamshire SL9 8AY	Part single /part two storey front/side extension	Application Permitted	27.12.17
17/01990/RVC	Gerrards Cross Town Council	Heatherside Property Ltd C/o Mr Robert Clarke	Heatherside 26 East Common Gerrards Cross Buckinghamshire SL9 7AF	Variation of Condition 4 and 12 of planning permission 16/01712/FUL (Erection of a pair of semi-detached dwellings and construction of vehicular access.) to allow the insertion of roof lights on the rear elevations and additional windows and roof lights in the side elevations, alterations of windows in rear elevation and inclusion of Juliette balcony.	Application Permitted	22.12.17



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17/01937/FUL	Gerrards Cross Town Council	Mr A Thomson C/o Mr S Dodd	Charnwood 7 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Replacement dwellinghouse.	Application Permitted	20.12.17
17/01951/TPO	Gerrards Cross Town Council	Ms Tina Fernandez	1 The Spinney Gerrards Cross Buckinghamshire SL9 7LS	T1 - Oak - Crown thinning up to 6 metres and reduce low overhanging branches by 30%; T3 - Oak - Crown lift up to 4 metres (SBDC TPO NO 1999, 34)	Application Permitted	21.12.17
17/02043/TPO	Gerrards Cross Town Council	Mr Minch C/o Mr Paul Morris	Hollyview Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 holly - Trim and reshape to old cuts. T2 holly - Trim and reshape to old cuts. T3 sycamore - Trim and reshape to old cuts. T4 sycamore - Trim and reshape to old cuts.. (TPO NO 10, 1995)	Application Permitted	21.12.17
17/02064/TPO	Gerrards Cross Town Council	Mr P Levis	21 Moreland Drive Gerrards Cross Buckinghamshire SL9 8BB	4 x Oaks - Removal of the outer canopy lower branches to a height of no more than 6 metres from ground level with the removal/reduction of one higher branch as shown in submitted photograph. (TPO No 07, 1989)	Application Permitted	21.12.17
17/01929/TPO	Gerrards Cross Town Council	Downing C/o Ben Downing	Park House 6 South Park Crescent Gerrards Cross Buckinghamshire	T521 lime - 2-3 metre clearance from building. (TPO No. 33, 1998)	Application Permitted	21.12.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01975/ADV	Gerrards Cross Town Council	Mrs V Jarnefelt	Europa House 11 Marsham Way Gerrards Cross Buckinghamshire SL9 8BQ	1 x Internally illuminated fascia sign.	Application refused	10.01.18
17/02119/TPO	Gerrards Cross Town Council	Mrs Golodetz C/o Mr Paul Morris	Oak Hurst 4 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LP	Oak (T1) - Fell (SBDC TPO No. 8, 1996 )	Application Permitted	21.12.17
17/02063/FUL	Gerrards Cross Town Council	Mr & Mrs Leaver C/o Mr N Walford	40 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EL	Single storey rear extension.	Application Permitted	18.01.18
17/02127/CAN	Gerrards Cross Town Council	Mrs Clark C/o Mr Chris Burnard	Windrush 39 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Liquid Amber (T1) - Prune back overhanging branches without distorting trees natural shape, Norway Maple (T2) - Prune back overhanging branches without distorting trees natural shape, Norway Maple (T3) - Formative prune, Eucalyptus (T4 & T5 ) Reduce by 25% to maintain size and shape, Hazel (T6) - Cut back overhanging limbs to provide clearance of the flower bed, Cherry (T7) - Reduce by upto 1.5m, Bay (T8) - reduce height by 50%, Sycamore (T9) - Remove 2 lowest branches overhanging shed ( Gerrards Cross Centenary Area )	No TPO is to be made	21.12.17

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17/02088/ADV	Gerrards Cross Town Council	Mr Ian Lomas	Europa House 11 Marsham Way Gerrards Cross Buckinghamshire SL9 8BQ	Non illuminated building name signs x 2, tenant name sign and building signage to rear	Application Permitted	28.12.17
17/02256/ADJ	Gerrards Cross Town Council	Chiltern District Council	(Out Of Area) Stowledge 28 Oval Way Chalfont St Peter Buckinghamshire SL9 8QB	Erection of five new dwellings (CH/2017/2013/FA)	Objections	10.01.18
17/02285/CAN	Gerrards Cross Town Council	Mr Paul Farrell	Hedgerow 8 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	Reduce laurel trees by 2 metres, Fell damaged larch, Reduce ash and remove fallen tree, Reduce back fir tree, damson and holly, Coppice sycamores, Remove dead branch from damson. ( Gerrards Cross Centenary Area )	No TPO is to be made	16.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02306/CAN	Gerrards Cross Town Council	Sarova Hotels Ltd C/o Microbee Tree Management Ltd	The Bull Hotel Oxford Road Gerrards Cross Buckinghamshire SL9 7PA	Sycamore (T1) - Remove dead wood, Sycamore (T2) - Crown lift to 3.5 m, Sycamore (T3) - Crown lift to 3.5m, Hawthorn (T4) - Crown lift to 2.5m, Norway Maple (T5) - Crown lift to 3.5m, Sycamore (T6) - Crown lift to 3.5m and dead wood, Horse Chesnut (T7) - Crown reduce by 25%, Lime (T8) - Remove dead wood, Lime (T9) - Remove dead wood, Lime (T10) - Remove dead wood, Oak (T11) - Fell, Yew (12) - Sever Ivy to prevent maturity and it taking over the crown, Beech (T13) - Remove dead wood, Oak (T14) - Remove dead wood, Oak (T15) - Remove dead wood, Leylandii (T16) - Fell, Thuja (T17) - Fell ( Gerrards Cross Conservation Area)	No TPO is to be made	16.01.18
17/02015/LBC	Hedgerley Parish Council	Mr Paul Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed Building Application for replacement windows in rear elevation and lower window in basement.	Application Permitted	27.12.17
17/01272/FUL	Iver Parish Council	Mr Sambhy C/o Mr M Matharoo	9 And 11 Richings Way Iver Buckinghamshire SL0 9DA	Two replacement dwellings with associated parking, landscaping and vehicular access.	Application Permitted	15.01.18
17/01619/FUL	Iver Parish Council	Mr Andrew Bailey	Woodlands Stables Bellswood Lane Iver Buckinghamshire SL0 0LU	Installation of 27.5m high tree mast with 4 x 600mm dishes, one control cabinet and associated fencing.	Application Permitted	22.12.17

SOUTH BUCKS DISTRICT COUNCIL  
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PART D  
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01983/FUL	Iver Parish Council	Mr & Mrs C & R Cox C/o Mr Leigh Tugwood RIBA	252 Church Road Iver Heath Buckinghamshire SL0 0RF	Part single storey/part two storey front/side extension.	Application Permitted	27.12.17
17/02018/CLOPED	Iver Parish Council	Miss Rashpal Mudhar	11 Laurels Road Iver Heath Buckinghamshire SL0 0BY	Application for a Lawful Development Certificate for proposed Front porch and single storey rear extension.	Certificate of Lawful Use granted	04.01.18
17/02023/CLOPED	Iver Parish Council	Mr Carey C/o Mr David Webb	3 Cape Villas Cecil Road Iver Buckinghamshire SL0 9PU	Application for a Lawful Development Certificate for Proposed: Roof extension incorporating loft conversion into habitable accommodation.	Certificate of Lawful Use granted	29.12.17
17/02066/FUL	Iver Parish Council	D T S Investments C/o Michael Jaquiss	Old Oak Nursery Wood Lane Iver Heath Buckinghamshire SL0 0LD	Two detached dwellings with associated access, parking and amenity space.	Application Permitted	21.12.17
17/02057/FUL	Iver Parish Council	Mr Greg Harper C/o Mr Mark Pottle	South Lodge Ford Lane Iver Buckinghamshire SL0 9LL	Replacement dwelling.	Application refused	29.12.17

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**PART D  
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01852/FUL	Iver Parish Council	Richard Cooney C/o Michael Cross	29 Thorney Lane South Iver Buckinghamshire SL0 9AD	Demolition of existing and replacement detached dwelling.	Application Permitted	21.12.17
17/02131/FUL	Iver Parish Council	Mr Paul Kelly C/o Mr S Dodd	Bellswood Farm Bellswood Lane Iver Buckinghamshire SL0 0LU	Detached dwelling with associated vehicular access.	Application Permitted	16.01.18
17/01248/GPDE	Iver Parish Council	Mrs Walker C/o Mr Chris Sawden	34A Swallow Street Iver Buckinghamshire SL0 0HG	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 2.9m, EH 2.8m).	Prior approval is not required	27.12.17
17/02153/GPDE	Iver Parish Council	Mr D Rayner C/o Mr Gurveer Choda	319 The Parkway Iver Heath Buckinghamshire SL0 0RL	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 3.0m, EH 3.0m).	Prior approval is not required	27.12.17
17/01247/GPDE	Iver Parish Council	Mr Walker C/o Mr Chris Sawden	36A Swallow Street Iver Buckinghamshire SL0 0HG	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 4m, EH 3m).	Prior approval is not required	10.01.18

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**PART D  
PLANNING COMMITTEE 31 JANUARY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02100/FUL	Iver Parish Council	Mr Ejaz Khan C/o Mr Richard Taylor	64 High Street Iver Buckinghamshire SL0 9NG	Change of use of ground floor from public house (A4) to Cafe (A3).	Application Permitted	17.01.18
17/02152/FUL	Iver Parish Council	Mr Matthew Bourne C/o Mr Robert Hillier	Griffith House Widcroft Road Iver Buckinghamshire SL0 9QD	Single storey rear extension.	Application Permitted	16.01.18
17/02132/GPDE	Iver Parish Council	Mrs Hollaway C/o Mr Mike O'Farrell	5 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 5.0m, MH 3.0m, EH 3.0m).	Prior approval is not required	05.01.18
17/02226/NMA	Iver Parish Council	Mr Sumir Ahluwalia	91 Bathurst Walk Iver Buckinghamshire SL0 9EF	Non-material Amendment to planning permission 17/00252/FUL to allow: alterations to fenestration on ground floor rear elevation.	Application Permitted	10.01.18
17/02262/AGN OT	Iver Parish Council	Mr L Anderson C/o Mark Tuson	Bangors Park Farm Bangors Road South Iver Buckinghamshire SL0 0AZ	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for: Agricultural building.	Application refused	28.12.17

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PART D  
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02280/JNOT	Iver Parish Council	The Haywoods Group Ltd C/o Mr A Ryley	20 - 22 High Street Iver Buckinghamshire SL0 9NG	Notification under The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 3 of Schedule 2 Class O for: Change of use from Offices (Class B1) to residential to provide 13 self contained apartments (Class C3).	Application Withdrawn	12.01.18
17/02338/NMA	Iver Parish Council	Mr Med'deman C/o Miss S King	36 Bathurst Walk Iver Buckinghamshire SL0 9BH	Non-material Amendment to planning permission 17/01229/FUL to allow new roof lantern in place of approved three roof lanterns	Application Permitted	18.01.18
17/01996/OUT	Stoke Poges Parish Council	Mr M Mussa C/o Mr Martin Crook	Brockhurst Park Rickmans Lane Stoke Poges Buckinghamshire SL2 4AF	Outline Application for: Redevelopment of the site to provide three detached dwellings with detached garages.	Application Permitted	20.12.17
17/02020/FUL	Stoke Poges Parish Council	Mr & Mrs MacDonald C/o Ms Anj Johnson	36 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Two storey front extension with front canopy, first floor side extension and single storey rear extension.	Application Permitted	10.01.18
17/02128/TPO	Stoke Poges Parish Council	Mr Philip Ayres C/o Maria Diez-Alonso	Building A Sefton Park Bells Hill Stoke Poges Buckinghamshire SL2 4HD	G6 mixed species - 2m clearance/crown lift from electric unit. G11 elm - fell 1 twin stem. T72 holly, T85 cherry, T106 holly, T162, holly, T180 elder, T184 plum - fell. T167 holly - crown lift by 0.5-1m. T678 goat willow - Pollard/coppice 1 meter from ground level. T749, T762, T786 lime - remove epicormic growth up to 5 metres from ground level. (TPO No.1, 1947; No.18, 1987, No.12, 1998)	Application Permitted	08.01.18



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02170/FUL	Stoke Poges Parish Council	Mrs B Mahil C/o Mr S Dodd	1 Journeys End Stoke Poges Buckinghamshire SL2 4NT	Detached dwellinghouse and vehicular access with associated hardstanding.	Application Permitted	16.01.18
17/02129/TPO	Stoke Poges Parish Council	Mr Joe Connolly C/o Jill Macbeth	Electricity Sub Station At 6 Post Office Cottages Hollybush Hill Stoke Poges Buckinghamshire SL2 4PP	T42 to T47 limes & horse chestnuts x 6- crown lift/removal of epicormics up to 6 metres from ground level. T49, T50, T52, T53, T57 lime - crown lift/removal of epicormics up to 4 metres from ground level. T51& T55 hornbeam - crown lift up to 4 metres from ground level. T48 & T58 horse chestnut - crown lift up to 4 metres from ground level. G1/G2 limes & horse chestnuts - crown lift/removal of picormics up to 4 metres from ground level.(SBDC TPO 22, 1997)	Application Permitted	16.01.18
17/02195/TPO	Stoke Poges Parish Council	Mrs L Ivey C/o Mr Mathew Samways	Hillend School Lane Stoke Poges Buckinghamshire SL2 4QA	4 x limes - re-pollarding to previous pruning points. (SBDC TPO 5, 1987)	Application Permitted	16.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00209/RVC	Taplow Parish Council	Mr Alex Burrows	St Regis Paper Mill And Adj Land Including Skindles Hotel Site Mill Lane Taplow Buckinghamshire	Variation of Condition 2 of Planning Permission 15/1039/FUL (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)): To permit additional parking.	Application Permitted	18.01.18
17/00243/RVC	Taplow Parish Council	Mr Alex Burrows	St Regis Paper Mill And Adj Land Including Skindles Hotel Site Mill Lane Taplow Buckinghamshire	Variation of Condition 32 of Planning Permission 15/1039/FUL (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)): To allow a change in the opening times.	Application Permitted	18.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01685/RVC	Taplow Parish Council	Alex Burrows C/o Mrs Jennifer Coppock	St Regis Paper Mill And Adj Land Including Skindles Hotel Site Mill Lane Taplow Buckinghamshire	Variation of Condition 2 of Planning Permission 15/1039/FUL (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)): To allow for relocation of boatyard building.	Application Permitted	18.01.18
17/01875/RVC	Taplow Parish Council	Mr Alex Burrows	St Regis Paper Mill And Adj Land Including Skindles Hotel Site Mill Lane Taplow Buckinghamshire	Variation of Condition 2 of Planning Permission 15/1039/FUL (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)) For changes to restaurant	Application Permitted	18.01.18

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PART D  
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02134/TPO	Taplow Parish Council	Mr Frank Barnett C/o Mr Patrick Prendergast	Upper Lodge Berry Hill Taplow Buckinghamshire SL6 0DA	T1 holm oak - 2 metre crown reduction and up to 15% crown thin. T2 lime - 2 metre crown reduction, T3 lime - 2 metre crown reduction. (TPO No. 01, 1958).	Part Consent/Part Refusal (See decision)	08.01.18
17/02248/CAN	Taplow Parish Council	Mr Frank Barnett C/o Mr Patrick Prendergast	Upper Lodge Berry Hill Taplow Buckinghamshire SL6 0DA	(T4, T5, T9, T11, T17, T18, T20) Holm Oak - Fell; (T6) Holm Oak - Remove secondary stem at base; (T8) Ash - Fell; (T12) Elm - Fell; (T19, T26, T41) Ash - Fell; (T31) Leylandii - Fell; (T39) Sycamore - Reduce secondary stem by 2m; (T40) Willow - Fell; (T24) Ash - crown lift over road by 5 metres (Taplow Conservation Area)	No TPO is to be made	20.12.17
17/02201/CAN	Taplow Parish Council	Mr Jonathan Specktor	Ellington Lodge Ellington Road Taplow Buckinghamshire SL6 0BA	Two Horse Chestnuts reduce crown by no more than 10% with some thinning of branches; Copper Beech crown lift 5m from ground level over driveway/road. (Taplow Riverside Conservation Area)	No TPO is to be made	28.12.17
17/02207/CAN	Taplow Parish Council	Mr Clifford C/o Miss Helen Taylor	Stable Cottage 1 Hitcham Grange Hill Farm Road Taplow Buckinghamshire SL6 0JD	(T1) Laurel - Reduce by 2m and (T2) Lawson Cypress - Crown raise to 4m (Taplow Village Conservation Area).	No TPO is to be made	08.01.18
17/02211/CAN	Taplow Parish Council	Mr Jonathan Williams	West Bapsey Cliveden Road Taplow Buckinghamshire SL6 0EP	T1 willow tree - fell: Taplow Village Conservation area.	No TPO is to be made	28.12.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02233/CAN	Taplow Parish Council	Mr Mole C/o Mr Mathew Samways	Fausto Ellington Road Taplow Buckinghamshire SL6 0AX	Mulberry (T1) - Reduce to previous pollard points, remove any over hanging branches into neighbouring property, Pear Tree (T2) - Prune back overhanging branches to boundary line, Hazel (T3) - Coppice the hazel at 50cm from ground level, Hazel (T4) - Coppice the hazel at 50cm from ground level, Sycamore (T5) - Reduce back to boundary line, Fig tree (T6) - Reduce below previous pruning points. (Taplow Riverside Conservation Area)	No TPO is to be made	11.01.18
17/02030/RVC	Wexham Parish Council	C/o Mr Mark Longwort	Pandoras Uxbridge Road George Green Wexham Buckinghamshire SL3 6AN	Variation of Condition 2 of Planning Permission 16/00352/FUL (Front and rear dormers, conversion of roofspace and internal alterations to first floor to facilitate 5 self-contained units over first and second floor.) to allow for the reconfiguration of the internal layout, the insertion of two side dormers and enlargement of roof.	Application Permitted	21.12.17

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**OUTSTANDING ENFORCEMENT NOTICES**  
**(AS AT 23<sup>RD</sup> JANUARY 2018 FOR 31<sup>ST</sup> JANUARY 2018 PLANNING COMMITTEE)**

SINCE JANUARY 1983 A TOTAL OF **877** ENFORCEMENT NOTICES HAVE BEEN AUTHORISED. THOSE INCLUDED IN THIS SCHEDULE ARE THOSE IN RESPECT OF WHICH THE CONTRAVENTION HAS NOT BEEN RESOLVED.

**\* THIS INFORMATION IS UP TO DATE AS AT PRINT AND IS UPDATED BY WAY OF REGULAR MEETINGS BETWEEN PLANNING, ENFORCEMENT AND LEGAL STAFF**

PROPERTY	ORCHARD HERBS, LAKE END ROAD		BURNHAM (1098)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
(1) PARKING COMMERCIAL VEHICLES	27.7.05	28.7.05	27.4.06
(2) EXTENSION TO STORAGE BAY	23.5.07	6.6.07	27.8.08
(3) NON-AGRICULTURAL STORAGE	23.5.07	6.6.07	16.7.10
REMARKS			
<p><b>(1)</b> PREVIOUS EN UPHELD ON APPEAL. COMPLIED INITIALLY. CURRENTLY – JUNE 2012 – BEING CLEARED.</p> <p>[(2) &amp; (3) APPEALS ]– (2) GROUND A &amp; D (3) GROUND A, F &amp; G. – PI – 17/18.6.08 – DECISION 27.6.08. EN'S UPHELD AS AMENDED AND PARTIAL AWARD OF COSTS.</p> <p><b>(2)</b> S.V. 4.11.08 MAJORITY REMOVED. PA – 10/01347/FUL – REFUSED 8.10.10. SV 18.7.11 – STORAGE BAYS DEMOLISHED. PA 11/00914/FUL – REPLACEMENT BUILDING AND FENCING RE COMPOUND AREA. REFUSED 29.7.11. APPEAL – WRITTEN REPS. APPEAL SITE VISIT 7.12.11. DISMISSED 18.1.12. PA 11/01426/FUL RE FENCING AND STORAGE BAY S – 9.9.11 – ALLOWED PLANNING COMMITTEE 26.10.11.</p> <p><b>(3)</b> DUE COMPLIANCE 27.9.08 – APPLICATION FOR LEAVE TO APPEAL 24.7.08. SOS CONSENTED AND MATTER RE-MITTED BACK TO PINS FOR DETERMINATION. CONSENT ORDER 16.3.09 – FURTHER PI HELD 23/ 24.2.10. DECISION 16.4.10 – EN UPHELD AS AMENDED TO EXCLUDE AREA WHERE USE CONSIDERED LAWFUL. SV 17.8.10 – BREACHES OUTSIDE LAWFUL AREA. WARNING LETTER – FURTHER SV 1.10.10. LIAISING WITH NEW AGRICULTURAL TENANT. APPROACHED BY OWNERS AGENT TO RESOLVE – FEB 2011. OUTSIDE AREAS BEING MONITORED. STORAGE WITHIN COMPOUND AREA – LAWFUL. (NOTE: BCC ALSO SERVED EN RE. WASTE MATERIAL. APPEALED BUT WITHDRAWN).            CLU APPLICATION 5.8.08 – 08/01316/EUC. REFUSED 25.9.08.</p> <p>FURTHER 'WORKS' RE GRAVEL – PA – 12/00384/FUL – EXCAVATION OF GRAVEL/RESURFACING OF YARD – W/D 3.5.12. DETAILED SV 20.4.12 – BREACHES IN EVIDENCE AND FURTHER BREACHES RE CAR BREAKING – 14 DAYS TO CEASE/ 28 DAYS TO CLEAR – FURTHER SV 18.5.12. FURTHER BREACHES OUTSIDE COMPOUND – PROSECUTION THREATENED. COMPOUND FENCING IN THE COURSE OF BEING REDUCED. SV 20.6.12 – CAR BREAKERS CEASED AND GONE AND VEHICLES REDUCED O/S COMPOUND.</p> <p>NEW OCCUPIER – 5 YEAR LEASE – PROPOSED ANIMAL SANCTUARY. SV 10.7.12- VEHICLES OUTSIDE COMPOUND REDUCED – AND OWNER NOW CLAIMS ALL EN COMPLIED WITH – AUGUST 2012 – ALL VEHICLES NOW IN COMPOUND – NFA. ANIMAL SANCTUARY IN OPERATION – NOT IN BREACH OF ENFORCEMENT NOTICE. PP PENDING (PRE APP MEETING HELD ON 21.12.12) – WHICH WILL SEEK TO REGULARISE ITS USE.            SV UNDERTAKEN ON 12.10.12 – NO FORMAL ACTION RE ENFORCEMENT NOTICES</p> <p>OTHER BREACHES BEING RESOLVED</p> <p>PA REF 14/00520/FUL RECEIVED ON 18 MARCH 2014 FOR CHANGE OF USE TO ANIMAL SANCTUARY AND RETENTION OF OUTBUILDINGS IN CONNECTION WITH THIS USE. APPLICATION REFUSED 13<sup>TH</sup> MAY 2014. NEGOTIATIONS TAKING PLACE RE THE RELOCATING OF THE ANIMAL SANCTUARY – ON GOING. 7.8.15 – OFFICERS HAVE BEEN INFORMED THAT CONFIDENTIAL NEGOTIATIONS ARE STILL ONGOING. 7.9.15 – RELOCATION OF THE ANIMAL SANCTUARY DUE TO TAKE PLACE BY JANUARY 2016. 13.1.16 – OFFICERS INFORMED THAT AGREEMENT NOW REACHED RE LAND ONTO WHICH THE SANCTUARY WILL BE RELOCATIONG. EXACT MOVE DATE TBC BY ENF TEAM. 8.6.16 – ENFORCEMENT OFFICER MEETING ON 9.6.2016 RE RE-LOCATION. 13.7.16 – OFFICERS ATTENDED MEETING AND PROGRESS HAS BEEN MADE. SITE VISIT PENDING TO CONFIRM THE MOVING DATE. 18.8.16 – PROGRESS BEING MADE REGARDING RELOCATION. FURTHER SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION</p>			

OF THE ANIMAL SANCTUARY. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW PROGRESS. 12.12.16 – OFFICERS HAVE BEEN ADVISED THAT SANCTUARY IS NOT NOW RELOCATING. ENFORCEMENT MANAGER IS REVIEWING THE CURRENT POSITION AND LIAISING WITH OWNERS/INTERESTED PARTIES AS TO WAY FORWARD. 6.3.2017 – PLANNING CONTRAVENTION NOTICE ISSUED ON 20.2.2017. 5.6.2017 – ON-GOING MONITORING OF SITE BY ENF TEAM. 16.11.2017 – Officer SV confirmed Animal Sanctuary in process of moving off site and dismantling stable buildings. SV REQUIRED IN JAN 2018 TO CONFIRM CESSATION OF SANCTUARY USE. SV UNDERTAKEN ON 10 JAN 18 MOST UNAUTHORISED BUILDINGS ON SITE IN ADVANCED STAGE OF BEING DIMSMATLED, DE-MINIMUS ACTIVITY FROM SANCTUARY – REMAINING ISSUES REMAINS COUNTY MATTER

PROPERTY	AREA 2, ALDERBOURNE COTTAGE, FULMER LANE			FULMER (1219)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
1. TSN – IMPORTATION AND MOVEMENT OF EARTH/MATERIALS TO RE-PROFILE THE LAND.	28.7.11 CON. BODY	29.7.11	29.7.11	
2. DITTO BREACH AT 1. – EN AND SN	24.8.11 CON. BODY	25.8.11	25.8.11 – SN 10.2.12 – EN	
3. WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND FROM USE FOR RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE OF THE LAND AS A GYPSY AND TRAVELLER SITE, THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY AND THE STORAGE OF MATERIALS ON THE LAND (“UNAUTHORISED USES”) TOGETHER WITH THE ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT UNDERTAKEN (INCLUDING THE IMPORTATION OF EARTH AND MATERIALS FOR THE PURPOSES OF RE-PROFILING THE LAND AND THE CONSTRUCTION OF A VEHICULAR ACCESS) TO FACILITATE THESE UNAUTHORISED USES.	27.5.15	1.6.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)	
REMARKS				
<p>TEMP. STOP NOTICE ISSUED – CON. BODY APPROVAL.                      WARNING LETTER RE FURTHER BREACH RE RESIDENTIAL USE.                      PCN ISSUED DATED 5.8.11.                      CON. BODY AGREED TO ISSUE AN EN AND SN RE THE OP. DEVELOPMENT – SN TAKES IMMEDIATE EFFECT, NO RIGHT OF APPEAL.                      NO FURTHER WORKS UNDERTAKEN AREA 2– TSN/SN THEREFORE EFFECTIVE TO CURTAIL BREACH.                      EN APPEAL 4.10.11 – A, F AND G – WITHDRAWN 10.1.12 – EN TAKES IMMEDIATE EFFECT – ONE MONTH COMPLIANCE.                      FURTHER BREACHES UNDER INVESTIGATION.                      SV 14/15.12.11.                      PA – 31.1.12 RECEIVED                      12/00162/FUL – RECEIVED 1.2.12 RE AREA 2 RE RETENTION OF PART OF THE HARDSTANDING, ERECTION OF FENCING AND TREE PLANTING – REFUSED 16.3.12 – APPEALED 16.4.12 BUT DECLARED INVALID BY PINS AS OUT OF TIME (26.7.12).                      SV - FURTHER BREACHES RE RESIDENTIAL USE AND FENCING AND BREACH OF EN.                      INFORMED PA PENDING – PCN ISSUED SEPT 2012. PCN RESPONSE RECEIVED NOV 2012.</p> <p>PA REF 12/01990/FUL RECEIVED ON 14.12.12 FOR CHANGE OF USE OF LAND TO 1 GYPSY PITCH FOR STATIONING OF ONE MOBILE HOME AND CARAVANS FOR RESIDENTIAL USE, CONSTRUCTION OF BUILDING FOR ANCILLARY USE AS UTILITY/DAYROOM AND THE FORMATION OF HARDSTANDING. PLANNING APPLICATION REFUSED 8.2.13.                      SV UNDERTAKEN 4.9.13. NO CHANGES ON SITE WHICH REQUIRED IMMEDIATE ACTION. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 1.6.15 – ENF NOTICE ISSUED AND SERVED. EFFECTIVE DATE 13.7.2015. 26.6.15 – APPEAL RECEIVED – GROUND – F – WRITTEN REPS REQUESTED. 10.7.15 – SECOND APPEAL RECEIVED – GROUNDS A, B, D, F AND G – INQUIRY REQUESTED. 20.8.15 – APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28<sup>th</sup> JUNE 2016 FOR 4 DAYS.                      29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11<sup>TH</sup> OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED AND ENFORCEMENT NOTICE UPHeld (AS VARIED). 8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</p>				



PROPERTY	AREA 1, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1229)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM A MIXED USE FOR RESIDENTIAL PURPOSES AND USE OF OUTBUILDINGS AS A WORKSHOP AND OFFICE AND FOR STORAGE AND RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE COMPRISING GYPSY AND TRAVELLER SITE; USE OF OUTBUILDINGS FOR RESIDENTIAL PURPOSES ANCILARY TO USE AS A GYPSY & TRAVELLER SITE AND THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY TOGETHER WITH ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT.	28.4.15	29.4.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS			
<p>NO ENFORCEMENT TO DATE BUT BREACHES – NOW A SEPARATE PLANNING UNIT TO AREA 2 ABOVE. PA – 31.1.12 RECEIVED 12/00153/FUL – RECEIVED 30.1.12 RE AREA 1 – 2 CARAVANS – COMMITTEE REFUSED 5.9.12 – REFUSAL NOTICE 19.9.12. – APPEAL RECEIVED ON 21.11.12, HEARING REQUESTED – NO DATE AS YET. FURTHER BREACHES BEING INVESTIGATED – SV 4.5.12 AND 18.5.12 – GATES/FENCING/BRICK PIERS, LANDSCAPING BUSINESS – EN WARNING AS PRECURSOR TO FURTHER EN. 4 DAY PUBLIC INQUIRY HELD FROM 16-19 JULY 2013 (INCL). DECISION EXPECTED TO BE RECEIVED ON 29.9.13, BUT RECENTLY CALLED-IN BY SOS. DECISION EXPECTED BY 28.01.14 AND STILL AWAITED AS AT 27.3.14. STILL AWAITED AS OF 20.5.14. SOS DECISION RECIVED; APPEAL DISMISSED 3<sup>rd</sup> JUNE 2014. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 29.4.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 10.6.2015. 7.6.15 – APPEAL RECEIVED – GROUNDS RE CHANGE OF USE OF LAND AND BUILDINGS EN ARE A, F, AND G. GROUNDS RE USE OF BUILDING AS A SINGLE DWELLING EN ARE A, B, F– INQUIRY REQUESTED. 28.7.15 – PIN INDICATED APPEALS TO BE DETERMINED AT A HEARING BUT THIS WILL BE REVIEWED BY PIN. 20.8.15 - APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28<sup>TH</sup> JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11<sup>TH</sup> OCTOBER 2016 FOR 3-4 DAYS.. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED. ENFORCEMENT NOTICE UPHELD (AS VARIED). 8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</p>			

PROPERTY	JASMINE COTTAGE, WOOD LANE		IVER (1188)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED EXTENSIONS AND GARAGE	24.9.08	25.9.08	24.1.10
REMARKS			
<p>REFUSAL OF PP 7.7.08 – 08/00853/FUL. APPEAL GROUNDS A, C AND F. W.REPS. DECISION LETTER 24.7.09 – DISMISSED – 6 MONTHS TO COMPLY. HIGH COURT – SEEKING PERMISSION TO APPEAL PINS DECISION. HEARING 14.12.09 - ADJOURNED TO 24.3.10. REFUSED. EN NOW DUE FOR COMPLIANCE – ROLLED FORWARD COMPLIANCE PERIOD 6 MONTHS FOR WORKS – (SEPT 10). S.V. 29.9.10 CAUTIONED ON SITE – INTERVIEW UNDER CAUTION TO BE UNDERTAKEN 27.10.10. DELAYED TO 6.12.10 AT OWNERS AGENTS REQUEST FOR LEGAL ADVICE AND ALSO MEDICAL CERTIFICATE SUBMITTED ON BEHALF OF THE OWNER. FURTHER MEDICAL CERTIFICATE SUBMITTED TO 3.2.11 – INTERVIEW 7.2.11. INSTRUCTIONS TO PROSECUTE SUBMITTED TO WYCOMBE DC. COURT HEARING 10.8.11 – DEFENDANT DID NOT ATTEND – ADJOURNED TO 6.9.11 AND THEN TO 21.9.11 – 11AM. FURTHER ADJOURNED TO 22.12.11 – 2PM - DUE TO DEFENDANTS DOCTORS NOTE. DEFENDANT DID NOT ATTEND – ADJOURNED TO 11.1.12 AT 2PM UNDER THREAT OF WARRANT FOR ARREST IF NOT ATTEND. NOT ATTEND – ARREST WARRANT ISSUED NOT BACKED BY BAIL – SURRENDERED TO COURT. WARRANT CANCELLED. HEARING 19.1.12 –</p>			

PLEADED NOT GUILTY – CASE PROGRESSION HEARING ON 30.5.12 AND ANOTHER 24.7.12 - FULL TRIAL 25.7.12 – FOUND GUILTY IN ABSENCE – FINE £4000 PLUS £15 VICTIM SURCHARGE AND £4000 COSTS. INFORMED APPEAL PENDING – FORMS RE APPEAL OUT OF TIME PROVIDED BY COURT.

JUDICIAL REVIEW HIGH COURT APPLICATION FOR PERMISSION JULY 2012 TO PURSUE A CLAIM RE DECISION NOT TO WITHDRAW EN/PROSECUTION. 8.2.13 PERMISSION FOR JR REFUSED. RENEWAL APPLICATION MADE ON 15.2.13. MATTER LISTED FOR AN ORAL HEARING ON 10.5.13.

NEW CLAIM ON BEHALF OF MINORS – DEFENCE LODGED WITH LONDON COUNTY COURT NOVEMBER 2012. MATTER DEFERRED TO READING COUNTY COURT. CASE CONFERENCE 18. 02.2013. MATTER STAYED FOR 28 DAYS TO AGREE DIRECTIONS. DIRECTIONS TO BE FILED BY 2.4.13. COURT DIRECTIONS NOT ADHERED TOO BY CLAIMANT. MATTER STRUCK OUT 2.4.13.

CLUED APPLICATION REF 13/0082/CLUED RECEIVED ON 17.2.13.  
CLUED PART APPROVED ON 26.3.13 FOR USE OF LAWFUL PART OF APPLICATION BUILDING

JR RE DECISION NOT TO WITHDRAW EN/PROSECUTION STRUCK OUT ON 10.5.13 ON BASIS THAT CLAIM WITHOUT MERIT.

THE MORTGAGEE HAS TAKEN POSSESSION OF THE PROPERTY. THERE ARE A NUMBER OF COMPLEX LEGAL ISSUES FOR THE MORTGAGEE TO CONSIDER IN RESPECT OF THE DUTIES IT OWES TO THE LEGAL OWNER. IT IS UNDERSTOOD THAT THE PROPERTY IS BEING AUCTIONED. SEVERAL ENQUIRIES FROM INTERESTED PARTIES HAVE BEEN MADE ABOUT THE NOTICE AND INFORMATION HAS BEEN PROVIDED. 7.8.15 – OFFICERS CONTINUE TO BE IN CONTACT WITH THE MORTGAGEES ABOUT PROGRESS REGARDING THE DISPOSAL OF THE PROPERTY. HOWEVER EXACT DETAILS OF THE POSITION STILL REMAIN CONFIDENTIAL. 18.8.15 – OFFICERS INFORMED PROPERTY SOLD AT AUCTION. ENQUIRIES BEING MADE RE NEW OWNERS AND COMPLIANCE WITH THE ENFORCEMENT NOTICE WILL THEN BE PURSUED. 1.10.15 – CONTACT MADE WITH NEW OWNER WHO WILL BE MEETING WITH OFFICERS IN ORDER TO PROGRESS COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OFFICERS HAVE BEEN ADVISED THAT THE OWNER HAS NOW ENGAGED A PLANNING AGENT WHO WILL BE SEEKING PRE-APP ADVICE FROM THE COUNCIL. 27.1.16 – CURRENT OWNER NOW SEEKING PRE-APP ADVICE. OFFICERS INFORMED THAT PROPERTY UNDER OFFER VIA AUCTION. 29.3.16 – PROPERTY SOLD AGAIN – ENQUIRIES BEING MADE RE NEW OWNERS. 27.5.16 – NEW OWNERS BEING CONTACTED BY ENF TEAM RE COMPLIANCE WITH ENF NOTICE. 8.6.16 – LETTERS NOW SENT TO NEW OWNERS RE COMPLIANCE WITH ENF NOTICE. AWAIT A REPLY. 12.7.16 – ENF OFFICERS HAD MEETING WITH NEW OWNERS – PROPOSALS TO BE SUBMITTED TO THE COUNCIL. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW AND LETTERS TO BE SENT TO CURRENT OWNERS REGARDING COMPLIANCE WITH ENFORCEMENT NOTICE. 6.2.2017 – LETTER SENT TO OWNERS TO ARRANGE AN ENFORCEMENT NOTICE COMPLIANCE SITE VISIT. 2.3.2017 – SITE VISIT UNDERTAKEN TO CHECK CURRENT POSITION ON SITE. 3.7.2017 – PROGRESS NOW BEING MADE WITH THE NEW OWNERS RE COMPLIANCE WITH THE EN. MEETING SCHEDULED WITH OWNERS WEEK COMMENCING 14<sup>TH</sup> AUGUST 2017. GARAGE DEMOLISHED IN DECEMBER 2017 COMMENCING COMPLIANCE WITH NOTICE – ONGOING COMPLIANCE BEING MONITORED

PROPERTY	SOUTH END COTTAGE, MIDDLE GREEN, WEXHAM, BUCKS SL3 6BS – 14/00004/APPENF.		WEXHAM (1333)	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE ERECTION OF A TWO STOREY OUTBUILDING WITH ASSOCIATED CONCRETE SUPPORTS	7.5.14	9.5.14	19.9.14 (REVISED FOLLOWING APPEAL TO 28.7.15)	
REMARKS				
LONG STANDING HISTORY ON SITE. PLANNING BREACHES CONTINUING. ENFORCEMENT NOTICE ISSUED 9.5.14. APPEAL SUBMITTED TO PINS 19.06.14 . WRITTEN REPRESENTATION PROCEDURE REQUESTED BY APPELLANT. PLANNING INSPECTORS SITE VISIT SCHEDULED FOR 21.4.15. 28.4.15 – APPEAL DISMISSED – EN VARIED RE CONCRETE BASE AMENDED TO CONCRETE SUPPORTS. REVISED DATE FOR COMPLIANCE 28.7.15. 10.6.15 – PCN ISSUED AND SERVED IN RESPECT OF ALLEGED UNAUTHORISED USES AND DEVELOPMENT. 3.8.15 – SITE VISIT – EN NOT COMPLIED WITH. PCN REPLIES NOT RECEIVED – TWO CHASER LETTERS SENT. OFFICERS CASE CONFERENCE BEING HELD TO REVIEW FURTHER APPROPRIATE ACTION. 7.9.15 – ON GOING NEGOTIATIONS WITH OWNER OF THE PROPERTY RE COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OWNER IS UNDERTAKING WORKS TO REMEDY BREACHES AND OFFICERS ARE REGULARLY MONITORING PROGRESS. 1.2.16 – ON GOING MONITORING TAKING PLACE. 27.6.16 – PROSECUTION PROCEEDINGS COMMENCED AGAINST OWNERS RE NON-COMPLIANCE WITH 2014 ENFORCEMENT NOTICE. HEARING DATE – 20 <sup>TH</sup> JULY 2016. PROSECUTION SUCCESSFUL WITH FULL COSTS BEING AWARDED. FINE OF £210.00 MADE AGAINST EACH DEFENDANT ALONG WITH £25 VICTIM SURCHARGE FINE FOR EACH DEFENDANT. DEFENDANT HAS DEMOLISHED THE UNAUTHORISED BUILDING WITH ONLY A SMALL AMOUNT REMANING. 18.8.16 – FIRST INSTALEMENT OF PROSECUTION COSTS RECEIVED FROM DEFENDANTS. ON-GOING SITE MONITORING AND INVESTIGATION BY ENFORCEMENT OFFICERS. 24.8.16 – WARRANT FOR SV ISSUED BY MAGS COURT. SV ON 16 <sup>th</sup> SSEPTEMBER 2016. 16.9. .2016 – OFFICERS REVIEWING EVIDENCE FOLLOWING SV IN ORDER TO RECOMMEND APPROPRIATE ENF ACTION. 26.10.2016- DELEGATED AUTHORITY TO THE HEAD OF SUSTAINABLE DEVELOPMENT/HEAD OF LEGAL AND DEMOCRATIC SERVICES REGARDING THE ISSUE OF FURTHER ENFORCEMENT NOTICE/S AND A S215 NOTICE. 12.12.16 – ENFORCEMENT MANAGER REVIEWING EVIDENCE AND DRAFTING APPROPRIATE NOTICES. 16.12.2016 – S215 NOTICE ISSUED TO TAKE EFFECT ON 17.1.2017 IF NO APPEAL LODGED. 6.2.2017 – NO				

S215 NOTICE APPEAL LODGED AND S215 NOTICE BEING COMPLIED WITH. ON-GOING MONITORING. 3.4.2017 – SUBSTANTIAL PROGRESS MADE RE COMPLIANCE WITH S215 NOTICE – ON-GOING MONITORING OF SITE BY ENF TEAM. 27.11.2017 SOME OF THE UNAUTHORISED OUTBUILDINGS ON SITE NOW DEMOLISHED, PLANNING APPLICATION 17/01846/RVC CURRENTLY UNDER CONSIDERATION.			
<b>PROPERTY</b>	REAR OF THE LAURELS, LAKE END ROAD, DORNEY 11/10117/ENBEOP	DORNEY (1337)	
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>
THE UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM AGRICULTURAL TO A USE FOR THE STORAGE OF BUILDER'S MATERIALS TOGETHER WITH ASSOCIATED OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE ERECTION OF A TIMBER SHED; THE CREATION OF AN EARTH BUND; THE CREATION OF AN AREA OF PARKING AND AN ACCESS TRACK BOTH SURFACED WITH SCALPINGS	6.6.15	14.8.15	25.5.16 (REVISED FOLLOWING APPEAL TO 3.10.2017).
THE UNAUTHORISED ERECTION OF A RESIDENTIAL UNIT; A TIMBER SHED WITH A CANOPY ROOF; A TIMBER SHED; THE CREATION OF AN EARTH BUND; THE CREATION OF AN AREA OF PARKING AND ACCESS TRACK BOTH SURFACED WITH SCALPINGS	6.6.15	14.8.15	25.5.16 (REVISED FOLLOWING APPEAL TO 3.10.2017)
<b>REMARKS</b>			
14.8.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 25.9.2015. 25.9.15 – APPEALS LODGED – GROUNDS –C, D, F AND G – PIN TO CONFIRM WHETHER APPEALS WILL BE DETERMINED BY WRITTEN REPS OR HEARINGS PROCEDURE_28.10.15 – PIN DECIDED APPEALS TO BE DETERMINED AT AN INQUIRY ON 5 <sup>th</sup> JULY 2016 - FOR ONE DAY. 5.7.16 – AWAITING APPEAL DECISION. 3.8.16 – APPEALS DISMISSED AND ENFORCEMENT NOTICES UPHELD (AS VARIED). PARTIAL COSTS AWARDED TO THE COUNCIL. 17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM. 23.10.17 – SITE VISIT TO BE UNDERTAKEN BY ENFORCEMENT TEAM TO CHECK COMPLIANCE WITH ENFORCEMENT NOTICES.			

<b>PROPERTY</b>	14 WOORBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE	BEACONSFIELD SB000216	
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>
WITHOUT PLANNING PERMISSION, THE ERECTION OF A FRONT PORCH, TWO STOREY SIDE EXTENSION AND PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION.	21.4.16	27.4.16	8.12.16 (AMENDED AT APPEAL TO 12.12.2017) – SUBJECT TO HIGH COURT CHALLENGES. AMENDED TO 1.11.2018.
<b>REMARKS</b>			
27.4.16 – ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 8 JUNE 2016. 23.6.16 - APPEAL FORM RECEIVED - GROUNDS A, C, F & G LISTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS ACCEPTED ON THE GROUNDS STATED. 13.7.16 - AWAITING CONFIRMATION OF PROPOSED DATE FOR HEARING. 19.8.16 – HEARING LISTED FOR 1 DAY ON 15.11.16 AT 10AM. 12.12.16 – AWAIT APPEAL DECISION. 12.12.2016 – PLANNING AND ENFORCEMENT NOTICE APPEALS DISMISSED AND ENFORCMENT NOTICE UPHELD (AS VARIED RE COMPLIANCE PERIOD. APPELLANT'S COSTS APPLICATION REFUSED. COMPLIANCE WITH THE NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. 21.1.2017 – HIGH COURT CHALLENGES LODGED BY OWNER AGAINST SEC OF STATE APPEAL DECISIONS. PERMISSION HEARING DATE – APRIL 2017 - TBC. 6.3.2017 – PERMISSION HEARINGS IN THE HIGH COURT LISTED ON 12.4.2017. 12.4.2017 – PERMISSION GRANTED FOR S289 CHALLENGE RE TIME TO COMPLY WITH ENF NOTICE. FULL HEARING DATE TBC. PERMISSION REFUSED RE S288 AND JR CHALLENGES. HIGH COURT HEARING LISTED FOR 2 <sup>ND</sup> NOVEMBER 2017. 2.11.2017 – APPLICATION DISMISSED BY HIGH COURT. ENF NOTICE COMPLIANCE DATE – BY 1.11.2018..			

<b>PROPERTY</b>	APEX WORKS, WILLOW AVENUE, NEW DENHAM, BUCKS UB9 4AF	DENHAM SB000371
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CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE FROM TWO WORKSHOPS WITH ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND WORKSHOP.	3.8.16	4.8.16	15.3.2017 (REVISED FOLLOWING APPEAL TO 18.11.17)
<b>REMARKS</b>			
4.8.16 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 15.9. 2016. 14.9.16 - APPEAL RECEIVED - GROUND A – WRITTEN REPS REQUESTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 17.10.16 – STIL AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 14.11.16 – APPEAL VALIDATED BY PIN – APPEAL TO BE DETERMINED BY WRITTEN REPRESENTATIONS. 18.5.2017 – APPEAL DISMISSED. EN UPHELD WITH NEW PLAN. 3.7.2017 - COMPLIANCE WITH NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. OFFICER COMPLIANCE VISIT SCEDHULED FOR 15.11.2017. NON-COMPLIANCE WITH NOTICE CONFIRMED 22.12.17 – WARNING ISSUED			

PROPERTY	LAND AT MOSQUE AL MOHSIN, WINDMILL ROAD, FULMER, BUCKS SL3 6HF (ALSO KNOWN AS LAND ON THE EAST SIDE OF WINDMILL ROAD, FULMER, SLOUGH)			FULMER SB000423
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF TWO BUILDINGS ONE WITH AN ASSOCIATED COVERED WALKWAY.	26.10.16	30.11.16	11.4.2017 <u>EXTENDED TO</u> <u>11.06.2018</u>	
WITHOUT PLANNING PERMISSION, ENGINEERING OPERATIONS INCLUDING THE IMPORTATION OF MATERIAL AND THE RE-GRADING OF LAND, THE FORMATION OF A CONCRETE SUB-BASE, THE FORMATION OF A PLATFORM (FORMED OF METAL SUBFRAME AND SURFACE FLOORING) AND THE INSTALLATION OF PERMENANT UMBRELLAS TO FORM AN OUTDOOR PRAYER AREA AND THE INSTALLATION OF RETAINING WALLS, STEPS AND PAVING.	26.10.16	30.11.16	11.7.2017 <u>EXTENDED TO</u> <u>11.12.2018</u>	
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF A BUILDING AND THE INSTALLATION OF EXERCISE EQUIPMENT CONSISTING OF VERTICAL POSTS WITH METAL CROSSBARS.	26.10.16	30.11.16	11.4.2017 <u>EXTENDED TO</u> <u>11.06.2018</u>	
<b>REMARKS</b>				
30.11.16 - THREE ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE –11.1.2017 IF NO APPEALS LODGED. 21.12.2016 – ENFORCEMENT MANAGER TO MEET THE NEW MANAGER OF THE CENTRE RE COMPLIANCE WITH THE NOTICES. 6.2.2017 – APPEALS LODGED – GROUNDS – A, F AND G – WRITTEN REPS REQUESTED. PIN TO CONFIRM WHETHER APPEALS ARE VALID. 5.8.2017 – PINS HAVE NOW VALIDATED APPEALS. TO BE DETERMINED BY WRITTEN REPRESENTATIONS. AWAIT DECISION. 11.12.2017 - APPEALS DISMISSED – NOTICES UPHELD SUBJECT TO EXTENDED COMPLIANCE PERIOD. <u>COMPLIANCE CHECKS TO BE UNDERTAKEN AFTER 11.06.18 AND 11.12.18 FOR WACH OF THE NOTICES</u>				

PROPERTY	LAND ADJ TO WAPSEYS WOOD CARAVAN PARK, OXFORD ROAD, GERRARDS CROSS, BUCKS SL9 8TD.		GERRARDS CROSS. SB000761	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE IMPORTATION OF MATERIALS FOR RAISING LEVELS OF THE LAND IN ORDER TO FACILITATE A CHANGE OF USE TO A CARAVAN PARK TOGETHER WITH ANY ACTIVITY CARRIED OUT AS PART OF THAT ACTIVITY OR ASSOCIATED WITH IT.	19.6.2017 – OFFICER DELEGATION IN CON WITH PCB.	19.6.2017	IMMEDIATELY UPON SERVICE (19.6.2017).	
<b>REMARKS</b>				

19.6.2017 – TEMPORARY STOP NOTICE ISSUED AND SERVED. EXPIRES ON 16.7.2017. 23.6.2017 – PCN SERVED. 9.8.2017 – OFFICERS MEETING. 25.8.2017 - BCC SERVED TSN RE WASTE MATERIAL. 11.9.2017 – BCC SERVED TSN RE WASTE OPERATION. CTEE APPROVED AT DEC MEETING THE ISSUE OF NOTICE – CURRENTLY BEING PREPARED BY ENFORCEMENT TEAM

PROPERTY	SAWYERS GREEN FARM, LANGLEY PARK ROAD, WEXHAM, SL3 6DD		GERRARDS CROSS. SB000761	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE CHANGE OF USE OF LAND TO AIRPORT CAR PARKING	11.01.2018 – OFFICER DELEGATION IN CON WITH PCB.	11.01.2017	28 DAYS FROM THE DATE THE NOTICE BECOMES EFFECTIVE.	
REMARKS				
NOTICE ISSUED 11.01.2018				

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<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT OF:</b>	<b>Head of Sustainable Development Prepared by - Development Management</b>

**Appeal Statistics for the period 1 April 2017 – 31 December 2017**

**Planning appeals allowed (incl enforcement)**

29.4% (15 out of 51) against a target of 30%.

**Total appeals allowed (Planning, enforcement trees and other appeals):**

28.8% (15 out of 52). No target set.

**Percentage of appeals allowed in accordance with officer recommendation, despite decision to refuse by Members:**

37.5% (3 out of 8). No target set.

Note: The letter(s) shown after the decision in the following tables 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

**Appeals Lodged****Planning Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>
(a)	21/12/2017	17/01569/FUL	Mr Iqbal	Porch; Single storey front and side extension; Part double storey, part single storey rear extension; Loft conversion with dormer.	14 Wooburn Green Lane Beaconsfield
(b)	21/12/2017	17/01949/FUL	Mr Iqbal	Porch with double storey side and part double storey part single storey rear extension.	14 Wooburn Green Lane Beaconsfield
(c)	12/01/2018	17/02017/FUL	Mr & Mrs S Johl	Replacement Dwelling	Briar Cottage, Old Amersham Road, Gerrards Cross
(d)	18/01/2018	17/01647/FUL	Mr & Mrs Rooney	Conversion of existing outbuilding into residential annexe ancillary to Alderbourne Cottage.	Pitch 1, Alderbourne Cottage, Fulmer Lane, Fulmer

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**Appeal Decisions****Planning Appeal Decisions**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>	<b>Decision</b>	<b>See key</b>
(a)	08/01/2018	17/00646/OUT	Mrs D Leschhorn	Detached Dwelling	Waynflete Lodge 25 South Park Drive Gerrards Cross	Appeal Dismissed	D
(b)	09/01/2018	16/02437/FUL	Mr J Diwan	Replacement Dwelling	3 Clevehurst Close Stoke Poges	Appeal Dismissed	CC

**Officer Contacts:****Jane Langston 01895 837283****[planning.appeals@southbucks.gov.uk](mailto:planning.appeals@southbucks.gov.uk)**