

PLANNING COMMITTEE (SBDC)

Meeting - 28 February 2018

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

Apologies for absence: D Anthony and T Egleton

Attended site visit*

57. MINUTES

The minutes of the meeting held on 31 January 2018 were confirmed and signed by the Chairman.

58. DECLARATIONS OF INTEREST

Councillor W Matthews declared a personal interest in application 17/02296/OUT as she is a Member and current Chairman of Iver Parish Council who had made representations about application 17/02296/OUT. Councillor 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.

Councillor M Bezzant declared predetermination in application 17/02041/FUL in view of the previous involvement in promoting the proposed development on behalf of the Applicant and considered it inappropriate to take part in the decision making process, and as a result left the Council Chamber whilst the application was considered.

59. 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

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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

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

		Decision
Plan Number:	17/00720/FUL	P
Applicant:	Mr John Jenkins	
Proposal:	Detached dwellinghouse with associated carport on Plot 1, land at Badgers Wood, Beeches Drive, Farnham Common, Buckinghamshire, SL2 3JU.	
<ul style="list-style-type: none"> • A site visit was undertaken by Members. • Speaking on behalf of the objectors, Mr K Haseldon and Mr D Pearson. • Speaking on behalf of the application and for application 17/00721/FUL, Mr T Platt. • Additional informatives were added relating to reptiles, nesting birds, and no weekend working. <p>RESOLVED that the application be permitted subject to the conditions and informatives as per the report, and additional informatives relating to reptiles, nesting birds, and that construction works and deliveries be restricted to week days only.</p>		
		Decision
Plan Number:	17/00721/FUL	P
Applicant:	Mr John Jenkins	
Proposal:	Construction of a detached dwelling and carport on Plot 2, land at Badgers Wood, Beeches Drive, Farnham Common, Buckinghamshire.	
<ul style="list-style-type: none"> • A site visit was undertaken by Members. • Speaking on behalf of the objectors, Mr K Haseldon and Mr D Pearson. • Additional informatives were added relating to reptiles, nesting birds, and no weekend working. <p>RESOLVED that the application be permitted subject to the conditions and informatives as per the report, and additional informatives relating to reptiles, nesting birds, and that construction works and deliveries be restricted to week days only.</p> <p><i>Note 1: the meeting adjourned at 16:57 due to IT issues, and recommenced at 17:01.</i></p>		

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		Decision
Plan Number:	17/01126/FUL	R
Applicant:	Mr Ben Hatt	
Proposal:	Redevelopment to form 46 retirement apartments for the elderly including communal facilities, car parking and landscaping at 24 Britwell Road, Burnham, Buckinghamshire, SL1 8AG.	
<ul style="list-style-type: none"> • A site visit was undertaken by Members. <p>RESOLVED that the application be refused as per the reasons in the report and additional reasons for refusal by virtue of the proposed development's size, height, scale and massing, together with the limited levels of amenity space and parking provision to serve the development would appear as an overdevelopment of the site, which would be over dominant, obtrusive and out of keeping for the locality. As such, the proposed development would adversely impact upon the character and appearance of the street scene and locality in general, contrary to saved policies H9, and EP3 as set out in the South Bucks District Local Plan (adopted March 1999) and Core Policy 8 of the South Bucks Core Strategy (adopted February 2011) and the NPPF. The proposed development would not be served by an appropriate level of off street parking. The number of parking spaces being provided, when combined with the likely age of the occupants of the development and their expected car ownership levels, would not be adequate enough for the number of units that would be provided. As such, the proposal would result in an increase in on-street parking to the detriment of highway safety, and contrary to policy TR7 of the South Bucks District Local Plan (adopted March 1999).</p>		
		Decision
Plan Number:	17/02041/FUL	P
Applicant:	Mr Geoff Williams	
Proposal:	Redevelopment of site to provide 72 bed residential care home with associated access, parking and landscaping at Haymill Automotive, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3HX.	
<ul style="list-style-type: none"> • Members undertook a site visit in connection with their determination of the previous application prior to their meeting on 15 March 2017; consequently it was not considered that a further site visit was necessary in this case. • Speaking on behalf of the objectors, Dr Tilly Siva. • The Planning Officer noted an update to the report in that para. 7.3 		

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should read that the parking provision 'exceeds the Councils' parking standards by 2 spaces.'

- Planning Officer advised Members that the appeal for the previous application had now been allowed and formed an important material consideration in the assessment of this current application.

Although the Committee were sympathetic to the objections heard, it was accordingly **RESOLVED** that the application be permitted subject to the conditions and informatives as per the report.

Note 2: Councillor M Bezzant left the meeting at 17:25 for the duration of the application.

		Decision
Plan Number:	17/02111/FUL	P
Applicant:	Mr Daurka	
Proposal:	First floor rear extension incorporating rear dormer together with partial demolition of existing dwelling. Construction of detached dwelling and garage located to rear of existing dwelling. Relocation of existing vehicular access and associated hardstanding to serve both existing and new dwelling at Cedar Breaks, 50 Fulmer Road, Gerrards Cross, Buckinghamshire, SL9 7EF.	

- A site visit was undertaken by Members.
- Speaking of behalf of the objectors, Mr R Walker and Mr S Tiffin.

Although the Committee were sympathetic to the objections heard, it was accordingly **RESOLVED** that the application be permitted subject to the conditions and informatives set out in the report.

		Decision
Plan Number:	17/02278/FUL	P
Applicant:	Mr T Daniel	
Proposal:	Extensions and conversion of approved chalet bungalow to two units at 25 Lime Walk, New Denham, Buckinghamshire, UB9 4AS.	

- A site visit was undertaken by Members.
- An additional condition and informative were added relating to vehicular access.

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<p>RESOLVED that the application be permitted subject to conditions and informatives as per the report. Further, an additional condition and informative relating to vehicular access to ensure access arrangements are laid out in accordance with approved plans and that the applicant is aware that a licence must be obtained from the Highway Authority prior to works being carried out.</p>		
		Decision
Plan Number:	17/02290/FUL	R
Applicant:	Quarterhill Ltd. and Mr and Mrs Baker	
Proposal:	Redevelopment of site to provide 8 residential apartments together with associated car parking and landscaping at Alborough Lodge, 107 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8JD.	
<ul style="list-style-type: none"> • A site visit was undertaken by Members. • Speaking of behalf of the objectors, Mr P Fitzpatrick. • It was report at the meeting that an additional letter of objection had been received and had already been circulated directly to Members. • The Planning Officer noted an update to the report in that para. 4.1 should read that the proposed scheme was 4 x 2 bed flats and 4 x 1 bed flats. Further, that para. 4.2 of the report should read that 'the development would therefore meet the Council's parking standard.' Amended plans had also been published on the website 27 February 2018. <p>RESOLVED that the application be refused by virtue of the proposed development's design, bulk, scale, massing, proximity to the sites flank boundaries, limited level of amenity space and the amount of hardstanding would constitute an overdevelopment of the site and would appear obtrusive and out of keeping for the locality. As such, the proposed development would adversely impact upon the character and appearance of the street scene and locality in general, contrary to policies H9 and EP3 of the South Bucks District Local Plan (adopted March 1999), and policy CP8 of the South Bucks Core Strategy (adopted February 2011), and the NPPF.</p>		
		Decision
Plan Number:	17/02296/OUT	OP
Applicant:	Mr Chris Hill	
Proposal:	Outline planning application for a new bungalow in the rear garden of no. 6 Somerset Way along with amenity area, parking and vehicle turning area with access from	

	Bathurst Close. 6 Somerset Way, Iver, Buckinghamshire, SL0 9AF.
<ul style="list-style-type: none">• A site visit was undertaken by Members.• Speaking on behalf of the objectors, Parish Councillor C Gibson. <p>RESOLVED that the application be granted outline planning permission as per the reasons set out in the officer's report.</p>	

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

None.

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None.

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

60. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

The Committee received 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.

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The meeting terminated at 7.10 pm