



Planning Committee (SBDC)

Wednesday, 28 March 2018 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

A G E N D A

Item

1. Evacuation Procedure
2. Apologies for Absence
3. Minutes (*Pages 5 - 12*)

To confirm the minutes of the meeting held on 28 February 2018.

4. Declarations of Interest
5. 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

17/02191/FUL: Land Rear Of Woodlands, 7 Church Grove, Wexham, Buckinghamshire, SL3 6LF (Pages 13 - 22)

17/02391/FUL: South Bucks District Council, Bath Road Depot, Bath Road, Burnham, Buckinghamshire, SL6 0PR (Pages 23 - 42)

18/00018/FUL: The Coach House, 29 West Common, Gerrards Cross, Buckinghamshire, SL9 7QS (Pages 43 - 50)

18/00040/RVC: 45 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN (Pages 51 - 56)

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

17/01846/RVC: Site Of South End Cottage, Middle Green, Wexham, Buckinghamshire, SL3 6BS (Pages 57 - 66)

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 67 – 99)

To receive for information.

6. Outstanding Enforcement Notices (*Pages 101 - 106*)

For information.

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 107 - 110*)

To receive for information.

8. Planning Enforcement Report 18 10084 ENBEOP: Site Of Southend Cottage, Middle Green, Wexham (*Pages 111 - 116*)

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, 18 April 2018

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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.	
<ul style="list-style-type: none"> • A site visit was undertaken by Members. • Speaking of behalf of the objectors, Mr R Walker and Mr S Tiffin. <p>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.</p>		
		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.	
<ul style="list-style-type: none"> • A site visit was undertaken by Members. • An additional condition and informative were added relating to vehicular access. 		

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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.		
		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.

The meeting terminated at 7.10 pm

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PART A

**South Bucks District Council
Planning Committee**

Date of Meeting: 28 March 2018

Parish: Wexham Parish Council

Reference No:	17/02191/FUL	Full Application
Proposal:	Detached dwelling with detached garage and associated access.	
Location:	Land Rear Of Woodlands, 7 Church Grove, Wexham, Buckinghamshire, SL3 6LF	
Applicant:	Mr S Sandhu	
Agent:	Mr S Mann	
Date Valid Appl Recd:	28th November 2017	
Recommendation:	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

Permission is sought for the erection of one detached dwellinghouse and garage in the garden of No. 7 Church Grove. The proposal includes the demolition of the attached garage of the existing dwelling to allow for an access road. This access road would be created along the boundary with No. 6. It would meet a garage and garden gate which would be removed. The access road would follow the boundary of the site with No.6 Church Grove and then sweep round enabling it to serve the new dwelling.

This application follows an application for 3 new dwellings in the rear gardens of Nos. 6 and 7 Church Grove which was refused. Following that refusal No. 6 Church Grove proceeded with an application for a single dwellinghouse and garage in the rear garden of No.6 was submitted and which was permitted under planning application 15/02134/FUL and has been built.

LOCATION AND DESCRIPTION OF SITE

The application site lies at the end of Church Grove, which is a cul-de-sac within a Green Belt settlement area of Wexham. Church Grove has a spacious character and the buildings, particularly those in the top end, where the application site is, are modest low-lying bungalows set in spacious plots. The site is located in Flood Zone 1 which means a low risk area of flooding and the north-western boundary is within 13 metres of a stream at the back of the garden while the distance to the stream from the proposal is approximately 40 metres.

RELEVANT PLANNING HISTORY

15/01430/FUL: Redevelopment of site to provide three detached dwellinghouses. Refused.

15/02134/FUL: Erection of one detached dwellinghouse and detached garage. Construction of vehicular access. Conditional Permission. No.6 Church Grove.

REPRESENTATIONS AND CONSULTATIONS

PARISH COUNCIL COMMENTS:

The Parish Council objects to this application.

Firstly, the history of this site needs to be taken into context; an application for 2 detached dwellings across the plot known as 6 & 7 Church Grove was lodged in 2015 (ref 15/01431/FUL) and subsequently withdrawn. A subsequent application for 3 detached dwellings was then lodged (15/01430/FUL) and refused by SBDC, for a variety of reasons, but principally that this proposed backland development did not constitute limited infilling within a settlement within the Green Belt, the site as a whole would look cramped and over-developed and the openness of the Green Belt would be compromised.

Subsequent to this, a further application was lodged by the owner of 6 Church Grove (Waldeck) - 15/02134/FUL - which, despite considerable local opposition and objected to by the Parish Council, was approved by SBDC on 14/1/16. SBDC opined that the reduction in units from 3 to 1 now effectively rendered the scheme 'small scale'. Whilst NPPF allows for 'limited infilling' within the Green Belt, NPPF does not specify what 'limited infilling' means in practice, and given NPPF takes precedence over saved local plans, as such SBDC considered that one unit was sufficient to meet the definition of 'limited infilling' under the auspices of NPPF.

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This now brings us to the current application. Given that SBDC considered 3 units to be excessive, yet one unit was considered to meet the terms of NPPF, the Parish Council contends that a further proposed unit - in what is very evidently an intended 'backland' development - without doubt steps outside what is reasonably considered 'limited' per the terms of NPPF. Whilst the development of the unit agreed in 2016 looks sufficiently odd in context of the rest of Church Grove in terms of its siting, the new proposed building, given its intended location, looks even more out of character by dint of its proposed narrow access and its close proximity to the new house approved in 2016.

Additionally, the plots are generally of a reasonable size in Church Grove, and the proposed house will sit tightly in its proposed site and consequently look out of character relative to the rest of the street scene.

The Parish Council also contends that this application seeks to develop Church Grove on a 'drip' basis, when SBDC has already opined clearly that 3 units were considered to be unjustified development per NPPF, whilst one unit was felt to meet its framework. We are very concerned that to allow this proposed development would act as a precursor to unplanned further development in this residential settlement within the Green Belt.

Finally, the application form refers to a Design and Access Statement yet this document does not feature on the list of submitted documentation.

CORRESPONDENCE

Letters of representation have been received from 15 sources which express the following concerns:

- The site is within the Green Belt, in a Green Belt settlement and would be inappropriate development;
- The development is out of keeping with and harmful to the locality and Green Belt;
- The density is not in keeping with the surroundings;
Overdevelopment of site, too close to No. 7;
- Impact on amenity of neighbouring occupiers; privacy, overlooking, noise and sunlight issues;
- The application will be a precursor to other similar forms of development;
- Shared driveway not wide enough for services;
- Lack of details regarding width of proposed access road or demolition of parts of existing property to facilitate access road;
- Increase in traffic and congestion to Church Grove;
- Potential for surface water flooding; additional pressure on drainage infrastructure; near flood plain;
- Building works are disruptive and causes difficulties for residents accessing properties in cul-de-sac;
- Contrary to local plan and core strategy policies;
- Lack of ecological impact study, flood risk assessment and topographical survey;
- Reduction of habitat;
- Concerned about description of application "land at rear of Woodlands" instead of "garden".

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SPECIALIST ADVICE

Arboriculturist:

No objection, subject to conditions.

Transport for Bucks:

No objections. The Highway Authority comments that they have no objection and that they consider there to be adequate space to turn and manoeuvre. Visibility splays are achievable and expected trip generation of 6-8 vehicle movements can be accommodated onto the local highway network.

SBDC Waste:

Residents will need to place bins adjacent to highway.

Building Control Officer:

No comments received at the time of drafting report.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies): GB3, H9, EP3, EP4, EP5, TR5 and TR7

South Bucks Local Development Framework Core Strategy (adopted February 2011): Core Strategy Policy CP1, CP2, CP3, CP8, CP9, CP12 and CP13.

Other Material considerations:

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

Chiltern and South Bucks Townscape Character Study (2017)

1.0 KEY ASSESSMENT

1.1 GREEN BELT ASSESSMENT AND IMPACT ON LOCALITY

1.2 One of the main considerations for this proposal is the impact on the Green Belt. It should be noted by Members that Church Grove lies within a Green Belt 'settlement' or 'village' which is different to the open Green Belt. In Green Belt settlements, limited infill development is acceptable in principle.

1.3 Paragraph 89 of the NPPF states that the construction of new buildings within the Green Belt is inappropriate development apart from a few limited exceptions. One of the exceptions (listed at

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bullet point 5 of paragraph 89) is limited infilling in villages. There is no further explanation within the NPPF as to what 'limited infilling' should comprise of, but we can be certain that the site lies within a 'village' within the Green Belt as defined within the South Bucks Local Plan proposals map.

1.4 The Council's saved Local Plan policy GB3 also states that limited infilling is appropriate in Green Belt Settlements and defines limited infilling as 'the filling of small gaps within the settlement'. It goes on to advise that infilling would normally involve development in a gap in a continuously built up frontage.

1.5 It is accepted that where local plan policies differ to the NPPF, the NPPF takes precedence. As such, whilst the proposal does not constitute development in a gap in a continuously built up frontage, the NPPF does not include this as a requirement. In general backland developments within a Green Belt settlement are not inappropriate development. As such, it can be concluded in this case that the proposal of an additional dwelling within the rear garden of No. 7 Church Grove constitutes infilling within a Green Belt settlement.

1.6 The current proposal would result in one additional dwelling within the site. With regard to the size of the dwelling, it can be seen from the drawings that the footprint of the new dwelling is similar to that of No. 6A Church Grove. The proposal includes the removal of the existing garage and construction of a double garage for the new dwelling. Overall, the amount of space free from development within the site is considered appropriate and it is not considered to have an adverse impact on the Green Belt.

1.7 With regard to height and mass, it is noted that the dwellinghouse would take on a bulkier form than the more modest low lying bungalows within Church Grove. However, it should be taken into account that the new dwellinghouse that has recently been built in the garden of neighbouring dwelling 6 Church Grove has a similar mass and height as the proposed dwelling, and in addition dwellinghouses to the north in Valley End are two-storey. It also has a detached garage. The proposed dwelling and detached garage would be located amongst and seen against a backdrop of the other existing dwellings in Church Grove and no. 6 and 6A in particular and it is not considered that the proposed dwelling would increase the visual impact to the Green Belt.

1.8 With regard to plot size, whilst the new dwelling and No.7 Church Grove would have smaller plot sizes than others in the vicinity, the plot of No.7 Church Grove is of a substantial size and therefore it is considered that the plot can be split satisfactorily without having a damaging effect on the character of the area. Indeed the resultant plots sizes would be similar to some of the more smaller plots within Church Grove (Nos. 1-3).

1.9 Given the foregoing, it is considered that the proposal amounts to limited infilling within a Green Belt settlement or village and therefore is appropriate development within the Green Belt.

1.10 With regard to impact on openness, it must be taken into account that by allowing limited infilling in villages, there is an assumption that such development will have a certain impact on openness. Given that the dwelling would be largely screened development involves one single dwelling and garage with adequate open space around the new development remaining, it is concluded that the impact on openness is also limited.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY

2.1 The character of the area has been described as spacious, with the buildings lying low within the street scene of Church Grove. The proposed chalet style dwelling would be larger than the existing dwellings within the street scene. However, given that the dwelling would be largely screened from the road by the frontage dwellings, it is considered that the impact on the street scene would be minimal.

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3.0 NEIGHBOUR IMPACT

3.1 Concerns have been raised regarding the impact of the access road upon residential amenity. Whilst the access road would run along the boundary with No.6 Church Grove, this dwelling is not sited immediately adjacent to the boundary. Access roads for new backland developments are common within the District and whilst the occupiers of No.6 Church Grove may experience additional noise from the creation of this access road, given that the access road would only serve one additional dwelling and garage, it is not considered that it would be detrimental to their living conditions such that planning permission could be withheld.

3.2 With regard to the impact of the access road on No.7, it is considered that given the fact that the parking area for the new dwelling would be sited towards the rear of the site and that vehicles accessing the new property would remain on the side of the rear garden of No.7 - limiting the number of movements in this part of the access road. Furthermore, the remaining rear garden of No.7 is shown to be of an adequate size and it is considered that the impact on these occupants would not be harmful.

3.3 The front elevation of the new dwelling would be facing towards the rear garden of No. 7 Church Grove. It would be in excess of 30 metres from the rear flank elevation of No. 7 and therefore at a sufficient enough distance away such that harmful levels of overlooking could not be achieved. Given the gap between the flank elevations of these two properties the new dwelling would not appear overbearing to these occupiers.

3.4 The new dwelling has been orientated in such a way that its rear elevation would face north-west wards and would not offer any views into the private amenity space of No. 6A Church Grove. The first floor window in the north-east flank elevation would be conditioned with obscured glass. I am therefore satisfied that this relationship would not result in any harmful overlooking to the amenity area of this neighbouring property.

3.5 The rear elevation would be between 8 and 20 metres from the common boundary / rear gardens of the three properties on Wexham Park Lane that share a boundary with the proposed dwelling. This is a good distance to be expected from a rear garden and no concerns are raised.

3.6 The front elevation of the new dwelling would be at least 1 metre from the common boundary with No. 6 and 6A and approximately 15 metres away from the single storey rear extension of No. 6 Church Grove. Views from the front elevation would be south-east wards and the front elevation would not offer any views into the private amenity space of No. 6. The shared boundary consists of tall wooden fencing. It is considered that the impact on these occupants would not be harmful.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

4.1 The Highways Authority is satisfied with the new access and impact on the existing highway network. Whilst several objections have been received regarding increase in traffic and congestion within Church Grove, the proposal is only for one additional dwelling within the cul-de-sac and therefore the impact on the highway is considered acceptable.

4.2 The requirement for this property is three car parking spaces. The garage of the existing dwelling would be removed to make way for the new access road. The existing property benefits from a substantial front driveway with space for in excess of three car parking spaces. Sufficient parking space would remain on the spacious driveway at the front of the property. The new dwelling would have a double garage and additional car parking spaces. It is therefore considered that both the application site and existing dwelling would meet residential parking standards as detailed in policy TR7 and Appendix 6 of the South Bucks District Local Plan.

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4.3 Waste collection vehicles would not enter a site of this nature to collect waste directly from the new dwellinghouse and the applicant has confirmed that, on collection day, bins will be brought to the boundary with Church Grove.

5.0 TREES/LANDSCAPING

5.1 The Arboriculturist has not raised any concerns with the proposal and recommends a landscaping and root protection condition if permission is granted. The landscaping plan would need to identify trees to be retained and removed as well as landscaping proposals. It is understood that the rear garden contains a number of trees that can be classified as category 'C' trees which means they should not constrain development. Tree protection measures would need to be considered for the oak located in no. 8 to make sure there would be no ground disturbance within its Root Protection Area. Similar for the sycamore located in the north-west corner of the site.

6.0 FLOODING

6.1 The site lies within natural flood risk zone 1 and outside the 8m buffer between the development and the stream. Therefore no flood risk assessment needs to be undertaken nor does the Environment Agency need to be consulted.

7.0 OTHER ISSUES

7.1 There is no requirement for a development of this scale to provide any financial contribution towards infrastructure under the current policy framework.

7.2 Many neighbours are concerned that a development of this nature would set a precedent for other similar forms of development in Church Grove. This proposal has been found to be acceptable with regard to the impact on the Green Belt and other relevant considerations. Likewise any future applications for development will be assessed on their own merits.

7.3 Whilst no response has been received from the Building Control Officer it is noted that the access road width is not adequate for fire brigade access. The Highways Officer has not objected to the scheme in this regard. Building Regulations approval can still be obtained for the development, if other fire safety means are incorporated into the scheme such as a sprinkler system.

7.4 Impact on residents and access difficulties from the construction phase are not matters that can be used to refuse a planning application such as this.

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 considered the submitted plans to be acceptable.

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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 significant concerns raised by the Parish Council and local residents 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
3. NM01 Schedule Of Materials
4. **NM02 Surface Materials**
5. **NT01 Landscaping Scheme to be Submitted**
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted under condition 5 or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. **NT14A Tree Protective Fencing Details**
8. **ND16 Details of Levels – dwellinghouse - properties**
9. ND17 No Further First Floor Windows – north-east – dwellinghouse - property
10. The first floor window in the north-east flank elevation of the extension hereby permitted shall only be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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.)

11. ND12 Exclusion of PD Part 1 Density of layout -the proposed

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12. No other part of the development shall begin until the new means of vehicular access has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013 as varied or amended/replaced from time to time.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

13. 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. (NH46)

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. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

- | | | |
|----|-------------|--|
| 1. | IN02 | Details Required Pursuant to Conditions - 4, 5, 7 and 8 |
| 2. | IN35 | Considerate Constructor |
| 3. | IH23 | Mud On The Highway |
| 4. | IH24 | Obstruction Of The Highway |
| 5. | IH11 | Surface Water Drainage |

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
03A	28.11.2017
02A	28.11.2017
04A	28.11.2017
01A	28.11.2017

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PART A

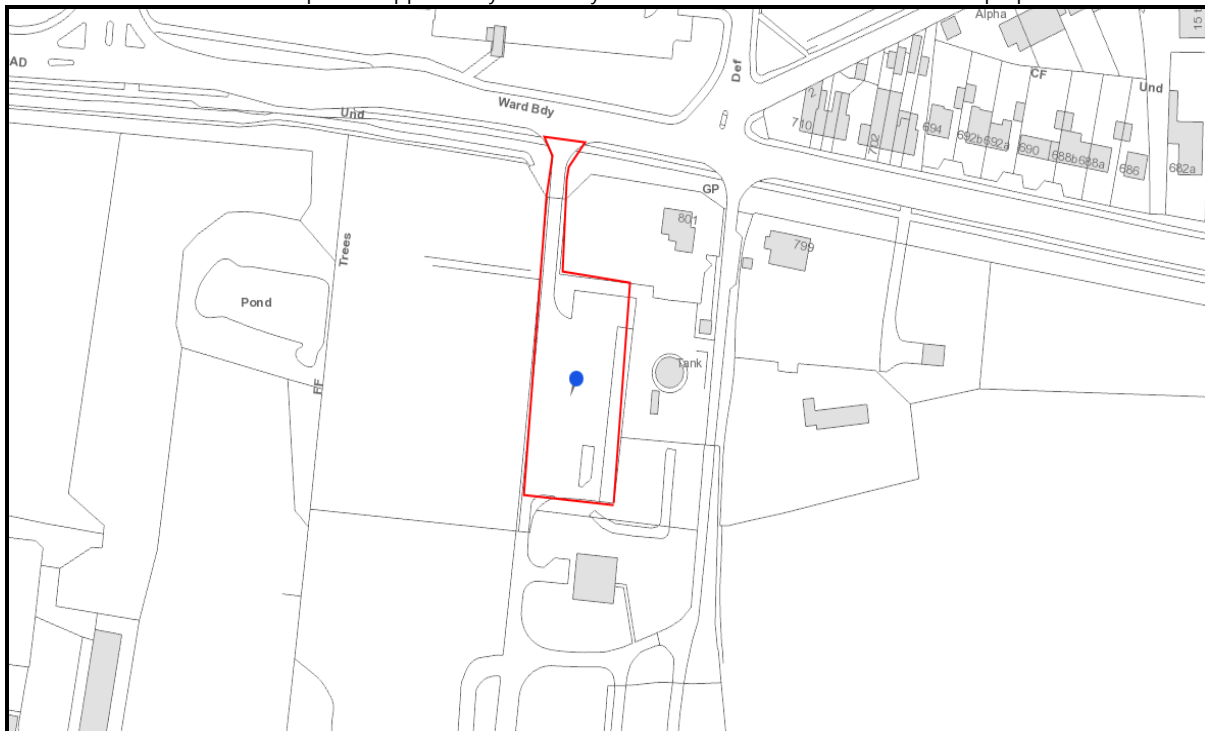
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 March 2018

Parish: Burnham Parish Council

Reference No:	17/02391/FUL	Full Application
Proposal:	Two-storey demountable building comprising 12 apartments (3 x one bed and 9 x two bed) (class C3) to provide interim residential accommodation to homeless households with associated car parking, private and shared amenity space, landscaping and other ancillary works. (Temporary permission for a period of 10 years is sought).	
Location:	South Bucks District Council, Bath Road Depot, Bath Road, Burnham, Buckinghamshire	
Applicant:	Mr Anwar Zaman	
Agent:	Miss Laura Fogarty	
Date Valid Appl Recd:	22nd December 2017	
Recommendation:	PETEM	

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 proposes a two-storey demountable building comprising 12 apartments (3 x one bed and 9 x two bed) (class C3) to provide interim residential accommodation to homeless households with associated car parking, private and shared amenity space, landscaping and other ancillary works. (Temporary permission for a period of 10 years is sought).

The proposed demountable building is prefabricated finished in cladding and render and would have a two storey height of 6.7m, a width of 17.8m, and depth of 35.2m. There would be a parking area for 14 cars and Children's Play Area to the north of the buildings with access directly from the A40 Bath Road.

THE APPLICATION HAS BEEN REFERRED TO THE PLANNING COMMITTEE BECAUSE SOUTH BUCKS DISTRICT COUNCIL IS THE APPLICANT.

The application is supported by a number of documents including; planning statement; design and access statement; transport assessment; air quality report; noise report; ground investigation study; and drainage strategy. The planning statement (and some clarification information) set out the circumstances that bring about the need for the proposed demountable residential building which relate to the Council's statutory housing duties, the lack of affordable housing coming forward in the short-term, the development of a site that currently provides emergency accommodation, the threat of fines for housing homeless families outside the district for significant periods and the cost implications of the scheme itself.

LOCATION & DESCRIPTION OF SITE

The application site is located within the Green Belt on the southern side of Bath Road (the A4). The site appears vacant with large areas of hard surfacing with concrete and the foundations of buildings that used to occupy the site. The vehicular access exits onto Bath Road and runs along the western boundary of the site, also providing access to the Thames Water treatment works to the south of the site.

The Bishop Centre (containing Tesco) is located to the north of the site, and the surrounding area is predominantly undeveloped Green Belt land, although two residential properties are situated to the north-east with the closest being No. 801 Bath Road.

RELEVANT PLANNING HISTORY

- | | |
|----------------|---|
| 16/01263/FUL: | Single storey industrial premises to contain 4 individual units for B1 (Business) and B8 (Storage or Distribution) use. Conditional Permission. Extant. |
| 13/00880/FUL: | Single storey industrial premises to contain 4 individual units for B1 and B8 use. Conditional Permission. Not implemented. |
| 13/00716/TEMP: | Temporary use of Bath Road Depot for parking of refuse, recycling and street cleaning vehicles and temporary welfare cabin, for the period 24th June 2013 to 31st January 2014. Hours of operation required are 06.30 to 18.00 Monday to Friday, 06.30 to 13.00 on Saturday and 06.30 to 16.30 on up to three Saturdays per year - Temporary planning permission granted until 31st January 2014. |

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09/00876/FUL: Single storey Industrial building containing 4 individual units for B1 and B8 use - Conditional Permission but not implemented.

REPRESENTATIONS & CONSULTATIONS

PARISH COUNCIL COMMENTS

No objection but suggested it would be good to increase the capacity of the units to accommodate larger families as well.

CORRESPONDENCE

No responses were received to the neighbour notification for the application.

SPECIALIST ADVICE

Planning Policy:

The proposal is for the temporary use of the site for housing which falls into the definition of affordable. However, it is not considered that the site falls within the definition of a rural exception site as it is not proposed for the site to be used for affordable housing in perpetuity and Burnham is not one of the designated Parishes - see Affordable Housing SPD for further information on this.

There are 2 main policy issues.

Impact on the Green Belt

Para 89 of the NPPF details the exceptions regarding the acceptability of new buildings within the Green Belt 4th bullet point states that the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces. That is not the case in this application. The last bullet point talks about the limited infilling or the partial or complete redevelopment of previously developed sites whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Obviously the previous building on the site has been demolished but there is an extant permission to replace it as single story building. This is a material consideration in that this permission and the current proposal are not proposing a significantly larger building. Changing the use of the site to residential could result in domestic outbuildings and paraphernalia that could have an impact on the openness of the Green Belt. Providing this is taken into account I see no policy objection to the redevelopment.

Loss of Employment

The planning statement states that pre-application advice states that there is no objection to a temporary 5 year permission. The proposal however is for the buildings to be retained on site for a period of 10 years. This is arguable as to whether it could still be regarded as a temporary use after this length of time. Therefore employment policy is relevant. Core Policy 10 seeks to protect employment land but recognises that (in line with the NPPF para 22) that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The site is also not listed as an 'important' employment site in the Employment Guidance

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Note. The District Council owns the land and has made it clear that the preferred use for the next 10 years is not to use the site for employment purposes. It is not clear if a marketing test (as required by the guidance note) has been carried out.

Planning permission for the warehouse development (extant) has been granted in the Green Belt taking into account important planning policy considerations including development need for B-Class uses and acceptance of a 'very special circumstances' justification for this specific proposal. As the very special circumstances case is specific there can be no assumption that the consented development case can be applied to other forms of development.

Pre-application advice has considered the likelihood or otherwise of the warehouse permission being taken up in the short term and (subject to marketing evidence demonstrating a lack of current demand for new build warehousing in this location and of this size) could accept the possibility for a suitable alternative use on a temporary basis. This of course being provided the proposal was otherwise policy compliant and was of an appropriate scale and layout to 'use' the consented built form of the warehouse to result in a satisfactory outcome. A satisfactory outcome including having no greater impact on the openness of the Green Belt, acceptable traffic generation and importantly not to undermine the future take-up of the warehouse consent when favourable market conditions are more likely to exist.

On this latter point supportive factors include the understanding that the 'pods' can be relatively easily moved once another temporary site or permanent site can be found and that permanent/longer term options are being actively considered. Also in addition that the emerging Local Plan will be exploring additional affordable housing solutions.

Therefore, accepting the current urgent need for this type of affordable housing, a 3 to 5 year temporary consent was considered appropriate provided:

- a) Marketing evidence/professional opinion demonstrate no current market demand for the warehouse consent
- b) The warehouse development opportunity continues to be actively marketed, including throughout the term of the temporary permission if approved
- c) The warehouse consent to be renewed before it expires
- d) Alternative temporary or permanent site solutions are pursued.

The above points are important as this provides the planning justification for the temporary permission which would not exist for example if the warehouse consent lapsed, is understood to be an interim solution and marketing evidence is needed to make the proposed temporary consent compliant with Policy 10 of the adopted South Bucks Core Strategy. These points would also be essential if at the end of the temporary consent an extension of permission was to be sought.

Therefore an important consideration for this application will be the ability of the Local Planning Authority to limit the length of the alternative temporary permission to a timeframe that would not prevent the take up of the warehouse consent when market conditions are right to do so. In this respect a 10 year period is considered unacceptable and tantamount to a permanent consent for which a very special circumstances case for development in the Green Belt has not been made. Given the pattern of economic cycles removing the ability of the warehouse consent to be taken up over a 10 year period would be considered harmful to employment objectives/policies.

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The Planning Policy position remains as above... and that if a temporary consent is considered appropriate that this should ideally be for a 3 year period but certainly not more than 5 years and granted with the clear understanding that an extension of temporary permission cannot be expected and would need to be considered in the light of circumstances at that time (including evidence of marketing, alternative options considered, etc).

Crime Prevention Design Officer for Wycombe, Aylesbury, South Bucks & Chiltern Districts:

Objects to proposal as design is considered problematic in respect of crime and anti-social behaviour and does not support the NPPF Part 7 Section 58 as proposal will lack both ownership and surveillance due to the frequently changing occupancy and its location. Physical security is paramount in safeguarding both the residents and the building itself. Suggests that a condition be imposed relating to the physical security of the development.

No surveillance of car parking, cycle store and play area to the north and no surveillance of the communal entrances to the north and south. Active windows are required to allow surveillance outside from inside.

Environment Agency:

Objects to the scheme unless conditions are imposed that would prevent the scheme from being at unacceptable risk of water pollution. Therefore conditions relating to Contamination remediation strategy, verification of remediation work and maintenance; Surface Water SuDS; and Boreholes suggested

Council's Housing Team:

The Housing Enabling Officer highlighted that the Planning statement covered the following areas in detail:

- The local authority's statutory duties to provide temporary accommodation under part 7 of the Housing Act 1996
- The increase in homeless applications and acceptances since 2011
- The lack of a dedicated temporary accommodation scheme in the district
- The reliance on bed & breakfast and nightly booked accommodation in the private sector
- The lack of new-build affordable housing through the planning system
- The limited turnover in the existing social housing stock in the district
- The cost to the council of emergency and temporary accommodation
- The end of an arrangement to use former police houses as temporary accommodation
- The backing for the use council owned land and temporary planning permission"

Council's Waste Management Team:

No objections.

Council's Strategic Environment Team - Land Quality:

Land Contamination - The applicant has submitted a Ground Investigation Report. Council is in agreement with the approach, subject to the consideration of the identified further actions in Section 8 of the report. Conditions suggested to verify that data is collected, works completed and identifying longer term monitoring of pollutant linkages.

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Council's Strategic Environment - Noise Team:

If the detailed design of the demountable units is informed by the Noise and Vibration Report no issues are likely to arise.

Council's Landscape Officer:

The landscape proposals are generally acceptable. Additional tree planting is suggested in mix B planting area and next to the disabled parking bay.

Transport for Bucks:

The proposed access to the site is to be widened to 4.8m allowing two-way vehicular flow alongside pedestrians/cyclists. the required visibility splays of 2.4m x 79m can be achieved within the publicly maintained highway or land owned by the applicant.

21 parking spaces would be required for the 12 apartments in line with South Bucks District Council Parking Guidance. 14 spaces have been proposed which would be a shortfall of 7 spaces. Due to the sustainable location of the site the shortfall in parking would not result in a highway safety concern. There is sufficient space within the site for vehicles to turn and egress in a forward gear.

A swept path analysis showing a 9.59m SBDC refuse vehicle entering, turning and leaving the site in a forward gear is required before The Highways Authority will provide final comments.

County - Local Flood Authority:

Buckinghamshire County Council as Lead Local Flood Authority (LLFA) has reviewed the information provided in the Drainage Strategy Report (Dec 2017, Aecom). The LLFA has no objection to the proposed development subject to conditions requiring a SuDS solution and its maintenance. An informative is proposed containing the detailed advice from the LLFA relating to the drainage of the site.

Thames Water:

Surface Water Drainage. Storm flows to be attenuated into the public network by on or off-site storage.

Petrol/Oil interceptors to be fitted in all car parking/ washing/repair facilities.

No objection was raised with regard to sewerage and water infrastructure capacity.

Cadent Gas and Electricity Plant Protection:

No objection but noted that low or medium pressure gas pipes and associated equipment is in the vicinity of the proposed works.

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ISSUES & POLICY CONSIDERATIONS

RELEVANT POLICY

National Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011): Policies CP2, CP3, CP7, CP8, CP9, CP10, CP12 and CP13.

South Bucks District Local Plan (adopted March 1999). Saved policies: GB1, GB4, EP3, EP4, EP5, EP6, H9, TR5 and TR7.

Other material considerations:

Interim Guidance on Residential Parking Standards.

Guidance Regarding Policy CP10 - Employment

1.0 KEY POLICY ASSESSMENT:

1.1 GREEN BELT CONSIDERATIONS:

1.2 The site falls within the Green Belt where the types of development that are deemed acceptable are very limited. Policy GB1 of the Local Plan, together with the National Planning Policy Framework (NPPF) set out the types of development that are deemed acceptable. Where there is a conflict, then the NPPF takes precedence.

1.3 Policy GB1 of the Local Plan does not permit the construction of entirely new buildings that would be used for residential purposes and, therefore, the current proposal would constitute inappropriate development against the Council's local policies. However, bullet point 5 of paragraph 89 of the NPPF sets out that the construction of new buildings in the Green Belt may constitute appropriate development if it is for affordable housing for local community needs. As the site is not solely for use by people in housing need with close family or employment connections to the settlement the proposal would not benefit as an exception on this basis. Bullet point 6 identifies an exception when the proposal would involve the partial or complete redevelopment of a previously developed site (brownfield land), whether redundant or in continuing use (excluding temporary buildings), and would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development on that site. The site is currently vacant and cleared of buildings and as such the proposed development would not benefit from any of the exceptions to inappropriate development. However, the wording of the NPPF at bullet point 6 acknowledges that temporary buildings on a brownfield site might be found in the Green Belt but cannot be taken into account when considering the scale of buildings that might be acceptable as a permanent use of the site at a later date.

1.4 The proposed buildings would have a greater impact on the openness of the Green Belt when compared to the existing site circumstances, which comprises a relatively open plot of land that is laid to concrete. This was also the view taken in the assessment of application 16/01623/FUL. However, that assessment considered the implications of an appeal decision ('Cambrai', Willetts Lane, Denham) relating to the inclusion of already demolished buildings in a Green Belt assessment. The Planning Inspector in that appeal concluded that the size and physical manifestation of buildings that were only recently removed from a site should not be ignored and that if there is a short timescale between the

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demolition of these buildings and the new build, along with an uninterrupted history of industrial buildings on the site, then the former buildings should be taken into consideration when assessing the visual or physical impact of the proposal on the Green Belt. On this basis although it was considered that the time period since there had been buildings on the site meant that the entire Inspector's reasoning did not apply, it was considered that there were still grounds which justified including the previous buildings within the Green Belt assessment. This included that the buildings were cleared to make the site available to stakeholders in relation to the 2012 Olympics. On that basis it was considered that the proposed development would not have a greater impact on the Green Belt than the previously built form on the site, and therefore was deemed acceptable within the Green Belt. The previous decision (16/01623/FUL) was for a use that fell within the lawful use of the site. The current proposed use does not and it would be stretching a point to seek to justify the inappropriate use when the site was cleared some time ago. However, as a temporary solution to a need it is considered that it would be appropriate to consider the scale of the current proposed building against those that can be constructed under the extant permission, in order to consider the impact on the openness of Green Belt for a temporary period.

1.5 The Use Class B1 and B8 use building permitted by 16/01623/FUL would be 43.8 metres length, a width of 11.9 metres and ridge height of 6.7m. As such the scale of the proposed temporary building is not significantly different to the approved building and the height would be comparable. Therefore from a visual perspective the building would be little different to that approved for the permanent extant permission. Therefore for a temporary period a non-conforming use, that would be required to be removed by a planning condition, would not be considered to have a greater impact on the green belt in terms of its above ground form than a structure that has been approved. That structure was considered "not to detrimentally impact upon its openness" (para 2.6 of Officer report).

1.6 Having regard to domestic paraphernalia such as the children's play space and parking area, it is clear that the play area would need to be removed after the temporary permission has expired and the landscaping and car parking could be incorporated into any conforming use that might come forward such that harm to the Green Belt in the short-term would only be in relation to the use proposed on an established employment site rather than the building form itself.

1.7 On a previous application 13/00716/TEMP for a temporary use for seven months it was argued that " *the temporary nature of the proposal would ensure that any harm would not be caused to the Green Belt in perpetuity and that the period that the site would be used would not be excessive or any longer than is necessary to complete the construction works at Dropmore Road*". With this in mind, it is clear that previous decisions of the planning authority have accepted non-conforming uses within the Green Belt where the use is not permanent.

1.8 The application has suggested that the Council's statutory duty to house homeless families is a material consideration that should be afforded weight in considering the application within the Green Belt. However, this cannot be afforded full weight as it was the Council's decision to develop the Former Police Station at Gerrards Cross that has resulted in the loss of 8 units of emergency housing. Additionally, the number of proposed units within the demountable buildings would not address the concerns raised in the supporting information about potential financial sanctions for using Bed and Breakfast accommodation outside the district. It is acknowledged that some of the pressures would be reduced by the ability to house about 24 families in a 12 month period.

1.9 It is concluded that the case made within the application for the proposed temporary use would fall short of the very special circumstances that would be required to justify a permanent non-conforming use within the Green Belt. However, from the past history of the site and the contents of the NPPF there is justification for allowing a temporary use, of a scale comparable with buildings that have an extant permission. As such the proposal would not be harmful to the purposes of including land within the Green Belt in the medium to long term as the use would cease at the end of the temporary period.

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1.10 It therefore important to consider the length of time appropriate for a temporary use.

2.0 TEMPORARY PERIOD:

2.1 The application seeks a temporary period for the consent and originally requested a period of 10 years.

2.2 The response from the Council's Planning Policy Team indicates that a shorter period would be appropriate due to the intention to provide continued support for the site as an employment site in the joint local planning document for Chiltern and South Bucks. Pre-application advice was obtained from the Development Management Team on the basis of a temporary permission for 5 years. The Planning Policy Team response refers to the proposed temporary period of 10 years preventing the employment permission on the site being implemented at an appropriate point of an economic cycle and this would be harmful to employment policy objectives. The policy advice considers that a 10 year permission would be tantamount to a permanent permission.

2.3 There is no definition of an upper limit to a temporary permission in planning guidance. Nevertheless on a broader context Committee will be aware that planning law has a long established 4 year rule whereby a residential property constructed without planning permission is immune from enforcement action and therefore achieves permanence if enforcement action is not commenced within a 4 year period.

2.4 Research has identified a temporary permission elsewhere for a period of 6 years. This was for a commercial use on small part of a major development site that was being delivered over a considerable period of time and provided office space for marketing the development that was taking place. That temporary use occurred simultaneously with the permitted development. Clearly in the Bath Road case the siting of the temporary use would prevent the implementation of the extant employment permission for the site whilst the temporary buildings are in situ.

2.5 The supporting information indicates that two major schemes (Denham Film Studios and Mill Lane Taplow) will begin to deliver 150 units affordable housing in the period 2019-2020. It is considered that with possible slippage in the completion of development at the two sites that a degree of flexibility would be appropriate for the demountable building at the Bath Road site. The temporary period will enable the consideration of alternative locations within the district for the demountable residential accommodation to be placed.

2.6 The site is an employment site and the application has not been supported by a marketing exercise in accordance with Core Strategy Policy CP10 which states that "...in seeking to demonstrate that there is no reasonable prospect of a site being used for the permitted purpose, the applicant will need to have undertaken a prolonged period of unsuccessful marketing, using details approved by the District Council". It is not the applicant's case that the site will not come forward for employment use but that the Council (the owner) considers that the use of the site for temporary housing accommodation is strategically more important at the present time. On this basis the application has not attempted to comply with Policy CP10 in relation to marketing the site. The comments of the Planning Policy team are considered pertinent in this regard. A temporary permission may be supported providing that in the course of the temporary permission the site is marketed for the B1/B8 use in a strategy agreed with the planning authority. In addition, the planning permission that was granted in 2016 should be renewed in order to enable the employment site to continue to be marketed as being immediately available during the life-time of the emerging plan.

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2.7 It is noted that the applicant has made a business case for the pods identifying that a 10 year temporary permission would result in a viable scheme. Nevertheless agreeing to such an approach would establish a very unfortunate precedent as agreeing to a temporary permission on the basis of the cost of the proposed non-conforming development. This would act as an incentive for other applicants to spend substantial sums on buildings in order to retain them for long periods. In addition, the case is made that the demountable buildings (as the description suggests) are removable and can be re-constructed elsewhere over the 60 year lifespan of the units. As such the expenditure may be recouped in other locations and the cost information does not weigh strongly in favour of the temporary period of 10 years.

2.8 Consequently, it has been suggested to the applicant that a period of 5 years ending on 31st March 2023 is the maximum that the Planning Authority would be prepared to support having regard to the short-term need for emergency residential accommodation, the absence of any marketing of the employment site and the need to deliver the site for employment uses during the lifetime of the replacement Local Plan. In coming to this view it is noted that a case for very special circumstances for the development in the Green Belt is not considered to have been made and it would be wholly inappropriate to accept a longer period of time than would be agreed with another applicant providing the same information. A decision for a period in excess of 5 years would be likely to be used by other landowners seeking permission for inappropriate uses in the Green Belt and could impact on the Council's Enforcement function in taking action to remove non-compliant uses in a timely manner.

3.0 VISUAL IMPACT/IMPACT ON LOCALITY

3.1 The proposed building is an innovative solution to an on-going and growing issue that the Housing Authority faces in seeking to provide emergency and temporary accommodation for homeless and vulnerable families. It is considered that the building would be set well back from Bath Road and would be no taller than the building permitted for B1 and B8 uses under 16/01263/FUL. As such the visual impact would be considered to be no greater than that found to be acceptable under that permission. It is acknowledged that there will be some domestic paraphernalia associated with the proposed temporary use and that this would be removed once the temporary use has been relocated/removed.

4.0 NEIGHBOUR IMPACT

4.1 The proposed development would not have a detrimental impact on the amenities of surrounding properties. The nearest residential dwellings to the north-east are significantly distant and the use proposed would be compatible with the residential properties. It is considered that there would be no issues of loss of light, over-dominance or loss of privacy arising from the proposal.

5.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

5.1 The Highways Authority has identified that there would be no issue in relation to highways safety as the proposed access would be sufficiently wide at 4.8m to accommodate the vehicular movements associated with the temporary use. The applicant has been asked to provide a plan showing that domestic waste vehicles of 9.59m can turn within the site. However it is clear from the site plan that there is sufficient space within the site for vehicles to turn and enter and leave in forward gear.

5.2 The proposal is for 9 x 2 bed flats and 3 x 1 bed flats. The normal parking requirement for such a proposal would be 21 spaces. The application proposes 14 parking spaces. However, the specific users of this temporary accommodation would be homeless and vulnerable families. We have no specific information regarding car ownership for these groups but it is apparent that the residents are likely to have a below average number of vehicles. As such it is considered that the level of parking at just under 1.2 spaces per dwelling would be likely to be sufficient. In addition bike stores are

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proposed and the site is close to shops and services opposite the site entrance and therefore within walking distance of the accommodation.

6.0 FLOOD RISK

6.1 The site no longer falls within flood risks zones 2 or 3, as identified by the Environment Agency and, therefore a flood risk assessment (FRA) was not required to be submitted to address concerns of flooding. The site does fall within the Council's own SFRA flood zone 2, and this relates to known historical flooding. The County Council as Lead Local Flood Authority has indicated that issues of surface water drainage should be addressed, and the development should incorporate some form of SuDs. Such details can be secured by way of appropriate conditions. The detailed information provided within the response may be provided as an informative.

7.0 CONTAMINATED LAND AND NOISE ISSUES

7.1 The Environment Agency has been consulted on the application and has requested conditions to ensure that unacceptable levels of water pollution are avoided. The detailed advice of the Environment Agency is proposed to be added as an informative.

7.2 The Strategic Environment Team has advised that it would be necessary to require the submission of a verification plan relating to contamination risk prior to any construction works being undertaken in order to minimise the risk to: future users of the land; neighbours; controlled waters and ecological systems.

7.3 The Environmental Health team raise no objections to the proposals from the point of view of its impact on the occupiers of surrounding properties and the locality.

8.0 DESIGNING OUT CRIME

8.1 The comments of the Crime Prevention Officer in relation to surveillance of the stairs, car park and children's play space and internal security doors are noted and the applicant has been asked to modify the plans to address the concerns which relate to the requirements of Policy EP6 of the Local Plan. Other elements of security such as security cameras and the doors and windows being to Secured By Design standards are not matters that can be required by condition as it would be impossible to determine from an external inspection whether a door lock or window complied with Secured By Design. However, the requirements of Part Q of the Building Regulations will ensure that windows and doors are sufficiently robust to meet PAS 24:2012 standard. This suggestion will be addressed in an informative note.

9.0 WORKING WITH THE APPLICANT:

9.1 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.

9.2 In this case, South Bucks District Council considered the submitted plans to be acceptable.

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CONCLUSION

The proposal is an innovative solution to an on-going and growing issue that the Housing Authority faces in seeking to provide emergency and temporary accommodation for homeless and vulnerable families.

The scheme proposed would not accord with National or local Green Belt policy however on the basis that the proposed building would be no larger than that which can be constructed under planning permission 16/01263/FUL, that the buildings and domestic paraphernalia would be removed at the end of the temporary period and the use of the site will meet a pressing need for emergency accommodation for homeless and vulnerable families in the short-term, a temporary permission for a period of 5 years is recommended.

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.

In my view of the issues involved in the proposal and 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. This permission shall be for a limited period only, expiring on 31st March 2023. On or before that date the use hereby permitted shall be discontinued and the buildings or works carried out under this permission shall be removed. During the course of the temporary permission the owner will market the site for Use Class B1 and B8 purposes in a strategy to agree in writing with the District Planning Authority within 6 months of the granting of this planning permission, the strategy shall include a timescale for submitting an application similar to that permitted under 16/01263/FUL.

Reason: The proposal does not constitute a form of development or use that the District Planning Authority would normally permit in at this site in view of policy GB1 of the South Bucks District Local Plan (adopted March 1999) and CP10 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) and the content of the NPPF. However in view of the particular circumstances of this application in particular the short term need for emergency residential accommodation for the homeless and vulnerable families temporary planning permission is granted on the site which has an extant planning permission for development falling within Use classes B1 and B8 . (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) and Policy CP10 South Bucks Local Development Framework Core Strategy (adopted February 2011) and the NPPF refer).

2. NMS09A Development To Accord With Application Drawings

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3. The development shall proceed in accordance with the details of the materials shown on the approved elevations drawing produced by Pick Everard (NM01)

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The development hereby permitted shall proceed in accordance with the details of the finishing materials to be used in the hard surfacing of the application site shown on the Illustrative Masterplan 444-ALA-XX-XX-DR-L-0002 Revision 02 (referred to as drawing 0002 REV 02 on the list of approved plans) and received by the District Planning Authority on 15th January 2018. The development shall be constructed using the approved materials. (NM02)

Reason: To ensure that such works do not detract from the development itself or from the appearance of the locality in general. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

5. The residential demountable building hereby approved shall only be occupied as temporary accommodation to house homeless and vulnerable people identified through the Council's Statutory Homeless Duties under Part 7 of the Housing Act 1996.

Reason: The design of the development, the location of the site, the level of parking provision require that there is strict control over the occupation of the development as the temporary permission was granted on the basis of the short-term need to provide accommodation specifically for this identified sector in a location that is contrary to Green Belt policy and the lawful planning use of the land. (Policies GB1, GB4 and EP3 of the South Bucks District Local Plan (Adopted in March 1999) and Policy CP3 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refer).

6. The scheme for parking 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. (NH46)

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. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. NT02 First Planting Season

8. **Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:**

- **Details of surface water pumping station including maintenance and management plan and calculations to demonstrate how the system will cope in the event of pump failure;**
- **Demonstrate that water quality, ecological and amenity benefits have been considered (permeable paving, rainwater harvesting and rain gardens);**
- **Existing and proposed discharge rates and volumes ;**
- **Full construction details of all SuDS and drainage components;**
- **Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components;**

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- **Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site;**
- **Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites;**
- **Flow depth;**
- **Flow volume ;**
- **Flow velocity ;**
- **Flow direction.**

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

9. **Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.**

Reason: To ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for. (Policies CP9 and CP13 of the South Bucks District Local Plan (adopted March 1999) refer.)

10. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards. (Policies CP9 and CP13 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. **No development shall take place until a remediation strategy has been submitted to an approved in writing by the District Planning Authority, to deal with the risks associated with contamination of the site.**

This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- **all previous uses**
- **potential contaminants associated with those uses**
- **a conceptual model of the site indicating sources, pathways and receptors; and**
- **potentially unacceptable risks arising from contamination at the site.**

2. A site investigation scheme based on 1 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the results of the site investigation and the detailed risk assessment referred to in 2, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in 3, are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action

Reason: To ensure that the development is not put at an unacceptable risk from unacceptable water pollution in line with paragraph 109 of the NPPF and Core Policy 13 of the Core Strategy for South Bucks. The previous use of the proposed development site as a vehicle maintenance and refuelling depot and prior to that a sewage sludge bed presents a high risk of contamination that could be mobilised during construction to pollute controlled waters which are sensitive due to the site being within Source Protection Zone 3 and on a Principal aquifer within the Taplow Sand and Gravel location which overlies a Principal aquifer within the Chalk bedrock which is at a shallow depth. The Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. The site is underlain by superficial gravel deposits which form the tertiary WFD groundwater body and bedrock deposits which form the Maidenhead Chalk WFD groundwater body and the condition protects these water bodies from the impact of the mobilisation of contamination from the site.

The RSA Geotechnics report number 14839SI Sept 2017 demonstrates that it will be possible to manage the risks posed to controlled waters by the proposed development. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

- 12. Prior to any part of the development being commenced a verification report demonstrating the completion of the works in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by the District Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.**

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that the remediation of the site is complete. In accordance with paragraph 10 of the NPPF and Core Policy CP13 of the South Bucks Local Development Framework Core Strategy (adopted February 2011)

- 13. Prior to the commencement of development hereby approved a monitoring and maintenance plan shall be submitted to and approved in writing by the District Planning Authority (DPA) which identifies a timetable of monitoring and the submission of reports to the DPA in respect of contamination. The reports shall include details of any necessary contingency action arising from the monitoring regime and the method of dealing with the presence of Unsuspected Contamination.**

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that the remediation of the site is complete. In accordance with paragraph 10 of the NPPF and Core Policy CP13 of the South Bucks Local Development Framework Core Strategy (adopted February 2011)

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14. Piling investigation boreholes and other intrusive groundworks (tunnel shafts, ground source heating and cooling systems) using penetrative measures shall not be carried out unless the prior written agreement of the District Planning Authority (DPA) has been received. A piling risk assessment and appropriate mitigation measures should be included in any information submitted to the DPA.

Reason: To ensure that the proposed activity does not harm groundwater resources in line with paragraph 109 of the NPPF and Environment Agency Guidance.

15. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted and approved in writing by the District Planning Authority. The scheme shall provide details of how any boreholes that need to be retained post-development for monitoring purposes will be secured, protected and inspected. The scheme shall be commenced prior to the first occupation of the demountable residential building hereby approved.

Reason: To ensure that redundant boreholes are safe and secure and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the NPPF and Position Statement A8 of the Environment Agency's Groundwater Protection Principles and Practice.

16. During the construction of the demountable building hereby approved parking of vehicles associated with the site operatives', visitors' and construction vehicles and loading, off-loading, shall only take place within the site. (NH58)

Reason: To minimise danger and inconvenience to highway users. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

17. NH39 Visibility Splays Specified Vehicular Access -2.4 - 79 - 0.6

18. The design of the external part of the proposal should seek to fit Petrol/Oil interceptors in all car parking/ washing areas.

Reason: To ensure that the water environment is protected from oil polluted discharges in accordance with Policy CP13 of South Bucks Local Development Framework Core Strategy (adopted February 2011).

Informatives:-

- | | | |
|-----------|--|---|
| 1. | IN02 | Details Required Pursuant To Condition - 8, 9, 11, 12 and 13 |
| 2. | IN35 | Considerate Constructor |
| 3. | The applicant is advised to seek the advice of the Crime Prevention Design Advisor of Thames Valley Police with regard to the security features of the doors, windows and bin stores and the design and location of any CCTV system. | |
| | Contact telephone number 01865 309156 | |
| 4. | IN41 | Building Regulations |

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5. The Environment Agency requested that the following Advice be provided to the Applicant

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
4. Refer to the contaminated land pages on GOV.UK for more information.

We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS5930:2015 Code of practice for site investigations;
- BS10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites;
- BSISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
- BSISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site.

A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out. This increased provision of information by the applicant reflects the potentially greater risk to the water environment. The DQRA report should be prepared by a "Competent person" E.g. a suitably qualified hydrogeologist.

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.

- Further guidance on the setting of compliance points for DQRAs can be found here (<https://www.gov.uk/guidance/land-contamination-groundwater-compliance-points-quantitative-risk-assessments>).
- Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m.

Where leaching tests are used it is strongly recommended that BS ISO 18772:2008 is followed as a logical process to aid the selection and justification of appropriate tests based on a conceptual understanding of soil and contaminant properties, likely and worst-case exposure conditions, leaching mechanisms, and study objectives. During risk assessment one should characterise the leaching behaviour of contaminated soils using an appropriate suite of tests. As a minimum these tests should be:

- upflow percolation column test, run to LS 2 - to derive kappa values;
- pH dependence test if pH shifts are realistically predicted with regard to soil properties and exposure scenario; and
- LS 2 batch test - to benchmark results of a simple compliance test against the final step of the column test.

Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.)

Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx

6. IH04 No Obstruction Of Public Highway
7. IH23 Mud on the Highway
8. Buckinghamshire County Council as Lead Local Flood Authority provided the following advice which should be addressed when providing information in relation to surface water drainage and connections to existing drainage

The Drainage Strategy proposes to utilise a pumping station to make a connection with the existing highway drain. The installation of a surface water pumping station is the last resort and only allowable in situations where guaranteed maintenance of the pumps can be ensured (The SuDS Manual, 2015).

The National Planning Policy Framework (Para. 103) requires that planning applications demonstrate that any residual risk (such as pump failure) can be safely managed. The Drainage Strategy does not provide information on pump maintenance and details of exceedance routes (volume, depth and direction) in the event of failure, blockage or a rainfall event that exceeds the provided storage.

We would like to make the applicant aware that this is not a sustainable approach to disposing of surface water runoff. It is understood that the site constraints require a pumped system, however, components to improve water quality, amenity and biodiversity have not been considered. We suggest that the applicant considers SuDS features such as rainwater harvesting systems, permeable paving and rain gardens. It is understood that the proposed development is to be used as temporary accommodation for the homeless, and therefore SuDS features which promote biodiversity and amenity are ideal for this site.

Rainwater harvesting system or micro-attenuation systems, will allow surface water runoff to be used for toilet flushing, washing machines and outdoor use. Micro-attenuation systems also have a small outfalls which will be utilised when demand is low. Due to contamination

concerns infiltration is not feasible on site, however tanked permeable paving could be utilised to provide a treatment stage and attenuation.

We also strongly recommend that rain gardens are incorporated within the surface water scheme, rainwater downpipes can be disconnected from the main network and directed into raised planters, with an overflow back into the main system. Further information on rain gardens can be found in the UK Rain Garden Guide.

As stated above a connection to the highway network will require permission from the Highways Authority, discussions with the Highways Authority should take place as soon as possible. A survey of the existing drainage will be required to assess the pipe capacity and condition. This survey should include:

- a CCTV survey of the highway network to the outfall
- calculations of the catchment of the highway drainage and calculation including the surface water runoff from the site.
- details of the proposed connection to the highway drainage.

We require calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site. These calculations must include details of critical storm durations and demonstrate how the proposed system will function during different storm events. If any flooding occurs for the 1 in 100 year plus climate change event, then we require details of where this flooding will occur and the volume of the flooding.

A maintenance schedule is required; it should include what maintenance tasks will be completed, who will be responsible for undertaking maintenance (usually a maintenance company) and how often the maintenance tasked will be completed.

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LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
9001REV P02	22.12.2017
9024 REV P02	22.12.2017
9151 REV P01	22.12.2017
9150 REV P01	22.12.2017
9200 REV P01	22.12.2017
0004 REV P02	15.01.2018
0001 REV P02	15.01.2018
0005 REV P02	15.01.2018
0002 REV P02	15.01.2018

PART A

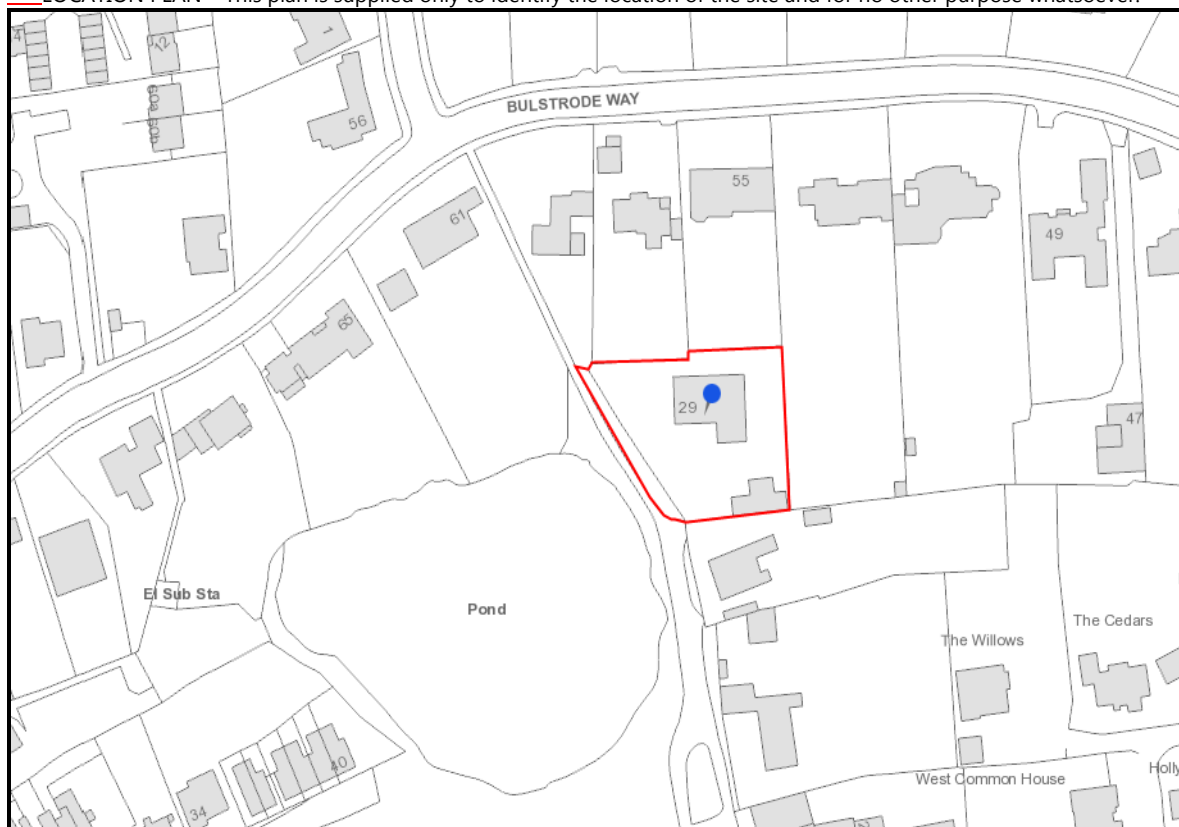
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 March 2018

Parish: Gerrards Cross Town Council

Reference No:	18/00018/FUL	Full Application
Proposal:	Four new dwellings with basement parking. Amendment to Planning Permission 16/01824/FUL incorporating removal of the cupola from plot 4, front and rear dormers to plot 2, addition of crown roof between plots 1 and 2, and ground floor windows to the south flank elevation.	
Location:	The Coach House, 29 West Common, Gerrards Cross, Buckinghamshire, SL9 7QS	
Applicant:	Mr & Mrs Stanning	
Agent:	Gino Ferdenzi	
Date Valid Appl Recd:	8th January 2018	
Recommendation:	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

Planning permission is sought for the redevelopment of the site, involving the demolition of the existing dwellinghouse and detached outbuilding, to provide four attached dwellinghouses with basement parking and ancillary living accommodation which represents an amendment to Planning Permission (16/01824/FUL).

The proposed development differs from the previously approved (16/01824/FUL) only in so far as removing of the cupola from plot 4, installation of a front and rear dormer to plot 2, addition of crown roof between plots 1 and 2, and installation of ground floor windows to the south flank elevation

LOCATION & DESCRIPTION OF SITE

The application site consists of a detached dwellinghouse and detached annexe building (originally a Coach House) within a sizable plot on the east side of West Common in Gerrards Cross. The detached outbuilding is identified as a positive unlisted building in Appendix K of the Gerrards Cross Conservation Area Character Appraisal.

The site is prominent within Gerrards Cross Common Conservation Area, bordering Gerrards Cross Centenary Conservation Area to the north and east. Several listed buildings lie to the south of the application site.

The site is served by a gravel access road that runs in front of neighbouring dwellings to the south of the application site. This access road then turns into a footpath at a point just beyond the entrance to the application site that runs towards Bulstrode Way.

RELEVANT PLANNING HISTORY

16/01824/FUL:	Four new dwellings with basement parking. Appeal Allowed.
16/01132/FUL:	Redevelopment of site to provide four dwellings with basement parking. Withdrawn.
11/01376/XFUL:	Conversion of coach house to provide annexe accommodation. (Extension of time limit imposed on planning application 08/01293/FUL).
08/01293/FUL:	Conversion of coach house to provide annexe accommodation. Conditional Permission.

REPRESENTATIONS AND CONSULTATIONS

TOWN COUNCIL COMMENTS:

No Objection.

CORRESPONDENCE

15 Letters of representation have been received from neighbouring properties, 13 of which are objections which express the following concerns:

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- The proposed alterations including the loss of the Cupla will undermine the conservation argument for the proposal;
- The proposed dormer windows would harm the privacy of neighbouring properties and harm the character of the proposed development;
- The inclusion of an additional bedroom will put further pressures on the basement parking;
- The inclusion of a crown roof would harm the approved design;
- The issue of overlooking has not been considered properly previously;
- The proposed development represents an encroachment on public land;
- The gravel access track would be damaged during construction. If approved the developers should be asked to maintain/repair the track;
- Increase in traffic to and from the site would result in increased noise and dust affecting the existing tranquil setting;
- Parking problems. Visitors would be forced to park on the access track. Inadequate turning. Dangerous for pedestrians and other highway users.

SPECIALIST ADVICE:

Conservation and Design Officer:

The application proposes minor amendments to a new development already approved in Gerrards Cross Common conservation area (16/01824).

The amendments will not much affect the new building from the conservation point of view. Insofar as they omit the cupola from plot 4, and introduce openings to the south elevation which was previously blank, they constitute minor improvements. The two pitched roofs of plots 1 and 2 will have a flat area between the two pitches, which however will not be seen, and the new dormers to plot 2 are negligible in a building which already has several dormers. Accordingly there is no objection to the application in terms of conservation area and listed buildings.

Arboriculturist:

No objections as per previous comments on the site.

Transport for Buckinghamshire:

No objections subject to conditions

Bucks County Archaeological Service:

No objections

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies):-Local Plan Policies C1, H9, EP3, EP4, EP5, L10, TR5 and TR7.

South Bucks Development Framework Core Strategy (adopted Feb 2011):-Core Strategy Policies:- CP1, CP2, CP3, CP8 and CP9.

Other Material Considerations:

Residential Design Guide SPD
Interim Guidance on Residential Parking Standards
Townscape Character Study
Gerrards Cross Conservation Area Character Appraisal

1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

2.0 PRINCIPLE OF DEVELOPMENT

2.1 The current proposal represents an amendment of that previously allowed at appeal (16/01824/FUL) of which the Inspectorate reached the conclusion in the appeal (APP/N0410/W/17/3169455) that:

'I conclude that the development would enhance the character and appearance of the GCCA. It would thus accord with Policies EP3, Appeal Decision APP/N0410/W/17/3169455 3 H9, and C1 of the "South Bucks District Local Plan 1999" and Policy CP8 of the CS. Collectively these seek high quality design that protects and enhances heritage assets and is compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. Finally, there would be no conflict with the statutory duty under the Act in relation to listed buildings and conservation areas.'

2.2 The appeal decision to allow the previous proposal (16/01824/FUL) is therefore a material consideration when assessing the current proposal. Hence, the current application should be assessed in light of this appeal decision and therefore the assessment should focus on the material differences between what is proposed under this application and what has been allowed previously. Hence, the principle of the development is acceptable and the current assessment would focus on the changes to the proposal compared to the previously allowed (16/01824/FUL).

3.0 VISUAL IMPACT/ IMPACT ON LOCALITY:

3.1 In assessing the overall design under planning application (16/01824/FUL) the Inspectorate considered that *'a great deal of care and attention has been paid to the design which would incorporate elements of Victorian and Georgian architecture found in the locality.'*

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3.2 The proposed Cupola on the southern wing is not explicitly mentioned by the Inspectorate's decision and its removal is considered to be a minor alteration to the approved plans. The two additional dormers to the front and rear of plot 2 would have a narrow width and would be visually contained within the front roof_slope and the proposed additional crown roof and additional ground floor side windows would not be readily visible in the local street_scene or significantly alter the character of the proposed building.

3.3 Therefore, taking into account the alterations of the proposal compared to the previously allowed (16/01824/FUL), the proposed development is considered to make a positive contribution to the character of the area thereby enhancing the character and appearance of the Conservation Area.

4.0 NEIGHBOUR IMPACT:

4.1 The approved proposal (16/01824/FUL) includes a rear dormer in Plot 1 that faces towards the rear sections of the rear gardens of properties along Bulstrode Way. It is considered that the proposed additional ground floor windows to the south flank elevation and the additional proposed dormer windows to the front and rear in Plot 2 would not result in any additional overlooking that would harm the amenity of neighbouring occupiers.

5.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

5.1 As per the previous planning application (16/01824/FUL), the proposed parking and access provisions are considered satisfactory given the attachment of appropriate conditions.

6.0 TREES/LANDSCAPING:

6.1 As per the previous planning application (16/01824/FUL), the Council's Arboriculturist is satisfied with the recommendations within the Arboricultural method statement previously submitted and recommends a condition to ensure these are followed through. A landscaping scheme will be sought so that further screening and softening of the development may be provided.

7.0 OTHER ISSUES:

7.1 As per the previous approval (16/01824/FUL), pre-commencement conditions are attached regarding trees, landscaping, materials as well as permitted development rights being removed by way of condition.

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 considered the submitted plans to be acceptable.

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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.

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM02 Surface Materials**
4. **NT01 Landscaping Scheme to be Submitted**
5. NT02 First Planting Season

6. The development shall be implemented in accordance with the GHA Trees Arboricultural and Planning Integration Report dated 6 June 2016 and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed.

Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. NH46 Parking Full

8. No further windows shall be inserted at or above first floor level in the north or south elevations of the development hereby permitted.

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.)

9. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission.

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

Informatives:-

- 1. **IN02** **Details Required Pursuant to Conditions - -3 and 4**
- 2. IN35 Considerate Constructor
- 3. IN39 Permeable Hard-Surfacing

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
P.01A	08.01.2018
P2.03A	08.01.2018
P2.05	08.01.2018
P2.06A	08.01.2018
P2.07A	08.01.2018
P2.08A	08.01.2018
P2.09A	08.01.2018
P2.10A	08.01.2018
P2.12A	08.01.2018

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PART A

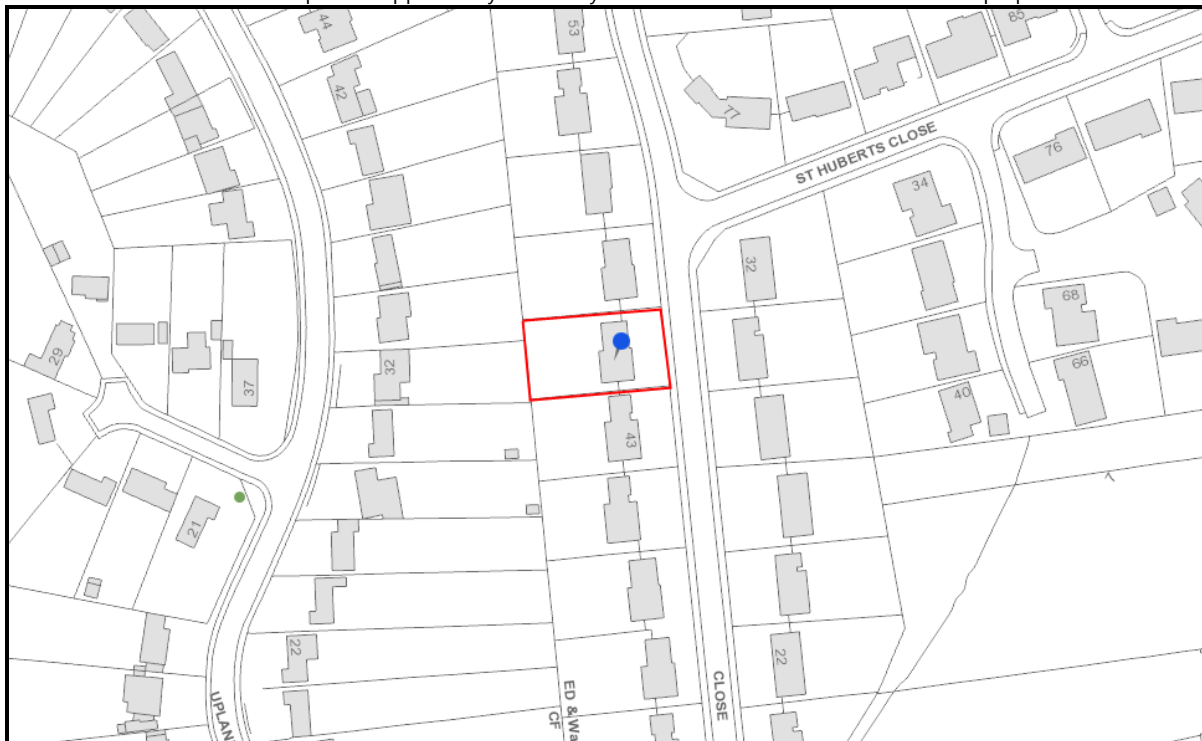
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 March 2018

Parish: Gerrards Cross Town Council

Reference No:	18/00040/RVC	Removal or Variation of Condition
Proposal:	Variation of Condition 2, 7 and 8 of planning permission 16/01500/FUL to allow amended house design and change of materials	
Location:	45 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN	
Applicant:	Halamar Developments Ltd	
Agent:	Mr Robert Clarke	
Date Valid Appl Recd:	16th January 2018	
Recommendation:	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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South Bucks District Council
Licence Number LA 100025874

SCALE : NOT TO SCALE

THE PROPOSAL

Variation of Conditions 2, 7 and 8 of planning permission 16/01500/FUL (Replacement dwelling with attached garage).

The proposed alterations are the following:

- Removal of the chimney on the side elevation facing 43 St Huberts Close;
- Removal of the ground floor windows on either side of the chimney facing No. 43;
- Relocating the side door to the garage facing number 47 to a more centralised position;
- Addition of solar panels to the rear roof slope;
- Amendment of the roof light design;
- Alteration from the approved roofslate of 'Wienerberger Calderdale Brown Concrete Plain Tiles' to 'Sandtoft 20/20 Antique Slate'. The previous roofslate was agreed under the approval of details application (17/00040/COND)
- Alteration from the approved surface materials to the front drive of 'Resin Bonded Gravel with Granite setts detailing' to 'Charcoal Paving'. The previous material was agreed under the approval of details application (17/00040/COND).

The assessment will therefore only consider the impact of these proposed changes.

The replacement dwelling has been constructed on site and proposed alterations above have been or are in the process of being implemented.

LOCATION & DESCRIPTION OF SITE

The application site lies on the west side of St. Huberts Close within the Developed Area of Gerrards Cross. The trees on this site are subject to a South Bucks District Council Tree Preservation Order 04, 1972.

RELEVANT PLANNING HISTORY

16/01500/FUL - Replacement dwelling with attached garage. Application Permitted.

REPRESENTATIONS AND CONSULTATIONS**PARISH COUNCIL COMMENTS:**

No objection subject to the proposed changes complying with the design and access statement.

Classification: OFFICIAL

CORRESPONDENCE

11 letters of objections have been received that express the following concerns:

- The proposed dwelling is from a raised ground level and appears much bigger than what was approved;
- The proposed dwelling has been extended much closer to the boundary of No. 43;
- No Shutters have been added;
- The proposed dwelling as current finished is completely out of character with the surrounding area;
- The proposed skylight is prominent in the streetscene;
- The proposed removal of the chimney and alterations to the materials would produce a design than would not be in keeping with the surrounding area;
- Additional side windows would result in overlooking on neighbouring properties.

SPECIALIST ADVICE

Arboriculturist:

Concern raised over siting of solar panels relative to protected trees.

Transport for Bucks:

No Objection.

Building Control Officer:

No comments received at the time of drafting report.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies) L10, H9, EP3, EP4, EP5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) CP1, CP2, CP7, CP8 and CP12.

Other material considerations:-

Residential Design Guide SPD

South Bucks Townscape Character Study

Interim Guidance on Residential Parking Standards

Classification: OFFICIAL

Classification: OFFICIAL

1.0 VISUAL IMPACT/IMPACT ON LOCALITY

1.1 This application is submitted under Section 73 of The Town and Country Planning Act 1990 and seeks a variation of Conditions 2, 7 and 8. Applications made under Section 73 must be considered against the Development Plan and any other material considerations, under Section 38(6) of the 2004 Act, and conditions attached to the existing permission. The NPPG also states that "local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission".

1.2 There have been no changes to the national or local development plan policies that would affect the previous decision of the Planning Authority in relation to the replacement detached dwelling previously approved. As such the principle of the development and the detailed design and siting of the building is agreed.

1.3 The proposed alteration of the roof_light design would raise the height of the roof_light but this feature would still not be prominent in the local streetscene given its siting. The altered roof tiles and front drive material would not be out of keeping with the host dwelling or_harmful to the character of the surrounding area and the removal of the proposed chimney although not desirable is acceptable in the context of the overall design of the proposed dwelling.

1.4 The proposed solar panels on the rear roof slope would not be visible in the streetscene while the alterations to the approved fenestration and openings are considered as minor alterations to the overall design of the dwelling.

1.5 Overall, it is considered that the proposed alterations to the approved scheme would not harm the character of the approved dwelling or the surrounding area.

2.0 NEIGHBOUR IMPACT

2.1 As per the previous application, the propose first floor flank windows of the proposed dwelling would be conditioned to be obscure glazed and fixed shut except for the top third and therefore it is considered that the proposed alterations would not harm the amenity of neighbouring occupiers.

3.0 TREES/LANDSCAPING

3.1 A concern has been raised by the Council's Tree Officer that the nearby protected trees would limit the efficiency of the proposed solar panels and that the proposed development would create a pressure for the future pruning of these trees. An informative is attached to this approval advising the applicant that the presence of the solar panels would not be grounds to justify future tree works.

4.0 OTHER ISSUES

4.1 A site visit has been undertaken and regard has been had to the materials in the area.

5.0 WORKING WITH THE APPLICANT:

5.1 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.

Classification: OFFICIAL

5.2 In this case, South Bucks District Council considered the submitted plans 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.

RECOMMENDATION

Full Planning Permission

Conditions & Reasons:

1. NMS09A Development To Accord With Application Drawings
2. NH46 Parking Full
- .
3. The first floor windows in the side elevations of the dwellinghouse hereby permitted shall be fitted and permanently maintained with obscure glass and only the top third shall be openable.

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

4. The roof area of the ground floor rear projection 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.

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.)

5. No further windows shall be inserted at or above first floor level in any of the elevations of the dwellinghouse hereby permitted.

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.)

6. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (NT18)

Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. Notwithstanding the provisions of Article 3 and Classes A, B, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission.

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

Informatives:-

1. IN12 Tree Preservation Orders - South Bucks District – 04, 1972
2. IN35 Considerate Constructor
3. The applicant is advised that it would appear that the operations of the proposed solar panels would be impacted upon by the nearby protected trees. However future applications to alter/remove these trees are unlikely to be successful on the basis of the need to preserve the operations of the proposed solar panels.

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
SHC/04/b	16.01.2018
SHC/03/b	16.01.2018
SHC/06/b	16.01.2018
SHC/07/b	16.01.2018
SHC/05/b	16.01.2018

16 March 2018

Head of Planning and Economic Development

PART B**South Bucks District Council
Planning Committee****Date of Meeting:** 28 March 2018**Parish:** Wexham Parish Council

Reference No:	17/01846/RVC	Removal or Variation of Condition
Proposal:	Variation of Conditions 6 and 7 of planning permission 12/01335/FUL (Replacement Dwellinghouse) and conditions 6, 7, 8 and 9 of permission 13/00460/VC to allow for the temporary retention of 'Mobile Home', 'Portakabin/Utility', 'CarPort/Store' and 'The Summer House' during the construction of the replacement dwelling and the permanent retention of 'The Workshop'.	
Location:	Site Of South End Cottage, Middle Green, Wexham, Buckinghamshire, SL3 6BS	
Applicant:	Mr & Mrs James Crockett	
Agent:	Mr Leigh Tugwood	
Date Valid Appl Recd:	4th October 2017	
Recommendation:	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

This application seeks the variation of conditions 6 and 7 of planning permission 12/01335/FUL and conditions 6, 7, 8 and 9 of permission 13/00460/VC to allow for the temporary retention of four buildings/structures on the site known as the 'mobile home', 'portacabin/utility', 'carport/store' and 'the summerhouse' during the construction of the replacement dwelling, and for the permanent retention of the building known as 'The Workshop'.

LOCATION & DESCRIPTION OF SITE

The application site is located on the north side of Middle Green within the Metropolitan Green Belt. The site is long and narrow and within the foreground of which there was located a two storey detached dwellinghouse. The dwellinghouse has been demolished as has an outbuilding, previously referred to as 'The Coachhouse, which was located immediately behind the dwelling.

There are a number of structures on the site which comprise:

- mobile home: located on the east side of the site, set back approximately 35 metres from the front boundary of the site;
- portacabin/utility: 'L-shaped' and located on the east side of the site forwards of the mobile home;
- carport/store: located on the west side of the site, partially covering the footprint of the former Coachhouse building (now demolished)
- summerhouse: located on the western side of the site behind the carport and opposite the mobile home (currently providing residential accommodation for the applicants)
- workshop: located on the north-eastern side of the site, approximately 10 metres behind the mobile home.

There are listed buildings on the adjoining site to the east (The Manor House)

RELEVANT PLANNING HISTORY

09/00033/FUL - Retention of front boundary walls and gates. Permission refused.

09/00640/FUL - Retention of front boundary wall and gates. Permission refused, subsequent appeal dismissed.

Enforcement Notice: Without planning permission, the unauthorised development namely the erection of a boundary wall, wall piers and gate in excess of one metre. Notice issued 24.09.09. (works undertaken to reduce height of boundary wall)

10/00129/CLOPED - Application for a certificate of lawfulness for: Front gates and brick piers. Certificate granted.

12/01335/FUL - Replacement dwellinghouse. Conditional permission, implemented (dwellinghouse demolished) Conditions 6 and 7 of this planning permission state:

6. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings referred to in the list at the foot of this decision notice.

7. No development shall take place until all outbuildings on site, as shown on plan B1018-L-001 B, at the time of the commencement of the development hereby permitted have been removed from the site or demolished in their entirety. All materials resulting from the removal/demolition of the outbuildings shall be removed from the site by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

13/00460/VC - Variation of conditions 6 and 7 of planning permission 12/01335/FUL to allow for the temporary retention of the 'Coach House' to be used as storage during the construction of the replacement dwelling and the permanent retention of 'The Workshop' excluding the 'tool store', which is to be demolished. Application permitted, subject to conditions. Conditions 6, 7, 8 and 9 of which state:

6. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings referred to in the list at the foot of this decision notice.

7. No development shall take place until the outbuilding marked as the 'Summerhouse' (Plan Ref B1018-L-010) has been demolished in its entirety and removed from the site. All materials resulting from the removal/demolition of the outbuilding shall be removed from the site by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

8. The outbuilding known as 'The Coach House' shall be demolished in its entirety by the substantial completion of the development hereby permitted. All materials resulting from the removal/demolition of the coach house shall be removed from the site by the occupation of the development hereby permitted.

9. No development shall take place until the outbuilding known as 'The Workshop' has been partly demolished, as indicated on plan B1018-L-010 Plans and Elevations, submitted to the Authority on the 21/05/2013. All materials resulting from the part demolition of the workshop shall be removed from the site by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

Enforcement Notice: Without planning permission, the erection of a two storey outbuilding with associated concrete base. Notice issued 08.05.2014. Subsequent appeal (ref: APP/N0410/C/14/2220710) dismissed with correction to the notice on 28/04/2015. Notice complied with (outbuilding removed)

Section 215(Untidy Site) Notice (ref: 13/10114/ENBEOP/2). Issued 16.12.2016, effective date 23.01.2017. Partially complied with.

REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS

No comments received at time of drafting report.

CORRESPONDENCE

Seven letters of objection have been received, the contents of which are summarised as follows:

- current application is not seeking to vary condition 7 but to substitute an alternative condition to obtain planning permission for a summerhouse, a workshop, car port/utility and a mobile home on the site that are unrelated to the erection of the replacement dwellinghouse which does not yet exist;
- industrial/storage activities undertaken (on site) have resulted in considerable noise and other nuisance to detriment of character and appearance of area and harm to local residential amenity;
- (this) inappropriate development on the site harms the green belt and is contrary to Local Plan Policies GB1, GB10, EP3 and the NPPF guidance to protect green belts
- no special circumstances submitted to justify the grant of permission even for a temporary period;
- owner of property has placed several containers on site without permission and using them for purposes unrelated to the replacement of the building;
- there is continued commercial traffic to and from the property;
- enforcement proceedings should be commenced for the removal of all unauthorised buildings and business uses;
- site has deteriorated over the past 10 years;
- the temporary buildings look unsightly and do not look like adequate permanent structures;
- Cottage and gardens now look like an industrial unit that specialised in renovating cars;
- permitting this application will prolong an already arduous build which still hasn't begun after 5 years;
- state of buildings proposed for permanent retention are not in keeping with the local amenity...they are unsightly, visible from surrounding properties and not built from sympathetic materials to the surrounding area;
- discrepancies on plans, application (form) and summary (use of permanent and temporary descriptions varies);
- workshop and compressor store is a change of use?;
- concern over the use of the word 'complete' to require removal of temporary outbuildings;

SPECIALIST ADVICE:

N/A

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

The above application needs to be assessed against policies including:

GB1 (Green Belt Boundaries and the Control over Development in the Green Belt), GB11 (Rebuilding of Dwellings in the Green Belt), C8 (Proposals affecting the Setting of a Listed Building), EP3 (The Use, Design and Layout of Development), EP4 (Landscaping), EP5 (Sunlight and Daylight), EP6 (Designing to Reduce Crime), H9 (Residential Layout and Design), TR5 (Accesses, Highway Works and Traffic Generation), and TR7 (Parking Provision) of the South Bucks District Local Plan (adopted March 1999). Core Strategy Policies: Core policy 8 (Built and historic environment), Core policy 9 (Natural Environment) and Core policy 12 (Sustainable energy); as well as the context of the National Planning Policy Framework

KEY POLICY ASSESSMENT:

Background/chronology of events

1. This application is submitted under Section 73 of the Town and Country Planning Act 1990 and if approved, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. The National Planning Practice Guidance states that Local Planning Authorities should, in making their decisions, focus their attention on national or local policies or other material considerations which may have changed significantly since the original permission. In this instance, the relevant Development Plan policies have not changed although some of the circumstances existing on the site have changed.

2. Under application ref: 12/01335/FUL planning permission for a replacement dwelling was granted subject to conditions requiring that all outbuildings on the site had to be removed prior to the commencement of the development. Under variation of condition application ref: 13/00460/FUL it was accepted that, of the outbuildings on the site, the building known as 'The Coachhouse' located immediately behind the dwellinghouse could be temporarily retained for storage during the building works, the outbuilding known as 'The Workshop' to be permanently retained subject to the foremost part being demolished prior to the commencement of the development, and the removal of all other outbuildings, including the timber outbuilding known as 'The Summerhouse' (located immediately behind The Coachhouse), prior to the commencement of the development.

3. The existing dwellinghouse was subsequently demolished, thereby commencing the development (the demolition of the dwellinghouse being necessary to construct the replacement dwelling). Further, the outbuilding known as 'The Coachhouse', which was permitted to be retained under the 2013 variation of condition application, was also demolished. However, 'The Summerhouse' remains on site and is currently being used by the applicant's to reside in. There has also been a structure erected to the side of The Summerhouse which is being used as a carport.

4. In addition, there is a mobile home located on the eastern side of the site (almost opposite the Summerhouse) which was being used as residential accommodation by the applicants following the demolition of the dwellinghouse but due to its position adjacent to a boiler flue, it is no longer capable of being lived in but is instead being used for residential storage by the applicants.

5. To the front (south) of the mobile home there is a portcabin and timber structure being used for residential storage and utility room (washing machine and tumble drier located within).

6. The outbuilding known as 'The Workshop' remains on site (to the north-east) without the works being undertaken to remove part of the structure prior to the commencement of the development.

Assessment

7. In assessing this application it is prudent to refer to the considerations given to outbuildings on the site in the previous applications, particularly given the site's location within the green belt and in proximity to nearby listed buildings.

8. It is evident that development has commenced on site without compliance with the conditions of 12/012335/FUL and 13/00460/VC in respect of the outbuildings on the site. Further, it is clear that since the demolition of the dwellinghouse, there have been no active works on the site to construct the replacement dwellinghouse. It is stated by the applicant's agent that the structures on the site the subject of the current application are required temporarily whilst the building works are undertaken to construct the replacement dwelling, apart from the workshop which it is proposed to retain but smaller in size due to the demolition of the foremost section, the 'toolstore', as referred in the 2013 variation of condition application.

9. The temporary construction/retention of some buildings/structures on the site connected with the construction of the permitted replacement dwelling has been accepted previously. Following a grant of planning permission, it is not necessarily unusual for applicants to live on site in temporary accommodation where the demolition of the dwelling that previously provided the residential accommodation has occurred, and continuing through the construction phase of the replacement dwelling that is to provide the new residential accommodation. As such, in principle, the retention of structures on the site on a temporary basis to provide the applicants with an alternative means of residential accommodation is considered acceptable. However, officers are mindful of the particular circumstances of this case in that there has been a significant delay in the progress to construct the permitted replacement dwelling following the demolition of the existing dwelling, and also no evidence of a date when the construction works will commence. Accordingly, it is considered in assessing the merits of this application that a balance needs to be struck between the accommodation needs of the applicants during the construction phase of the replacement dwelling, the prospect of works to construct the replacement dwelling being undertaken in the near future and the impact of the structures currently on the site in respect of green belt and the general amenity of the site and locality.

10. As referred in the previous applications, the cumulative effect of outbuildings on the site as well as the replacement dwelling would lead to the erosion of the green belt and the overdevelopment of the site. Since the grant of planning permission, and notwithstanding the demolition of the Coachhouse, the cumulative effect of buildings/structures on the site is considered harmful to the openness of the green belt and the general amenity of the site and semi-rural locality of which it forms a part due to the design and appearance of the buildings/structures, their prominence within the street scene and their proximity to neighbouring listed buildings. As such, it is not considered that their total presence on site should be for any period of time longer than reasonably necessary.

11. With regards to the Workshop, this application proposes that this building, which is primarily rectangular in shape measuring 5.5 metres (east to west) by 11.5 metres (north to south) with a small triangular shaped projection to the north measuring roughly 10 sq metres in area, be permanently retained. It is recognised that under the 2013 variation of condition application a building of roughly this size was accepted. The assessment of the workshop building in this application remains the same, in that when the other structures are removed from the site, this building and the replacement dwellinghouse would not result in the overdevelopment of the site within the green belt. Further, the location of the workshop is at a sufficient distance to the rear of the site with restricted views to the public at large such that it is not considered that it would have a detrimental impact upon the character and appearance of the location, the street scene of which it forms a part or the setting of the listed buildings to the east/south-east (The Manor House).

12. It is recognised that this proposal is a Variation of Condition to allow for the temporary retention of the buildings/structures on site and that they will be demolished/removed. This would leave the workshop as the only outbuilding remaining on site when the development comprising the replacement dwellinghouse is complete. In recognition of the substantial period of the time that has passed with no active building works on site to construct the replacement dwellinghouse since the existing dwelling was demolished, and in consideration of further action that the Council is considering with regard to issuing enforcement/completion notices in respect of the extant planning permission, it is recommended that the application be approved but the retention of the subject buildings/structures limited to a temporary period of 18 months or upon the substantial completion/first occupation of the replacement dwellinghouse, whichever is the sooner.

CONCLUSION:

13. 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 permission being granted in this instance.

RECOMMENDATION:

Conditional Permission.

Conditions & Reasons:

1. No superstructure works shall take place for the replacement dwelling house until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

2. Notwithstanding Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted at or above first floor level in the south-west elevation(s) of the replacement dwelling hereby permitted. (ND05)

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

3. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) , no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the replacement dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND14A)

Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. Notwithstanding Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further windows shall be inserted at or above first floor level in the north-east elevation(s) of the replacement dwelling hereby permitted. (ND17)

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

5. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings referred to in the list at the foot of this decision notice and of planning permission 12/01335/FUL. (NMS09a)

Reason: To ensure a satisfactory form of development and to accord with the terms of the submitted application. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

6. The outbuilding marked as the 'Summerhouse' (Plan Ref B1018-L-014 REV A) shall be demolished in its entirety or removed from the site, and all materials resulting from the removal/demolition of the outbuilding shall be removed from the site, within 18 months from the date of this permission or by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

Reason: The site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1, GB11; and EP3 of the South Bucks District Local Plan (adopted March 1999) refer.) (NMS20)

7. The outbuilding marked as the 'Carport/Store' (Plan Ref B1018-L-014 REV A) shall be demolished in its entirety or removed from the site, and all materials resulting from the removal/demolition of the outbuilding shall be removed from the site, within 18 months from the date of this permission or by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

Reason: The site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1, GB11; and EP3 of the South Bucks District Local Plan (adopted March 1999) refer.) (NMS20)

8. The outbuilding marked as the 'portacabin and utility room' (Plan Ref B1018-L-014 REV A) shall be demolished in its entirety or removed from the site, and all materials resulting from the removal/demolition of the outbuilding shall be removed from the site, within 18 months from the date of this permission or by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

Reason: The site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1, GB11; and EP3 of the South Bucks District Local Plan (adopted March 1999) refer.) (NMS20)

9. The outbuilding/structure marked as the 'mobile home' (Plan Ref B1018-L-014 REV A) shall be demolished in its entirety or removed from the site, and all materials resulting from the removal/demolition of the outbuilding/structure shall be removed from the site, within 18 months from the date of this permission or by the substantial completion or occupation of the development hereby permitted, whichever is the sooner.

Reason: The site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1, GB11; and EP3 of the South Bucks District Local Plan (adopted March 1999) refer.) (NMS20)

10. The outbuilding known as 'The Workshop', the size and position of which is shown marked on submitted plan number B1018-L-014 Rev A, shall be partly demolished and all materials resulting from the part demolition of the workshop shall be removed from the site within 18 months of the date of this permission or by the substantial completion or occupation of the development hereby permitted, whichever is the sooner, as shown on plan ref: B1018-L-010, submitted to the Authority on the 21/05/2013 and approved under permission 13/00460/RVC . Thereafter, and notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration shall be made to the resultant workshop outbuilding.

Reason: The site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1, GB11; and EP3 of the South Bucks District Local Plan (adopted March 1999) refer.) (NMS20)

LIST OF APPROVED PLANS

Plan number/name

**Date received by District
Planning Authority**

B1018-L-014REVA

04.10.2017

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02085/FUL	Beaconsfield Town Council	Mr & Mrs Marc Payne C/o Mr Jonathan Heighway	Ashley 29 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Part single/part two storey side/rear extension and roof extension (Amendment to planning permission 17/01304/FUL).	Application Permitted	23.02.18
17/02092/FUL	Beaconsfield Town Council	Mr Daniel Middleton C/o Mr Sam Rodger	40 Baring Road Beaconsfield Buckinghamshire HP9 2NE	Single storey side extension and part two storey/part first floor side/rear extension incorporating rear juliette balcony.	Application Permitted	22.02.18
17/01337/CLLB C	Beaconsfield Town Council	Mr John Kyriakis	The Loft 8 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	Application for a Certificate of Lawfulness of proposed work to a Listed Building for two additional windows.	Application refused	20.02.18
17/02393/FUL	Beaconsfield Town Council	Mr & Mrs Silva C/o Mr John Broderick	Culpeppers Ledborough Gate Beaconsfield Buckinghamshire HP9 2DQ	Roof extension incorporating front, side and rear dormers and side elevation roof lights.	Application Permitted	16.02.18
17/02394/FUL	Beaconsfield Town Council	Mr & Mrs A Menzies C/o Mr Mark Baldwin	19 Somerford Place Beaconsfield Buckinghamshire HP9 1AZ	Single storey front extension and conversion of part original garage space into habitable accommodation.	Application Permitted	16.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02414/TPO	Beaconsfield Town Council	Mrs Caroline Storey C/o Mr Peter Whipp	27 Burkes Road Beaconsfield Buckinghamshire HP9 1PF	T9 horse chestnut - crown reduce height to 15m-16m, reduce canopy spread/shape and reduce north side of canopy to a minimum spread of 6m. (SBDC TPO 21, 1995)	Application Permitted	20.02.18
17/02415/FUL	Beaconsfield Town Council	Mr And Mrs Lennon C/o Mr Phillip Brooks	4A Penington Road Beaconsfield Buckinghamshire HP9 1ET	Two storey rear extension incorporating Juliette balconies. Loft conversion including front and rear roof lights. Side elevation windows.	Application Permitted	23.02.18
17/02324/CLOPED	Beaconsfield Town Council	Helen Armitage	23 Rowan Close Holtspur Buckinghamshire HP9 1BE	Application for a Certificate of Lawfulness for proposed: Widening of existing vehicular access and laying of hardsurfacing.	Certificate of Lawful Use granted	08.03.18
17/02271/FUL	Beaconsfield Town Council	Miss Lara Sargent C/o Mr Matthew Moore	5 - 7 Baring Road Beaconsfield Buckinghamshire HP9 2NB	Construction of boundary wall and gates, generator and disabled ramp.	Application Permitted	08.03.18
17/02272/ADV	Beaconsfield Town Council	Miss Lara Sargent C/o Mr Matthew Moore	5 - 7 Baring Road Beaconsfield Buckinghamshire HP9 2NB	1 x Externally illuminated fascia sign.	Application Permitted	28.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00008/TPO	Beaconsfield Town Council	Mr Jon Pritchard	By The Wood 31 Burkes Road Beaconsfield Buckinghamshire HP9 1PF	T1 cedar - shorten longer branches over neighbouring property by 2m, remove/reduce overhanging branches over roof, crown thin by 15%. T2 lime - crown thin by 20%. (SBDC TPO No. 21, 1995).	Application Permitted	05.03.18
17/02363/TPO	Beaconsfield Town Council	Mr Paramjit Dhillon	Collaton 5 Chestnut Road Beaconsfield Buckinghamshire HP9 1EY	Oak - Fell (SBDC TPO No. 19, 1989)	Application refused	05.03.18
17/02373/FUL	Beaconsfield Town Council	Mr & Mrs Tan C/o Mrs K Cowan	Ashbourne House 7 Grove Road Beaconsfield Buckinghamshire HP9 1UR	Single storey rear extension	Application Permitted	05.03.18
17/02383/RVC	Beaconsfield Town Council	Anil Nandan Walia and Sumandeep Kau C/o Robert Clarke	Corner Cottage 45 Stratton Road Beaconsfield Buckinghamshire HP9 1HR	Variation of condition 2 of planning permission 17/01781/FUL (Replacement detached dwelling with basement.) to allow an increase in width to the single storey rear element and the single storey north side wing and to allow alterations to the design of the rear light well.	Application Permitted	05.03.18
17/02292/FUL	Beaconsfield Town Council	Miss C Porter	59 Holtspur Way Holtspur Beaconsfield Buckinghamshire HP9 1DY	Front porch, single storey front and part single/part two storey rear extensions and application of render (Amendment to Planning Permission 17/01391/FUL).	Application Permitted	06.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00021/FUL	Beaconsfield Town Council	Mrs Jacqueline Trisk C/o Mr Bruno Gouveia	8 Burnham Avenue Beaconsfield Buckinghamshire HP9 2JA	Two storey side extension, with associated internal alterations.	Application Permitted	07.03.18
18/00042/OUT	Beaconsfield Town Council	Mr G Sandhu C/o Mr Jake Collinge	Kersaint 20 Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Outline Application for : Two detached two-storey dwellings with access, parking and amenity space.	Application Permitted	07.03.18
18/00043/TPO	Beaconsfield Town Council	Bulsteel C/o Mrs Kirstie Harvey	15 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	Cedar - remove any severely major crossing/rubbing branches only, remove hanging branch, clear up torn stub, raise the lower crown to approximately 3.5m by removing approximately 3-4 lowest branches. (SBDC TPO No. 19, 1995).	Application Permitted	06.03.18
17/02275/FUL	Beaconsfield Town Council	Mr Harry Nijjar C/o Mr John Rowe-Parr	22 Queen Elizabeth Crescent Beaconsfield Buckinghamshire HP9 1BX	Front dormer window.	Application Permitted	08.03.18
18/00029/FUL	Beaconsfield Town Council	Mr & Mrs M Tackley C/o Mr Simon Davis	39 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SQ	Two storey side rear extension, single storey front and side extensions, front dormers, pitched roofs to existing rear dormers (Amendment to Planning Permissions 13/00631/FUL and 16/00217/NMA).	Application Permitted	08.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00065/RVC	Beaconsfield Town Council	Mr Jon Furneaux	Cedar Cottage 15 Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Variation of Condition 2 of planning permission 17/02029/FUL to allow minor internal and external alterations.	Application Permitted	13.03.18
18/00067/FUL	Beaconsfield Town Council	Mr & Mrs Graham C/o Mr S Dodd	22 The Spinney Beaconsfield Buckinghamshire HP9 1SB	Single storey rear extension and replacement roof incorporating increase in ridge height, front elevation roof lights and rear dormers	Application Permitted	13.03.18
18/00090/RVC	Beaconsfield Town Council	Mr Anthony Crook	9 St Michaels Green Beaconsfield Buckinghamshire HP9 2BN	Variation of condition 4 of planning permission 15/01722/FUL to include obscure glazed to front facing dormers and non opening to 1.6m	Application Permitted	13.03.18
18/00082/GPDE	Beaconsfield Town Council	Mr John Batlett C/o Mr Samuel Rodger	4 St Josephs Mews Candlemas Lane Beaconsfield Buckinghamshire HP9 1GA	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 3.278m, MH 3.733m, EH 2.875.	Prior approval is not required	01.03.18
18/00104/FUL	Beaconsfield Town Council	Mr R Banga C/o Mr S Pak Samay	6 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	Single storey rear extension.	Application Permitted	14.03.18

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18/00126/CAN	Beaconsfield Town Council	Mr Jonathan Okeze	Argyll Developments Highway House 17 London End Beaconsfield Buckinghamshire HP9 2HN	T1 Magnolia -Fell (Beaconsfield Conservation Area)	No TPO is to be made	06.03.18
17/02024/FUL	Burnham Parish Council	Mr Howard Reay	Acorns Hawthorn Lane Burnham Buckinghamshire	Replacement front entrance gates and associated brick piers.	Application Permitted	20.02.18
17/02036/FUL	Burnham Parish Council	Mr & Mrs P Slade C/o Mr P Edwards	11 Taplow Road Burnham Buckinghamshire SL6 0JN	Single storey rear extension and outbuilding incorporating link with dwelling.	Application Permitted	07.03.18
17/02108/CLOPED	Burnham Parish Council	Mr Chana C/o Mr Harmeet Minhas	29 Hag Hill Lane Burnham Buckinghamshire SL6 0JW	Application for a Certificate of Lawfulness for proposed: Loft conversion incorporating hip to gable roof extension, rear dormer with Juliet balcony and the insertion of rooflights.	Certificate of Lawful Use granted	08.03.18
17/02274/FUL	Burnham Parish Council	Mr Griffiths C/o Mr Graham Eades	K And S Signs Ltd 58 Britwell Road Burnham Buckinghamshire SL1 8DH	Creation of access drive, construction of fencing and relocation of existing field gate and associated tree planting.	Application Permitted	19.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02322/CLOPED	Burnham Parish Council	Mr A Hayward C/o Philip Tilbury	48 Green Lane Burnham Buckinghamshire SL1 8DX	Application for a Certificate of Lawfulness for proposed: Single storey rear extension incorporating roof lanterns.	Application Withdrawn	05.03.18
17/02284/FUL	Burnham Parish Council	Mr Michael Bates C/o Mr Shaf Hussain	12 Oxford Avenue Burnham Buckinghamshire SL1 8HR	Roof extension incorporating rear dormer and front roof lights, and amendments to single storey rear extension approved under application 16/01465/FUL.	Application Permitted	28.02.18
17/02342/FUL	Burnham Parish Council	Mr & Mrs M Humphries C/o Robert Hillier	29 Lincoln Hatch Lane Burnham Buckinghamshire SL1 7HA	Single storey front extension and increase in ridge height to allow creation of first floor incorporating front and rear dormers.	Application Permitted	22.02.18
17/02406/FUL	Burnham Parish Council	Mr And Mrs M Springthorpe C/o David Herbert Architects	30 Bayley Crescent Burnham Buckinghamshire SL1 7EF	Part two storey, part single storey side/rear extension and front porch.	Application Permitted	22.02.18
17/02376/FUL	Burnham Parish Council	Calvert C/o Mr Chris Dale	44 Green Lane Burnham Buckinghamshire SL1 8DX	Single storey rear extension and canopy.	Application Permitted	23.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00011/FUL	Burnham Parish Council	Loiuse Hibbert and Rob Vince C/o Terrence Hodgkins	Land Adjoining 51 Lent Rise Road Burnham Buckinghamshire	Detached dwelling with associated vehicular access.	Application refused	01.03.18
17/02303/FUL	Burnham Parish Council	Mr Matt Slaney C/o Mr Chris McCann	Corner Cottage 2 Rochford Way Burnham Buckinghamshire SL6 0PU	Replacing existing garage with a two storey side extension	Application Permitted	06.03.18
18/00037/FUL	Burnham Parish Council	Mr mark buckingham C/o Mr Ray Fletcher	4 The Precincts Burnham Buckinghamshire SL1 7HU	Front porch and enlargement of garage. Single storey side and two storey side extensions.	Application Permitted	07.03.18
18/00001/FUL	Burnham Parish Council	Mr & Mrs Daljit Kalher C/o Mr Peter Alan	Rotherfield 40 Green Lane Burnham Buckinghamshire SL1 8DX	Retention of rear canopy and detached outbuilding.	Application Permitted	08.03.18
18/00061/FUL	Burnham Parish Council	Mr Nicholas Herbert C/o Mr Paul Dickinson	1 Hazelhurst Road Burnham Buckinghamshire SL1 8ED	Detached dwellinghouse.	Application refused	12.03.18

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18/00027/CLOPED	Burnham Parish Council	Mrs Monika Esplund-Evans C/o Mrs Eva Wallen	85 Gore Road Burnham Buckinghamshire SL1 7DD	Application for a Certificate of Lawfulness for proposed: Part-infill extension and installation of 'lean-to' roof.	Certificate of Lawful Use granted	13.03.18
18/00120/GPDE	Burnham Parish Council	B R O'Neill C/o Mr N Walford	102 Maypole Road Burnham Buckinghamshire SL6 0NB	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 4.02m, MH 2.9m, EH 2.9m).	Prior approval is not required	06.03.18
18/00119/NMA	Burnham Parish Council	Mr Adam Greenbaum	232 Windsor Lane Burnham Buckinghamshire SL1 7HN	Non Material Amendment to Planning Permission 17/01187/FUL to allow : Change in size of windows to the north west elevation.	Application Permitted	21.02.18
18/00145/AGN OT	Burnham Parish Council	Mr T Rayner C/o Mrs Ruth Dobson	Hicknam Farm Littleworth Road Burnham Buckinghamshire SL1 8PG	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for: Construction of a steel portal framed building to be used as a general purpose building.	Application Withdrawn	22.02.18
17/02260/FUL	Denham Parish Council	Mr Gaurav Ahluwalia C/o Mr VK Singh Rayat	19 Upper Road Higher Denham Buckinghamshire UB9 5EJ	Replace existing grass on pavement to paving blocks.	Application Permitted	01.03.18

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17/01952/FUL	Denham Parish Council	Mr Manoj Patel C/o Mr Shaf Hussain	13 Middle Road Denham Buckinghamshire UB9 5EG	Single storey front extension and garage conversion into habitable accommodation.	Application Permitted	19.02.18
17/01494/FUL	Denham Parish Council	Mr Mukesh Chauhan	75 Priory Close Denham Buckinghamshire UB9 5AU	Construction of vehicular access and associated hard standing.	Application Permitted	07.03.18
17/02065/FUL	Denham Parish Council	Mr D Ward	12 Upper Road Higher Denham Buckinghamshire UB9 5EJ	Infill of existing attached carport incorporating construction of part-flat/part-dummy pitched roof to facilitate conversion into habitable accommodation.	Application Permitted	20.02.18
17/02028/ADV	Denham Parish Council	Mr Neal Khanna C/o Mr Calum Brander	Denham Grove Tilehouse Lane Denham Buckinghamshire UB9 5DU	Internally illuminated gate entrance signage to stone wall.	Application Permitted	26.02.18
17/02027/FUL	Denham Parish Council	Mr Neal Khanna C/o Calum Brander	Denham Grove Tilehouse Lane Denham Buckinghamshire UB9 5DU	Entrance roadside gates, canopy to main entrance, alterations to existing car parking and associated landscaping.	Application Permitted	26.02.18

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17/02168/FUL	Denham Parish Council	Dr Sundeep Sandhu C/o Tecon Limited	Stoney Hill Bakers Wood Denham Buckinghamshire UB9 4LG	First floor side extension, part single/part two storey rear extension and replacement roof from flat to pitched.	Application Permitted	01.03.18
17/02172/FUL	Denham Parish Council	Mr Davinder Nahal C/o Mr Harvey Saund	4 Denham Parade Oxford Road Denham Buckinghamshire UB9 4DZ	Replacement roof over existing attached garage incorporating insertion of four rooflights.	Application Permitted	01.03.18
17/02369/FUL	Denham Parish Council	Mr & Mrs P Panayiotou C/o Mr Mark Burgon	7 Link Way Denham Green Buckinghamshire UB9 5NL	Single storey rear extension.	Application Permitted	23.02.18
18/00023/TPO	Denham Parish Council	Mr Volodymyr Kushnir	Mill View 29 Hawthorn Drive New Denham Buckinghamshire UB9 4AJ	T1 plane - 15-20% crown thinning which incorporates the pruning of lower outer canopy branches which is not to exceed 5 meter clearance from ground level. (SBDC TPO 2002,57)	Application Permitted	06.03.18
18/00045/FUL	Denham Parish Council	Mr R Houliston C/o Mr Andy Wilcock	46 Middle Road Denham Buckinghamshire UB9 5EG	First floor front extension, single storey rear extension and roof extensions including hip-to-gable extensions incorporating side/rear dormers.	Application Permitted	08.03.18

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18/00086/CAN	Dorney Parish Council	Mrs Sue Moffat C/o Mr David McCarthy	Dorney War Memorial Gardens Common Road Dorney Buckinghamshire	Oak x 10 - Remove deadwood, crown lift, tip prune as per recommendation in Arboricultural Report; Willow - Reduce to create pollard effect at 2m. (Dorney Conservation Area)	No TPO is to be made	20.02.18
17/02068/CLUE D	Farnham Royal Parish Council	Mr G Smith	Langdale Farnham Park Lane Farnham Royal Buckinghamshire SL2 3LP	Application for a Certificate of Lawfulness for existing: Single storey rear extension.	Refusal of Lawful Use	28.02.18
17/02114/OUT	Farnham Royal Parish Council	Mr Fiander C/o Mr Richard Brown	Land At Springdale Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Outline application for: Construction of detached dwelling with associated vehicular access.	Application refused	26.02.18
17/02099/FUL	Farnham Royal Parish Council	Mr & Mrs Stephen Ruddick C/o Robert Hillier	Myrtle Cottage Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Part single storey / part first floor rear and side extension.	Application refused	15.02.18
17/02097/FUL	Farnham Royal Parish Council	Edwin Cunningham C/o Mr Harmeet Minhas	Land Rear Of Graphic House Kingsway Farnham Common Buckinghamshire	Temporary use of land to be used as a car wash for a period of 12 months.	Application refused	07.03.18

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17/02264/FUL	Farnham Royal Parish Council	C/O Agent C/o DP Architects	Silver Beeches Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Detached dwelling and detached triple garage with associated vehicular access and relocation of access to existing dwelling.	Application Permitted	06.03.18
17/02267/FUL	Farnham Royal Parish Council	Mr Jagjit Ranouta C/o Mr Sunny Bahia	14 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	Part single/part two storey front and rear extensions, front porch canopy and roof extensions incorporating increase in ridge height.	Application Permitted	13.03.18
17/02323/FUL	Farnham Royal Parish Council	Mr & Mrs M Weeks C/o Mr L Morgans	Orchard Villa One Pin Lane Farnham Common Buckinghamshire SL2 3RA	Part two storey/part first floor side/rear extension.	Application Permitted	15.02.18
17/02209/FUL	Farnham Royal Parish Council	Mr Nirmal Johal C/o Mr Shorne Tilbey	19 Hammond End Farnham Common Buckinghamshire SL2 3LG	Part single/part two storey side/rear extension and rear dormers.	Application Permitted	23.02.18
17/02251/FUL	Farnham Royal Parish Council	Mr Ramji Knath C/o Mr Shorne Tilbey	The Rookery Christmas Lane Farnham Common Buckinghamshire SL2 3JF	Single storey rear extension to existing garage.	Application Permitted	23.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02362/FUL	Farnham Royal Parish Council	Mr I King C/o Mr Duncan Gibson	Oak House Vine Gate Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Single storey rear extension.	Application Permitted	08.03.18
17/02277/FUL	Farnham Royal Parish Council	Mr A Minhas C/o Mr K Ali	Reglaw Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BP	Two storey rear extension.	Application Permitted	22.02.18
18/00024/TPO	Farnham Royal Parish Council	Mr Richard Garnett C/o Mr Mark Jago	Springfield One Pin Lane Farnham Common Buckinghamshire SL2 3RD	T1 cedar - 20% crown thin. T2 beech - tip reduce branches to create 1-2m clearance from building. SBDC TPO 39 2003).	Application Permitted	05.03.18
17/02345/OUT	Farnham Royal Parish Council	Mrs Miles C/o Mr Douglas Bond	Miles And Miles Nurseries Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BY	Outline application for redevelopment of site to provide 17 dwellings with associated vehicular access.	Application Withdrawn	12.03.18
18/00046/RVC	Farnham Royal Parish Council	Mr Kumar C/o Mr Harmeet Minhas	Farnham Lodge Templewood Lane Farnham Common Buckinghamshire SL2 3HA	Variation of conditions 2 and 3 of planning permission 17/00208/FUL (Formation of vehicular access) to allow for : Amendment to internal driveway design and landscaping plan.	Application Permitted	08.03.18

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18/00034/FUL	Farnham Royal Parish Council	Mr K Woodland C/o Mr Chris Connor	Dalewood The Avenue Farnham Common Buckinghamshire SL2 3JY	Single story rear extension, linked detached double storey garage.	Application Withdrawn	13.03.18
17/01756/LBC	Fulmer Parish Council	Greene King Plc C/o Mrs Janet Coltman	The Black Horse Windmill Road Fulmer Buckinghamshire SL3 6HD	Internal alterations comprising the upgrade of three existing internal first floor doors and the installation of two internal ground floor doors to provide fire protection.	Application Permitted	05.03.18
17/02078/CLOPED	Fulmer Parish Council	Mr Dilip Kalyani C/o Mr Chintan Shah	Fugelmere Grange Fulmer Road Fulmer Buckinghamshire SL3 6HN	Application for a Certificate of Lawfulness for proposed: Construction of boundary wall with associated pillars and metal railings.	Certificate of Lawful Use granted	08.03.18
17/02192/FUL	Fulmer Parish Council	C Meehan C/o Mr Paul Dickinson	Fulmer Hall Windmill Road Fulmer Buckinghamshire SL3 6HD	Change of use from office (B1) to residential (C3) to provide one single dwelling.	Application Permitted	23.02.18
17/02193/LBC	Fulmer Parish Council	C Meehan C/o Mr Paul Dickinson	Fulmer Hall Windmill Road Fulmer Buckinghamshire SL3 6HD	Listed Building Application for: Change of use from office (B1) to residential (C3) to provide one single dwelling with associated refurbishment.	Application Permitted	23.02.18

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17/01902/LBC	Gerrards Cross Town Council	Mr & Mrs I Barrow C/o Mr J Parry	Sundown Cottage 42 Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7NR	Listed Building Application for: 3 x replacement windows in front elevation (Retrospective).	Application refused	12.03.18
17/01979/FUL	Gerrards Cross Town Council	Mr Charlie Reed C/o Mr Ian Bird	Grafton House 31 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	Part single storey/part two storey front/side extension to provide triple garage with additional accommodation above. Alterations to front boundary wall and entrance incorporating entrance gates and railings.	Application Permitted	01.03.18
17/01985/FUL	Gerrards Cross Town Council	Mr & Mrs Dalby C/o Mr David Webb	10 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	Front porch and part single/part two storey/part first floor front/side/rear extensions incorporating an integral garage and alteration to the roof of an existing rear conservatory.	Application Permitted	15.02.18
17/02011/CLOPED	Gerrards Cross Town Council	Mr Stuart Ellerby C/o More Space	5 South View Road Gerrards Cross Buckinghamshire SL9 8RQ	Application for a Certificate of Lawfulness for proposed: Insertion of three rooflights and 'L-shaped' rear dormer.	Certificate of Lawful Use granted	01.03.18
17/02037/FUL	Gerrards Cross Town Council	Mr & Mrs Craven C/o Mr Gary Pottle	81 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HF	Single storey rear extension	Application Permitted	15.02.18

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17/02048/FUL	Gerrards Cross Town Council	Mr & Mrs Justin Findencrofts C/o Mr Michael Lees	Fair Oak 21 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Attached single storey side garage and part two storey/part single storey front/side/rear extension incorporating front and rear dormers.	Application Permitted	01.03.18
17/02076/FUL	Gerrards Cross Town Council	Mr Jarlath McHale C/o Mr David Boucher	Woodhouse 21 Windsor Road Gerrards Cross Buckinghamshire SL9 7ND	Single storey rear extension and first floor side extension.	Application Permitted	16.02.18
17/02162/FUL	Gerrards Cross Town Council	Mr And Mrs J Reading C/o Mr D Russell	East Grove 35 Marsham Way Gerrards Cross Buckinghamshire SL9 8AB	Part single/part two storey side/rear extension incorporating integral garage.	Application Permitted	14.03.18
17/02176/FUL	Gerrards Cross Town Council	Mr & Mrs Gibbons C/o Mr Tom Felix	The Magic Cottage 92 Camp Road Gerrards Cross Buckinghamshire SL9 7PB	Single storey side extension.	Application Permitted	23.02.18
17/02062/FUL	Gerrards Cross Town Council	Mr & Mrs Leaver C/o Mr N Walford	40 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EL	Construction of vehicular access and associated hardstanding.	Application Permitted	09.03.18

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17/02282/FUL	Gerrards Cross Town Council	Mr Hisham Mahgiub C/o Mr David Webb	62 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Single storey front extension incorporating integral garage and front porch and part single/part two storey side/rear extension incorporating rear juliette balcony and roof lantern.	Application Permitted	01.03.18
17/02221/FUL	Gerrards Cross Town Council	Mr Mills C/o Mr Alex Gili-Ross	Whickham Lodge 1 Dukes Lane Gerrards Cross Buckinghamshire SL9 7JZ	Single storey side/rear extension.	Application Permitted	01.03.18
17/02304/FUL	Gerrards Cross Town Council	Mr Lee Walker C/o Mr Mark Pottle	Nantgwyn 1 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	First floor extension to existing bungalow to create two storey dwelling	Application Permitted	21.02.18
17/02196/FUL	Gerrards Cross Town Council	Mrs Rosemarie Bartlett C/o Mr Simon Handy	Landrecies Oxford Road Gerrards Cross Buckinghamshire SL9 7AT	Redevelopment to create 5 detached dwellinghouses, including alterations to existing vehicular accesses, landscaping and associated works. Part single storey, part two storey side/rear extension to Landrecies.	Application Permitted	14.03.18
17/02259/TPO	Gerrards Cross Town Council	Sister Susan C/o Mr P Morris	St Micheal's Convent Vicarage Way Gerrards Cross Buckinghamshire SL9 8AS	(G1) Chestnut x 3 - Prune back by 4m clearance from building and reshape by 20% (SBDC TPO No.7 2012)	Application refused	20.02.18

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17/02364/FUL	Gerrards Cross Town Council	Mr Ross Hyett C/o Miss Noelene Russell	Cedar House 58 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Front porch and alterations to fenestration.	Application Permitted	08.03.18
17/02375/FUL	Gerrards Cross Town Council	Mrs Anu Mehta C/o Mr Chris Dale	Ambleside 72 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EF	Two storey front extension incorporating porch, first floor front/side extension, single storey side/rear extensions and construction of rear dormers.	Application Permitted	05.03.18
17/02388/FUL	Gerrards Cross Town Council	Ms Pountney C/o Gino Ferdenzi	Newlands Oxford Road Gerrards Cross Buckinghamshire SL9 7DJ	Single storey side extension. Part single part two storey front/side/rear extension incorporating basement and enlargement of existing front dormer.	Application Permitted	28.02.18
17/02413/CAN	Gerrards Cross Town Council	Mrs Mary Coleman C/o Mr Paul Morris	The Wyke 16 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Ash (T1) crown reduction by 30% and removal of smaller side stem; ash (T2) crown reduction by 20% and prune back side bough by 30% (Gerrards Cross Centenary Conservation Area)	No TPO is to be made	16.02.18
18/00009/FUL	Gerrards Cross Town Council	Mr & Mrs Sally and David Martin C/o Mrs ANGELIKA WORTHINGTON	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Part single/part two storey side/rear extensions and roof extension incorporating increase in ridge height and rear dormers (Amendment to planning permission 17/01641/FUL)	Application refused	01.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00012/FUL	Gerrards Cross Town Council	Mr Bruce Vincent C/o Mr Fraser Kirkcaldy	Juniper House 24 Manor Lane Gerrards Cross Buckinghamshire SL9 7NJ	Detached garage.	Application refused	14.03.18
18/00025/CAN	Gerrards Cross Town Council	J M Gilbert	The Rowans 22 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Re-pollarding of a lime tree (Gerrards Cross Centenary Conservation Area)	No TPO is to be made	16.02.18
18/00030/FUL	Gerrards Cross Town Council	Mr Heywood C/o Mr nick corder	17 South Park View Gerrards Cross Buckinghamshire SL9 8HN	Redevelopment of the site incorporating a pair of semi-detached houses and a link detached house with attached garages and a carport.	Application Permitted	06.03.18
17/02341/FUL	Gerrards Cross Town Council	Mr & Mrs G Sweeney C/o Richard Clark	Karenza 84 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Redevelopment of site to provide 3 dwellings, alteration of existing access and construction of two additional accesses.	Application refused	07.03.18
18/00044/TPO	Gerrards Cross Town Council	Chohan C/o Mrs Kirstie Harvey	4 Oak Wood Place Gerrards Cross Buckinghamshire SL9 7FH	T1 willow - crown reduction by 4 metres. (SBDC TPO No. 13, 1988 and No. 15, 1987).	Application Permitted	06.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02419/TPO	Gerrards Cross Town Council	Mr Philip Butterworth	Wayside 50 Windsor Road Gerrards Cross Bucks SL9 7NF	Monterey cypress - fell, cypresses x 2 - 30% crown reduction. (TPO 1995,31)	Application Permitted	06.03.18
18/00050/TPO	Gerrards Cross Town Council	Mrs Catharine Doughty	Broadoaks 95 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	Removal of two beech and one oak. (SBDC TPO no 47. 2002)	Application Permitted	06.03.18
18/00057/FUL	Gerrards Cross Town Council	Mr S. Sharma C/o Mr Declan Minoli	Hilbre 32 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Replacement dwelling with detached garage.	Application refused	12.03.18
18/00019/FUL	Gerrards Cross Town Council	Mr D Patel C/o Mr Jeff Gillett	Springhill 15 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Single storey front extension, porch, two storey rear extension incorporating dormer.	Application Permitted	13.03.18
18/00066/FUL	Gerrards Cross Town Council	Mr Roopra C/o Mr Harmeet Minhas	9 Cheyne Close Gerrards Cross Buckinghamshire SL9 7LG	Part single/part two storey front/side/rear extension incorporating integral garage (Amendment to planning permission 17/01220/FUL).	Application Permitted	13.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00147/CAN	Gerrards Cross Town Council	Mrs C Howe	Willowhayne 37 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Holm Oak - Reduce height by 8ft; Liquid Amber _ Norway Maple - Prune back branches overhanging driveway. (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	06.03.18
18/00158/CAN	Gerrards Cross Town Council	Ms Laura Inglis	Kelvedon 28 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QQ	Smoke Bush Tree - Removal and replacement. (Gerrards Cross Conservation Area)	Consent not required	06.03.18
17/02150/CLOPED	Hedgerley Parish Council	Mrs J. Collins C/o Robert Hillier	14 Cottage Park Road Hedgerley Buckinghamshire SL2 3YJ	Application for a Certificate of Lawfulness for proposed: Insertion of two front rooflights and rear dormer	Certificate of Lawful Use granted	08.03.18
17/02151/FUL	Hedgerley Parish Council	Mrs J Collins C/o Robert Hillier Ltd	14 Cottage Park Road Hedgerley Buckinghamshire SL2 3YJ	First floor side/rear extension.	Application Permitted	01.03.18
17/02194/NMA	Hedgerley Parish Council	Mr & Mrs M Orchard C/o Mr Robert Clarke	Mount Pleasant Farm Andrew Hill Lane Hedgerley Buckinghamshire SL2 3UW	Non-material Amendment to planning permission 17/00289/FUL: to allow alterations to fenestration, alterations to design of staircase projection, removal of PV panels and enlargement of two dormers.	Application Permitted	08.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00164/NMA	Hedgerley Parish Council	Mr C Pond C/o Mr Robbie Grobler	5 Coppice Way Hedgerley Buckinghamshire SL2 3YL	Non-material Amendment to planning permission 17/01773/FUL to allow: alterations to fenestration.	Application Withdrawn	22.02.18
17/01210/FUL	Iver Parish Council	Mr Mac Mair C/o Mr Mav Sandhu	93 Slough Road Iver Heath Buckinghamshire SL0 0DH	Single storey rear/infill extension incorporating car repair facilities.	Application Permitted	23.02.18
17/01726/FUL	Iver Parish Council	Mr M Robinson C/o Mr M Smith	Warren House Farm Church Road Iver Heath Buckinghamshire SL0 0RD	First floor rear extension.	Application Permitted	12.03.18
17/02070/FUL	Iver Parish Council	Mr Matthew Wright	Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH	Replacement of the existing backing screen, mobile paint tower and integrated workshops.	Application Permitted	09.03.18
17/02123/CLOPED	Iver Parish Council	Ms Nighat Hussain C/o Mr Leigh Tugwood	Redmayes Langley Park Road Iver Buckinghamshire SL0 0JQ	Application for a Certificate of Lawfulness for proposed: Construction of ancillary garden outbuilding	Certificate of Lawful Use granted	01.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02130/FUL	Iver Parish Council	Mr Preetinder Singh C/o Mr Richard Taylor	48 Somerset Way Iver Buckinghamshire SL0 9AF	Part single/part two storey side/rear extension.	Application refused	01.03.18
17/02138/FUL	Iver Parish Council	Mr & Mrs Talvinder Rai C/o Mr Leigh Tugwood RIBA	2 Somerset Way Iver Buckinghamshire SL0 9AF	Replacement dwelling, attached garage and widening of existing vehicular access	Application Permitted	07.03.18
17/02136/CLOPED	Iver Parish Council	Mr Sagoo C/o Mr Rahul Sankhla	6 Lossie Drive Iver Heath Buckinghamshire SL0 0JS	Application for a Certificate of Lawfulness for proposed: Front porch and two storey rear extension incorporating juliette balconies.	Certificate of Lawful Use granted	13.03.18
17/02219/RVC	Iver Parish Council	Mr Wayne Li C/o Mr G Choda	22 Syke Cluan Iver Buckinghamshire SL0 9EH	Variation of Condition 2 of planning permission (17/01553/FUL Front porch and part-single/part-two storey side and rear extension incorporating rear dormer) to allow for : increase in rear extension, juliette balcony to rear first floor and increased size of loft dormer.	Application Permitted	28.02.18
17/02073/FUL	Iver Parish Council	Mrs Saijal Patel	Malta Hall The Royal British Legion Church Road Iver Heath Buckinghamshire SL0 ORD	Retention of canopy.	Application Permitted	01.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02074/ADV	Iver Parish Council	Mrs Saijal Patel	Malta Hall The Royal British Legion Church Road Iver Heath Buckinghamshire SL0 0RD	1 x Non-illuminated fascia sign.	Application Permitted	01.03.18
17/02187/FUL	Iver Parish Council	Mr Syed Hussain C/o Mr Kaleem Janjua	Land Adjacent To Sutton Court Farm Sutton Lane Slough Buckinghamshire	Retrospective application for use of land for storage and distribution of vehicles.	Application refused	08.03.18
17/02360/FUL	Iver Parish Council	Mrs Kuldeep Virdee C/o Mr Parwinder Seera	Dunromin And Zoar Little Sutton Lane Iver Buckinghamshire SL3 8AN	Front porch and part two storey/part first floor side/rear extensions.	Application Permitted	28.02.18
17/02367/FUL	Iver Parish Council	Mr & Mrs Jason Bradshaw C/o Robert Hillier	The Red House Love Lane Iver Buckinghamshire SL0 9QT	Front porch, fenestration alterations to front, single storey rear extension.	Application Permitted	08.03.18
17/02381/FUL	Iver Parish Council	Mr & Mrs Clerkin C/o Mr John O'Keeffe	14 Thorney Lane South Iver Buckinghamshire SL0 9AE	Front porch and part single/part two storey side/rear extension incorporating car port.	Application Permitted	08.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02283/FUL	Iver Parish Council	Dhillon C/o Mr Alyson Butler	Land Adjacent 74 Trewarden Avenue Iver Heath Buckinghamshire	Dropping of the existing kerb to provide access into the development allowed under Planning Permission 15/01418/OUT and 17/00565/REM.	Application Permitted	16.02.18
17/02389/FUL	Iver Parish Council	Mrs S Heer C/o Mr J Singh	57 Richings Way Iver Buckinghamshire SL0 9DB	Construction of first floor incorporating two storey front/side extensions and single storey side/rear extension.	Application Permitted	22.02.18
18/00006/TPO	Iver Parish Council	Mr Robert Ip	Tara 2 Delaford Close Iver Buckinghamshire SL0 9JX	T2 pine - Reduction of branches growing over roof is not to exceed 2-3 metres. (SBDC TPO Nos 08,2011 and 19,1999)	Application Permitted	05.03.18
17/01719/CLOPED	Iver Parish Council	Mr Amrit Pannu C/o Mr Harmeet Minhas	32 North Park Iver Buckinghamshire SL0 9DJ	Detached outbuilding.	Refusal of Lawful Use	01.03.18
17/01720/CLOPED	Iver Parish Council	Mr Amrit Pannu C/o Mr Harmeet Minhas	32 North Park Iver Buckinghamshire SL0 9DJ	Gable to hip roof alterations and insertion of four rear dormers and front rooflights.	Refusal of Lawful Use	01.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02336/FUL	Iver Parish Council	Mr James Coffey C/o Mr Nicholas Joyce	Belle Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0PB	Construction of warehouse/vehicle store, parking areas, external racking for plant and boundary fencing to site.	Application refused	09.03.18
18/00028/GPDE	Iver Parish Council	Mr R Pannu C/o Mr H Minhas	32 North Park Iver Buckinghamshire SL0 9DJ	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 8.0m, MH 3.71m, EH 2.7m).	Application Permitted	23.02.18
17/02420/FUL	Iver Parish Council	Mr Surindarjit Singh C/o Prof. Plans	5 Barnfield Iver Buckinghamshire SL0 0AL	Single storey extension to front, replacement single storey rear extension incorporating an increase of roof height.	Application Permitted	08.03.18
18/00055/FUL	Iver Parish Council	Mr & Mrs L White C/o Robert Clarke	6A Bangors Cottages Norwood Lane Iver Heath Buckinghamshire SL0 0EP	One and a half storey side extension incorporating rear dormer and single storey attached garage.	Application Permitted	09.03.18
18/00175/GPDE	Iver Parish Council	Mr S Viridi C/o Mrs A Srivastava	Palmers Moor House Palmers Moor Lane Iver Buckinghamshire SL0 9LG	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 8m, MH 3.6m, EH 3m).	Prior approval is not required	13.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01339/FUL	Stoke Poges Parish Council	Mr And Mrs Fowler C/o Mr Ceri Turner	The Clock House Park Road Stoke Poges Buckinghamshire SL2 4PE	Front porch, single storey front extension and internal and external alteration.	Application Permitted	21.02.18
17/01340/LBC	Stoke Poges Parish Council	Mr And Mrs Fowler C/o Mr Ceri Turner	The Clock House Park Road Stoke Poges Buckinghamshire SL2 4PE	Listed Building Application for front porch, single storey front extension and internal and external alteration.	Application Permitted	21.02.18
17/01886/FUL	Stoke Poges Parish Council	Mr Pomeranke C/o Mr Clive Simpson	Landsdowne House Templewood Lane Stoke Poges Buckinghamshire SL2 4DA	Detached dwellinghouse. Part two storey / part single storey side/rear extension to existing dwellinghouse.	Application refused	06.03.18
17/01986/FUL	Stoke Poges Parish Council	Mr M Reilly	Dower House Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LU	Single storey rear extension.	Application Permitted	07.03.18
17/02164/FUL	Stoke Poges Parish Council	Mr A Hoskins C/o Mrs A Walker	Longfield Cottage Park Road Stoke Poges Buckinghamshire SL2 4PE	Detached garage.	Application refused	23.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02344/FUL	Stoke Poges Parish Council	Dr Rebecca Lane C/o Mr Daniel Lewandowski	Mayflower 4 School Lane Stoke Poges Buckinghamshire SL2 4QA	Part two storey/part first floor front/side/rear extension.	Application Permitted	15.02.18
17/02403/TPO	Stoke Poges Parish Council	Mrs Walters	Woodpeckers Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	T1 lime - fell. (SBDC TPO No 22, 1997).	Application Permitted	23.02.18
17/02404/TPO	Stoke Poges Parish Council	Mrs Walters	Chenies Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	T2 Oak - fell (SBDC, TPO No 22, 1997)	Application Permitted	23.02.18
17/02398/FUL	Stoke Poges Parish Council	Mr Stephen Pike	Parkfield Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	First floor extension over garage.	Application Permitted	05.03.18
17/02405/CLOPED	Stoke Poges Parish Council	Mr Peter Phippen C/o Mr Michael Williams	Oak Acre Templewood Lane Stoke Poges Buckinghamshire SL2 4BG	Application for a Lawful Development Certificate for Proposed use: Relocation of vehicular access and associated hardstanding. Detached garage.	Part Consent/Part Refusal (See decision)	08.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02357/FUL	Stoke Poges Parish Council	Mr Mike Sells C/o Alpha Design	10 Pennylets Green Stoke Poges Buckinghamshire SL2 4BT	Widening existing vehicular access.	Application Permitted	13.03.18
17/02402/GPDE	Stoke Poges Parish Council	Mr Jagdev Bal C/o Mr Sikandar Ali	Heatherset Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JH	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 8.00m, MH 4.00m, EH 3.00m).	Prior approval is not required	06.03.18
17/01684/RVC	Taplow Parish Council	Alex Burrows C/o Mrs Jennifer Coppock	Former BG Depot Site Mill Lane Taplow Buckinghamshire	Variation of Condition 2 of planning permission 15/01041/FUL (Redevelopment of site to provide 941sqm of commercial space, car parking, cafe cart, landscaping and associated works (Application D)): To allow relocation of office building.	Application Permitted	07.03.18
17/01898/CLOPED	Taplow Parish Council	Ms. Rachel Grace Mee C/o Mr Daniel East	Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD	Application for a Certificate of Lawfulness for proposed: Construction of new vehicular access and associated hardstanding.	Certificate of Lawful Use granted	01.03.18
17/02016/ADV	Taplow Parish Council	Huxley C/o Mrs Butler	Sytner BMW Bath Road Taplow Buckinghamshire SL6 0BW	5 x Non - illuminated flag pole signs.	Application refused	28.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01953/FUL	Taplow Parish Council	Mr Sellasie Humado	Taplow Mill Site Mill Lane Taplow Buckinghamshire	Creation of a car park for 23 vehicles located off Mill Lane.	Application Permitted	01.03.18
17/02228/FUL	Taplow Parish Council	Mr Robert Brind C/o Mr Andrew Brookes	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JF	Reconstruction of rendered and brick Dukes Lawn Steps piers, strings and treads.	Application Permitted	07.03.18
17/02229/LBC	Taplow Parish Council	Mr Robert Brind C/o Mr Andrew Brookes	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JF	Listed Building Application for: Reconstruction of rendered and brick Dukes Lawn Steps piers, strings and treads.	Application Permitted	07.03.18
17/02412/FUL	Taplow Parish Council	Mr & Mrs Sinclair C/o Mr C Rowell	1 Orkney Court Cliveden Road Taplow Buckinghamshire SL6 0JB	Single storey side infill extension to provide link to existing garage.	Application Permitted	2.18
18/00003/FUL	Taplow Parish Council	Hopewell Housing Ltd C/o Mr B Watts	Hawthorns Bath Road Taplow Buckinghamshire SL6 0AP	Single storey rear extension incorporating glazed awnings (Retrospective)	Application refused	09.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00007/CLOPED	Taplow Parish Council	Mr Mandeep Takhar C/o Mr Keith Grace	1 Stockwells Taplow Buckinghamshire SL6 0DB	Application for a Lawful Development Certificate for Proposed use : Two storey side extension and loft conversion	Application Withdrawn	26.02.18
18/00049/FUL	Taplow Parish Council	Mr And Mrs Michael Clarke C/o Peter Collis	1 Buffins Taplow Buckinghamshire SL6 0HF	Single storey rear extension, single storey side extension forming a garage, and associated vehicular access.	Application Permitted	17/0.18
18/00215/NMA	Taplow Parish Council	Skindles 2017 Ltd C/o CPL Architecture Ltd	St Regis Paper Mill And Adj Land Including Skindles Hotel Site Mill Lane Taplow Buckinghamshire	Non Material Amendment to planning permission 17/01875/RVC to allow for : Changes to void at second floor level of restaurant building to provide staff accomodation and storage facilities.	Application Permitted	05.03.18
17/02007/ADV	Wexham Parish Council	Vivenda Regina NV C/o Summer Wong	Land Access Road To Langley Park House Uxbridge Road George Green Wexham Buckinghamshire	Stone plinth to display 1 x entrance sign led luminaire.	Application Permitted	19.02.18
18/00002/CLOPED	Wexham Parish Council	Mr Daniel Newson C/o Mr Chris Watts	The Ramblers Wexham Street Wexham Buckinghamshire SL3 6NX	Application for a Certificate of Lawfulness for proposed: Incidental outbuilding within the curtilage of the existing dwellinghouse	Certificate of Lawful Use granted	13.03.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00183/GPDE	Wexham Parish Council	Mr Peter Williams C/o Mrs Maria Rozycka	2 August End George Green Wexham Buckinghamshire SL3 6RP	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 3.25m, MH 3.2m, EH 2.8m).	Application Withdrawn	14.03.18

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OUTSTANDING ENFORCEMENT NOTICES
(AS AT 22nd DECEMBER 2017 FOR 10TH JANUARY 2018 PLANNING COMMITTEE)

SINCE JANUARY 1983 A TOTAL OF **878** 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	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 – 28th JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11TH OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED AND ENFORCEMENT NOTICE UPHELD (AS VARIED). <u>8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</u></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 3rd 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 – 28TH JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11TH 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 – 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.</p> <p>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.</p>				

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 14TH 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 TH 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 REMAINING. 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 th 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.				
PROPERTY	REAR OF THE LAURELS, LAKE END ROAD, DORNEY 11/10117/ENBEOP	DORNEY (1337)		

CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
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)
REMARKS			
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 th 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 – <u>SITE VISIT TO BE UNDERTAKEN BY ENFORCEMENT TEAM TO CHECK COMPLIANCE WITH ENFORCEMENT NOTICES.</u>			

PROPERTY	14 WOORBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE	BEACONSFIELD SB000216	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
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.
REMARKS			
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 ND NOVEMBER 2017. 2.11.2017 – APPLICATION DISMISSED BY HIGH COURT. <u>ENF NOTICE COMPLIANCE DATE – BY 1.11.2018.</u>			

PROPERTY	APEX WORKS, WILLOW AVENUE, NEW DENHAM, BUCKS UB9 4AF	DENHAM SB000371	
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)

REMARKS
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. <u>NON-COMPLIANCE WITH NOTICE CONFIRMED 22.12.17 – WARNING ISSUED</u>

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 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 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 11.06.2018</u>
REMARKS			
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 - <u>APPEALS DISMISSED – NOTICES UPHELD SUBJECT TO EXTENDED COMPLIANCE PERIOD</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).
REMARKS			
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. <u>CTEE APPROVED AT DEC MEETING THE ISSUE OF NOTICE – NOTICE CURRENTLY BEING FINALISED BY LEGAL</u>			

PROPERTY	SAWYERS GREEN FARM, LANGLEY PARK ROAD, WEXHAM.		WEXHAM.	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE CHANGE OF USE TO AIRPORT CAR PARKING	11.01.2018 – OFFICER DELEGATION.	11.01.2018	WITHIN 28 DAYS	
REMARKS				
11.01.2018 ENFORCEMENT NOTICE ISSUED – 08.02.2018 APPEAL LODGED (CURRENTLY AWAITING START DATE FROM PINS)				

Classification: OFFICIAL
South Bucks District Council

Planning Committee – 28 March 2018

SUBJECT:	PLANNING APPEALS
REPORT OF:	Head of Sustainable Development Prepared by - Development Management

Appeal Statistics for the period 1 April 2017 – 28 February 2018

Planning appeals allowed (incl enforcement)

33.82% (23 out of 68) against a target of 30%.

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

33.3% (23/69). No target set.

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

50% (5 out of 10). No target set.

SCHEDULE OF OUTSTANDING MATTERS

HIGH COURT

DATE	PREMISES
Full Hearing – TBC	<p><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></p> <p>Section 288 Appeal – challenge lodged by the Council against Secretary of State’s decision dated 17.11.2017 to allow a planning appeal (reference 17/00064/FUL).</p> <p>Leave to appeal the decision granted by the High Court on 16.2.2018. Await date for the Full Hearing in the High Court.</p>

HEARINGS

DATE	PREMISES
17/01949/FUL Date TBC	<p><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></p> <p>Porch with double storey side and part double storey part single storey rear extension.</p>
17/01883/TPO Date TBC	<p><u>5 WOODBANK AVENUE, GERRARDS CROSS, BUCKINGHAMSHIRE SL9 7PY</u></p> <p>Porch with double storey side and part double storey part single storey rear extension.</p>

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

- CC - Committee decision to refuse permission contrary to officer recommendation
- D - Delegated officer decision to refuse permission
- ND - Appeal against non-determination of application

Classification: OFFICIAL

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	13/02/2018	17/01748/FUL	Mr & Mrs Grundon	Replacement dwellinghouse	Tara Stud, Colley Hill Lane, Hedgerley
(b)	07/03/2018	17/01883/TPO	Mark Codd	Fell oak	5 Woodbank Avenue, Gerrards Cross

Planning Appeals Withdrawn/ Turned Away

	Date	Ref	Proposal	Site
(a)	13.03.2018	17/01647/FUL	Conversion of existing outbuilding into residential annexe ancillary to Alderbourne Cottage.	Pitch 1, Alderbourne Cottage, Fulmer Lane, Fulmer
(b)	12.03.2018	17/00538/FUL	Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alteration to front boundary wall/gates and width of vehicular access.	Northfield, 400 Penn Road, Beaconsfield

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	20/02/2018	17/00743/FUL	Mr Iqbal	Porch with two storey side and part two storey, part single storey rear extension.	14 Wooburn Green Lane, Beaconsfield	Appeal Dismissed	D
(b)	20/02/2018	17/01097/FUL	Mr Iqbal	Porch with two storey side and part two storey, part single storey rear extension	14 Wooburn Green Lane, Beaconsfield	Appeal Dismissed	D
(c)	20/02/2018	17/01430/FUL	Mr Iqbal	Porch, two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies.	14 Wooburn Green Lane, Beaconsfield	Appeal Allowed	D
(d)	20/02/2018	17/01570/FUL	Mr Iqbal	Porch, two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies.	14 Wooburn Green Lane, Beaconsfield	Appeal Allowed	ND
(e)	21/02/2018	16/02250/FUL	Grove Court Properties	Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping.	Haymill Automotive, Beaconsfield Road Farnham Common	Appeal Allowed	CC
(f)	27/02/2018	17/00930/FUL	Mr J Dodd	Single Storey Rear Extension	3 Harcourt Road, Dorney Reach	Appeal Dismissed	D
(g)	07/03/2018	16/02284/FUL	RS Aston House	Construction of a five storey building to provide 32 no. residential (Class C3) units including car parking and associated works.	62-68 Oak End Way, Gerrards Cross	Appeal Allowed	CC

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Officer Contacts:	<p>Jane Langston 01895 837285</p> <p>planning.appeals@southbucks.gov.uk</p>
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SUBJECT:	<i>Planning Enforcement Report to Planning Committee</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Kirstie Elliot, KElliot@chiltern.gov.uk</i>
WARD:	<i>Wexham And Iver West</i>
SITE ADDRESS:	<i>Site Of Southend Cottage Middle Green Wexham</i>
BREACH:	<i>Prolonged period of inactivity since the commencement of works to implement planning permission 12/01335/FUL (and subsequent variations) and the continued presence and residential occupation of several outbuildings/structures temporarily by temporary planning permissions any also partly permitted under Schedule 2 Part 4 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 on site comprising: 1) a mobile home; 2) portacabin/utility room; 3) summerhouse; 4) carport/store; 5) Materials Storage; 6) Tools Storage; 7) Presence of Containers; [“the Temporary Development”] despite no works for the replacement dwelling continuing on site.</i>

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



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1. Purpose of Report

For the Planning Committee to consider the harm caused by a breach of planning control identified at the above site, and determine whether to authorise the Head of Democratic and Legal Services in consultation with the Director of Services, to take appropriate enforcement action (which may include the issue of a Completion Notice by way of application to the Secretary of State ("SoS")) in accordance with the recommendation in this report.

RECOMMENDATIONS

1. **That the Planning Committee authorise: The Head of Legal and Democratic Services, in consultation with the Director of Services, 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.**
2. **In the event that any Notice or Notices issued are not complied with, that 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.**

3. Executive Summary

3.1 Reports have been made to the Council regarding the prolonged period of inactivity since the commencement (comprising the demolition of the existing dwelling and outbuilding known as 'The Coach House') and subsequent cessation of works (in approximately May 2016) in connection with PP ref: 12/01335/FUL for "'Replacement dwellinghouse' and 13/00460/VC 'Variation of conditions 6 and 7 of planning permission 12/01335/FUL to allow for the temporary retention of the 'Coach House' to be used as storage during the construction of the replacement dwelling and the permanent retention of 'The Workshop' excluding the 'tool store' which is to be demolished. Notwithstanding the cessation of the works there continues to be present on the site a mobile home, a portacabin/utility room, a carport/store, a summerhouse, storage containers and various tools and materials. The summerhouse is residentially occupied with the other outbuildings/structures being used for other residential purposes (e.g. storage and domestic work)

3.2 The owners/occupiers of the site have not, when given the opportunity to, continued with the development allowed under the Planning Permission. A variation of condition application (reference 17/01846/VRC) has been submitted by the owners/occupiers to vary conditions 6 and 7 of planning permission 12/01335/FUL and conditions 6, 7, 8 and 9 of permission 13/00406/VC to enable the temporary retention of the outbuildings/structures on the site during the construction of the replacement dwellinghouse. This application is being reported to the Planning Committee with recommendation that permission be granted subject to conditions that the outbuildings/structures be removed within 18 months of the date of the permission or upon the substantial completion of the development or its first occupation, whichever is the sooner. Notwithstanding the submission of this application, the construction of the replacement dwellinghouse has not commenced and there is no evidence that the development will be resumed and/or carried through to completion within a reasonable time period.

- 3.3 Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 permits the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of works to implement a planning permission, such as the development which has been approved under 12/01335/FUL and 13/00406/VC, and which officers consider has been commenced due to the demolition of the existing dwelling. As no building operations are occurring the Temporary Development on site is not, therefore, considered to be reasonably required. As such, the Council would seek to consider the planning harm resulting from the continued presence of this on the site.
- 3.4 The Temporary Development which may remain on site for an unknown period, until such time the building operations have been carried out, results in harm to the openness of the green belt, harm to the visual amenity of the area as an incongruous addition to the street scene and harmful to the setting of the nearby listed buildings at The Manor House

4. Reasons for Recommendations

- 4.1 An ongoing harm to the openness of the green belt and the visual amenity of the area from the temporary development has been identified, that results in unacceptable planning harm. Enforcement action, which may include the issue of a Completion Notice is considered to be a proportionate response to seek to remedy the harm caused by the lack of progress towards completing the development granted planning permission, and the subsequent removal of the Temporary Development. Lesser steps have not resulted in the situation being resolved.

5. Content of Report

- 5.1 The Lawful Fall-back Position

Planning permission was granted (ref: 12/01335/FUL) for the construction of a replacement dwellinghouse. Variation of condition application ref: 13/00406/RV was granted for 'Variation of conditions 6 and 7 of planning permission 12/01335/FUL to allow for the temporary retention of the 'Coach House' to be used as storage during the construction of the replacement dwelling and the permanent retention of 'The Workshop' excluding the 'tool store' which is to be demolished'. This permission runs alongside this permission and following its grant the existing dwelling on site was demolished thereby commencing the development. As such, officers consider that the planning permission remains extant.

Permitted development rights provided under Class A of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 permit the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with works to implement a planning permission. The site owner is relying on this permitted development right to continue to provide the Temporary Development.

5.2 The Planning Harm

In the absence of any activity to progress the development since the initial commencement and with no identified prospect of the development resuming or being completed within a reasonable time period, the continued presence on the site of the Temporary Development is considered harmful to the openness of the Green Belt, incongruous in the street scene and harmful to the appearance of the locality and the setting of the nearby listed building. If the works to implement planning permission 12/01335/FUL and 13/00460/VC are not continuing, the Council should reasonably have the opportunity to consider taking further enforcement actions.

Where the site owner can rely upon permitted development rights under Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Council cannot reasonably consider taking enforcement action against the temporary development in order to remedy the harm caused by that temporary development.

The main issues to be considered when weighing up the benefit of the development against the harm caused by the temporary development are:

- a. Impact on the openness of the Green Belt and harm to visual amenity caused by the temporary development; and,
- b. Impact on amenity of neighbours due to the untidy and incongruous appearance of the site;

5.3 Human Rights and Equality

The taking of enforcement action would amount to an interference with the Human Rights of the owners and or occupiers of the site as set out in the Human Rights Act 1998 ("the HRA"). The Council must act compatibly with the rights of the owners and occupiers of the site and must take into account the impact that a decision to take enforcement action will have on those rights.

The relevant Articles of the HRA which need to be considered are:

Article 6: The right to a fair hearing. This is an absolute right. The owners and occupiers of the land are aware that the unauthorised development is a breach of planning control and that the Council is considering taking enforcement action in respect thereof and have been given the opportunity of making written representations, and to make an application for the Council to consider 'without prejudice' granting planning permission or lawfulness for the development. [Any applications made and the relevant decisions have been reported earlier in this report]. The availability of the statutory right of appeal following the issuing of any Enforcement Notice together with the further statutory right of appeal against the decision of the Secretary of State for Communities and Local Government meets the requirements to ensure a fair hearing.

Article 8 and Article 1 of the First Protocol: The right to respect for private/family life and the protection of property. This is a qualified right and the Council can only interfere with this right where this:-

- (a) is in accordance with the law;

- (b) serves a legitimate aim; and
- (c) is necessary and proportionate in the particular circumstances of the case.

In respect of (a) above, as long as the decision to take enforcement action is taken pursuant to the provisions of Part VII of the 1990 Act, the action will be taken in accordance with the law.

In respect of (b), taking enforcement action against breaches of planning control serves a legitimate aim, namely the preservation of the environment in the wider public interest. This has been confirmed by decision of the European Court of Human Rights in the cases of *Buckley v United Kingdom* and *Chapman v United Kingdom*.

Thus the only issue left that requires consideration is (c), whether enforcement action is necessary and proportionate in the particular circumstance of the case. In this respect, the Council needs to consider whether the objective can be achieved by a means which is less interfering with an individual's rights and whether the measure has an excessive or disproportionate effect on the interests of the affected individual(s). The objective in this case is the proper enforcement of planning control in the interests of protecting the amenity of the area. It is not considered that there is any other means by which this objective can be secured which interferes less with the rights of the owner/occupant(s). Nor is it considered that the service of an Enforcement Notice or Completion Notice would have an excessive or disproportionate effect on their rights.

Consideration has also been given to the requirements of the Equality Act 2010 ("the EA") and it has been concluded that these requirements do not affect the recommendations in this report. Section 149 of the EA places a duty on the Council to have due regard to "promoting equality of opportunity and good relations between persons of different racial groups". The policies that form the development plan, considered in their adoption the impact of those policies with regard to the principals set out in the EA or preceding law. As such, in making a decision giving due regard to the policies of the development plan, that decision is considered to have been made having had due regard to the Section 71 requirements of the EA.

5.4 Reasons to Take Formal Action

Allowing the situation to continue could result in the harm to amenity continuing for a further extended and unknown period.

5.5 Requirements for Remedy

- i) Complete the development allowed under Planning Permission 12/01335/FUL within 12 months from the issue of the notice;
- ii) Remove from the site the Temporary Development within 12 months from the issue of the notice;
- iii) Remove from the site all machinery, equipment and materials required in connection to compliance with requirement i) and ii) above.

5.6 Attention is drawn to the owner/occupiers application (ref: 17/01846/RVC) for a variation of condition to enable the outbuildings/structures to remain on site during the construction works, whereby it is the case officer's recommendation that this application be approved subject to conditions that the outbuildings/structures be removed within 18 months from the

date of the permission, or upon the substantial completion or first occupation of the development, whichever is the sooner. The wording of the conditions is such in recognition of the remedial action recommended in this report to remedy the planning harm that has been identified through the continued presence of the Temporary Development on the land.

5.7 Proportionality and Expediency

The development of the site results in planning harm as set out in Section 3 of this report, and therefore amounts to an unacceptable form of development when considered against the development plan. It is therefore expedient to take enforcement action in order to require either the completion of the development or the reversion of the site to undeveloped Green Belt land to remedy the harm.

6. Corporate Implications

6.1 Financial

Completion Notices are subject to confirmation by the Secretary of State (SoS) for the Department for Communities and Local Government in accordance with Section 95 of the Act. The confirmation of a completion notice by the SoS is also subject to challenge to the High Court under Section 284. The cost of defending enforcement appeals forms a normal part of the Sustainable Development service budget.

7 Links to Council Policy Objectives

7.1 The recommendations contained in this report are directly linked to the Corporate Service Strategy of upholding the policies in the Development Plan.

8 Next Step

8.1 In the event the recommendation set out in this report is agreed, the Head of Legal and Democratic Services will, in consultation with the Director of Services, take appropriate enforcement action which may include the issue of a Completion Notice which will be subject to confirmation by the Secretary of State for the Department of Communities and Local Government.

Background Papers:	Enforcement Case File
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