

## **PLANNING COMMITTEE (SBDC)**

### **Meeting - 28 March 2018**

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

Apologies for absence: T Egleton and G Sandy

Members that attended site visit\*

#### **61. MINUTES**

The minutes of the meeting held on 28 February 2018 were confirmed and signed by the Chairman.

#### **62. DECLARATIONS OF INTEREST**

Councillor B Gibbs declared a personal and prejudicial interest in application 17/02391/FUL as she is a Member of the Cabinet of the Council which approved the proposals now contained in the planning application for this site, and left the room whilst the application was considered.

Councillor W Matthews declared a personal and prejudicial interest in application 17/02391/FUL as a Member of the Healthy Communities Policy Advisory Group of the Council which approved the proposals now contained in the planning application for this site, and left the room whilst the application was considered.

Councillor P Hogan declared a personal and prejudicial interest in application 17/02391/FUL as a Member of the Resources Policy Advisory Group of the Council which approved the proposals now contained in the planning application for this site, and left the room whilst the application was considered.

Councillor D Anthony declared a personal and prejudicial interest in application 17/02391/FUL as a Member of the Healthy Communities Policy Advisory Group of the Council which approved the proposals now contained in the planning application for this site, and left the room whilst the application was considered.

Councillor Smith declared a personal and prejudicial interest in application 17/02191/FUL as he had a close association with the Agent. Councillor D Smith also declared a personal and prejudicial interest in application 17/02391/FUL as a Member of the Cabinet of the Council which approved the proposals now contained in the

planning application for this site. Councillor Smith left the room whilst the applications were considered.

63. **APPLICATIONS AND PLANS**

Key to the following decisions:

ADV - Consent to Display Adverts; ARM - Approval of Reserved Matters; CI - Certificate of Lawfulness Issued; CON - Conservation Area Consent; D - Deferred; D (INF) - Deferred for Further Information; D (SV) - Deferred for Site Visits; D (PO) - Deferred for Planning Obligation; D (NEG) - Deferred for Negotiations; FCG - Consent for Tree Work; PCR TPO Part Consent/Part Refusal; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; R (AO) – Refused against Officer recommendation; RC - Removal of Condition; TC - Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

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

		<b>Decision</b>
<b>Plan Number:</b>	17/02191/FUL	PER
<b>Applicant:</b>	Mr S Sandhu	
<b>Proposal:</b>	Detached dwelling with detached garage and associated access. Land Rear Of Woodlands, 7 Church Grove, Wexham, Buckinghamshire, SL3 6LF.	
<ul style="list-style-type: none"> <li>• A site visit was undertaken by Members.</li> <li>• Speaking of behalf of the objectors, Mr H Sharma and Mr P Norvill.</li> <li>• Speaking for the application, Mr S Mann. Although Mr Mann was not registered to speak due to an administrative error, the Chairman advised Mr Mann that he was permitted to speak.</li> </ul> <p><b>RESOLVED</b> that the application be permitted subject to the conditions and informatives as per the report.</p> <p><i>Councillor D Smith left the meeting 16:23.</i></p>		
		<b>Decision</b>
<b>Plan Number:</b>	17/02391/FUL	PETEM
<b>Applicant:</b>	South Bucks District Council	
<b>Proposal:</b>	Two-storey demountable building comprising 12	

	<p>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). South Bucks District Council, Bath Road Depot, Bath Road, Burnham, Buckinghamshire.</p>
<ul style="list-style-type: none"><li>• A site visit was undertaken by Members.</li><li>• The Planning Officer advised the Committee of updates to the report, including that the Highways Authority had confirmed no objections to the plans subject to the conditions and informatives as per the report.</li><li>• In relation to the Crime Prevention Officer's comments at 8.1 of the report, Members were advised that the modified plan may not be available for 2 weeks.</li></ul> <p>The Committee noted revisions to the Conditions:</p> <ul style="list-style-type: none"><li>• There was an amendment to Condition 1 to read that the 'strategy be agreed in writing with the District Planning Authority'.</li><li>• There was an amendment to Condition 3 to read 'the development be carried out'.</li><li>• There was an amendment to Condition 4 to read 'the development hereby permitted shall be carried out'.</li><li>• In Condition 5, the words 'and vulnerable' were removed.</li><li>• There was an amendment to Condition 18 to read 'The design of the external part of the proposal shall be fitted with Petrol/Oil interceptors in all car parking/washing areas.'</li><li>• A further condition (19) was recommended by the Planning Officer:</li></ul> <p>Condition 19: Prior to commencement of the construction of the development hereby approved a scheme demonstrating all the detailed aspects of design to reduce crime that have been incorporated in the design of the development, in accordance with the advice received from the Thames Valley Police Crime Prevention Design Adviser, and in particular relating to the surveillance of the car park, children's play area and external stairs cases from the north and south elevations of the residential units, shall be submitted to the District Planning Authority and approved in writing. Thereafter the development shall be completed in accordance with this approved scheme.</p> <p>Reason: To ensure that every reasonable effort has been made to design the development to minimise the opportunities for crime (Policy EP6 of the South Bucks District Local Plan (adopted March 1999) refers).</p> <ul style="list-style-type: none"><li>• A further informative was recommended by the Planning Officer regarding a license for off-site work.</li></ul>	

**Planning Committee (SBDC) - 28 March 2018**

**RESOLVED** that the application be granted full temporary permission subject to the conditions and informatives as amended, as well as the additional condition put forward by the Planning Officer at the meeting.

*Councillors B Gibbs, D Smith, W Matthews, D Anthony and P Hogan left the meeting 16:45 and returned at 16:55.*

		<b>Decision</b>
<b>Plan Number:</b>	18/00018/FUL	PER
<b>Applicant:</b>	Mr & Mrs Stanning	
<b>Proposal:</b>	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. The Coach House, 29 West Common, Gerrards Cross, Buckinghamshire, SL9 7QS.	

- A site visit was undertaken by Members.
- An amended floor plan had been circulated to the Committee on 27 March 2018.
- Further letters of objection had been received however these did not raise any additional concerns to those already received.
- The Chairman read aloud to the meeting a letter of objection from Mr Veys, who could not be present at the meeting.
- Speaking of behalf of the Applicants, Mr G Ferdenzi.

**RESOLVED** that the application be permitted subject to the conditions and informatives as per the report.

		<b>Decision</b>
<b>Plan Number:</b>	18/00040/RVC	PER
<b>Applicant:</b>	Halamar Developments Ltd	
<b>Proposal:</b>	Variation of Condition 2, 7 and 8 of planning permission 16/01500/FUL to allow amended house design and change of materials. 45 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN.	

- A site visit was undertaken by Members.
- An additional letter of objection had been received and circulated directly to the Committee.
- Speaking of behalf of the Objectors, Mr A Cumming.
- Speaking on behalf of the Applicant, Mr R Clarke.

**RESOLVED** that the application be permitted subject to the conditions and informatives as per the officer's report.

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

		<b>Decision</b>
<b>Plan Number:</b>	17/01846/RVC	PER
<b>Applicant:</b>	Mr & Mrs James Crockett	
<b>Proposal:</b>	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'. Site Of South End Cottage, Middle Green, Wexham, Buckinghamshire, SL3 6BS.	

Members noted some revisions to the Conditions:

- In Condition 1, the words 'superstructure works' were to be replaced with the words 'construction works above foundation level'.
- Condition 5: the words after 'decision notice' should be deleted.
- Condition 10 should read

'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 partially demolished in accordance with the details shown on plan ref:B1018-L-010, submitted to the authority on the 21/05/2013 and approved under permission 13/00460/RVC, and all materials arising from the partial demolition 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...'

**RESOLVED** that the application be permitted subject to the conditions as amended.

**(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 Director of Services.

**64. OUTSTANDING ENFORCEMENT NOTICES**

The Committee received for information a progress report which set out the position relating to Enforcement Notices.

**RESOLVED** that the report be noted.

**65. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS**

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates. A verbal update was given to Members regarding the High Court challenge for 14 Wooburn Green Lane, Beaconsfield, Buckinghamshire, HP19 1XE. A consent order had now been signed by all parties and received by the High Court. The High Court had quashed the Secretary of State's appeal decision.

**RESOLVED** that the report be noted.

**66. PLANNING ENFORCEMENT REPORT 18 10084 ENBEOP: SITE OF SOUTHEND COTTAGE, MIDDLE GREEN, WEXHAM**

The Committee received an enforcement report and verbal update on the Site of Southend Cottage, Middle Green, Wexham.

The wording of the breach description at page 111 was amended to read

<b>BREACH:</b>	'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 permitted temporarily by temporary planning permissions and also partly permitted under
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	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.’
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The Committee **RESOLVED** that:

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

The meeting terminated at 6.14 pm