



Planning Committee (SBDC)

Wednesday, 18 July 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 - 8*)

To approve the minutes of the Planning Committee held on 23 May 2018.

4. Declarations of Interest
5. Applications and Plans

The files for each application are available for public inspection at the Council Offices.

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

17/01750/FUL: Bulstrode, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8SZ (Pages 9 - 26)

17/01751/LBC: Bulstrode, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8SZ (Pages 27 - 36)

*18/00100/RVC: 69 Denham Green Lane, Denham, Buckinghamshire
(Pages 37 - 48)*

*18/00392/FUL: Loch Fyne Restaurant, 70 London End, Beaconsfield,
Buckinghamshire, HP9 2JD (Pages 49 - 56)*

*18/00494/FUL: 27 Green Lane, Burnham, Buckinghamshire, SL1 8DZ
(Pages 57 - 62)*

*18/00533/FUL: Corner Cottage, 45 Stratton Road, Beaconsfield,
Buckinghamshire, HP9 1HR (Pages 63 - 72)*

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

*17/02314/FUL: Challens Chicks Farm, Marsh Lane, Taplow,
Buckinghamshire, SL6 0DE (Pages 73 - 90)*

C. Committee observations required on applications to other Authorities

None.

*D. To receive a list of applications already determined under delegated
powers by the Head of Planning and Economic Development (Pages 91 -
154)*

For information.

6. Planning Enforcement Delegated Reports

*17/10135/ENBEOP - High Gables, Rectory Close, Farnham Royal,
Buckinghamshire SL2 3BG (Pages 155 - 164)*

*18/10079/ENCOND - Land adjacent to 23A Colne Orchard, Iver,
Buckinghamshire, SL0 9NA ("the Land") (Pages 165 - 172)*

*EN/18/2015 - Highfield, 7 Old Marsh Lane, Dorney Reach,
Buckinghamshire, SL6 0DZ ("the Land") (Pages 173 - 178)*

*EN/18/2029 - 11 Frensham Walk, Farnham Common, Buckinghamshire,
SL2 3QF ("the Land") (Pages 179 - 186)*

*17/10302/ENBEOP - Bien Venue, Denham Avenue, Denham,
Buckinghamshire, UB9 5ER ("the Land") (Pages 187 - 194)*

18/10105/ENCU - Palmers Moor Poultry Farm, Palmers Moor Lane, Iver, Buckinghamshire, SL0 9LG ("the Land") (Pages 195 - 202)

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 203 - 206*)

For information.

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
T Egleton
B Gibbs
P Hogan
M Lewis
Dr W Matthews
D Smith

Date of next meeting – Wednesday, 15 August 2018

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PLANNING COMMITTEE (SBDC)

Meeting - 23 May 2018

Present: J Jordan (Chairman)*
D Anthony*, M Bezzant*, T Egleton*, B Gibbs*, P Hogan*, M Lewis*
and D Smith*

**attended site visits*

Apologies for absence: R Bagge and Dr W Matthews

1. MINUTES

The minutes of the Planning Committee held on 18 April 2018 were approved and signed by the Chairman as a correct record.

2. DECLARATIONS OF INTEREST

Cllr P Hogan declared a Personal Interest in item 18/00520/FUL under the Council's Code of Conduct as he was a Member of Beaconsfield Town Council who had made representations about this application. Cllr Hogan confirmed that he had not attended any meetings when this application was discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

3. 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.

Planning Committee (SBDC) - 23 May 2018

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

		Decision
Plan Number:	17/01853/FUL	P
Applicant:	Mr & Mrs R Pomerence	
Proposal:	Redevelopment of site to provide 8 detached dwellings with integral garages at Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Prior to consideration, Maggie Minasian and Peter Lomax, on behalf of the objectors addressed the meeting and Robert Clarke, on behalf of the applicant addressed the meeting. 3. The decision was made on the basis of an informative being added to note that the Committee's decision was made by balancing the need for affordable housing in the area against the high density of housing proposed and the resolution to approve was only made on the basis that three affordable dwellings would be provided onsite by the applicant. <p>It was accordingly</p> <p>RESOLVED that subject to the inclusion of the above informative, the application be delegated to the Director of Services to approve subject to the satisfactory prior completion of a Section 106 Planning obligation agreement relating to the provision of three on site affordable houses. If the Section 106 agreement cannot be completed, the application be refused for such reasons as the Director of Services considers appropriate.</p>		
		Decision
Plan Number:	18/00519/OUT	P
Applicant:	Mr James McMahon	
Proposal:	Outline application for: Construction of detached dwelling with associated amenity area, parking and vehicular access at Land Rear of Somerset Way, Iver, Buckinghamshire, SL0 9AF.	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by Members 2. Prior to consideration, Carol Gibson, on behalf of the objectors addressed the meeting. <p>It was accordingly</p> <p>RESOLVED that the application be permitted.</p>		

Planning Committee (SBDC) - 23 May 2018

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

		Decision
Plan Number:	18/00520/FUL	P
Applicant:	Mr & Mrs T and L Cole	
Proposal:	Two storey side extension and dropped kerb at 38 Heath Road, Beaconsfield, Buckinghamshire, HP9 1DG	
Notes:		
<p>1. The Planning Officer clarified that this application was being heard by the Planning Committee due to the applicant being a member of staff of the Council.</p> <p>It was accordingly</p> <p>RESOLVED that the application be permitted.</p>		

(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.

4. ENFORCEMENT

No updates were reported in relation to enforcement notices.

5. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates.

RESOLVED that the report be noted

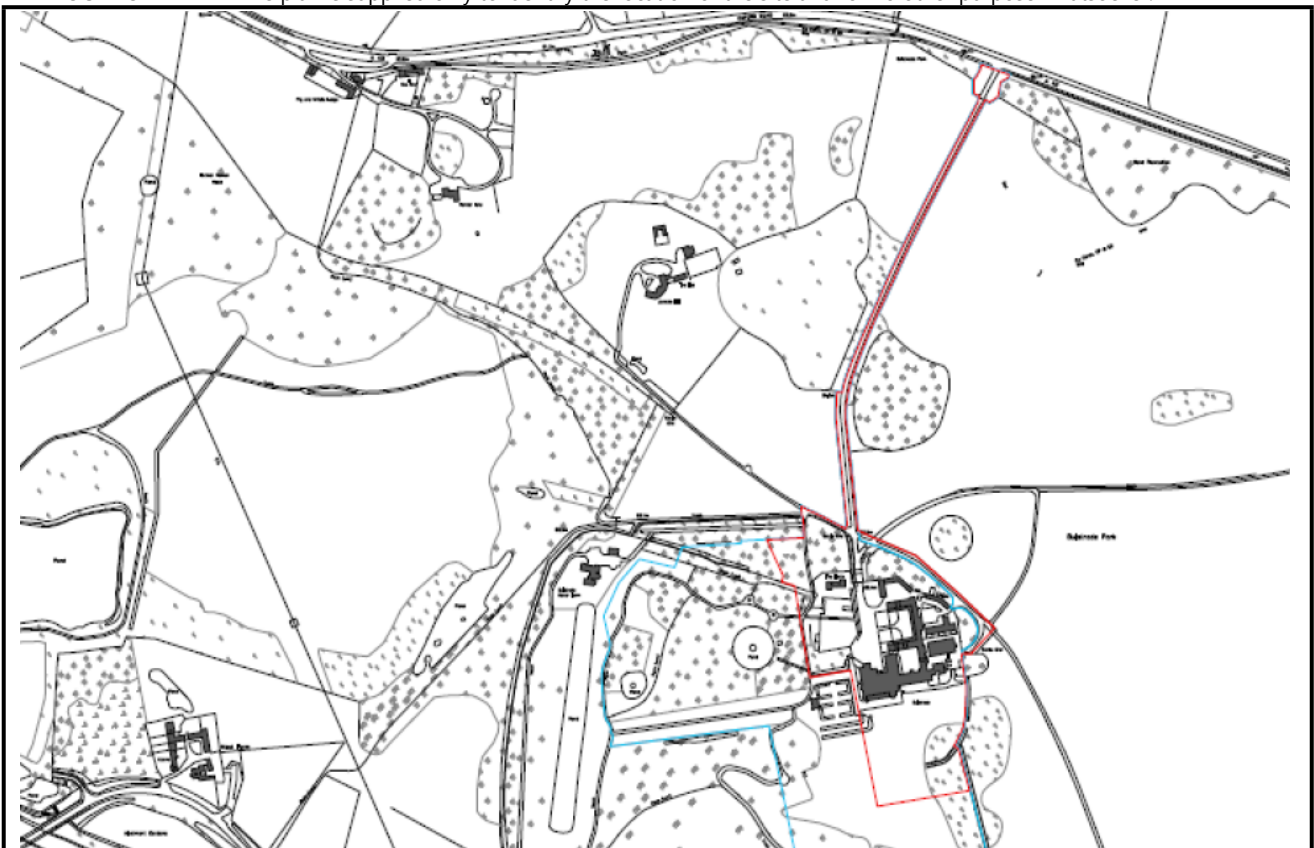
The meeting terminated at 5.05 pm

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18 July 2018**Parish:** Gerrards Cross Parish Council

Reference No:	17/01750/FUL	Full Application
Proposal:	Conversion and extension of Bulstrode into a 60 bedroom hotel with supporting ancillary spaces, including new-build bedroom accommodation, spa, function pavilion and staff accommodation. Works include the demolition of the 1970's residential accommodation, garaging, warehouse, and modern residential cottage and bungalow. External works to enhance existing landscape to support proposed hotel use and provide car parking provision.	
Location:	Bulstrode, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8SZ	
Applicant:	Mr Ahmed Elfituri	
Agent:	Mr Matthew Parsons	
Date Valid Appl Recd:	22 September 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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NOT TO SCALE

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THE PROPOSAL:

Planning permission is sought for the change of use and conversion of this Grade II listed nineteenth century mansion house, formerly used as a residential training centre into a 60-bedroom hotel.

The proposed development involves various external and internal alterations and extensions to the building including new-build bedroom accommodation, spa, function pavilion and staff accommodation. Associated works including parking and associated landscaping..

The proposed development is intended to result in the provision of the following: -

- 60 bedrooms with the ability to suite rooms together - A restaurant with approximately 120 covers;
- A secondary café or brasserie restaurant;
- Bars and guest lounges;
- Board rooms and meeting rooms;
- Conference room for 200 guests;
- Spa facility;
- Reception, administration and other ancillary facilities including a separate staff accommodation block.

The proposal involves the demolition of the following structures: -

- Separate garages, 1970's accommodation block and a maintenance shed and reclamation store located to the north and north-west of the main building.
- Two storey and single storey accommodation buildings constructed in the 1990's subject to a condition that the residential accommodation shall be occupied only in connection with and ancillary to the main institutional use of the site and
- a large warehouse building located to the west of the main building.

The construction of: -

- A detached staff accommodation building with associated car parking provision to the north-west of the main building.
- A part-underground health spa facility attached to the north of the north-range of the existing stable courtyard.
- A long gallery located to the east and along the length of the existing east-range of the stable courtyard and kitchen courtyard.
- A new bedroom wing located to the east of the proposed long gallery.
- A plant room (attached) and building to house a back-up generator (detached) located to the south-east of the main building.
- A canopy and roof structure attached to the inner and outer courtyards respectively.
- A proposed pavilion attached to the far south-east corner of the main building.

A guest car park containing 120 spaces is proposed to the west of the main entrance drive with an overflow car park containing an additional 36 spaces located to the north of this in the location of an existing coppice.

It is proposed that guests would arrive via the main access and entrance drive to the existing front entrance to the building, in front of which an entrance apron is proposed to be constructed, with the proposed provision of 18 car parking spaces.

Vehicular access would be gained to the site via the existing access drive from the A40 Oxford Road. Staff and deliveries would then use an existing service access road running around the north-east of the existing building.

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During the course of the application there have been multiple discussions relating to the impact on the Listed Building and amended plans have been submitted. The main changes are:

1. A detailed survey identifying elements of the buildings of significance, e.g original doorways, stairs, skirtings etc
2. Reduction in the scale, design of the large flat roofed elements and position of the summer palace and its impact on the hipped roofs of the dairy.
3. Changes to the long flat roofed pedestrian corridor on the east side of the service wing; especially on the Wyatt entrance
4. Detailed assessment of basement access building on the Wyatt entrance, and the external staircase with fenced walkway alongside.
5. Clarification on the loss of the early brick boundary wall east of the dairy
6. Alterations to the tall new dormers on south front of principal building
7. Detailed analysis of the original library is needed, including further analysis of where the proposed kitchen access would be located.
8. Further detailed analysis of original paving in the kitchen courtyard- Denner Hill sets and herringbone bricks which should be incorporated into the landscaping plan.
9. Landscape Heritage Statement and Design and Access Statement
10. Schedule of Features and Significance

THIS APPLICATION IS BEING REPORTED TO THE 18TH JULY 2018 PLANNING COMMITTEE BECAUSE IT IS A MAJOR APPLICATION WHERE ONE LETTER OF OBJECTION HAS BEEN RECEIVED

LOCATION & DESCRIPTION OF SITE:

The existing house known as Bulstrode is a nineteenth century mansion in the Gothic style dating from 1865. It is a grade II listed building set within parkland which is separately listed grade II*.

The application site includes the access drive to the mansion but excludes the land to either side of it. The mansion is set within approximately 14 hectares of the historic park to its east and south but the historic park itself extends well beyond this area in all directions around the mansion.

The application site is located within the GB to the west of Gerrards Cross and to the south of Oxford Road and was, until recently, occupied by a religious organisation, WEC International as a residential training centre.

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RELEVANT PLANNING HISTORY

There have been a number of applications for various forms of development at this site. The following are relevant to the proposed development.

ER/1465/66	Partial change of use of building of occupation by the Worldwide Evangelisation Crusade. Conditional permission. Subject to a Deed of Variation to the legal agreement and conditions restricting the distribution of uses on the site and amount of office accommodation and such accommodation remaining ancillary to the main use of the property.
BD/40/77	Repair and rehabilitation of derelict north wing to accommodate Missionary Training College. Conditional permission.
SBD/79/81	Reconstruction of outbuilding at north end of site for vehicle garaging. Conditional permission.
SBD/1087/87	Extension, alterations and conversion of existing stables and loft to flat and offices Conditional permission.
S/94/0564/VC	Variation to conditions 1 and 2 of planning permission ER/1465/66 to allow for increased ancillary office and residential accommodation. Conditional permission, including conditions restricting the distribution of uses within the site and that the uses remain entirely ancillary to the primary institutional use of the site.
S/94/0987/LB	Listed building application for alterations of garage/store to provide office. Conditional consent.
S/95/0300/LB	Intermediate floor to form offices and flat. Conditional consent
S/96/0739/LB	Installation of 2 velux windows in north elevation to provide additional accommodation in roofspace. Conditional consent.
99/00150/LBC	Listed building application for alterations to four first floor bedrooms at rear. Conditional consent.
99/00547/FUL	Provision of new roof over garage block. Conditional permission.
00/00655/LBC	Listed Building Application for alterations to four ground floor bedrooms at rear was granted conditional permission.
04/00250/FUL:	Demolition of existing paint shop, external workshops and staff bungalow. Erection of eight one-bedroom bungalows and three, three bedroom dwellings. Conditional permission.
	Condition 7 of this permission states
	<i>'The residential units hereby permitted shall be occupied only in connection with and ancillary to the main institutional use of the site.</i>
	<i>Reason: To ensure that the premises are not sub-divided and a separate dwelling(s) created without the permission of the District Planning Authority, in the interests of safeguarding the amenities of the locality in general and the Green Belt in particular.(Policies EP3 and GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)(O06)'</i>

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- 04/00251/LBC: . Listed Building application, as above description. Conditional consent.
- 07/00483/FUL.: Replacement store and workshop. Conditional permission.
- 07/02306/FUL: Replacement septic tank system with a package sewage treatment plant. Conditional permission.

REPRESENTATIONS AND CONSULTATIONS:

TOWN COUNCIL

No objection but Council made the following recommendations:

- Trees. Need to update the tree survey/reissue tree protection plan. Suggest that a condition is imposed for a replanting programme to replace lost trees.
- Bats. Surveys have been done, but the proposal does not have any statement of will will be done to mitigate damage to bat habitats.
- Traffic. Recommend that entrance/driveway to Bulstrode is widened to accommodate two-way flow in and out of the site. Management of construction traffic turning into the site from the A40 (currently 50mph at this point) needs consideration - e.g. reducing of speed limit on A40 to 40mph, installation of a right-hand turning lane from A40 into site when travelling from Beaconsfield direction.
- Sewage. There is nothing in the proposal to address how the increased amount of waste/sewage will be dealt with. Particular attention should be paid in relation to the historic pond on the site.

CORRESPONDENCE:

One letter of objection has been received from the occupant of a property in the vicinity of the application site. The grounds of objection are as follows: -

- Proposed staff accommodation not in-keeping with the area. Would change the look and feel of this area of the Green Belt and should be avoided. The staff accommodation should be sited on the footprint of the existing building.
- The staff entrance should be through the main entrance and not separate. This would improve the security of the site.
- Proliferation of buildings on a Green Belt site should be avoided.
- Concerned to establish what security arrangements will be put in place during the construction process.

Notwithstanding the above the objector states that he commends the overall plan, which will in general enhance the site and bring employment to the area.

SPECIALIST ADVICE:

Listed Buildings and Conservation Officer:

The project has been the subject of several site inspections and discussions with the agents. In the course of these it has been possible to become familiar with the grade II country house and its setting both externally and internally. Arising from these a dialogue was set up with regard to details of the existing building that require retention and further details of the new-build parts of this extensive scheme.

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It is proposed to convert the building into a hotel; restoring the lost historic features such as lost chimney stacks, the library, fireplaces doors, reinstating the kitchens in their original location etc and to replace the modern outbuildings and extensions with a spa, a new summer pavilion and hotel bedrooms. The scheme is welcomed as it will enable the building to be restored, used and enjoyed in the manner for which it was designed. Following my earlier advice, amendments have been made to reduce the impact of the summer pavilion with landscaping, the glazing of the axial corridor and relocation of the service stair to enable the Wyatt entrance to be better viewed, retention of the pitched roof to the dairy and a reduction in scale of the dormers on the garden elevation. Some details remain to be resolved, eg the restoration of the original paving scheme to the courtyards and terrace, details of the dormers, glass axial corridor etc but these details can be provided by conditions.

The amended plans for the proposed conversion, demolition of modern buildings and extension, of this Victorian country house as a hotel are considered acceptable from the listed building aspect. Recommends approval, subject to conditions.

Tree and Landscape Officer:

There are no tree constraints at the above property but it is a listed historic park and garden.

Having reviewed the submitted Arboricultural Impact Assessment (AIA) & Arboricultural Method Statement (AMS) by Barrell Tree Consultancy (21/08/17) had some initial concerns that need to be addressed in the absence of a full tree survey it was unclear whether any of these trees are planned to be removed or what tree protection measures need to be considered as part of a detailed AMS. For example by T39 there is a 'A' category tulip tree and 'B' category oak outside the red line but how will they be affected by the construction of the proposed car park or level of construction activities expected for this type of development. For information T39 is misidentified and is a lime and not a maple.

Proposed site plan drawing 17-426-005 illustrates an overflow car park within a yew woodland which forms an important visual screen and it would appear majority of trees would be removed. This was not been covered within the arboricultural information submitted, especially on Tree Protection Plan drawing 17237-BT1 or landscape masterplan drawing 1543 L07.

Further arboriculture information (tree survey & AMS) is therefore required and as of consequent The applicants during the course of the application provided a revised Tree Protection plan and Arboriculture Method Statement.

The information provided during the course of the application clarifies which trees are for removal than what had been considered in the preliminary ecological appraisal. The tree report Table 2 (pg.4) & Table 4 (pg.8) clarifies trees being removed and outlines 'no significant adverse impact as trees are obscured from public vantage points and none of these trees are linked to the historic landscape context of the site.

The trees T42-T60 (shown for removal for overflow car park) are visibly important trees because they are situated on the frontage of the site next to existing driveway and contribute to the overall parkland and greenery of the listed property. The visual importance of this landscape will no doubt be considered by Historic England as part of their response to this application but there is little arboriculture merit of removing high quality trees as identified in Table 1 (pg.4) of the tree report. In the light of this the applicant has now submitted a further revised tree plan addressing the concerns raised and it is now considered the details are acceptable subject to conditions.

In conclusion Having regard to the complexity of this site and implications required to ensure successful tree protection measures throughout the phases of development as outlined in Section 13

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of the tree report. Therefore if planning permission is granted I have no objections subject to conditions.

Transport for Buckinghamshire:

Bucks County Council Highways sought confirmation that a refuse vehicle can turn and exit the service area. The applicants have provided this and BCC Highways have confirmed that this is now acceptable, subject to conditions relating to visibility splays, implementation, Construction Traffic Management Plan and informative relating to works in highway.

Bucks County Council:

(i) Strategic Access Officer

No objections.

(ii) Archaeology

The proposal is acceptable subject to conditions relating to recording and implementation to protect the heritage asset.

(iii) Ecology Officer

No objections subject to conditions and informative relating to birds, badgers and bats.

Sustainable Drainage:

The proposed impermeable area does not include paved areas and I assume this is because it will not be draining to the existing system instead porous paving or areas of soft landscaping will be used to collect runoff. No objections subject to conditions.

Garden Trust

No objection subject to the landscape being maintained

ISSUES & POLICY CONSIDERATIONS:

National Planning Policy Framework (NPPF): PARAGRAPHS 9 (Protecting Green Belt Land) and Paragraph 12 (Conserving and enhancing the historic environment).

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies GB1, GB2, L10, C6, EP3, EP4, T2, TR5 and TR7

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies CP8, CP9, CP12 and CP13.

EVALUATION

The application seeks planning permission for the change of use of the existing facilities to a hotel falling within Class C1 of the Town and Country Planning Use Classes Order. As set out in the planning history section of this report, the "mansion" which is now in a derelict condition and is in need of repair and restoration, was formerly used by religious organisation to provide training facilities with ancillary offices and residential accommodation, the overall existing use of the site has been considered to fall within Class C2

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"residential institutions" or potentially given the mix nature of the uses on site would likely be a *sui generis* use. In any event the proposed hotel use requires planning permission.

These are, as detailed in the planning history section planning permissions granted and implemented for residential accommodation on site which is linked by condition/legal agreement to the main "institutional" use and as such the existing residential accommodation which will be demolished is not considered independent accommodation.

1.0 Principle of development

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 particularly in regard to impact on Green Belt and the protection of listed buildings, as highlighted above, are broadly 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.

1.2 The key consideration in the assessment of this application is the location of the site within the open Green Belt, whether the development is inappropriate development in the Green Belt any harm to the openness of the Green Belt, the potential loss of existing residential accommodation on site and of course the impact on the character of the area and setting of this Grade II listed building set within historic parkland.

Whether the proposal is inappropriate development in the Green Belt

1.3 Paragraph 79 of Section 9 of the NPPF (Protecting Green Belt Land) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 80 further sets out the five purposes of Green Belts and paragraph 87 goes onto state that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

1.4 Paragraph 88 clarifies that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

1.5 Paragraphs 89 and 90 set out the exceptions to the construction of buildings and other forms of development in the Green Belt. In particular Paragraph 89 allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and Paragraph 90 further allows for the re-use of buildings provided that the buildings are of permanent and substantial construction and provided that the development would preserve the openness of the Green Belt and would not conflict with the purposes of including land in the Green Belt.

1.6 Policies GB1, GB2, GB4, GB5 and T2 of the Adopted Local Plan which seek to guide development in the Green Belt are broadly consistent with the NPPF, set out the types of development that are considered appropriate within the Green Belt, allowing for the re-use of building of permanent and substantial construction and change of use provided it does not detract from the open and undeveloped character of the Green Belt.

1.7 The application seeks a change of use of the existing building which was formerly used as a residential training centre falls which within Class C2 "residential institutions" to a hotel falling within Class C3. In terms of the level of activity which could be associated with the use as a residential training centre or indeed any other use within the same use class, it is not considered that the conversion of the building to use

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as a hotel would result in any additional activities on site which would adversely impact on the open and rural character of the area than the former use. As such there is no objection in principle to the change of use.

The effect of the development upon the openness of the Green Belt

1.8 The alterations and conversion include extensions to the existing building, but also in part replacing existing buildings on site. It is not considered that the proposal would lead to any significant increases in the footprint or floor space of built development that currently exists on site. The proposed demolition of the eastern part of the existing building will be replaced with a single storey link and new wing. The existing buildings to be demolished are of no merit and the replacement extension adjacent to the main building is lower in height and depth and would still retain the open nature of the Green Belt.

1.9 There will be a staff accommodation building in the northwest part of the site. However, there will be the removal of other existing buildings in the area, which are more visible from the Green Belt. The new staff accommodation and car parking will be a secluded area and considering the current buildings on site and the replacement buildings, it is considered that this will be considered acceptable as the proposed extension is set against the existing building and in terms of siting does not extend as far into the Green Belt does not extend as far out and as such is no more intrusive than the buildings which it replaces.

1.10 The proposed car parking area to the front of the site, is located close to the existing building and is not considered to impact on openness, the facilities being reasonably required in connection with the use.

Loss of residential accommodation

1.10 The development proposes the demolition of existing residential accommodation on site, that accommodation as detailed in the planning history section is tied to the main institution use of the site and not open market residential accommodation. There is therefore no objection in principle to the loss of residential accommodation on site and indeed, new ancillary accommodation is proposed in connection with the hotel use.

2.0 Impact On Character And Setting Of The Listed Building

2.1 The NPPF at section 12 "Conserving and enhancing the historic environment" at paragraph 126 endorses a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the benefits that conservation of the historic environment can bring, and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 132 advises that, when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any harm or loss should require clear and convincing justification.

2.2 Local Plan policy C6 states that approval will not be given to proposals for alterations or extensions which would harm the character or appearance of a listed building, its features of special architectural or historic interest, or its setting. During the course of the application there have been several amendments to the design of the extensions and detailing – both internal and external which have significantly improved the design and ensures proposals take into account the significant features of the building

2.3 NPPF as well as Local Plan Policy support the use of historic buildings so that they can be protected and preserved balanced with the impact of the works to the setting of the Listed Building. The Historic Buildings officer has commented that the proposed works would not have a significant impact to the setting of the Listed Building and the and therefore subject to conditions the proposal is acceptable, in terms of heritage impact, the proposal is considered to safeguard the significance of the heritage asset and to be in accordance with policy C1 and C6 of the South Bucks District Local Plan.

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2.4 Regard has been had to the statutory tests of preserving or enhancing the character and appearance of Conservation Areas and preserving the setting of Listed Buildings under Sections 72 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990. It has been concluded that no harm would arise and as such the character and appearance of the Conservation Area and the setting of the adjoining listed building would be preserved.

3.0 Residential Amenity

3.1 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

3.2 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

3.3 Policy H11 states that the impact of proposals on the amenities of dwellings and their gardens will be considered, to ensure that the extension would not adversely affect the amenities of any adjacent properties, for example through overlooking, overdominance, obtrusiveness or loss of daylight.

3.4 The closest neighbour is over 200m away. Due to the distance and the thick vegetation of plants and trees there will be no significant over bearing, shadowing or loss of privacy to this neighbour through the redevelopment of the site. The neighbour has raised concerns in relation to the location of the car park and access, but given the distance from the neighbour it is not consider any objection could be sustained.

3.5 The proposal is therefore considered to comply with Policies EP3, EP5 and H11 of the South Bucks District Local Plan.

4.0 Parking / Highway Implications

4.1 The NPPF notes at paragraph 32 that authorities should seek to ensure that development achieves safe and suitable access to the site for all people, and paragraph 35 advises that authorities should seek to create safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians.

4.2 Local Plan policy TR5 requires that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic, the District Council will have regard to the potential impact on safety, congestion and the environment. The amenities of nearby properties will also be considered.

4.3 Policy TR7 states that development will only be permitted if parking provision complies with the parking standards set out in Appendix 6. The Appendix sets out minimum standards for residential development, requiring one space for a one bedroom dwelling, two spaces for a two or three bedroom dwelling, and three spaces for a dwelling with four or more bedrooms.

4.4 There will be a formalised car parking area for guests and staff. The BCC highways have confirmed that the arrangements are acceptable. 185

4.5 The car parking standards sets out the number of spaces required for the use. The standards are as follows:

- 1 space/bedroom
- 1 coach space/100 bedrooms.
- 1 space/3 non-resident staff
- 1 space/resident member of staff Conference/Function Room:

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- 1 space/10 seats or 10 sq.m. public floorspace. Bars/Restaurant:
- 1 space/ 4 sq.m. public floor area

4.6 This would equate to 60 spaces for the hotel, 33 spaces for the staff

4.7 It is considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that sufficient parking availability would be retained at the property to broadly comply with policy TR7.

5.0 Other Matters

5.1 The proposal will include the removal of trees and replacement. Amended details have been submitted and the Tree Officer has commented that the proposal is acceptable subject to conditions.

5.2 The Landscape Officer has commented that the proposal is acceptable from a landscape point of view.

5.3 The Strategic Access Officer has no objection as the proposal would not have a negative impact upon walkers or rights of way within and outside the site.

5.4 The Ecology Officer has commented that the additional information relating to trees and safeguarding ecological benefits are now considered acceptable, subject to condition.

5.5 The applicants have provided additional information. This information relates to the discharge of water into the existing system. It is considered that the information provided is acceptable from a Sustainable Drainage point of view, subject to conditions.

6.0 Working With The Applicant:

6.1 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.

6.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

CONCLUSION:

In 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. It is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** in this case.

RECOMMENDATION:

Full Planning Permission

Subject to the following conditions:-

Classification: OFFICIAL

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (NS01)

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. **No development shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (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.)

3. The development shall be implemented in accordance with the submitted Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) dated 7 March 2018. As outlined in this document a fully detailed AMS will need to be undertaken prior to commencement of any work under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the head of terms detailed in current AMS, and that the correct materials and techniques are employed prior to any site clearance or construction work.

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

4. Prior to the commencement of any site clearance works a detailed layout of drainage, utilities and any other services shall be submitted to and approved in writing by the District Planning Authority and designed to avoid conflict with all retained trees. The installation of any such services shall be in accordance with an approved fully detailed AMS, which shall accord with the guidelines set out in current British Standard BS 5837 guidance and current National Joint Utilities Group volume 4 guidance.

Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity. (Policy EP4 of the South Bucks District Local Plan (adopted March 1999) refers).

5. No works or development (including for the avoidance of doubt any works of demolition) shall take place until a Construction Method Statement as outlined in the current AMS is submitted to and approved in writing by the District Planning Authority which will also include a full programme of arboricultural supervision for all phases of development.

Reason: To ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refers).

6. Notwithstanding any indications illustrated on drawings already submitted, the hotel shall not be occupied until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (NT01)

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

Classification: OFFICIAL

8. 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 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. (NT02)

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.)

9. No other part of the development shall be occupied until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 113 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

10. The scheme for parking and manoeuvring and the loading and unloading of vehicles shown on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload 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.)

11. No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The Plan shall include details of:

- Construction access
- Management and timing of deliveries;
- Routing of construction traffic;
- Vehicle parking for site operatives and visitors;
- Loading/off-loading and turning areas;
- Site compound;
- Storage of materials;
- Precautions to prevent the deposit of mud and debris on the adjacent highway

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

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12. Prior to the commencement of development, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following.

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives (see below).
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

The appropriate management options for achieving aims and objectives shall include, but are not limited to: The creation and management of sustainable woodland and parkland habitats with features for wildlife including (but not restricted to) bat and bird roost features. A net gain in biodiversity should be demonstrated.

Reason: To ensure delivery and protection of biodiversity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) and CP9 and CP13 of the South Bucks Core Strategy (2011) and guidance in NPPF refer.)

13. 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:

- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
- Demonstrate that water quality, ecological and amenity benefits have been considered
- Existing and proposed discharge rates and volumes
- Ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring over the winter period
- Subject to infiltration being infeasible, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as listed in the Planning Practice Guidance.
- 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
- 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.

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- 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.

Reason: The reason for this pre-start condition is 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.

14. 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: The reason for this being a pre-start condition is 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 Core Strategy (2011) and Guidance in the NPPF.)

- 15 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. (NMS09a)

Reason: To ensure that the appearance of the development is not detrimental to the character or appearance of the conservation area or the neighbouring Listed Building, in accordance with Policies EP3 and C1 of the South Bucks Consolidated Local Plan (Feb 2011) and Policy CP8 of the South Bucks Local Development Framework Core Strategy (adopted February 2011)

Informatives:

- 1 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information:

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
01296 382416

- 2 All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010. The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England. Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained. Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

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- 3 Badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take badgers or to interfere with a badger sett. During the construction phase, measures should be installed in order to protect badgers from being trapped overnight in open excavations and/or pipe and culverts. Appropriate measures may comprise either timber planks or earth ramps in order to allow badgers to egress from excavations greater than 0.5m depth. Alternatively all excavations should be backfilled before nightfall.

- 4 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), including their nests (whilst in use or being built) as well as any eggs the nest may contain. Therefore, vegetation should not be removed nor buildings demolished during the bird nesting season. This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible, a qualified ecologist should check the areas concerned immediately prior to vegetation removal/building demolition to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation/building demolition shall be removed until the fledglings have left the nest.

- 5 This application shall be read in conjunction with the Listed Building Consent reference 17/01751/LBC.

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
17_426_001	22.09.2018
17_426_005 REV.E	18.06.2018
17_426_030	19.12.2017
17_426_031	19.12.2017
17_426_032	19.12.2017
17_426_033	19.12.2017
17_426_050 REV.B	08.06.2018
17_426_051 REV.C	18.06.2018
17_426_052 REV.C	18.06.2018
17_426_053 REV.C	18.06.2018
17_426_220 REV.A	16.04.2017
17_426_221	22.09.2017
17_426_600A	08.06.2018
17_426_601D	18.06.2018
17_426_602D	18.06.2018
17_426_603D	18.06.2018
17_426_604D	18.06.2018
17_426_605D	18.06.2018
17_426_060	19.12.2017
17_426_061A	08.06.2018
17_426_062A	08.06.2018
17_426_063B	18.06.2018
17_426_064A	08.06.2018
17_426_070	19.12.2018
17_426_071	19.12.2018
17_426_072	19.12.2018
17_426_080B	18.06.2018
17_426_081A	08.06.2018
17_426_082	19.06.2018

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17_426_090A	08.06.2018
17_426_091B	18.06.2018
17_426_092	19.12.2017
17_426_093	19.12.2017
17_426_094A	08.06.2018
17_426_095	19.12.2017
17_426_249	19.12.2017
17_426_250A	08.06.2018
17_426_251A	08.06.2018
17_426_252A	08.06.2018
17_426_253C	18.06.2018
17_426_254C	18.06.2018
17_426_255	19.12.2017
17_426_256	19.12.2017
17_426_257	19.12.2017
17_426_258A	08.06.2018
17_426_259A	08.06.2018
17_426_260A	08.06.2018
17_426_261	19.12.2017
17_426_110	19.12.2017
17_426_111A	08.06.2018
17_426_112	19.12.2017
17_426_113A	18.06.2018
17_426_114	08.06.2018
17_426_120A	08.06.2018
17_426_610C	08.06.2018
17237-BT4	08.03.2018
L.7 D	29.03.2018
L.9	22.09.2017
L.10	22.09.2017
L.11	22.09.2017
L.12	22.09.2017

Classification: OFFICIAL

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18 July 2018**Parish:** Gerrards Cross Parish Council

Reference No:	17/01751/LBC	Listed Building Consent
Proposal:	Listed Building Application for conversion of Bulstrode into a 60 bedroom hotel with supporting ancillary spaces, including new-build bedroom accommodation, spa, function, pavilion and staff accommodation. Works include the demolition of the 1970's accommodation, garaging, warehouse, and modern residential cottage and bungalow. External works to enhance existing landscape to support proposed hotel use and provide car parking provision.	
Location:	Bulstrode, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8SZ	
Applicant:	Mr Ahmed Elfituri	
Agent:	Mr Matthew Parsons	
Date Valid Appl Recd:	22 September 2017	
Recommendation:	LBC	

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



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NOT TO SCALE

Classification: OFFICIAL

THE PROPOSAL

The application seeks listed building consent for conversion of this grade II listed nineteenth century mansion house into a 60-bedroom hotel. The proposed development involves various alterations both internal and external together with extensions and additions to the building to facilitate the conversion as described in details in application 17/01750/FUL

Specifically to note, during the course of the application there have been multiple discussions relating to the impact on the Listed Building and amended plans have been submitted. The main changes are:

1. A detailed survey identifying elements of the buildings of significance, eg original doorways, stairs, skirtings etc
2. Reduction in the scale, design of the large flat roofed elements and position of the summer palace and its impact on the hipped roofs of the dairy.
3. Changes to the long flat roofed pedestrian corridor on the east side of the service wing; especially on the Wyatt entrance
4. Detailed assessment of basement access building on the Wyatt entrance, and the external staircase with fenced walkway alongside.
5. Clarification on the loss of the early brick boundary wall east of the dairy
6. Alterations to the tall new dormers on south front of principal building
7. Detailed analysis of the original library is needed, including further analysis of where the proposed kitchen access would be located.
8. Further detailed analysis of original paving in the kitchen courtyard- Denner Hill sets and herringbone bricks which should be incorporated into the landscaping plan.
9. Landscape Heritage Statement and Design and Access Statement
10. Schedule of Features and Significance

THIS LISTED BUILDING APPLICATION IS TO BE CONSIDERED CONCURRENTLY WITH THE RELATED PLANNING APPLICATION REFERENCE 17/01750/FUL ALSO ON THIS AGENDA BEING REPORTED TO THE 18TH JULY 2018 PLANNING COMMITTEE BECAUSE IT IS A MAJOR APPLICATION WHERE ONE LETTER OF OBJECTION HAS BEEN RECEIVED

LOCATION & DESCRIPTION OF SITE:

The existing house known as Bulstrode is a nineteenth century mansion in the Gothic style dating from 1865. It is a grade II listed building set within parkland which is separately listed grade II*. The current mansion is the fourth of a succession of mansions on this site.

RELEVANT PLANNING HISTORY

The relevant planning history is set out in application 17/01750/FUL - Conversion and extension of Bulstrode into a 60 bedroom hotel with supporting ancillary spaces, including new-build bedroom accommodation, spa, function, pavilion and staff accommodation. Associated works including parking and associated landscaping. Pending Consideration.

REPRESENTATIONS AND CONSULTATIONS:

TOWN COUNCIL

No objection

Classification: OFFICIAL
CORRESPONDENCE:

One letter of objection has been received as detailed on the related planning application from the occupant of a property in the vicinity of the application site. The grounds of objection are as follows: -

- Proposed staff accommodation not in-keeping with the area. Would change the look and feel of this area of the GB and should be avoided. The staff accommodation should be sited on the footprint of the existing building.
- The staff entrance should be through the main entrance and not separate. This would improve the security of the site.
- Proliferation of buildings on a GB site should be avoided.
- Concerned to establish what security arrangements will be put in place during the construction process.

Notwithstanding the above the objector states that he commends the overall plan, which will in general enhance the site and bring employment to the area

SPECIALIST ADVICE:

Historic England:

Historic England requested a more formal assessment of significance for buildings and landscape, which has now been undertaken.

Historic Building and Conservation Officer:

The project has been the subject of several site inspections and discussions with the agents. In the course of these it has been possible to become familiar with the grade II country house and its setting both externally and internally. Arising from these a dialogue was set up with regard to details of the existing building that require retention and further details of the new-build parts of this extensive scheme.

It is proposed to convert the building into a hotel; restoring the lost historic features such as lost chimney stacks, the library, fireplaces doors, reinstating the kitchens in their original location etc and to replace the modern outbuildings and extensions with a spa, a new summer pavilion and hotel bedrooms. The scheme is welcomed as it will enable the building to be restored, used and enjoyed in the manner for which it was designed. Following my earlier advice, amendments have been made to reduce the impact of the summer pavilion with landscaping, the glazing of the axial corridor and relocation of the service stair to enable the Wyatt entrance to be better viewed, retention of the pitched roof to the dairy and a reduction in scale of the dormers on the garden elevation. Some details remain to be resolved, eg the restoration of the original paving scheme to the courtyards and terrace, details of the dormers, glass axial corridor etc but these details can be provided by conditions.

The amended plans for the proposed conversion, demolition of modern buildings and extension, of this Victorian country house as a hotel are considered acceptable from the listed building aspect.

Classification: OFFICIAL

ISSUES & POLICY CONSIDERATIONS:

National Planning Policy Framework (NPPF) - Chapter 12

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP1, CP2, CP8, CP9 and CP12.

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies C1 and C6.

EVALUATION

1.0 Significance, character and appearance

1.1 With reference to heritage assets the NPPF, paragraph 128 requires applicants to describe the significance of any heritage assets, with the level of detail proportionate to the importance of the asset, and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 132 advises that great weight should be given to the conservation of a heritage asset, with the weight varying depending on the importance of the asset. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 134).

1.2 It is clear from the Historic Buildings Officers site inspection of the building that the building is in need of repair, visits have allowed several important features of the building to be identified and discussions with the agent have taken place to ensure that the proposed internal and external alteration and extension will preserve the significant and character of the building

2.0 Impact on designated heritage assets

2.1 The Historic Buildings officer has confirmed that the proposed works would not have an adverse impact on the heritage asset. The proposed conversion and extensions are to be carried out in a sympathetic manner and the demolition of modern buildings and extensions of this Victorian country house will indeed be beneficial with the proposed extensions respecting the character and setting of the building, subject to the conditions. The proposal would be compliant with Policy C6 of the South Bucks Local Plan, Core Policy 8 of the South Bucks Core Strategy and paragraphs 133 and 134 of the NPPF.

CONCLUSION

On the basis of the above, it is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individual concerned if listed building consent were to be granted. It is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** in this case.

RECOMMENDATION:

Grant Listed Building Consent

Classification: OFFICIAL

Subject to the following conditions:-

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice. (NS05)

Reason: To comply with the requirements of Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or any statutory amendment or re-enactment thereof).

2. Prior to the commencement of development, an updated Fabric Condition Survey of those parts of the listed buildings at Bulstrode Park that are to be retained, including a schedule of repairs, specifications and maintenance methodology, shall be submitted to the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To secure the completion of repairs to the listed building and to safeguard the special architectural and historic character of the building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

3. Prior to the commencement of development, full details of any proposed foundation or engineering works affecting the historic fabric shall be submitted to the Council for approval. The submitted information shall include details of the structural connections to, and alteration or removal of, historic fabric.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

4. Full Method statements and specifications for the following items of work shall be submitted to and approved in writing by the local planning authority before the relevant parts of the work are commenced. These shall be accompanied, where relevant, by representative samples demonstrating the workmanship and finished appearance (i.e. colour, texture, jointing, coursing and pointing) and samples shall be completed on site for approval in writing before the relevant parts of the work are commenced:-

- a. Repairs to the steeples and bell towers;
- b. Replacement of missing chimneys;
- c. Repairs to historic brickwork;
- d. Stone replacement and piecing in where indicated;
- e. Wall consolidation, repair, weathering and capping;
- f. Tooled ashlar infill to windows;
- g. New dormer windows to south elevation;
- h. New doors to West elevation;
- i. New windows at basement level to North elevation;
- j. Works to retaining, boundary and terrace walls;
- k. Relocation of Rainwater downpipes;
- l. New link stair to East wing;
- m. New service stair to link.
- n. Works to the stone floors and other works for the conversion of the basement to kitchens including eg wall cladding and kitchen extracts and air ingress;
- o. Details of glazed link to Wyatt entrance;
- p. Glazed screens to arches facing the stable courtyard;
- q. Reinstatement and modifications to internal features including plasterwork, skirting, doors, reinstatement of library features including jib doors to kitchens, lift modifications etc.

Classification: OFFICIAL

Classification: OFFICIAL

The approved samples shall be kept on site for reference until the work is complete. Development shall be carried out in accordance with the agreed sample.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

5. Prior to the commencement of the relevant phase of works, samples of all roofing and external facing materials proposed to be used in the new build and restoration of historic fabric shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

6. Prior to the commencement of the relevant phase of works, details of the proposed new glazing to the roof over the main stair shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

7. Prior to the commencement of the extensions hereby permitted including bedroom wing, spa extension and pavilion a sample panels of brickwork work of at least 1.5 x 1.5m demonstrating the colour, coursing, jointing, texture and pointing shall be erected on site and approved before the relevant parts of the work are commenced. The approved sample panels shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

8. Prior to the commencement of the relevant works, a full specifications for the lime mortars, plasters and renders used in the repair, consolidation and decoration of historic fabric and details of the proposed locations for their use shall be submitted to and approved by the Local Planning Authority before the relevant parts of the work are commenced. Works shall be carried out in accordance with the agreed specifications.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

9. Prior to the relevant repair and restoration works taking place, sample panels of the proposed stone and brickwork repairs of at least 1.5 x 1.5m, demonstrating the colour, texture and pointing shall be erected on site and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed sample, which shall be retained on site until the works are completed.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

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10. Prior to commencement of any of the works listed below, a detailed design including materials and finishes of the following items shall be submitted to and approved by the local planning authority. The works shall thereafter be undertaken in accordance with the approved details:
- a. All new timber doors and gates including frames, architraves and door furniture and fittings;
 - b. All new windows, glazed screens, clerestory windows, cladding and louvres to the Spa, Function Room, Restaurant and Guest Bedrooms (including cill, reveal and head details);
 - c. Guest Bedroom main entrance door (including label mouldings), string course, vertical lead cladding and flashing to historic curtain wall;
 - d. Timber columns, roof structure and internal lobby screen to Function Room;
 - e. Dormers, chimney and roof vents to Spa complex;
 - f. Eaves, verge and ridges to Guest Bedroom and Spa/Restaurant/Pool buildings;
 - g. External steps and handrails to Function Room and Turret Room;
 - h. All new glazing to arrow slit and mullion windows;
 - i. All external signage and lighting including wall lights, bollards, luminaires and up-lighting;
 - j. All mechanical and electrical services, including ventilation and extract terminals to the Turret Bedroom, Function Room, Kitchens, Laundry and External Plant Area;
 - k. Conservation roof lights: The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

11. Prior to the commencement of the extensions and alterations of the building, a survey of written and physical evidence of the original landscaping scheme to courtyards and terraces shall be submitted to an approved by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

12. Prior to the opening of the hotel the detached Pidgeon Tower shall be repaired in accordance with the approved schedule of repairs, specifications and maintenance methodology in condition 2 above.

Reason; To secure the completion of repairs to the listed building and to safeguard the special architectural and historic character of the building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

13. Prior to the opening of the hotel the chimney stacks shall be repaired in accordance with the approved schedule of repairs, specifications and maintenance methodology in condition 2 above. The development shall be implemented in accordance with the approved details.

Reason; To secure the completion of repairs to the listed building and to safeguard the special architectural and historic character of the building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers and guidance in the NPPF.

14. Pursuant to the provisions of Section 8 (1) & (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the consent hereby granted expressly authorises the execution of the works as detailed within the documents hereby approved in accordance with the conditions of this consent,

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and shall thereafter not be altered in any way that would affect the Listed Building's significance, character and appearance, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Listed Building and conservation area in accordance with Policies C6 of the South Bucks Consolidated Local Plan(Feb 2011)

INFORMATIVE(S)

1. The Survey shall prioritise the identified repairs to the Mansion House, chimney stacks and detached Pidgeon Tower and shall indicate the length of time recommended for the completion of the repairs or the action to be taken. All repairs shall be completed in accordance with the survey recommendations.
2. For the avoidance of doubt, this includes works to form the service tunnel, to install three lifts, to install a new service stair in the link to the East range, works to the existing roof to support new plant, to form new openings to create suites 01 and 04.
3. This application shall be read in conjunction with the full application reference 17/01750/FUL.

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
17_426_001	22.09.2018
17_426_005 REV.E	18.06.2018
17_426_030	19.12.2017
17_426_031	19.12.2017
17_426_032	19.12.2017
17_426_033	19.12.2017
17_426_050 REV.B	08.06.2018
17_426_051 REV.C	18.06.2018
17_426_052 REV.C	18.06.2018
17_426_053 REV.C	18.06.2018
17_426_220 REV.A	16.04.2017
17_426_221	22.09.2017
17_426_600A	08.06.2018
17_426_601D	18.06.2018
17_426_602D	18.06.2018
17_426_603D	18.06.2018
17_426_604D	18.06.2018
17_426_605D	18.06.2018
17_426_060	19.12.2017
17_426_061A	08.06.2018
17_426_062A	08.06.2018
17_426_063B	18.06.2018
17_426_064A	08.06.2018
17_426_070	19.12.2018
17_426_071	19.12.2018
17_426_072	19.12.2018
17_426_080B	18.06.2018
17_426_081A	08.06.2018
17_426_082	19.06.2018

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17_426_090A	08.06.2018
17_426_091B	18.06.2018
17_426_092	19.12.2017
17_426_093	19.12.2017
17_426_094A	08.06.2018
17_426_095	19.12.2017
17_426_249	19.12.2017
17_426_250A	08.06.2018
17_426_251A	08.06.2018
17_426_252A	08.06.2018
17_426_253C	18.06.2018
17_426_254C	18.06.2018
17_426_255	19.12.2017
17_426_256	19.12.2017
17_426_257	19.12.2017
17_426_258A	08.06.2018
17_426_259A	08.06.2018
17_426_260A	08.06.2018
17_426_261	19.12.2017
L.10	22.09.2017
L.11	22.09.2017
L.12	22.09.2017
17_426_110	19.12.2017
17_426_111A	08.06.2018
17_426_112	19.12.2017
17_426_113A	18.06.2018
17_426_114	08.06.2018
17_426_120A	08.06.2018
17_426_610C	08.06.2018
17237-BT4	08.03.2018
L.7 D	29.03.2018
L.9	22.09.2017

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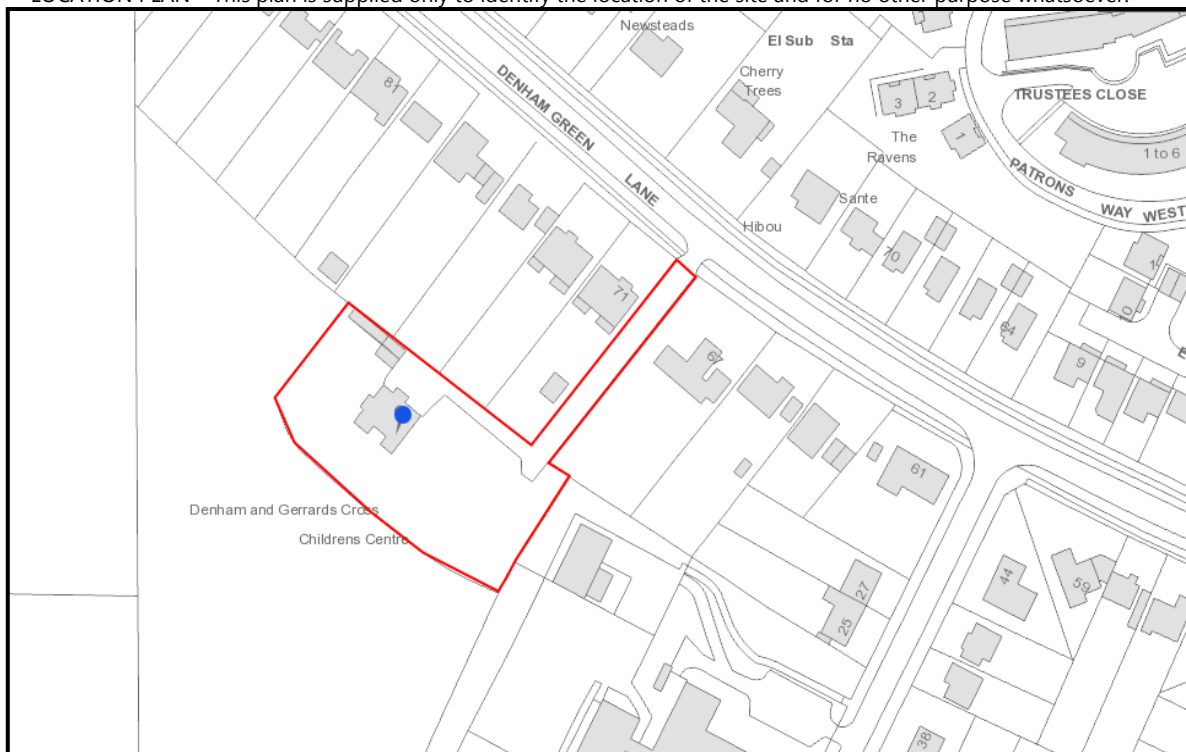
PART A

**South Bucks District Council
Planning Committee**

Date of Meeting: 18 July 2018 **Parish:** Denham Parish Council

Reference No:	18/00100/RVC	Removal or Variation of Condition
Proposal:	Variation of Conditions 2 and 16 of Planning Permission 17/00385/RVC to allow the addition of solar panels and roof lights, and amendment to site layout to increase parking provision.	
Location:	69 Denham Green Lane, Denham, Buckinghamshire, ,	
Applicant:	Skyline Roofing Property Management Company Ltd	
Agent:	Mr Robert Clarke	
Date Valid Appl Recd:	12th February 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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THE PROPOSAL:

The application seeks planning permission for variation of conditions 2 and 16 of Planning Permission 17/00385/RVC to allow the addition of solar panels and roof lights, and also an amendment to the site layout to increase parking provision.

Planning permission 17/00385/RVC was itself an application to vary conditions imposed by earlier permissions, in this case outline permission 15/00510/OUT and reserved matters approval 16/00929/REM. The approved development is the demolition of the existing dwelling and erection of four detached dwellings, along with garages and landscaping. Application 17/00385/RVC sought to vary condition 4 of the outline permission and conditions 1 and 2 of the reserved matters approval in order to modify the design of the houses to allow use of an oak frame and to increase rear depth at first floor level. The application was approved in May last year subject to 18 conditions that generally replicated those imposed by the earlier approvals. The development has been commenced – the houses are under construction.

The current application seeks to vary conditions 2 and 16.

Condition 2 is a standard condition specifying approved drawings and states as follows:

“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.

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.)”

Condition 16 is a restrictive condition relating to windows and states as follows:

“No windows shall be inserted within any of the roof slopes of the dwellinghouses hereby permitted.

Reason: To ensure strict control over the number of bedrooms within the dwellinghouses in the interests of ensuring adequate parking provision within the site and to safeguard the amenities of the locality. (policies EP3 and T7 of the South Bucks District Local Plan (adopted March 1999) refer.)”

The application therefore seeks to vary details of the scheme as shown on the range of approved drawings, and the changes include the introduction of roof lights to all four dwellings. Each of the four dwellings is shown to be provided with three adjoining rear facing roof lights along with a single roof light in each side roof slope. Each roof light is shown to be 500mm wide horizontally and just over 1m in length. Roof level floor plans show approx. 65 square metres of floor space per dwelling, labelled as storage space. No stairs are shown on the plans.

The proposed solar panels are shown to be added to the roofs of the four dwellings. Three are shown to be fitted with 12 solar panels, with only 10 shown on Plot 4. Each panel is shown to be 900mm wide, and approx. 1.8m long. The panels are shown to be variously distributed on the rear (SW) and side (SE) elevations.

In response to comments made by the tree officer, the applicant’s solar consultant has confirmed that every single panel is fitted with an independent multi point tracker (MPPT). In addition, it has been confirmed that the positioning of the panels and the type of panel to be installed have been selected with a view to maximising output having regard to the shading effect of the nearby trees.

It is also proposed to vary the approved site layout to increase the level of parking provision. The most recent approved layout plan, approved as part of the previous application 17/00385/RVC, shows three spaces per dwelling. The layout plan now submitted for approval shows four spaces for each dwelling

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– four open air spaces in the case of Plots 1 and 4, and three open air spaces plus the single garages in the case of Plots 2 and 3. The additional parking spaces are shown to be achieved through marginal increases in the hard surfaced area.

The application was originally submitted to deal with just the roof lights and solar panels. The amendment to the parking was subsequently introduced as an amendment to the application at the request of the applicant.

LOCATION & DESCRIPTION OF SITE:

The application site lies in a backland position to the rear of frontage development on the southwestern side of Denham Green Lane. In former times it accommodated a single detached dwelling. The site is bounded to the northeast by the curtilages of Nos. 71-77 (odd) Denham Green Lane, and the access to the site is aligned between Nos. 67 and 71 Denham Green Lane. To the southeast are the grounds of Tilehouse Combined School, and land to the southwest and northwest of the site is woodland. The site is within the established settlement area, excluded from the Metropolitan Green Belt.

The trees within the site are covered by a Woodland TPO. The wooded area that adjoins the site is within the Metropolitan Green Belt, and is also covered by the woodland TPO and several other designations including Lowland Mixed Deciduous Woodland and Wet Woodland 'Priority Habitat', and has recently been designated as ancient woodland by Natural England.

RELEVANT PLANNING HISTORY:

- 14/00273/OUT: Outline application: Demolition of existing dwelling and erection of 4 detached dwellings, garages and landscaping – Withdrawn 24/09/14.
- 15/00510/OUT: Outline application for: Demolition of existing dwelling and erection of 4 detached dwellings, garages and landscaping - Approved 25/06/15.
- 15/02395/REM: Demolition of existing dwelling and erection of 4 detached dwellings, garages and landscaping. Application includes details required in relation to conditions 10, 12 and 15 of Outline application: 15/00510/OUT - Refused 15/04/16.
- 16/00929/REM: Demolition of existing dwelling and erection of 4 detached dwellings, garages and landscaping. Application includes details required in relation to conditions 10, 12 and 15 of Outline application: 15/00510/OUT - Approved 07/07/16.
- 17/00385/RVC: Variation of Condition 4 of planning permission 15/00510/OUT and Conditions 1 and 2 of planning permission 16/00929/REM to permit modifications to the design to allow use of an oak frame and alterations to modify rear depth - Approved 19/05/17.

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REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Objection due to overdevelopment.

CORRESPONDENCE:

Letters of objection have been received from 10 separate properties. Concerns raised include:

- After outline approval was granted for the four houses, the first application for approval of reserved matters showed the houses to have roof lights. This application was refused by the Planning Committee, due to concern that use of the roofs for living space would exacerbate limited parking on the site. The site is cramped and parking barely complies with the minimum standard: increased use of floor space will mean further demand for parking and increased parking on Denham Green Lane;
- Although lower than those shown by the earlier reserved matters application, the roofs provide adequate space for habitable use, and the proposed multiple roof lights would provide more light than is necessary for storage use and would facilitate habitable use. Once installed, habitable use would be difficult to prevent;
- Roof lights have been refused in the past and are prevented by condition, however they have already been installed in the houses, making a mockery of the planning process;
- The installation of roof lights represents a creeping intensification of development;
- Trees have already been lost as a result of the approved development and no more felling should be permitted;
- A number of the responses noted that no objection was being made to the installation of solar panels;
- Additional parking space will further encourage over occupation of the dwellings and additional use of the inadequate track leading to the properties and egress to Denham Green Lane.

SPECIALIST ADVICE:

Tree Officer:

Concern expressed about the proposed solar panels giving rise to pressure to remove or reduce adjacent trees in future due to shading impact. It is recommended that the systems installed make use of Maximum Power Point Tracking (MPPT) technology to maximize power extraction under all conditions. It should be made clear to the applicant that an application to carry out crown reductions or removal of trees to improve efficiency is unlikely to be granted consent.

Bucks County Council Ecologist:

No comments to make, as the changes would not affect ecology issues.

Natural England:

No comments to make.

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ISSUES & POLICY CONSIDERATIONS:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies): Local Plan Policies: GB1, GB10, C1, C6, EP3, EP4, EP5, H10, H11, and TR7 and Appendix 8.

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

Other material considerations:

Interim Guidance on Residential Parking Standards

South Bucks District Residential Design Guide SPD (published October 2008).

South Bucks Townscape Character Study (published February 2014)

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. As such, it is considered that this application should be assessed against the relevant local policies set out above and it is considered appropriate to afford these policies significant weight. Where there is a difference or conflict in policy, then the NPPF takes precedence.

2.0 Visual Impact/Impact On Locality:

2.1 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design.

2.2 Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.

2.3 Local Plan policy H11 sets out criteria for assessment of extensions to residential dwellings. Among other things, it indicates that the extension should be integral to the dwelling, and in harmony with the existing building in terms of scale, height, form, and design. In addition, the extension should not have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out in Appendix 8.

2.4 The installation of roof lights and the addition of solar PV panels to the roofs of the four dwellings would result in a change in appearance but the wider visual impact would be limited due to the location of the site and the screening effect of nearby trees, and consequently the restricted public views into the site. The visual impact of the roof lights and solar panels as experienced by occupants

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of frontage dwellings to the northeast of the site would be limited due to the fact that the changes do not affect the front, northeast facing, elevations, being confined to side facing and rear facing roof slopes.

2.5 In any event, the roof lights are minor changes and not inappropriate in dwellings such as those under construction. The solar panels are larger and more prominent, and in common with all solar panels, not attractive additions. It is acknowledged, however, that the benefits of solar energy can be considered to outweigh the visual impact of the solar panels themselves, and solar panels have become a commonplace townscape element. It would be very hard to justify refusal on grounds of design and appearance.

2.6 The Tree Officer has raised the possibility that the addition of the solar panels could increase pressure to remove or reduce nearby trees. He has therefore made it very clear that the efficient operation of the solar panels would not be regarded as a strong justification for works with the potential to damage trees or to harm the visual amenity of the area. The agent has responded to confirm that the installation has been designed with regard to the trees and the potential shading impact, and that technology will be used to maximise output even in marginal conditions. The trees in the area are protected by TPO, and this provides a high degree of control over works to the trees in future, enabling an appropriate level of protection to be maintained.

2.7 The provision of additional parking spaces does increase the extent of hard standing area on the site. The increase overall is approx. 38 square metres. Although this would result in a loss of land that otherwise would be available for planting, the additional hard surfacing would represent only approx. 1.3% of the area of the main site (excluding the access road). In the context of the development as a whole, it is considered that the marginal increase in hard surfacing would not appreciably affect the appearance of the site and would not give rise to significant harm.

2.8 The Trees Officer has not expressed concern about the extensions to the hard surfaced areas on site, and it is considered that there would be no adverse impact on trees arising from the minor changes proposed. The proposals have not attracted objections from Natural England or from BCC Ecology.

2.9 The design, scale and siting of the development are considered acceptable in terms of policies EP3 and H11 of the South Bucks District Local Plan, and the standard of design would comply with advice in Appendix 8 of the Plan. The development would be in accordance with NPPF guidance.

3.0 Neighbour Impact:

3.1 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

3.2 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

3.3 Policy EP5 states that development will only be permitted where its design and layout provides for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical feature and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

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3.4 The off-site neighbours primarily affected by development on this site are the occupants of the frontage dwellings facing Denham Green Lane. The proposals put forward by the current application do not increase the size of the approved buildings, and therefore there would be no additional obstruction of light or reduction in light access to neighbouring properties.

3.5 The outlook from those dwellings facing Denham Green Lane would be barely affected, as the changes are concentrated on the rear and side roof slopes, and the houses as viewed from the front would hardly change at all. The insertion of roof lights facing rearward and sideways but not forward towards the frontage dwellings indicates that there would be no unreasonable increase in overlooking towards these properties.

3.6 The introduction of side facing roof lights does give rise to the potential for unreasonable overlooking to arise between individual dwellings on the site. This concern could be largely overcome by a requirement that side facing roof lights are obscure glazed and non-opening, apart from sections more than 1.7m above floor level.

3.7 The proposal is therefore considered to comply with Policies EP3, EP5 and H11 of the South Bucks District Local Plan and to accord with guidance in the NPPF.

4.0 Parking / Access / Highway Implications:

4.1 The NPPF notes at paragraph 32 that authorities should seek to ensure that development achieves safe and suitable access to the site for all people, and paragraph 35 advises that authorities should seek to create safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians.

4.2 Local Plan policy TR5 requires that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic, the District Council will have regard to the potential impact on safety, congestion and the environment. The amenities of nearby properties will also be considered.

4.3 Policy TR7 states that development will only be permitted if parking provision complies with the parking standards set out in Appendix 6. The Appendix sets out minimum standards for residential development, requiring one space for a one bedroom dwelling, two spaces for a two or three bedroom dwelling, and three spaces for a dwelling with four or more bedrooms.

4.4 The existing vehicular access to the site would be retained unchanged. The houses as approved are all four bedroom houses. The introduction of roof lights creates the potential for the roof space to be used as habitable floor space increasing the number of bedrooms to five in each case. Nevertheless, the parking requirement as set out in the adopted parking standards for residential development would not change. The parking requirement for dwellings with four or five bedrooms is the same at three spaces, and it is considered that the creation of living accommodation in the roof spaces would not give rise to the potential for any significant increase in vehicle movements on to or off the site.

4.5 It is the case, however, that the amendments to the layout now proposed increase the parking provision for each dwelling from three spaces to four (in both cases including garage spaces for two of the properties). The additional four parking spaces in themselves have no potential to increase vehicle movements, as it would be the dwellings that give rise to travel demand, not the parking spaces. The four spaces per dwelling is an overprovision in terms of the adopted standards, but Appendix 6 is worded to allow for limited overprovision of on-site parking spaces and no objection arises to this generous parking allocation.

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4.6 It is considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that parking availability on site would comply with policy TR7. The development would be in accordance with NPPF guidance.

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.

5.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

CONCLUSION:

In 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. The development to which this permission relates must be begun not later than the expiration of two years beginning from the date of planning permission ref: 16/00929/REM; granted on 7th July 2016.

Reason: To comply with the provisions of Section 91 (1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. 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. (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.)

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those details set out within Appendix 1 of the application letter (17/00385/RVC) dated 2nd March 2017 unless a suitable alternative is first agreed in writing by the District Planning Authority.

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

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4. 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 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. (NT02)

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

5. None of the dwellings hereby approved shall be occupied until the new means of vehicular access has been altered in accordance with the approved drawing number P302H (received 13 March 2015) and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.

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.)

6. The scheme for parking, garaging and manoeuvring indicated on the approved drawing DGLANE/40/b 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. In implementing this planning permission, the developer shall ensure that the existing soil levels around the boles of the trees to be retained are not altered. (NT04)

Reason: To ensure that the trees are not damaged during the period of construction. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

8. The destruction by burning, of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on submitted plan Tree Protection Plan. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site. (NTH)

Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

9. 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.)

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10. 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, loose box 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. (ND14A)

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for enlargement of the dwelling or erection of a garage having regard for the location of the site, and the layout and design of the development. (Policies EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. The development shall be carried out in accordance with the approved Woodland Management Plan which formed part of planning application 16/00929/REM. Reason: To ensure the ecological interests of the site and the adjacent woodland are protected and enhanced. (Policy CP9 of the South Bucks District Core Strategy (adopted February 2012) refers.)

12. The development shall be implemented in accordance with the approved drainage strategy, submitted as part of application ref: 16/00929/REM.

Reason: To ensure a sustainable drainage scheme is implemented on site and to ensure there is no risk of flooding beyond, or within the site. (Para. 103 of National Planning Policy Framework (NPPF) refers.)

13. The development hereby permitted shall be carried out in accordance with the recommendations within the letter dated 22nd March 2016 from The Ecology Partnership relating to construction works and the presence of badgers.

Reason: To ensure the nature conservation and ecological interests of the site and the wider area are protected and enhanced (Section 11 of the NPPF and Policy CP9 of the South Bucks District Core Strategy (adopted February 2012) refer).

14. In the event that a bat or bats are found during demolition work on the existing buildings, all works must immediately cease and a suitably qualified ecologist should be contacted, and if necessary, a licence from Natural England obtained before works proceed.

Reason: to ensure the nature conservation and ecological interests of the site and the wider area are protected and enhanced (Section 11 of the NPPF and Policy CP9 of the South Bucks District Core Strategy (adopted February 2012) refers).

15. The development shall be implemented and maintained in accordance with the approved impact avoidance and mitigation strategy for bats, badgers, breeding birds, reptiles and great crested newts submitted under application ref: 16/01657/COND.

Reason: to ensure the nature conservation and ecological interests of the site and the wider area are protected and enhanced (Section 11 of the NPPF and Policy CP9 of the South Bucks District Core Strategy (adopted February 2012) refers).

16. No windows or roof lights other than those shown on approved drawings SK1.1F, SK2.1F, SK3.1F and SK4.1F shall be inserted within any of the roof slopes of the dwellinghouses hereby permitted. Those roof lights shown on the above drawings to be inserted in the side-facing roof slopes of the approved dwellings shall not be glazed or reglazed other than with obscure glass and shall be non-opening unless the parts of the roof light(s) which can be opened are more than 1.7 metres above the floor of the room in which the roof light is installed.

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

17. 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.)

18. The dwellings hereby approved shall be served by a private refuse and waste collection service.

Reason: The access road hereby approved is not large enough for use by the Council refuse vehicle and therefore to avoid residents needing to place bins outside the site, a private service using vehicles small enough to enter the site shall be used. (Policies TR5 and EP3 of the South Bucks District Local Plan (adopted March 1999) refer).

Informatives:-

1. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk.

2. INFORMATIVE: The applicant is advised that in order to reduce the risk of flooding and to help prevent pollution, all new and replacement areas of hard-surfacing within the application site should be constructed from permeable materials. (IN39)
3. INFORMATIVE: All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010. The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken

at a time of year when the bats are absent) require a licence from Natural England. Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0845 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained. Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

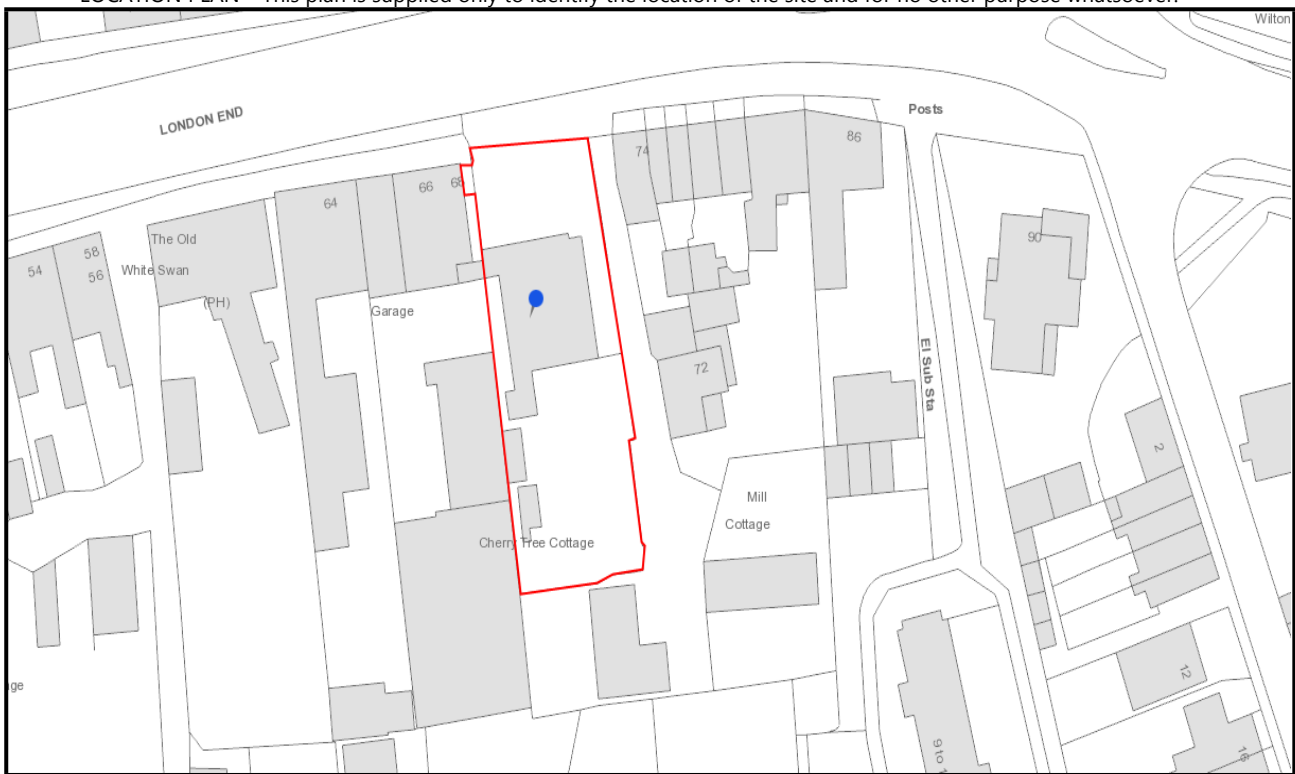
LIST OF APPROVED PLANS

Plan number/name	Date received	by District Planning Authority
SK1.1F	12/02/18	
SK2.1F	12/02/18	
SK3.1F	12/02/18	
SK4.1F	12/02/18	
SK1.2E	03/05/17	
SK2.2E	03/05/17	
SK3.2E	03/05/17	
SK4.2E	03/05/17	
SK1.3	11/04/18	
SK2.3	11/04/18	
SK3.3	11/04/18	
SK4.3	11/04/18	
DGLANE/40/b	11/04/18	
DGLANE/41/a	03/05/17	

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18 July 2018**Parish:** Beaconsfield Town Council

Reference No:	18/00392/FUL	Full Application
Proposal:	Demolition of existing front porch, construction of single storey front extension incorporating roof lantern and bin store.	
Location:	Loch Fyne Restaurant, 70 London End, Beaconsfield, Buckinghamshire, HP9 2JD	
Applicant:	Brunning And Price	
Agent:	Ms Debbie Jones	
Date Valid Appl Recd:	15 March 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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NOT TO SCALE

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THE PROPOSAL

This application seeks approval for the demolition of the existing front porch and the construction of a single storey front extension incorporating roof lantern and a bin store.

During the course of the application the application has been amended as follows:

- The front extension has been reduced by 2.5 metres in depth;
- The existing front section of car parking has been retained;
- The proposed pergola to the rear of the building has been removed.

LOCATION & DESCRIPTION OF SITE

The application site comprises of a restaurant located on the southern side of London End, within Beaconsfield Old Town Conservation Area. The buildings to the north and east of the premises which front onto London End are Grade II listed buildings and there is a mixture of commercial and residential properties surrounding the site.

RELEVANT PLANNING HISTORY

- 00/01353/FUL: Erection of single storey front extension and part single storey/part two storey rear extension to facilitate use of building as a restaurant. Permitted.
- 01/00715/FUL: Erection of single storey front and rear extensions to facilitate use of building as a restaurant. (Amendment to Planning Permission 00/01353/FUL). Permitted.
- 01/01285/FUL: Erection of single storey building at rear to provide office. Withdrawn.

REPRESENTATIONS AND CONSULTATIONS

TOWN COUNCIL COMMENTS:

'The Committee expressed no objection to the proposal.'

CORRESPONDENCE

19 representations have been received. One comment is from Beaconsfield Society. Their comments are as follows:

- Change of use to pub. [Officer note: The application does not propose the change of use of the building to a public house (Use Class A4)];
- Front extension out of keeping with the area;
- Loss of light;
- Pub use would cause anti-social behaviour;
- Noise and disturbance from the pub use, to the rear and front;
- Construction noise and waste affecting neighbours and customers;
- Odour from cooking;
- Loss of car parking would cause competition within the High Street;
- Obscure side elevation and future advertising;
- Resale value of property;
- Fire access;

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- Storage of bins;
- Reduced access for Repair and maintenance;
- Party wall;
- Drainage;
- Noise and disturbance from the pub use, to the rear and front;
- Defective Heritage and Planning Statement;
- Creation of dark alley way;
- Anti-social behaviour;
- Loss of safe access for delivery vehicles.

SPECIALIST ADVICE

Transport for Buckinghamshire:

Concerns were originally raised regarding the loss of parking on site to facilitate the proposed extension. The applicant subsequently revised the proposed extension so it no longer extends onto the existing parking area. The Highway Authority is now satisfied that there is space available within the site to accommodate 6 parking spaces as per the existing arrangement. Whilst the proposed site plan has not indicated a parking layout, this can be secured by condition.

No objections are therefore raised subject to conditions.

Conservation and Design Officer:

The Heritage Officer originally advised that the front extension would not be characteristic of the Conservation Area and would affect the setting of this Listed Building.

The extension has been reduced so that it is now not significantly larger than the existing. The cornice to the front parapet roof is a little over elaborate, and the windows ill proportioned, but this could be dealt with by conditions. Otherwise, the proposed extension is not now considered sufficiently detrimental to the heritage assets and their setting to support refusal of this application.

Cadent:

Contact the protection team prior to works starting.

Environmental Health:

Concerns raised in relation to the proposed outdoor seating area located under the pergola and its close proximity to neighbouring residential premises. [Officer note: The pergola/outdoor seating has now been removed from the application].

It is recommended that any planning permission should limit the hours during which deliveries are permitted and the hours the rear seating area can be used.

Another area for potential unreasonable disturbance arises from odour from any extraction system. It is recommended that a condition be attached to any planning permission requiring prior approval of the extraction system in advance of installation.

Environmental Health also comment that the imposition of detailed conditions can be addressed through the licensing process, rather than the Planning process.

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ISSUES & POLICY CONSIDERATIONS:

National Policy
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Development Plan:

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

South Bucks District Local Plan (adopted March 1999) (Saved policies) C1, TC1, S2, EP3 and TR5.

Other material considerations

Guidance Note:

Interim Guidance on Residential Parking Standards
South Bucks Townscape Character Study Part 2 (February 2014)

1.0 EVALUATION

1.1 Principle of Development

1.2 The site comprises a restaurant (Use Class A3). It is noted that concerns have been raised that it may be the intention of the applicant to change the use of the premises to a Public House (Use Class A4). However, this application only relates to the demolition of the existing front porch, construction of a single storey front extension incorporating roof lantern and a bin store. Any change of use of the premises to a Public House (Use Class A4) would require a separate planning permission. The applicant's agent has also confirmed that no change of use is proposed and that the premises would continue to be used as a restaurant (Use Class A3).

1.3 Taking the above into account this report will only assess the extension and bin store, as proposed.

2.0 Design/character & appearance

2.1 The proposed front extension would be designed with a flat roof to reflect the existing front projection that it would replace. The Council's Historic Buildings Officer has commented that the proposal would be acceptable given that it would not be significantly larger than the existing front extension. She comments that the cornice to the front parapet roof is a little over elaborate, and the windows ill proportioned, but considers that these issues could be overcome through the imposition of conditions requiring the submission of additional details. Furthermore, the proposed bin storage area would be located to the side of the building and screened from view by timber gates. It is therefore considered that the proposal would not visually harm the existing building, character of the Conservation Area and the setting of the Listed Building.

3.0 Residential amenity

3.1 The walls of neighbouring properties in the vicinity of the proposed front extension do not contain windows and the extension would not therefore result in any significant impact upon neighbouring amenities.

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3.2 Comments have been received regarding the potential for noise and disturbance from the future use of the premises and also construction activity. However, as already noted this application is not proposing any change of use of the premises and the proposed extension would not significantly increase the size of the building.

3.3 The application had originally proposed a pergola to facilitate an altered outdoor seating area. The Council's Environmental Health Officer had raised some concerns regarding the potential for this to result in an intensification of this part of the site resulting in disturbance to nearby properties. However, the pergola has now been removed from the proposed plans to overcome these concerns.

3.4 The Environmental Health Officer has also suggested planning conditions to restrict hours of use of the seating area, deliveries and details of extract equipment. However, as already noted this application is not proposing any change of use of the premises and it would remain in its current use as a restaurant. It would therefore be unreasonable to place such additional planning restrictions on the premises. The provision of new extract equipment is also not included as part of this application and would require a separate planning permission if it were located externally. In any event, the Environmental Health Officer acknowledges that such issues could be dealt with through the licensing process.

3.5 As such it is considered that the proposal would not adversely affect residential amenities of adjacent properties in terms of overdominance, obtrusiveness, loss of light or overlooking, noise and disturbance.

4.0 Parking/Highway implications

4.1 Concerns had been raised with regard to the potential loss of car parking. However, the extension has since been reduced in size such that it would not encroach onto the existing car parking area to the front. The County Highways Authority note that the revised proposal would not result in any loss of car parking at the site and raise no objections with regard to parking provision or highway safety. However, this is subject to a condition requiring details of a formal car parking layout to the front of the building. No objections are therefore raised with regard to Policy TR5 of the South Bucks Local Plan (1999).

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.

5.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

CONCLUSIONS

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 the planning permission being granted in this instance.

Due to the significant local concern with this application 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.

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RECOMMENDATION:

Full Planning Permission

Subject to the following conditions:-

Conditions & Informatives

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (SM03)

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

3. **Prior to the commencement of the development hereby permitted, full details of the parapet and windows in the front elevation of the front extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.**

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

4. Prior to occupation of the development a scheme for parking and manoeuvring shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 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.

INFORMATIVE(S)

1. INFORMATIVE: The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street
Aylesbury

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Buckinghamshire
HP20 1UY

01296 382416

2. INFORMATIVE -The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority. A period of 10 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for further information.

Bucks County Council Transportation -
Transport for Buckinghamshire
10th Floor County Hall
Walton Street Aylesbury
Bucks HP20 1UY Tel: 0845 230 2882

(SIH04)

3. **INFORMATIVE -It is the responsibility of the developer/applicant to ensure that the development proceeds in accordance with the approved details and in compliance with any conditions on the planning permission. The condition(s) on this planning permission that appear in bold text and are numbered 3 are known as conditions precedent. These are conditions which require compliance before any development whatsoever starts on site. Where conditions precedent have not been complied with any development purporting to benefit from the planning permission will be unauthorised and a breach of planning control. The Development Control section will not normally approve details required by a condition precedent retrospectively. A new planning application will usually be required under these circumstances.**

Conditions precedent must be formally confirmed as being complied with by the District Planning Authority prior to commencement of work. Formal discharge/compliance may also be required for other conditions. Any requests for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee. (SIN02)

4. INFORMATIVE: The applicant is advised to liaise with the Thames Water in respect of obtaining Building Regulations approval as a public foul sewer crosses the site and building will not be permitted over or close to this pipeline. (SIN15)
5. INFORMATIVE -This Planning Permission does not purport to grant a Premises Licence/Club Premises Certificate and the Applicant is advised to contact the Licensing Team at South Bucks District Council in order to submit the necessary Licensing application prior to commencement of the use. (SIN27)
6. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

LIST OF APPROVED PLANS

Plan Reference

**Date received by District
Planning Authority**

02-18-831 31H

05.07.2018

02-18-831 33J

05.07.2018

02-18-831 30

15.03.2018

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Classification: OFFICIAL

THE PROPOSAL

The application is for retrospective planning permission for the erection of a 1m high wall with 1.8m brick piers.

LOCATION & DESCRIPTION OF SITE

The site is located within the residential street of Green Lane, located in Burnham and South-West of Burnham Beeches. The majority of properties are detached dwellings.

RELEVANT PLANNING HISTORY

17/00294/FUL: Erection of one metre high front boundary wall, with brick pillars to a max height of 2 metres along with metal railings and metal gates. Erection of 1.8 metre high railings to part of both left and right side boundaries. Refused Permission. Appeal Dismissed.

REPRESENTATIONS AND CONSULTATIONS

PARISH COUNCIL COMMENTS:

Object, out of keeping with the aesthetic of the area, and largely unchanged from the previous application - 17/00294/FUL. Additional safety concerns as the intended wall/gates would be too close to the carriageway.

CORRESPONDENCE

15 letters of objection and 4 letters have support have been received stating the following (summarised, duplicate points not repeated):

- Application does not meet "permitted development" requirements;
- Gates, if fitted, would not comply with highway regulations and seem to be shown on the site plan when they do not form part of the application;
- The walls create a visually harsh outlook at odds with the "open plan suburban" typology;
- The wall and piers are urban in form and character;
- The development is contrary to the design Local Plan Policy EP3 and Core Strategy Policy 8
- The Planning Inspector of the appeal decision on the previous application states the development is harsh, alien and out of sympathy with its surroundings;
- The Inspector suggested over-development in relation to the gates of the previous application unable to be built 5m back from the highway;
- Highways (Bucks County) have recommended refusal;
- The development is within a metre of the highway and as such, adjacent to it and not in line with any immediately adjacent properties;
- Trees and hedges have been removed from the proposal;
- Clear intent to install gates which would cause a road safety hazard;
- Piers will be capped and as such may be taller than currently in situ;
- The development is out of character with the remainder of the lane;
- Errors in the application form, the work has been completed;
- The wall has no planning permission; there should be open frontage in this part of the village;
- The development changes the character of the lane, it is inconsistent with the current character of the area;
- Unclear as to whether gates form part of the application;
- The development should be refused on grounds of highway safety and design;
- 27 Green Lane becomes closed in from the development, which is creeping urbanisation which should be stopped.

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In support:

- The design will enhance the external appearance of the front of the property;
- Some of the front boundaries in the road have 2-metre high walls which were allowed to be built just a few doors away;
- The development is a better alternative to overgrown hedges.
- Many properties have a hedge or boundary treatment about the same height as the proposal.
- The tree was rotten and in danger of falling down.
- The landscaping fits in with the surrounding properties and improves the visual appearance of the street scene.
- The drive will receive a further resin finish to soften the appearance which will retain and enhance the prestige of Green Lane.
- Green Lane is well suited to sympathetic and well-planned front boundaries as demonstrated on the vast majority of properties on Green Lane.

Additional Information from the Applicant:

- The piers on either end of the wall are for decorative purposes only standing at 1.8m in height with pier capping for design, which over a few seasons will be blended into the Yew hedging that has also been planted.
- Only 1 objection to the application at the Parish Council meeting.
- There have been a number of letters of support for the development as well as the objection letters.
- Only 5 piers remain, as opposed to 10 on the previous application.
- All railings removed in the new plans.
- The neighbouring hedge protrudes an additional metre into the road such that there is not a significant impact through impaired visibility splays.
- The piers will not be built above 1.8m.
- The planting of Yew's and lavender's will soften the appearance of the works.
- The 1m high wall falls within "permitted development" regulations.

SPECIALIST ADVICE:

Transport for London:

Raise objection to the development due to potential obstruction of the visibility splays, by virtue of the development being adjacent to the highway and the development being between 0.6m and 2m.

ISSUES & POLICY CONSIDERATIONS:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Policies CP8 and CP12.

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies EP3, EP4, EP5, H11, TR5 and TR7.

South Bucks District Council Residential Design Guide SPD - Adopted October 2008

Classification: OFFICIAL

EVALUATION

1.0 Principle of development

1.1 The application site is located to the north of the built-up area of Burnham, wherein extensions and alterations to residential properties are acceptable in principle, subject to compliance with the relevant development planning policies. In this particular application, the development is for the retention of the brick wall, which only requires express planning permission by virtue of the brick piers which exceed 1m in height adjacent to a highway.

1.2 The importance of the consideration of a "fall-back position" has been re-affirmed in recent case law, *Manswell v Tonbridge & Malling BC* [2016] stating within paragraph 41 in relation to their case, "*The Council was entitled to have regard to the fact that there might be separate applications for permission in respect of some elements of the scheme and to advise that appropriate regard must be had to material planning considerations including the permitted development fall-back position.*" In considering the fall-back position in this case, the applicant could construct the brick wall at 1 metre in height (which indeed it is for the majority of its length, minus the piers) by the deemed permission granted in Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. In this case, the realistic fall-back position is a 1m high brick wall and as such, this application can consider and assess the additional impact of the brick piers only.

1.3 The development is materially different from the one subject of the previous planning permission (17/00294/FUL) and appeal. The previous application consisted of 10 brick piers, and metal railings situated on top of the 1m high brick wall such that it would be 1.8m in height overall, and the inclusion of metal entrance gates. There has been a significant reduction in numbers of piers and the metal railings have also been removed in their entirety. Whilst having regard to the planning history, it is important to assess each application on its own merits. This is summarised by the Court of Appeal in *Mount Cook Land Ltd v Westminster CC* [2003], stating in paragraph 32, "*In my view, where application proposals, if permitted and given effect to, would amount to a preservation or enhancement in planning terms, only in exceptional circumstances would it be relevant for a decision-maker to consider alternative proposals, not themselves the subject of a planning application under consideration at the same time.*"

1.4 Furthermore, the Inspector when considering the appeal of the previous application clearly noted that the applicant submitted alternative proposals, but stated in paragraph 7 of his decision notice "*I should add that I do note that a suggested amendment to the original proposal was incorporated in the appeal papers - effectively a reduction in piers. However I am assessing the same scheme as the Council, any revision has not been open to consideration by the local planning authority or consultees, the plans have other variations from the originals in landscape terms, and I should not in any way bind future decision makers; hence I shall not be giving a view on these suggested amendments.*"

1.5 As such, the "permitted development" fall-back position is material and, whilst the appeal decision is noted, it is for a materially different development and cannot form the basis for the planning merits (or lack thereof) of this present application.

2.0 Design/character & appearance

2.1 The wall is of a multi-brick design, using a number of different brick shades which contribute to an appealing design. In relation to the piers, they are located at the ends of the wall and in-between the access point and represent a typical style of boundary treatment in the locality. Significant local objection seems to be raised as to the proximity of the piers to the highway. Only two piers are situated within 1m from the highway such that they require planning permission. With regards to their design and impact on the surrounding locality, they are not at odds with neighbouring properties which also have high walls. Whilst this development is located closer to the boundary than adjacent properties, a strip of grass is preserved and does contribute in retaining some separation with the Lane itself.

Classification: OFFICIAL

2.2 The South Bucks Townscape Study does make reference to careful integration of hard landscaped areas and indicate the creation of boundary treatments as a potential threat to character, but this does not remove the applicants "permitted development" rights, which allow for the construction of such a boundary and for the creation of hardstanding, subject to criteria. It is not considered the addition of the piers causes objection to the development overall, given it could remain its position close to the highway under "permitted development". Whilst objection was raised to the previous application on design grounds, because of a reduction in piers, the removal of all railings and with no metal entrance gate, the appearance of the development is softened and it is not considered that it detracts significantly from the character and appearance of the lane.

3.-0 Residential amenity

3.1 The development consists of a front boundary wall, 1m in height with 1.8m piers. Given its position adjacent to the highway and some distance from neighbouring properties, it is not considered the development causes an overbearing or significant adverse impact on the residential amenities of neighbouring properties.

4.0 Parking/Highway implications - Whether safe and suitable access would be provided

4.1 The comments of the Highway Authority are noted and it is appreciated that the visibility splay could be partially blocked through the piers, although given their size this is unlikely to be substantial, and they are set back somewhat from the highway which would reduce this concern. Notwithstanding these comments, the Framework (paragraph 32) is clear that development should only be prevented on transport grounds (of which highway safety is one) where the residual cumulative impacts would be severe. The attributable test(s) of severity should demonstrate safety problems for reasons of, inter alia, overcapacity; development that would make an existing issue significantly worse; residual cumulative highway problems would be extreme.

4.2 The ratio of flow to capacity of vehicles entering and exiting the site is minimal and there is no evidence within the body of this application, including the Highway's objection to suggest that the access would be used on a more than infrequent basis. Thus, there is an absence of evidence to suggest that the proposed access would be used to an extent whereby traffic attributable to the development would cause severe residual implications based on the frequency of its use.

4.3 Given that the development would lead no increase in the amount of traffic using the local road network, coupled with a lack of definitive evidence that this would cause a severe impact in respect of demonstrable safety problems, it would be unreasonable raise objection to the development from going ahead on transport grounds.

4.4 It is therefore recognised that there is a conflict between local plan policy TR2 and the aims of Buckinghamshire's Local Transport Plan and that of the Framework. However, the Framework represents up-to-date government planning policy and must be taken into account where relevant. Where conflicts of policy exist, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published; in this case, the Framework.

5.0 Other matters

5.1 Concern has been raised previously and in the appeal decision about the construction of gates, which would result in less than 5m being available off-road for the applicant to exit the highway. It is considered that a condition preventing gates being constructed without express planning permission from the Local Planning Authority would be reasonable to safeguard against this concern and assist in preserving the open character of the lane.

Classification: OFFICIAL

6.0 Working With The Applicant:

6.1 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.

6.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

CONCLUSION

Given the fall-back position that a 1m high wall could be constructed in this location as "permitted development", this application only considers the addition of the brick piers and whether they cause significant planning harm. For the reasons set out above, the addition of the brick piers is not considered to adversely affect the wall's design, appearance or the character of the locality. They are not considered to adversely impact on neighbouring properties and are not considered to cause a severe impact on highway safety. As such, the officer's recommendation is for approval.

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, no vehicular access gate shall be constructed within 5 metres of the edge of the highway across the front (Eastern) boundary of the site.

Reason: In order to preserve the character of the locality and having regard to Transport for Buckinghamshire highways procedure which requires gates are set back a minimum distance of 5m from the edge of the carriageway (Policies EP3 and TR5 of the South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011 refer).

2. This permission relates to the details shown on the approved plans as listed below:

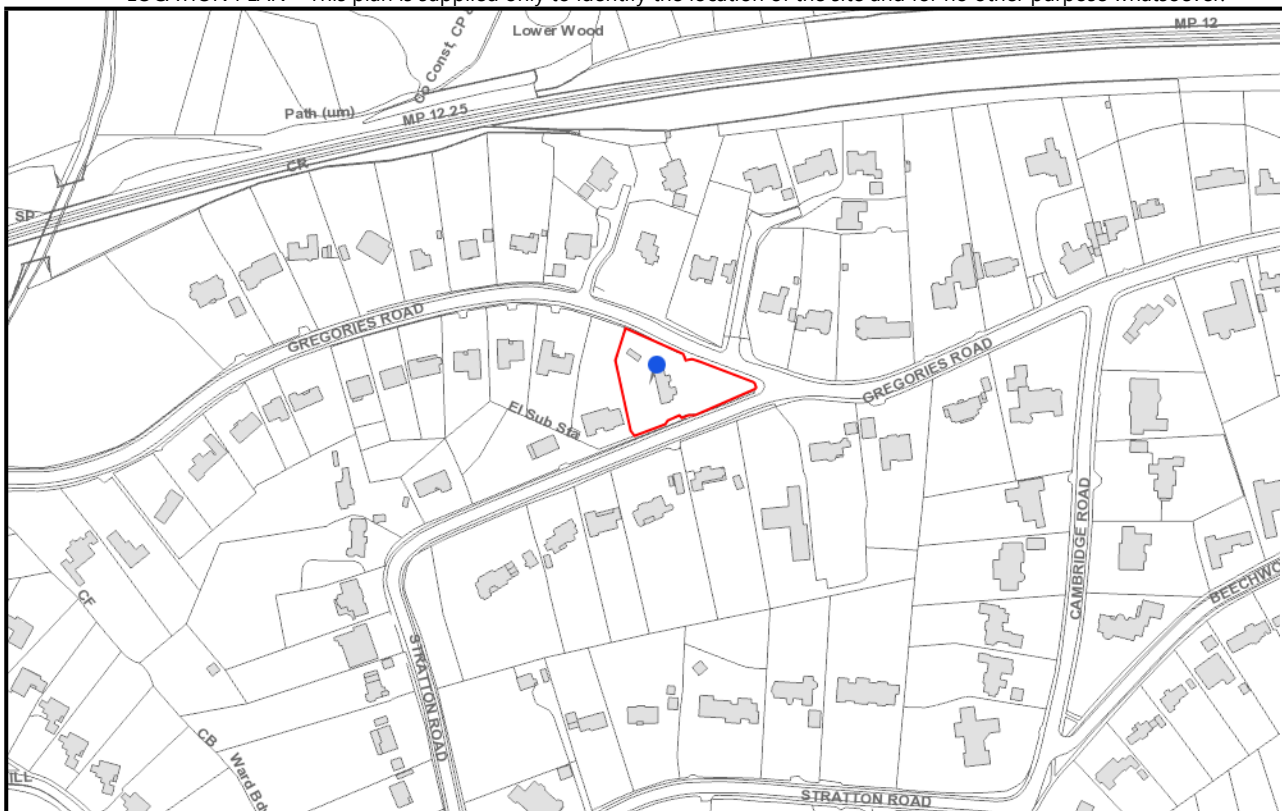
LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
1:500 BLOCK PLAN	17.03.2018
FLOOR PLAN	17.03.2018

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18 July 2018**Parish:** Beaconsfield Town Council

Reference No:	18/00533/FUL	Full Application
Proposal:	Demolition of the existing dwelling house and construction of a new building comprising 6 flats with basement accommodation, parking and associated hardstanding.	
Location:	Corner Cottage, 45 Stratton Road, Beaconsfield, Buckinghamshire, HP9 1HR	
Applicant:	Anil Nandan Walia and Sumandeep Kau	
Agent:	Mr Robert Clarke	
Date Valid Appl Recd:	3 rd April 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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NOT TO SCALE

Classification: OFFICIAL

THE PROPOSAL

The application proposes a replacement dwelling comprising 6 flats with basement accommodation, parking and associated hardstanding.

The application is supported by a Design and Access Statement, a Planning Statement, bat survey and arboricultural statement.

LOCATION & DESCRIPTION OF SITE

The application site comprises a large triangular, corner plot situated at the junction of Gregories Road and Stratton Road and lies within a Residential Area of Exceptional Character. The site currently comprises an attractive 2 ½ storey timber framed 1920's dwelling house with dormer windows which sits centrally within the site and is screened from all road frontages by tall trees and vegetation. The trees are covered by a Tree Preservation Order and the site lies within a 'Woodland Road' and 'Area of Special Character' as designated in the South Bucks Townscape Character Study Part 2 (February 2014).

The area is characterised by large detached dwellings, of varying architectural styles, set in spacious plots and sited well back from the road frontages.

RELEVANT PLANNING HISTORY

16/00745/FUL: Replacement dwelling. Refused.

17/00123/FUL: Detached dwelling with basement. Refused.

17/00640/FUL: Detached dwelling with basement. Refused.

17/01781/FUL: Replacement detached dwelling with basement. Conditional Permission.

17/02383/RVC: Variation of condition 2 of planning permission 17/01781/FUL. Conditional Permission.

REPRESENTATIONS & CONSULTATIONS

Town Council:

The committee objects to the application as it is an overdevelopment of the plot.

CORRESPONDENCE:

There have been 26 letters of objection have been received including a letter from The Beaconsfield Society. The objections are summarised as follows:

- Flats utterly out of character. One house although out of character was acceptable; block of flats will set a precedent. The area is a Residential Area of Exceptional Quality;
- Residential Area of Exceptional Character with single detached houses on spacious plots;
- Previous permission only granted 2 months ago and development should proceed in accordance with those plans;
- Site not appropriate for this type of development;
- Loss of Arts and Crafts house of exceptional character;
- The ground floor increase results in 1st floor balcony area increasing;
- Too big, too close to neighbours - loss of privacy;

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- Mass is too big and out of character with area;
- Out of scale with neighbours;
- Breaches privacy of neighbours;
- Prominent and overbearing within street scene;
- Insufficient screening would be maintained;
- Insufficient parking for visitors only 12 spaces in basement;
- The use of outdoor terraces at 1st and 2nd floor level will be much greater and therefore overlooking and loss of amenity will be more significant;
- Extracts from Townscape Character Study provided;
- Will detract from enjoyment amenity and breach privacy of number 43 Stratton Road while using outdoor deck and patio areas;
- This is clearly an attempt to "game" the system. I original application had been made for flats it would very likely have been refused;
- No affordable housing payment provision;
- Will lead to congestion, site is not appropriate for this kind of development;
- Will result in highways safety issues;
- Mature trees will be in danger and should be protected;
- Basement poses issues for ground and surface water. Patio and basement construction will mean additional earthworks and risk of de-stabilising surrounding ground;
- Covenant which prohibits this density of development;
- References provided to a scheme that was refused 07/00472/FUL.

SPECIALIST ADVICE

Transport for Bucks:

No objections raised. There is sufficient capacity on local roads for the 24 daily vehicular movements. Conditions suggested relating to safety splays amended access arrangement and parking provision to be available prior to occupation.

Arboriculturist:

No objection. Conditions suggested relating to protection of existing trees and hedges and replacement planting.

County Ecologist:

The response advises that following a review of the bat report (Arbtech 2017) the County ecologist is satisfied that the impact to bats from this development will be negligible. All recommendations contained within the report (regarding lighting arrangements and arrangements to follow in the event of a bat being found) should be adhered to in full.

District Waste Officer:

No objections.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Planning Policy Framework, 2012.
National Planning Practice Guidance, 2014.

Classification: OFFICIAL
Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011): Policies CP8.

South Bucks District Local Plan (adopted March 1999). Saved policies: EP3, EP4, EP5, L10, H9, H10, TR5 and TR7.

Other material considerations:

Residential Design Guide SPD (October 2008).
Affordable Housing SPD (Adopted on 16 July 2013)
Townscape Character Study (February 2014).
Interim Guidance on Residential Parking Standards.

EVALUATION

1.0 PRINCIPLE OF DEVELOPMENT

1.1 This application follows the granting of planning permission (Reference: 17/02383/RVC) for a similar Art Deco designed residential development within the Residential Area of Exceptional Character. The main difference from the approved scheme is that the building would accommodate 6 flats instead of a single dwelling. There have been no changes to the relevant national or Local Development Plan Policies since the previous decision of the Planning Authority.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY

2.1 Saved Local Plan Policy H10 provides a framework for the consideration of proposals in these areas of exceptional character. It is acknowledged that this Policy states that 'the Council will not normally permit proposals involving the development of sites which do not reflect the prevailing density of the area, the conversion of single dwellings into flats or the introduction of backland development'.

2.2 In this case 6 flats are replacing 1 house and the density would therefore increase from 4.76 dwellings per hectare to 28.57 dwellings per hectare. However, there would be no material change in the amount of residential floor space permitted when compared with the approved scheme and the density in terms of floor space per curtilage would remain the same. Furthermore, the overall purpose of Policy H10 is to ensure that development does not result in an adverse effect on the exceptional character of the area. In this instance the proposed building would have the same overall appearance as the approved replacement dwelling, save for minor alterations to the fenestration. The Council has therefore already concluded that a building of this design, size, height, scale, bulk and massing is acceptable and appropriate for this site and locality in general. Furthermore, the parking to serve the new flats would be located within the proposed basement (which also formed part of that previous scheme). As such, the building would have the same appearance to that already approved and its use as 6 flats would not be readily apparent in the street scene. Taking this into account it is considered that the proposal would not result in an adverse effect on the exceptional character of the area and there are no reasonable grounds to refuse the application on the basis of increased density.

3.0 NEIGHBOUR IMPACT

3.1 The changes to the approved scheme relate to the location of separate residential units of accommodation on the first and second floors and the use of the amenity space as communal space. The plans indicate that there would be no access to the sedum roof above the extended ground floor and this is capable of control through a planning condition, so despite there being a large area of flat roof there would be no additional impact to the nearest dwellings in terms of loss of privacy through overlooking from this point. The number of windows facing towards the neighbouring property (No 43 Stratton Road) is reduced

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from the previously approved scheme and the distance from the windows to the shared boundary with No.43 to the west is over 18m from the first floor and there are no west facing windows proposed for the 2nd floor accommodation. It is considered that the amenity enjoyed by the occupiers of No.43 would not be significantly affected by the proposed development as a result of overlooking.

3.2 The distance from windows in the north elevation to properties located on Gregories Road is about 30m and given this distance there is considered to be no significant overlooking arising on this elevation.

3.3 The level of amenity space for six flats is considered to be adequate with areas to the east and west of the proposed building fulfilling this function. Given that this is a residential area the use of the amenity space by all residents is not considered to raise issues of noise and disturbance. Having regard to the additional traffic movements, the vehicular movements will take place at the east end of the building well away from neighbouring residents. As such no objection is raised as a result of the potential noise generated by the intensification of the use.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

4.1 The Highways Authority response indicates that the proposed intensification of residential use may be accommodated without detriment to highways safety. The level of parking provision on site of 2 spaces per flat is considered to meet the Council's standard of 2 spaces per 2 bedroom flats. It is to be noted that the site is within a five minute walking distance of the Beaconsfield town centre. Despite the objections advising that there is no visitor car parking, as the scheme accords with the Council's standards there is no reason for objection on parking or highways grounds.

5.0 TREES

5.1 The site is surrounded by mature trees and the tree protection plan and arboricultural report identify that the majority of trees are to be retained. A category 'C' Lawson cypress tree would be lost and groups of boundary trees/bushes thinned to encourage healthy growth of more significant specimens such as beech tree (T34). The arboricultural officer raises no objection to the proposal and as such no objection is raised in terms of trees and landscaping.

6.0 ECOLOGY

6.1 The County Ecologist has considered the ecological information provided and raises no objection. A condition has been imposed to require the implementation of the bat protection and ecological enhancement works proposed in section 4 of the Arbtech report. (The condition is identical to that imposed on the previous permissions).

7.0 AFFORDABLE HOUSING

7.1 Under the requirements of NPPG residential development that includes a gross internal floor area of more than 1,000 sq.m should make a contribution towards affordable housing. As the scheme is for 5 net additional units a contribution of £268,000 towards off-site affordable housing has been offered by the applicant and agreed by Officers based on the higher cost calculation set out in the SPD. As such subject to the completion of an appropriate unilateral undertaking in accordance with Section 106 of the Town and Country Planning Act, the scheme would contribute toward the provision of affordable housing within the District.

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

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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, officers have assessed the submitted plans and these were considered to be acceptable.

CONCLUSION

The scheme is considered to accord with Development Plan policies and guidance contained in the NPPF that seek to ensure that development proposals are of good design, are not harmful to neighbour amenity, do not cause detriment to highway safety and where appropriate contribute to the provision of affordable housing.

Due to the number of objections from local residents, it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** in this case.

HUMAN RIGHTS

The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION:

DECISION DELEGATED TO THE HEAD OF PLANNING AND ECONOMICAL DEVELOPMENT TO APPROVE SUBJECT TO THE PRIOR COMPLETION OF LEGAL AGREEMENT

Subject to the following conditions:-

Conditions & Reasons:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (NS01)

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. **No development shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (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.)

3. **Prior to the commencement of the development hereby permitted a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (NM02)**

Reason: To ensure that the appearance of the development is not detrimental to the character or appearance of the conservation area or the neighbouring Listed Building, in accordance with Policies EP3 and C1 of the South Bucks Consolidated Local Plan (Feb 2011) and Policy CP8 of the South Bucks Local Development Framework Core Strategy (adopted February 2011)

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4. No windows shall be inserted at second floor level in the west (rear) elevation of the development hereby permitted.

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 roof areas above the ground floor and first floor on the west side of the building hereby approved indicated as 'sedum roof/no access' on the proposed second floor level and shaded green on the first floor shall not be used as a balcony, sitting out area or similar amenity area at any time.

Reason: To preserve the privacy and amenities of the occupiers of the adjacent property. (Policies EP3, H9 and H10 of the South Bucks District Local Plan (adopted March 1999) refer.)

- 6. No works or development shall take place until details of the proposed finished floor levels of the dwelling and of finished ground levels in relation to the surrounding properties have been submitted to and approved in writing by the District Planning Authority. Thereafter the development shall be implemented and retained in accordance with these approved details. (ND16)**

Reason: To ensure that construction is carried out at suitable levels having regard to the amenities of neighbouring properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

- 7. No development shall take place until details of the method for disposal of material to be extracted to form the basement hereby approved have been submitted to and approved in writing by the District Planning Authority. Thereafter the disposal of extracted material shall take place in accordance with these approved details. (ND16A)**

Reason: To maintain the character and amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

- 8. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (NT01)**

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

9. 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 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. (NT02)

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.)

Classification: OFFICIAL

10. The existing trees and hedgerows on the site, as shown on drawing No. PL011Rev 00; shall not be removed, felled, topped, lopped or disturbed in any way within a period of five years from the date of this permission, without the prior consent of the District Planning Authority in writing. Similarly, no damage shall be caused to the roots of the trees and/or hedgerows. Any trees and hedgerows removed, felled or damaged or destroyed within a period of five years from the date of this permission shall be replaced by another tree or shrub of the same species at the same location, at a time agreed in writing by the District Planning Authority. (NT06)

Reason: The existing trees and hedgerows on site represent an important amenity feature which, if lost would impair the character of the area. (Policies L10 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. 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. (ST18)

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

12. The recommendations/mitigation and enhancements measures set out in paragraph 4.2 of the Arbtech report 2017, including the lighting arrangements, shall be adhered to in full to the satisfaction of the District Planning Authority.

Reason: In the interests of nature conservation. (Policy CP9 of the South Bucks Core Strategy (adopted February 2011) refers.)

13. Prior to the occupation of the development the modified access to Stratton Road shall be designed in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Commercial Vehicular Access within Highway Limits" 2013.

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.)

14. 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.)

15. Prior to the occupation of the development minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the, modified access onto Stratton road shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

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16. 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. (NMS09a)

Reason: To ensure that the appearance of the development is not detrimental to the character or appearance of the conservation area or the neighbouring Listed Building, in accordance with Policies EP3 and C1 of the South Bucks Consolidated Local Plan (Feb 2011) and Policy CP8 of the South Bucks Local Development Framework Core Strategy (adopted February 2011)

INFORMATIVE(S)

1. INFORMATIVE: The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Development Management at the following address for information or apply online via Buckinghamshire County Council's website at www.buckscc.gov.uk/services/transport-and-roads/highways-development-management/apply-online/section-184-licence/

Highways Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Telephone 0845 230 2882

2. INFORMATIVE: It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
3. INFORMATIVE: No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
4. INFORMATIVE: All wild birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Consequently you should take adequate precautions to ensure that any tree work does not cause any disturbance to birds and their nests particularly during the normal nesting season of March to August. Similarly all bats and their roosting sites are protected by the same legislation so precautions should also be taken to avoid carrying out activities which might harm or disturb bats or their roosts.
5. INFORMATIVE: It is contrary to section 163 of the Highways Act 1980 (as amended) for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system. (SIH11)
6. **INFORMATIVE: It is the responsibility of the developer/applicant to ensure that the development proceeds in accordance with the approved details and in compliance with any conditions on the planning permission. The condition(s) on this planning permission that appear in bold text and are numbered 2, 3, 6, 7 and 8 are known as conditions precedent. These are conditions which require compliance before any development whatsoever starts on site. Where conditions precedent have not been complied with any development purporting to benefit from the planning permission will be unauthorised and a breach of planning control.**

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The Development Control section will not normally approve details required by a condition precedent retrospectively. A new planning application will usually be required under these circumstances.

Conditions precedent must be formally confirmed as being complied with by the District Planning Authority prior to commencement of work. Formal discharge/compliance may also be required for other conditions. Any requests for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee. (SIN02)

7. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

INFORMATIVE: By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

8. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
297-PL-010	22.03.2018
297-PL-100-01	25.05.2018
297-PL-201-00	03.07.2018
297-PL-202-00	22.03.2018
297-PL-209-01	25.05.2018
297-PL-300-00	22.03.2018
297-PL-301-00	22.03.2018
297-PL-302-00	22.03.2018
297-PL-303-00	22.03.2018

6 July 2018

Head of Planning and Economic Development

Classification: OFFICIAL

PART B

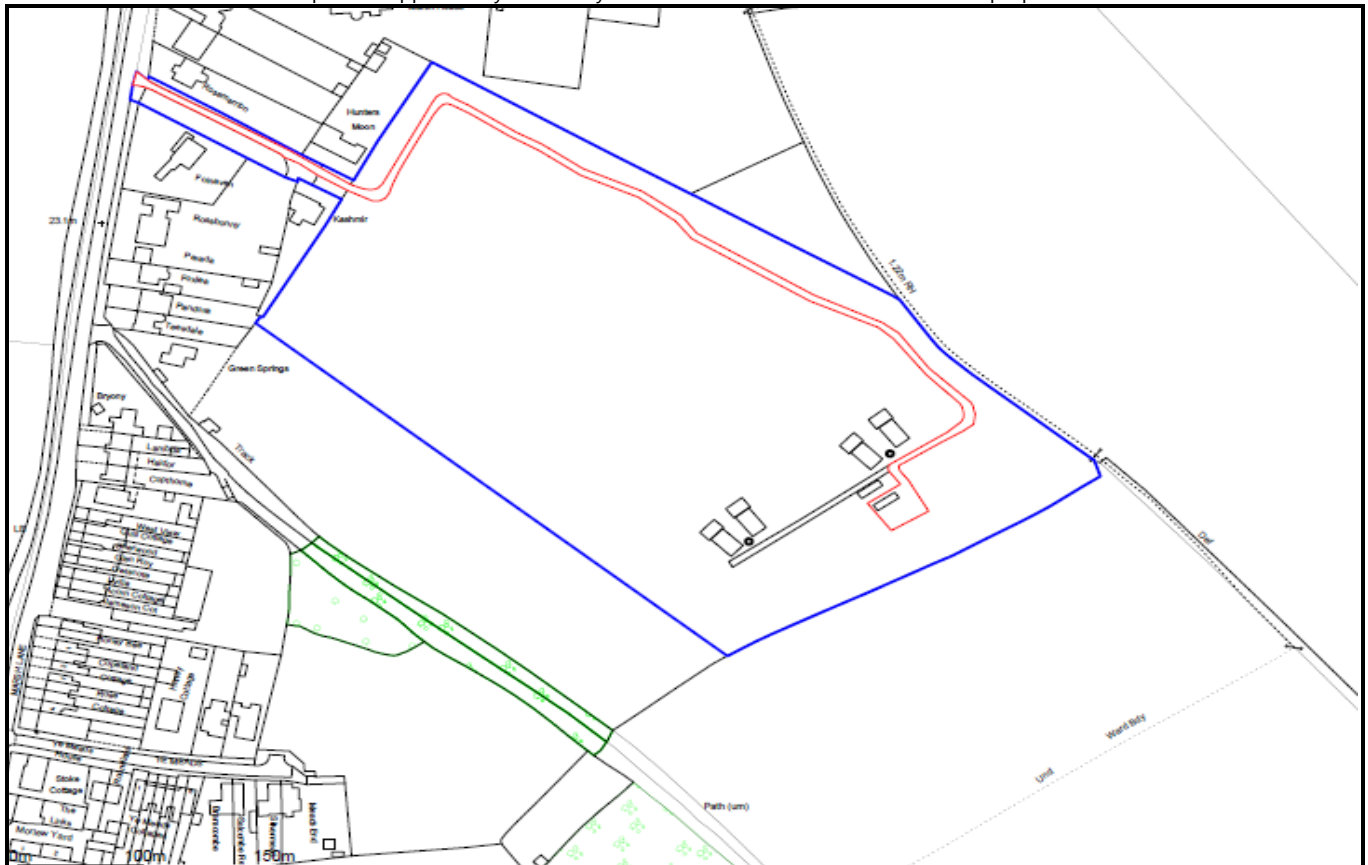
**South Bucks District Council
Planning Committee**

Date of Meeting: 18 July 2018

Parish: Taplow Parish Council

Reference No:	17/02314/FUL	Full Application
Proposal:	Provision of mobile home for a temporary period of three years to house an agricultural worker	
Location:	Challens Chicks Farm, Marsh Lane, Taplow, Buckinghamshire, SL6 0DE	
Applicant:	Mr Jerome Challen	
Agent:	Mr John Hunt	
Date Valid Appl Recd:	19 th December 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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NOT TO SCALE

Classification: OFFICIAL

THE PROPOSAL

Planning permission is sought for the erection of a mobile home for a temporary period of three years to house an agricultural worker.

The proposed mobile home a single storey dwelling with a footprint of 30m² and is already erected on site though not in habitation at the time of the office's site visit.

THIS APPLICATION IS BEING REPORTED TO THE 18TH JULY 2018 PLANNING COMMITTEE ON REQUEST BY A MEMBER OF THE PLANNING COMMITTEE.

LOCATION & DESCRIPTION OF SITE

The application site is a Chicken Farm located within the Metropolitan Green Belt on the eastern side of Marsh Lane. Challens Chicks Farm would be 10.6 acres of land sited behind a row of dwellings along Marsh Lane. The existing site has a collection of farm buildings in connection with the agricultural business on site.

RELEVANT PLANNING HISTORY:

None Relevant.

REPRESENTATIONS AND CONSULTATIONS

Parish Council:

'Objection

It is inappropriate to apply for temporary accommodation. If the business requires 24 hour presence on site then an application should be for permanent accommodation. The NPPF completely superseded PPS7 and it is not acceptable to rely on PPS7 as justification for temporary accommodation. It is clear that the applicant intends to build a long term business on the site and any application should be viewed in this light.

The applicant justifies the need on the basis that he has ordered 3000 more chickens. This is an invalid argument. If this application is refused, as we believe it should be, the applicant would be completely in breach of the conditions he uses to justify the application. This appears to be an attempt to put the council under considerable pressure and is unacceptable.

The applicant indicates that the accommodation is for his own use. We consider that extremely unlikely and that it is in fact for an employee.

Many of the statements made about the need for attendance on the site are perfectly valid and make a case for extended daylight hours presence when the hens are active. Extended hours are common in many businesses and do not of themselves justify a residential presence. Although the site is within the Green Belt it is not an isolated region. It is adjacent to the A4 and Taplow station and a bus route, making employee access very straightforward. Modern technology makes alerts for such things as overnight fires very straightforward and reliable. The case for residential presence is not made.

The application shows the requested accommodation as being close to the egg processing building and the chicken sheds. SBDC only recently declared that these chicken sheds were legitimate provided that they are mobile and moved frequently. The application implies that they are not being so treated. Also not clear how

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their described automation is supported if they are regularly moved. We assume that moving the sheds only a few feet would not satisfy the council's criteria.

Residential accommodation will significantly affect the openness of the Green Belt and would constitute over development. Growth of the chicken business will generate offensive smells to the nearby residents of Marsh Lane, together with the movement of chicken waste. These were grounds on which an earlier application (13/02108/FUL) for chicken farming on an adjacent field was rejected. Refusal grounds 1 and 3 of that application clearly apply in this case also. That decision notice is attached.

The application should be refused.'

CORRESPONDENCE

Five letters of objection has been received on the basis that:

- The proposed development has proceeded prior to the submission of this application;
- Concern over the growth of the business on site;
- Request for tree to made safe prior to construction;
- Concerns over two portakabins on site with no planning permission;
- The proposed development would set a precedent for further commercial expansion in the Green Belt;
- The growth of business would result in result in an intensification of the site leading to further vehicle movements;
- The applicant has not demonstrated that there is a need for a full time agricultural worker on the site;
- The proposed development will change the amenity of Green Belt land;
- The means of foul drainage (i.e. Septic Tank) is unlikely to be acceptable in flood plain;
- Concern over the increase in the number of hens on a small site close to residential properties.
- The application is attempting to pressurise the Council;
- The proposed development will be permanent;
- Legislation PPS7 is now defunct;
- The proposed units are too closely grouped together;
- The need to run long hours does not necessitate the need for a residential use on site and there are technological solutions to surveillance that would be more appropriate in the Green Belt;
- The temporary nature of the proposed use does not tie in with the applicant's desire to establish a permanent business on the site;
- The proposed mobile home would not plausibly be for the applicant as he lives with 10 mins drive of the site;
- The applicant has increased the amount of livestock on the land prior to the submission of this application and therefore cannot be used as justification for the proposed use;
- The proposed residential portkabin is already on site.

SPECIALIST ADVICE

Transport for Bucks:

No Objection

Council Appointed Agricultural Consultant (Bourne Rural) (A copy of the report is attached as **Appendix A** at the foot of this report):

No Objection with comment

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Conclusion of Review-

Mr Challen clearly has the expertise to further develop this rural activity and has identified a market for the eggs produced and has already established a strong customer base.

On a unit of this size and scale with 6,000 laying hens, there is a need for a worker to be readily available and living on site in order to meet the welfare requirements of the housed birds to respond to emergency situations.

In terms of paragraph 55 of the NPPF it is concluded that the applicant has demonstrated that there is an essential need for a full-time worker to live on site to meet the welfare requirements of the poultry.

Whilst there are some uncertainties in the financial projections submitted in support of the application, there is sufficient flexibility in the figures to be able to reach a conclusion that the enterprise is capable of achieving financial viability and sustainability. A three year temporary permission would provide the applicant with the opportunity to demonstrate this.

It is noted that there is no agricultural requirement for the proposed mobile home to be sited such a significant distance from the access to the holding and a site nearer to the entrance would better meet the needs of the enterprise.

ISSUES & POLICY CONSIDERATIONS

RELEVANT POLICY:

National Planning Policy Framework (NPPF), 2012

National Planning Practice Guidance (NPPG)

South Bucks Local Development Framework Core Strategy (adopted February 2011). Policies CP1, CP2, CP8, CP10 and CP12.

South Bucks District Local Plan (Adopted 1999) GB1, GB2, GB3, GB4, GB5, H9, TR5 and TR7.

Other material considerations:

South Bucks Residential Design Guide SPD (October 2008)

South Bucks Townscape Character Study (amended 2015)

Interim Guidance on Residential Parking Standards.

EVALUATION

1.0 Principle Of Development

1.1 Paragraph 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Although paragraphs 89 and 90 outline some exceptions to this, new agricultural workers dwellings are not included in the list of exceptions. As such, the proposed temporary dwelling would be inappropriate development in the Green Belt. In accordance with paragraph 87 of the NPPF, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC). In accordance with paragraph 88 of the NPPF, VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

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1.2 Paragraph 55 of the NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. Often, but not always, the special circumstances demonstrated for an essential worker's dwelling under paragraph 55 can be accepted as VSC which would allow a new dwelling in the Green Belt. It is therefore necessary for the planning authority to assess the 'essential need for a rural worker' to live on the site at this location.

1.3 The proposed agricultural dwelling would be comprised of a single storey portakabin with a floorspace of 30m² which would realistically be capable of housing one agricultural worker. The applicant has argued that there is livestock on site that may require care at short notice in the case of an automation error with regards feeding or egg collection. There is also claimed an increased need for regular supervision due to the threat of bird flu.

1.4 A review of the case by Bourne Rural Agricultural Consultants concludes that "on a unit of this size and scale with 6,000 laying hens, there is a need for a worker to be readily available and living on site in order to meet the welfare requirements of the housed birds to respond to emergency situations." Taking this into account she considers that an 'essential need' for the dwelling has been established by the applicant.

1.5 In terms of the location of this worker, although it may be possible to find accommodation in close proximity to the site, it is Bourne Rural Agricultural Consultants findings that only a worker living on site would be able 'to provide the necessary supervision for an enterprise of this scale and nature'.

1.6 It is noted that Bourne Rural Agricultural Consultants put forward that a siting of the dwelling closer to the main entrance would be provide additional security benefits and therefore an alternative siting would be preferable. However, a siting of a structure closer to Marsh lane would bring the operations to the business in closer proximity to neighbouring properties and the current set back of buildings on site from Marsh Lane help minimise the prominence of the operations in the countryside.

1.7 Bourne Rural Agricultural Consultants have also considered whether the business on site is viable and states: "It is evident that Mr Challen has demonstrated a clear intention and ability to develop the enterprise as proposed. He clearly has the knowledge and expertise required and it is evident that there is an existing, and expanding, demand for the eggs produced". Whilst she acknowledges that there are some uncertainties in the financial projections submitted in support of the application, she considers that "there is sufficient flexibility in the figures to be able to reach a conclusion that the enterprise is capable of achieving financial viability and sustainability. A three year temporary permission would provide the applicant with the opportunity to demonstrate this."

1.8 Although the Parish Council has raised objection to the proposed need for an agricultural worker's dwelling, there does appear to be an acknowledged need for an agricultural worker's dwelling on this site, based on Bourne Rural Agricultural Consultants report and so the principle of development in this case is acceptable.

1.9 Having regard to the advice of the Council's Agricultural Consultant it is considered that the applicant has demonstrated that there is an essential need for a rural worker to live on site and the temporary permission would allow for the business to achieve financial viability and sustainability. A 3 year temporary permission is therefore considered reasonable in this instance.

2.0 Visual Impact/Impact On Locality:

2.1 In order to be a structure that can be considered temporary and easily removed, the design parameters of the proposed structured would be limited. The proposed portakabin would match the design of the existing portakabin on site for egg checking and would be sited in close proximity to this existing structure. As a single storey structure sited among other single storey structures and set well back from Marsh Lane. It is considered that the bulk and mass of the proposed portakabin and the proposed residential use would not have a detrimental impact on the open character of site and area.

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3.0 Neighbour Impact:

3.1 The proposed residential portakabin would be set well back from the residential properties along Marsham Lane and would be a single storey dwelling with no additional residential curtilage

3.2 The proposed development would therefore not raise any amenity concerns with any neighbouring properties.

4.0 Impact On Highways:

4.1 When compared to the traffic generated by the existing commercial use on site, any additional traffic movements to and from the site would be negligible.

4.2 No Objections are raised by the Buckinghamshire County Highways Team.

CONCLUSION

Given that there is an essential need for an agricultural worker to live on the site, it is considered that special circumstances have been demonstrated. In this case, given the justification for the siting and the minimal harm to the character of the area, it is considered that there are very special circumstances which outweigh the harm to the Green Belt. No objections are raised to the impact on neighbouring amenities, parking or highway matters. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION

Conditional Temporary Permission

Subject to the following conditions:-

Condition and Reasons*

1. This permission is granted for a limited period which will expire on the 30/09/2021 and at the expiration of this period the structure hereby permitted shall be removed from the site immediately and the site restored to its previous condition and the residential occupation should cease unless a further permission has previously been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the suitability of this proposed building and use at this location in the light of experience gained during the period of this permission.

2. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or in forestry (including any dependents of such a person residing with him\her, or a widow or widower of such a person.)

Reason: The site is located in the Green Belt where permission for a new dwelling unconnected with an agricultural enterprise would not normally be permitted and because permission is granted having regard to the very special circumstances of the case.

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3. The building hereby permitted shall only be occupied in connection with and ancillary to the agricultural use on site (currently known as Challen's Chicks Farm). The building hereby permitted shall at no time be occupied as an independent dwelling unit.

Reason: To prevent the establishment of an independent dwelling unit within an agricultural building in Green Belt to the detriment of the character of the property and locality.

- 4 SMS09A Devt to accord with applicn dwgs

INFORMATIVES

1. SIN41 Building Regulations
2. SIN35 Considerate Constructor

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
LOCATION PLAN	19.12.2017
SITE PLAN	19.12.2017
SPECIFICATION DRAWING PK342	19.12.2017

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6 July 2018

Head of Planning and Economic Development

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Appendix A
Agricultural Consultant (Bourne Rural)

PLEASE SEE REPORT BELOW



Agricultural Assessment prepared for South Bucks District Council

in relation to planning application 17/02314/FUL

for

the provision of a mobile home for a temporary period of three years to house an agricultural worker

at

Challen's Chicks Farm

Marsh Lane

Taplow

Buckinghamshire

SL6 0DE

prepared by

Bourne Rural Planning Consultancy Ltd

April 2018

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1 Introduction

- 1.1 Bourne Rural Planning Consultants Limited (BRPC) is instructed by South Bucks District Council (SBDC) to undertake an agricultural assessment in relation to application 17/02314/FUL which seeks provision of a mobile home (a refurbished portacabin) for a temporary period of three years to house an agricultural worker at Challen's Chicks Farm, Marsh Lane, Twyford.
- 1.2 The appraisal has been undertaken by Jill Scrivener who is an independent consultant specialising in agriculture and rural land use planning issues. She has twenty-five years practical agricultural and equestrian experience and is a Fellow of the British Institute of Agricultural Consultants (BIAC) and was Chairman from 2014-2016.
- 1.3 She has been a consultant in private practice for twelve years and specialises in rural land-use planning. Bourne Rural Planning Consultancy Limited (BRPC) was established in 2016 and prior to that she worked as a consultant with Reading Agricultural Consultants Limited (RAC); at the time of leaving she was the Director of Planning at RAC. Prior to working as a consultant in private practice, she was engaged in practical agriculture and owned a mixed livestock farm producing and rearing cattle, pigs, sheep and poultry. She also has twenty-five years' experience owning and caring for horses.
- 1.4 Mrs Scrivener is the retained agricultural and equestrian advisor at SBDC, Chiltern and Wycombe District Councils. She is regularly consulted on planning applications for agricultural and equestrian developments by a number of other local authorities in Buckinghamshire, Oxfordshire, Hampshire, West Sussex and Greater London. She has previously provided training courses and facilitated formal discussions with local planning authorities in relation to agricultural permitted development right and also with reference to Class MB (now Class Q) permitted development rights.
- 1.5 In order to gain all necessary information, a site meeting was undertaken by the author on 21 March 2018 when she met with the applicant, Mr Jerome Challen, viewed the land, buildings and poultry and discussed the existing and proposed enterprise. Mr John Hunt of Pike Smith & Kemp Rural & Commercial Limited (PSK), agents to the applicant, was also present at the meeting.
- 1.6 In preparing this assessment, regard has been given to:
- information gathered during the site meeting;
 - the Planning, Design and Access Statement prepared by PSK, dated November 2017;
 - financial accounts for Challen & Sons Limited for the years ended 31 December 2014, 2015 and 2016; and
 - updated cashflow forecast (provided at the site meeting).

2 Background

- 2.1 Challen's Chicks Farm extends to approximately 4.3ha (10.6 acres) of permanent pasture and was purchased as a bare land site by the applicant in 2014. The holding is located to the east of Marsh Lane, with access to the holding provided along a 100m track through a residential area.
- 2.2 There is currently a free range egg enterprise in operation on the holding with approximately 6,000 laying hens housed in four 'mobile' poultry sheds sited to the south-east of the land holding. There is also an 'egg-grading' room and office sited to the south-east of the poultry sheds which has been on site since 2015.
- 2.3 The 'mobile home', the subject of this application, was moved into site in 2018. Works to convert the structure to provide for living accommodation was underway at the time of the site meeting and mains services were connected. The 'mobile home' is currently unoccupied; Mr Challen currently lives with his parents in Burnham – approximately 1.5 miles from the application holding, having sold his home in order to purchase the application holding.
- 2.4 The applicant has also created a hard-surfaced access track (approximately 460m in length) from the main access to the south-east of the land-holding, to provide for vehicular access to the poultry sheds. From the information currently available on the SBDC website, it would appear that the track does not benefit from

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planning permission.

- 2.5 Since purchasing the land the applicant has fenced the holding and all mains services are now connected.

Challen's Chicks

- 2.6 It is understood that Mr Challen established Challen's Chicks in 2010. Initially the activity operated as a hobby and was based at Challen's Chicks Farm, Winterhill Road, Pinkneys Green – still owned by the applicant and with approximately 1,000 laying hens on site. In the early years, the demand for the eggs constantly exceeded supply and the flock numbers quickly increased to 650 laying hens by 2012. At that time, Challen & Son Limited was established. The eggs produced were sold direct to the consumer through a delivery service operated by the applicant. Bird numbers increased again to 1,000 birds and, at this time, it is understood that operating and managing the poultry enterprise and selling the eggs became the full-time occupation of the applicant. Having researched the planning history to the site, it is evident that the Winterhill Road site had only limited land availability and there was no scope to further increase bird numbers. So, in light of the evident demand for the eggs produced, the applicant made the decision to purchase another parcel of land to enable him to continue to develop the free-range egg enterprise. The application holding was purchased in late 2014 and the first birds (3,000 laying hens) arrived on the holding in 2015.
- 2.7 The applicant initially purchased two mobile poultry sheds (each in two parts) – each able to accommodate 1,500 hens. The poultry sheds incorporate automatic features including chain feeders, nipple drinkers and egg collection. There are also two mobile feed silos on the holding. A further two mobile sheds have been purchased to accommodate the recent (February 2018) increase to 6,000 birds.
- 2.8 The hens are bought-in as point of lay (at approximately 16-18 weeks of age) and are kept on the holding for approximately 80 weeks. Over that period of time, the birds achieve a 75% laying average. Approximately 70% of the eggs currently produced are sold to Beechwood Farms and 30% are sold direct to the consumer. Mr Challen has created an excellent website facility which enables customers to place regular orders, change orders, postpone deliveries etc., and also incorporates an on-line payment facility. Each postcode area has a specific delivery day.
- 2.9 The applicant currently works full-time on the holding in addition to a full-time delivery driver, Mr Charles Challen (the applicant's brother) and a part-time worker.

The Proposal

- 2.10 The proposal within this application is for the provision of a temporary worker's dwelling (a mobile home) for a temporary period of three years to allow a worker to live on site to meet the welfare requirements associated with the development of the proposed poultry enterprise. The temporary dwelling would be occupied by the applicant who would provide for the out of hours supervision of the poultry.
- 2.11 The mobile home comprises a refurbished portacabin (approximately 30m²) and would be sited to the south-east of the land-holding, approximately 240m from the access at Marsh Lane.

3 Relevant Planning Policies

- 3.1 National planning policy for development in the countryside is set out in the National Planning Policy Framework (the NPPF) which came into effect in March 2012. Paragraph 28 states:

"planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;"*

- 3.2 In respect of new housing in the countryside, paragraph 55 advises:

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"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities....Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside..."*

3.3 Section 9 of the Framework deals with the protection of Green Belt land. Paragraph 88 states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

3.4 Planning 89 of the NPPF provides an exhaustive list of buildings which would not be inappropriate development in Green Belt and paragraph 90 provides further details of other forms of development which are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of included land in it.

3.5 Paragraph 215 of the NPPF states that:

"Due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

3.6 For completeness, it is noted that the Draft Revision of the NPPF was issued on 6 March 2018. However, this document is under consultation and therefore can be afforded limited, if any, weight at this time.

3.7 Policy GB1 of the South Bucks Local Plan (adopted in 2004 and consolidated in 2011), deals with development in the Green Belt and states:

"The area in which Green Belt policies will be applied is defined on the Proposals Map.

Within the Green Belt, planning permission will not be granted for development other than for the change of use of existing buildings or land or the construction of new buildings or extensions to existing buildings as set out below:-

(a) Development for agriculture or forestry;

(b) Essential facilities for outdoor sport, outdoor recreation or outdoor leisure, in accordance with the policies in Chapter 7 of this Plan;

(c) Mineral working and subsequent restoration of the land, in accordance with the policies in the Buckinghamshire Replacement Minerals Local Plan;

(d) Cemeteries;

(e) Limited extension, alteration or replacement of existing dwellings, in accordance with Policies GB10 and GB11 of this Plan;

(f) Limited infilling in existing villages, in accordance with Policy GB3 of this Plan;

(g) Other uses of land and essential facilities for them which would not compromise the purposes of including land in the Green Belt and which would permanently retain its open and undeveloped character;

(h) The re-use of buildings of permanent and substantial construction in accordance with policy GB2.

Development falling into the categories above will only be permitted where:-

(i) the proposal would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would be in accordance with EP3 (Use, Design and Layout of Development); and

(ii) the scale, height, layout, siting, form, design and materials of any new building would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and the proposal would be in accordance with Policy EP3; and

(iii) proposals for extensions to existing buildings would harmonise with the scale, height, form and design of the original building; and

(iv) the proposal would comply with all other relevant policies in this Plan.”

3.8 Policy GB6 of the Local Plan dealt with agricultural workers’ dwellings but this policy was not saved. The South Bucks Core Strategy was adopted on 22nd February 2011 but there are no policies related to the provision of rural workers’ dwellings.

4 Appraisal

Policy Basis for Assessment

4.1 Paragraph 55 of the NPPF states:

“authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside” [emphasis added]

4.2 From the above, it is evident that, in order to justify a rural worker’ dwelling in the countryside, national policy demands that:

- there must be an existing essential need for a rural worker to live on site – to meet this requirement, the applicant must be able to demonstrate that the *functional* needs of the activity in operation generate the essential need for a worker to live on site at most times to provide for 24 hour supervision of the stock; and
- the identified need must be permanent – and the clear reference to “*permanently*” must require an enterprise to demonstrate a medium to long term future. An enterprise cannot demonstrate permanence without being financially viable and sound as no business can continue in the long term without being viable and profitable.

4.3 Therefore, the core test here is that there must be an essential need for the rural worker to live permanently on site which, if proven, gives rise to the “*special circumstances*” necessary to overcome the general principle against isolated dwellings in the countryside.

4.4 There is no express mention in the NPPF to the provision of temporary rural workers’ dwellings to support new rural enterprises – or enterprises which have not yet attained the necessary level of activity and viability as to meet the tests for a permanent dwelling. However, it is broadly accepted that a temporary permission for three years is the appropriate route to enable rural activities, either existing or proposed, to be developed to such a level as to be able to meet the full requirements of paragraph 55.

4.5 In addition to this core test, the implications of the proposed development must be considered in Green Belt terms. Any proposal for a new agricultural worker’s dwelling is inappropriate development in the Green Belt as it is not one of the identified exceptions listed in either GB2 or paragraphs 89 or 90 of the Framework. Therefore it is necessary for the applicant to demonstrate the “*very special circumstances*” (VSCs) necessary to overcome the harm in Green Belt terms.

4.6 Often, but not always, the special circumstances demonstrated for an essential worker’s dwelling can be accepted as the VSCs required in Green Belt terms.

4.7 Therefore, mindful of the core requisite of paragraph 55, the current proposals are considered against the following requirements:

- whether there would be an ‘*essential need*’ for a worker to live on site (to provide for the out-of-hours supervision of the proposed stocking levels at the end of the three year period); and
- whether the proposed rural enterprise is capable of achieving financial viability and sustainability at the end of the three year period – to ensure that the proposals are capable of demonstrating a ‘*permanent*’ need for the rural worker to live on site.

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4.8 It is on this basis that the assessment is undertaken.

Essential Need

4.9 In assessing essential need, it is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night in case animals require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

4.10 Any livestock enterprise gives rise to supervisory demands arising from:

- the general welfare of the animals involved;
- the management of breeding stock;
- the management of housed or confined stock.

4.11 Agricultural legislation requires that all farm animals are managed in a manner which accords them freedom from thirst, hunger and malnutrition; appropriate comfort and shelter; the prevention, or rapid diagnosis and treatment of injury, disease or infestation; freedom from fear; and freedom to display most normal patterns of behaviour: and it is accepted that, without good stockmanship, animal welfare can never be adequately protected.

4.12 Housed livestock generate increased welfare requirements. Their welfare relies on the stockman, his attention to detail, and his availability to meet identified welfare requirements. The proposed enterprise generates a requirement for careful monitoring and attention. Extra care is also required when new pullets arrive on the holding in order to ensure the birds acclimatise well to their new environment and are feeding and watering well. There are also increased welfare requirements at times of peak weather conditions both hot and cold.

4.13 It is evident that the applicant has been able to meet the welfare requirements of the birds to date without the need to live on site. However, the recent increase in bird numbers to 6,000 hens increases the scale to such a level as to generate increased welfare requirements.

4.14 It is concluded that the enterprise as proposed generates a requirement for a worker to be readily available at most times to provide for the welfare requirements of the birds.

Labour Requirement

4.15 In terms of the need for a worker to live on site, both the scale and nature of the activity fall to be considered and it is therefore appropriate to consider the labour requirements of the enterprise.

4.16 This enterprise generates the need for a worker to live on site to be readily available at most times to provide for the welfare of the poultry. The following figures are based on standard data as contained in the John Nix Farm Management Pocketbook 2017 where one standard man day (SMD) relates to 8 hours and 275 SMDs are a full-time labour requirement. The labour requirement of the existing enterprise is:

Labour Requirement

	Bird Numbers	SMDs per head	Total SMDs
Laying hens	6,000	0.06	360
Maintenance at 15%			54
Total			414

4.17 It is evident that there is a requirement for more than a full-time worker relating to the care of the poultry on the holding.

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- 4.18 In addition to the above, it is accepted that there are also labour requirements associated with the sale and delivery of the eggs produced.

Other Suitable and Available Dwellings

- 4.19 There is currently one property currently available for purchase which is located within close proximity to the site. However, it is considered that it is essential for the worker to live on site in order to meet the welfare requirements of the housed birds and a worker living nearby would not be able to provide the necessary supervision for an enterprise of this scale and nature.
- 4.20 It is therefore concluded that there are no other suitable dwellings available to provide for the necessary accommodation for the worker.

Financial Viability and Sustainability

- 4.21 The applicant has provided farm business accounts for the last three years which include income from both the application holding and the Winterhill Road holding.
- 4.22 It is evident that sales have increased year on year and, indeed, almost tripled between 2014 and 2016. The business has failed, as yet, to make a profit in any of the years to date and some concerns are raised in relation to the lack of inclusion of all costs associated with the business including land purchase, the costs of works associated with connection to mains services, fencing, or the infrastructure associated with the establishment of the poultry enterprise on the holding. These costs must be attributed to the business in order to fully establish that the enterprise is capable of being a self-sustaining, viable unit. Furthermore, it is evident that the business has increasing net liabilities.
- 4.23 However, it is not unusual for a business in the early years to operate at a loss and, clearly, the applicant has invested heavily in the business in recent years, which will have an impact on the profitability of the enterprise.
- 4.24 The Cashflow Forecast provided by the applicant indicates that, when operating at full capacity, with all 6,000 birds in full lay, the enterprise should generate sales of over £290k, with a projected net profit of c. £140k. Whilst these figures do not include the costs as detailed above, there is sufficient flexibility to allow for additional expenditure and costs to be included and for the proposed enterprise to operate at a profit.
- 4.25 It is evident that Mr Challen has demonstrated a clear intention and ability to develop the enterprise as proposed. He clearly has the knowledge and expertise required and it is evident that there is an existing, and expanding, demand for the eggs produced. This basis for the enterprise development should ensure that he is able to continue to secure premium returns on the eggs produced through the provision of a quality delivery service with increasing numbers of eggs being sold direct to the consumer. Mr Challen is well-placed to develop this activity and the three year temporary permission will support him in his efforts to do so.
- 4.26 It is concluded that the applicant has demonstrated that, over the next three years, the enterprise is capable of achieving financial viability and sustainability.

The Proposed Siting

- 4.27 The proposed mobile home is to be sited near to the south-eastern boundary of the land holding, in close proximity to the current siting of the mobile chicken houses, more than 350m from the main access to the land.
- 4.28 Whilst this siting is appropriate to meet the welfare needs of the housed poultry, it does not provide for any security of the site as the proposed temporary dwelling is hidden behind the poultry sheds and there is no sight of the access from this position. Mr Challen advised at the site meeting that, due to current restrictions imposed, it is essential to monitor vehicle access to the site, yet it is not possible to do so from the proposed location of the mobile home.
- 4.29 Furthermore, it is evident that, by their mobile nature, the poultry houses will be moved at various times around the site, negating a requirement to site the dwelling immediately adjacent to the current position – which is only temporary. In the experience of the author, it would be more usual for a rural worker's dwelling

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to be sited near to the access in order to provide additional security benefits to the business and further support the welfare of the stock through the ability to greater control public access to the holding.

- 4.30 It is concluded, therefore, that there is no agricultural requirement for the mobile home to be sited as proposed and there is scope, indeed in agricultural terms it would be preferable, for an alternative siting, in closer proximity to the access, to be considered.

5 Conclusions

- 5.1 Mr Challen clearly has the expertise to further develop this rural activity and has identified a market for the eggs produced and has already established a strong customer base.
- 5.2 On a unit of this size and scale with 6,000 laying hens, there is a need for a worker to be readily available and living on site in order to meet the welfare requirements of the housed birds to respond to emergency situations.
- 5.3 In terms of paragraph 55 of the NPPF it is concluded that the applicant has demonstrated that there is an essential need for a full-time worker to live on site to meet the welfare requirements of the poultry.
- 5.4 Whilst there are some uncertainties in the financial projections submitted in support of the application, there is sufficient flexibility in the figures to be able to reach a conclusion that the enterprise is capable of achieving financial viability and sustainability. A three year temporary permission would provide the applicant with the opportunity to demonstrate this.
- 5.5 It is noted that there is no agricultural requirement for the proposed mobile home to be sited such a significant distance from the access to the holding and a site nearer to the entrance would better meet the needs of the enterprise.

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17/02184/FUL	Beaconsfield Town Council	Mrs Prianka Sandhu Grewal C/o Mr Parry Virdee	1 Lower Riding Holtspur Buckinghamshire HP9 1BQ	Part single/part two storey side/rear extension.	Conditional Permission	22.06.18
17/02397/FUL	Beaconsfield Town Council	Ms Linda Young C/o Mr Hugo Tugman	Land Rear Of 22A London End Beaconsfield Buckinghamshire	Construction of 3 terraced houses with associated parking.	Conditional Permission	18.06.18
18/00200/FUL	Beaconsfield Town Council	Mr L Bavan C/o Mr Kishan Ganatra	43 Malthouse Square Beaconsfield Buckinghamshire HP9 2LE	Side dormers and fenestration alterations	Conditional Permission	15.06.18
18/00349/LBC	Beaconsfield Town Council	Mr John Kyriakis C/o Mr James Crawley	One Stop Community Stores Ltd 8 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	Listed Building Application for : two rooflights	Conditional Permission	18.05.18

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18/00371/RVC	Beaconsfield Town Council	Mr & Mrs H Gough C/o Mr Jeffrey Powell	6 Burnham Avenue Beaconsfield Buckinghamshire HP9 2JA	Variation of conditions 2 and 3 of Planning Application 17/01746/FUL for (Two storey front extension incorporating front porch, part single/part two storey rear extension and rear dormer) to allow bike store to side of dwelling and render proposed instead of facing brick	Conditional Permission	16.05.18
18/00377/FUL	Beaconsfield Town Council	Mr & Mrs Deepak and Madhu Sharma C/o Mrs Anjali Gupta	3 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Part two storey/ part single first floor front / side/ rear extensions incorporating front porch and rear balcony.	Refuse Permission	24.05.18
18/00418/FUL	Beaconsfield Town Council	Mr Simon Thomas C/o Mr Colin Pullen	36 Malthouse Square Beaconsfield Buckinghamshire HP9 2LE	Single storey side extension incorporating roof lantern.	Conditional Permission	15.06.18
18/00471/FUL	Beaconsfield Town Council	Mr & Mrs Parkes C/o Mr Philip Rhyder	1 Westway Holtspur Beaconsfield Buckinghamshire HP9 1DQ	Single storey side extension.	Conditional Permission	23.05.18
18/00473/FUL	Beaconsfield Town Council	Mr Murphy C/o Mr Jeremy Symondson	14 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	Single storey rear extension.	Conditional Permission	17.05.18

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18/00474/FUL	Beaconsfield Town Council	Mrs Matthews C/o David King	Magnolia House Burkes Crescent Beaconsfield Buckinghamshire HP9 1PD	Two storey front infill extension, single storey rear extension and alterations to roof incorporating increase in ridge height and front and rear dormers.	Conditional Permission	24.05.18
18/00482/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.	Conditional Permission	11.05.18
18/00485/FUL	Beaconsfield Town Council	Mrs Tracey Ricci	Beechwood House 21 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	Removal of front boundary hedge. Replace with low brick wall with railings above. Replace entrance piers and gates.	Conditional Permission	13.06.18
18/00497/FUL	Beaconsfield Town Council	Mr Iqbal	14 Wooburn Green Lane Holtspur Beaconsfield Buckinghamshire HP9 1XE	Two storey rear, front/side first floor extensions with front porch.	Declined to Determine	10.05.18

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18/00511/FUL	Beaconsfield Town Council	Mr James Carpenter C/o Mr Ray Fletcher	103 Wattleton Road Beaconsfield Buckinghamshire HP9 1RW	Part single/part two storey/part first floor side/rear extension (Amendment to planning permission 17/01637/FUL).	Conditional Permission	15.05.18
18/00515/TPO	Beaconsfield Town Council	Mr A Ramezai C/o Mr Glen Harding	58 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DF	T1 cedar - 15% crown thinning (crown cleaning). T2 birch - crown lift 4 metres from ground level and reduce extended branch (west) by 3 metres. T3 poplar - 30% crown reduction. G4 two oaks - crown lift 4-5 metres from ground level outer canopy branches. T6 cypress - crown thinning (crown cleaning) and reduce height by 3 metres. G7 two oaks - reduction of overhanging branches by 2-4 metres and is not to exceed 5 metres from ground level. T8 oak - reduction of overhanging branches by 1 metre and is not to exceed 5 metres from ground level. T9 beech - reduction of one overhanging branch/limb by 3 metres to canopy profile. (SBDC TPO 9, 2000)	Accepted in Part	11.05.18
18/00517/FUL	Beaconsfield Town Council	Mr Oliver Reeves	18 Crabtree Close Beaconsfield Buckinghamshire HP9 1UQ	Single storey rear extension	Conditional Permission	16.05.18
18/00520/FUL	Beaconsfield Town Council	Mr & Mrs T and L Cole C/o Mrs Anjali Gupta	38 Heath Road Beaconsfield Buckinghamshire HP9 1DG	Two storey side extension and dropped kerb.	Conditional Permission	24.05.18

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18/00521/FUL	Beaconsfield Town Council	Mr Ian Mosby C/o Mrs Susanne Hardvandel	31A Candlemas Mead Beaconsfield Buckinghamshire HP9 1AP	Part single/part two storey/part first floor rear extension, single storey front and side extension, a front porch and garage conversion.	Conditional Permission	12.06.18
18/00555/FUL	Beaconsfield Town Council	Mr Andy McNair C/o Building Tectonics Ltd	181 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BA	Two storey front extension, replacement roof over existing garage and single storey side element and alterations to fenestration.	Conditional Permission	18.05.18
18/00559/FUL	Beaconsfield Town Council	Mr Simon Pearce C/o Mr Owen Francis	2 Owlsears Close Beaconsfield Buckinghamshire HP9 1SS	Two storey front and first floor side extensions.	Refuse Permission	21.05.18
18/00565/FUL	Beaconsfield Town Council	Mr R Taylor C/o Mr Warren Joseph	4 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	Detached outbuilding.	Conditional Permission	21.05.18
18/00568/FUL	Beaconsfield Town Council	Ms Karen Garner C/o DP Architects	Bannatyne 21 Furzefield Road Beaconsfield Buckinghamshire HP9 1PG	Construction of detached dwelling with detached garage following subdivision of plot (Amendment to planning permissions 17/01549/FUL and 17/02325/RVC).	Conditional Permission	23.05.18

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18/00572/FUL	Beaconsfield Town Council	Mr Rajinder Banga C/o Mr Soprat Pak Samay	6 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	Proposed dropped kerb for vehicular access to driveway.	Conditional Permission	22.05.18
18/00575/FUL	Beaconsfield Town Council	Mr Gareth Evans	1 Rockingham Place Beaconsfield Buckinghamshire HP9 2ET	Conversion of garage to habitable accommodation and construction of additional vehicular access with associated hardstanding.	Conditional Permission	11.06.18
18/00579/FUL	Beaconsfield Town Council	Mr Ronald Peterson C/o Mr Shorne Tilbey	21 Waller Road Beaconsfield Buckinghamshire HP9 2HD	Single storey rear extension.	Conditional Permission	23.05.18
18/00583/CLOPED	Beaconsfield Town Council	Mr D Harney	49 Baring Road Beaconsfield Buckinghamshire HP9 2NF	Application for a certificate of lawfulness for proposed: Construction of vehicular access	Cert of law proposed dev or use issued	21.05.18
18/00597/FUL	Beaconsfield Town Council	Mr & Mrs H Chamberlain C/o Mr Simon Davis	Woodlea 8 Grenfell Road Beaconsfield Buckinghamshire HP9 2BP	Part single/part two storey front/side extension incorporating integral garage with front dormers	Conditional Permission	23.05.18

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18/00605/FUL	Beaconsfield Town Council	Ms Teo Iancu	30 Burkes Road Beaconsfield Buckinghamshire HP9 1PF	Two storey side, part single/part two storey rear extensions, increase roof height to facilitate loft conversion incorporating side rooflights.	Conditional Permission	04.07.18
18/00636/FUL	Beaconsfield Town Council	Mr & Mrs K French C/o Mr John Parry	50 The Spinney Beaconsfield Buckinghamshire HP9 1SA	First floor rear extension, front pitch roofs over existing ground floor and garage conversion into habitable space.	Conditional Permission	23.05.18
18/00645/FUL	Beaconsfield Town Council	Mr G Cowan C/o Mr George Martin	7 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	First floor front/part single part two storey side extension. Single storey rear extension, installation of Juliette balcony at first floor rear.	Conditional Permission	23.05.18
18/00649/CLOPED	Beaconsfield Town Council	Mr Nick Wong C/o Mr Bruce Blackhall	27 Windsor End Beaconsfield Buckinghamshire HP9 2JJ	Application for Certificate of Lawfulness for proposed: Single storey rear extension.	Withdrawn	08.06.18
18/00651/CLOPED	Beaconsfield Town Council	Mr & Mrs Hill C/o Mr Richard Hill	8 Maplewood Gardens Beaconsfield Buckinghamshire HP9 1BU	Application for a Certificate of Lawfulness for proposed: Single Storey Rear Extension	Withdrawn	08.06.18

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18/00652/FUL	Beaconsfield Town Council	Mr Clive Merrick C/o Mr Alexandre Durao	2A The Arcade Maxwell Road Beaconsfield Buckinghamshire HP9 1QT	Installation of 3 rear roof lights.	Conditional Permission	21.05.18
18/00658/FUL	Beaconsfield Town Council	Mr & Mrs Tom Miklausic C/o Mr Graham Barker-Dench	27 Waller Road Beaconsfield Buckinghamshire HP9 2HD	Single storey front porch extension.	Conditional Permission	23.05.18
18/00665/CC	Beaconsfield Town Council	Buckinghamshire County Council	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to conditions 12 & 13 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) regarding works to Footpath BEA/15/2. (BCC Ref AOC/0026/18)	No Objections	10.05.18
18/00677/FUL	Beaconsfield Town Council	Mr & Mrs M Tackley C/o Mr Simon Davis	39 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SQ	Part single/part two storey front/side/rear extensions, front dormers and construction of pitched roofs over existing rear dormers (Amendment to planning permission 18/00029/FUL).	Conditional Permission	23.05.18
18/00683/FUL	Beaconsfield Town Council	Mr & Mrs R. Bal C/o Mr Harmeet Minhas	74 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Part single, part two storey side/rear extension	Conditional Permission	18.06.18

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18/00712/FUL	Beaconsfield Town Council	Mr & Mrs James and Victoria Sumner C/o Adam Jundi	Fawley 1 Grenfell Road Beaconsfield Buckinghamshire HP9 2BP	Replacement dwelling house.	Withdrawn	19.06.18
18/00716/CLOPED	Beaconsfield Town Council	Mr Rajinder Banga C/o Mr Soprat Pak Samay	6 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	Application for Certificate or Lawfulness for proposed: Conversion of garage and loft to habitable accommodation incorporating rear dormer with juliette balcony and alterations to fenestration.	Withdrawn	22.06.18
18/00717/OUT	Beaconsfield Town Council	Mr Peter Williams	23 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Outline Application for a replacement dwelling.	Conditional Permission	21.06.18
18/00728/TPO	Beaconsfield Town Council	Keller C/o Jon Simmons	20A Lower Riding Holtspur Buckinghamshire HP9 1BQ	T1 cherry - fell, T2 oak - fell, T3/T4 oak - reduction of lateral branches growing over garden by up to 2.5 metres, T5 oak - fell, (TPO No 48, 1995).	Conditional Permission	20.06.18
18/00740/FUL	Beaconsfield Town Council	Mrs Chrissie Simons Denville C/o Mr Philip Norvill	1 Meadow Cottages Aylesbury End Beaconsfield Buckinghamshire HP9 1LT	Single storey rear extension	Refuse Permission	15.06.18

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18/00747/FUL	Beaconsfield Town Council	Mr Kevin Goater	25 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Extension of vehicular access with associated hardstanding.	Conditional Permission	28.06.18
18/00797/TPO	Beaconsfield Town Council	Henri Servaes C/o Simon Hawkins	Four Winds 48 Burkes Road Beaconsfield Buckinghamshire HP9 1PN	T1 ash - pollard to a height of 8 metres. T2 ash - fell.(SBDC TPO 19, 1995)	Conditional Permission	22.06.18
18/00804/TPO	Beaconsfield Town Council	Mrs Paula Hay-Plumb C/o Mr Paul Morris	6A Burkes Road Beaconsfield Buckinghamshire HP9 1PB	T1 Lime - 4 metre crown lift from ground level with 20% crown thinning. T2 beech - 4 metre crown lift from ground level with 15% crown thinning. (SBDC TPO 34,1998 and TPO 4, 1983).	Conditional Permission	26.06.18
18/00806/TPO	Beaconsfield Town Council	Clare Auld C/o Mr Simon Hawkins	Wisteria House 58 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	T5 hornbeam - Up to a 2 metre crown reduction in height and reduction of low branches to give 5.4 metre clearance over road and 3 metre clearance over pavement. T6 hornbeam - Up to a 2 metre crown reduction in height. T7 hornbeam - up to a 2 metre crown reduction incorporating crown reshaping with the reduction of low branches to give 5.4 metre clearance over road and 3metre clearance over pavement (SBDC TPO 18, 1995) .	Trees Allowed In Part	26.06.18

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18/00810/CC	Beaconsfield Town Council	Buckinghamshire County Council	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Condition 19 - New relief road between the A355 / Maxwell Road and Wilton Park on land to the east of Beaconsfield.	No Objections	11.05.18
18/00812/FUL	Beaconsfield Town Council	Mr & Mrs A Ebbutt C/o Mr Robert Clarke	53 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Replacement Dwelling.	Conditional Permission	26.06.18
18/00814/RVC	Beaconsfield Town Council	Mr Richard Sylvester C/o Mrs Holly Ferrar-Coulson	Land Between 8 And 10 Wattleton Road Beaconsfield Buckinghamshire	Variation of condition 2 of planning permission 17/02051/FUL (two detached dwellings with vehicular access and associated parking and landscaping) to allow: Relocation of ensuite within Bed 2, minor internal re-organisation, removal of large fire place in family room and replace with single storey garage, relocation of Plot 1 closer to northern boundary, adjust geometry of roof to create useable floor space.	Conditional Permission	27.06.18
18/00819/TPO	Beaconsfield Town Council	Mr Eddie Costello C/o Mr Paul Burman	45 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	T6 beech - crown thinning is not to exceed 15%. (SBDC TPO 20, 1988).	Conditional Permission	26.06.18

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18/00844/GPDE	Beaconsfield Town Council	Mr & Mrs Parkes C/o Mr Philip Rhyder	1 Westway Holtspur Beaconsfield Buckinghamshire HP9 1DQ	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 3.6m, MH 4.0m, EH 3.0m).	Prior Approval Not Required	21.06.18
18/00848/TPO	Beaconsfield Town Council	Mrs Helen Noble	8A Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	T1 beech - crown reduction/shaping up to 1.5 metres. T2 hornbeam - crown reduction/shaping up to 1.5 metres. G4 hornbeam - crown reduction/shaping up to 1.5 metres. (SBDC TPO 14, 1995)	Trees Allowed In Part	27.06.18
18/00860/CAN	Beaconsfield Town Council	Mr Mehulkumar Shah	13 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	Willow Tree - Fell. (Conservation :Hampden Hill).	TPO shall not be made	21.06.18
18/00895/CC	Beaconsfield Town Council	Buckinghamshire County Council	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 3 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) providing a Construction Management Plan (CMP)	No Objections	23.05.18
18/00927/CAN	Beaconsfield Town Council	Baines C/o Mr Dan Pennington	Rear Of 1 To 8 The Ferns Beaconsfield Buckinghamshire HP9 2LF	T1 Sycamore - Fell. (Conservation Area - Beaconsfield)	TPO shall not be made	19.06.18

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18/00311/FUL	Burnham Parish Council	Mr G Frost C/o Mr I J Clarke And Mr J W Barrett	Westbourne House Poyle Lane Burnham Buckinghamshire SL1 8JZ	Detached dwelling with attached garage, vehicular access and associated hardstanding.	Conditional Permission	15.06.18
18/00351/FUL	Burnham Parish Council	Mr Chris Comer	Daisymead 4 Oxford Avenue Burnham Buckinghamshire SL1 8HR	Loft conversion incorporating side dormer and vehicular access and associated hardstanding.	Conditional Permission	10.05.18
18/00381/FUL	Burnham Parish Council	Miss Jo Cowley C/o Mr Peter Collis	4 Rochford Way Burnham Buckinghamshire SL6 0PU	Single storey rear extension	Conditional Permission	10.05.18
18/00527/FUL	Burnham Parish Council	Mr Andrew Hayward C/o Mr Philip Tilbury	48 Green Lane Burnham Buckinghamshire SL1 8DX	Single storey rear extension.	Conditional Permission	16.05.18
18/00544/FUL	Burnham Parish Council	Mr & Mrs A and P Goswami C/o Ms Anupama Srivastava	41 Nursery Road Burnham Buckinghamshire SL6 0JX	Single storey rear extension.	Conditional Permission	18.05.18

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18/00588/FUL	Burnham Parish Council	Mrs Nadia Mikheal C/o Mrs Pratheepa Kartheepan	Woodfield House Taplow Common Road Burnham Buckinghamshire SL1 8LP	First floor side extension over existing ground floor, single storey rear extension.	Withdrawn	28.06.18
18/00609/CLOPED	Burnham Parish Council	Mr Ben Herbert C/o Ben Herbert	6 Jennery Lane Burnham Buckinghamshire SL1 8BX	Application for Certificate of Lawfulness for proposed: front porch.	Cert of law proposed dev or use issued	21.05.18
18/00621/FUL	Burnham Parish Council	Mr & Mrs R Kirkham C/o Mr P Mackrory	5 Hatchgate Gardens Burnham Buckinghamshire SL1 8DD	First floor side extension. Two front dormer windows. Single storey side extension with replacement roof to existing single storey projection.	Withdrawn	21.05.18
18/00657/FUL	Burnham Parish Council	Mr & Mrs McMullen C/o Mr David Crowdy	11B Almond Road Burnham Buckinghamshire SL1 8HX	Replace existing roof with mansard roof to provide second floor accommodation	Refuse Permission	12.06.18
18/00667/CLOPED	Burnham Parish Council	Mr & Mrs P & E Sandhir _Dixit C/o Malcolm Brain	37 Lent Rise Road Burnham Buckinghamshire SL1 7NY	Application for a Certificate of Lawfulness for proposed: Single Storey Extension to side of dwelling.	Cert of law proposed dev or use issued	21.05.18

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18/00675/FUL	Burnham Parish Council	Mr Chris Mole	17 Opendale Road Burnham Buckinghamshire SL1 7LY	Widening of existing vehicular access.	Conditional Permission	07.06.18
18/00688/CLOPED	Burnham Parish Council	Mr A Bishop C/o Mr Duncan Gibson	Bishops Court East Burnham Park Allerds Road Burnham Buckinghamshire SL2 3TJ	Application for a Certificate of Lawfulness for: Creation of a means of access and associated hardstanding.	Cert of law proposed dev or use issued	11.06.18
18/00694/FUL	Burnham Parish Council	Mr K S KING C/o Mr Abdul Wajid	20 Hag Hill Rise Burnham Buckinghamshire SL6 0LS	Front porch and two storey side extensions under ref: 15/00331/FUL	Conditional Permission	11.06.18
18/00732/FUL	Burnham Parish Council	Mr Shaeeb Hussain C/o Mr Ehsan UL-HAQ	69 Dropmore Road Burnham Buckinghamshire SL1 8BA	Single storey front, part single/part two storey side/rear extensions following with demolition of rear store and proposed dropped kerb.	Conditional Permission	26.06.18
18/00739/FUL	Burnham Parish Council	Mr & Mrs A Bangaa C/o Mr Tomi Adebayo C.Eng Mice McCabe	37 Taplow Road Burnham Buckinghamshire SL6 0JN	Part single/ part two storey rear extension following with demolition of rear conservatory.	Conditional Permission	29.06.18

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18/00743/NMA	Burnham Parish Council	Mr Peter Manning C/o Mr Alex Afnan	51 Gore Road Burnham Buckinghamshire SL1 8AB	Non-material Amendment to Planning Permission 17/00535/FUL to allow: A rear facing zinc clad dormer without windows, to the north building.	Not Accepted	22.05.18
18/00756/FUL	Burnham Parish Council	Mr Steven Dunk C/o Mr Roger Farquharson	57 Maypole Road Burnham Buckinghamshire SL6 0NA	Demolition of existing garage to rear and erection of single storey garage side extension.	Conditional Permission	29.06.18
18/00790/GPDE	Burnham Parish Council	Mr And Mrs D Proctor C/o Mr Paul Lugard	40 Clonmel Way Burnham Buckinghamshire SL1 7DA	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 4.75m, MH 4m, EH 3m)	Prior Approval Not Required	24.05.18
18/00809/TPO	Burnham Parish Council	Mr Hicks C/o Mr Knight	5 Redwood Burnham Buckinghamshire SL1 8JN	T2 norway maple - repollard. T3 consisting of sycamores and tree of heaven - repollard (SBDC TPO 03, 1963).	Conditional Permission	21.06.18
18/00817/FUL	Burnham Parish Council	Mr Anthony Edwards C/o Mr Rickie Chambers	208 Lent Rise Road Burnham Buckinghamshire SL1 7AB	First floor rear extension, increase in ridge height, a single storey rear extension and pitched roof to garage.	Conditional Permission	27.06.18

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18/00893/FUL	Burnham Parish Council	Mr Howard Wheatley C/o Mr John Quartermaine	Mowbray Poyle Lane Burnham Buckinghamshire SL1 8LE	Single storey/first floor front extension, partial conversion of garage into habitable space, roof and internal alterations.	Conditional Permission	04.07.18
17/02242/NMA	Denham Parish Council	Mr Mark Smith	Denham Media Park North Orbital Road Denham Green Buckinghamshire	Non Material Amendment to planning permission 14/01925/FUL to allow alterations to elevations to Blocks A, B and C	Accepted	08.06.18
18/00388/FUL	Denham Parish Council	Mr Rakesh Sandhu	Sunny Side Oxford Road Denham Buckinghamshire SL9 7AP	First floor rear extension.	Conditional Permission	19.06.18
18/00438/CLOPED	Denham Parish Council	Mr Mohamed Aly	18 Upper Road Higher Denham Buckinghamshire UB9 5EJ	Certificate of Lawfulness for proposed: Widening of existing vehicular access and associated hardstanding.	Cert of law proposed dev or use issued	21.05.18
18/00441/FUL	Denham Parish Council	Mr & Mrs Gossage C/o Mr Richard Hill	32 Skylark Road Denham Buckinghamshire UB9 4HS	Rear conservatory.	Refuse Permission	21.05.18

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18/00513/TPO	Denham Parish Council	Brench C/o Mrs Kirstie Harvey	69 Denham Green Lane Denham Buckinghamshire	T22 & T23 cypresses - fell. (SBDC TPO NO No. 3, 1968)	Conditional Permission	11.05.18
18/00532/FUL	Denham Parish Council	Mr Nnamal Abhayawickrama C/o Mr Keith Dunford	Trees Broken Gate Lane Denham Buckinghamshire UB9 4LA	Double storey side and rear extensions	Withdrawn	14.05.18
18/00540/TPO	Denham Parish Council	Mr Frank Partridge C/o Mr Paul Morris	Land Adjacent To The Byre Savay Lane Denham Buckinghamshire	T1 horse chestnut - reduction of lower limbs growing over parking area by 3-5 metres and works are not to exceed 6 metres from ground level. (SBDC TPO 17, 1994)	Accepted in Part	14.05.18
18/00541/FUL	Denham Parish Council	Mr David Cromie C/o Mr Adrian Griffiths	Denham Golf Club Tilehouse Lane Denham Buckinghamshire UB9 5DE	Demolition of existing and replacement of timber building.	Conditional Permission	08.06.18

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18/00570/TPO	Denham Parish Council	InterContinental Hotels Group C/o Ben Clutterbuck	InterContinental Hotels Group Broadwater Park North Orbital Road Denham Green Buckinghamshire UB9 5HR	Various tree work operations as outlined in submitted tree report. (SBDC TPO 1, 1981)	Conditional Permission	14.05.18
18/00574/FUL	Denham Parish Council	Mr S Randhawa C/o Mr Steven Doel	Land At 2 Middle Road Denham Buckinghamshire UB9 5EG	Detached dwelling with vehicular access and associated hardstanding.	Refuse Permission	22.05.18
18/00585/FUL	Denham Parish Council	Mr B Doherty C/o Mr D J Wood	The Stables And Paddock Willets Lane Denham Buckinghamshire	Erection of storage building with associated hard and soft landscaping.	Conditional Permission	13.06.18
18/00587/FUL	Denham Parish Council	Mr Ed Nasdar C/o Mr David Webb	2 Lower Road Higher Denham Denham Buckinghamshire UB9 5EA	First floor rear extension incorporating rear balcony, internal alterations and conversion of garage into habitable space.	Refuse Permission	24.05.18

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18/00641/CLOP ED	Denham Parish Council	Mr L Lacroix C/o Mr L Norris	26 Ashcroft Drive Denham Green Buckinghamshire UB9 5JG	Application for Certificate of Lawfulness for proposed: Outbuilding.	Cert of law proposed dev or use issued	23.05.18
18/00664/FUL	Denham Parish Council	Mr & Mrs Warrior C/o Mr Mark Pottle	1D Doggetts Farm Road Denham Buckinghamshire UB9 5EH	Single storey front & rear extensions, porch and garage conversion for habitable use	Conditional Permission	13.06.18
18/00727/LBC	Denham Parish Council	Mrs Amy Kenworthy C/o Fraser Kirkcaldy	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Listed building application for replacement windows.	Conditional consent	22.06.18
18/00729/FUL	Denham Parish Council	Mr & Mrs S Furnish C/o Mr Michael Waring	26 Newtown Road New Denham Buckinghamshire UB9 4BE	First floor rear extension	Conditional Permission	21.06.18
18/00800/GPDE	Denham Parish Council	Mr Naresh Sidhu C/o Mr Jatinder Tamrat	43 Denham Green Close Denham Buckinghamshire UB9 5NA	Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6m, MH 3.2m, EH 3m)	Prior Approval Not Required	24.05.18

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18/00849/GPDE	Denham Parish Council	Mr D Singh C/o Mr Hitesh Varsani	4 Oxford Gardens Denham Buckinghamshire UB9 4EA	Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A4 for single storey rear extension (Dimensions 6M ,MH 3, EH2.7M)	Prior Approval Not Required	22.06.18
18/00850/FUL	Denham Parish Council	Dr P Gupta C/o Mr S Mann	The Homestead Old Amersham Road Denham Buckinghamshire SL9 7BG	Demolition of existing dwelling and erection of new building to be used as D1 non-residential institutional use (surgery).	Refuse Permission	03.07.18
18/00851/AGN OT	Denham Parish Council	Mr & Mrs Bagga C/o Mr Sam Dodd	Land West Of Mount Lane North Of Blacksmith Lane Mount Lane Denham Buckinghamshire	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for: New agricultural building	No Objections	12.06.18
18/00880/FUL	Denham Parish Council	Mr S Gallagher C/o Mr C. H. McKenzie	6 Baconsmead Denham Buckinghamshire UB9 5AY	Proposed single storey side extension.	Conditional Permission	03.07.18

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18/00889/GPDE	Denham Parish Council	Mr & Mrs John Donaghy C/o Mr Gary Kavanagh	Two Stacks Hollybush Lane Denham Buckinghamshire UB9 4HH	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 6.0m, MH 3.7m, EH 2.5m).	Prior Approval Not Required	25.06.18
18/00901/CAN	Denham Parish Council	Mr Terence Mead	86 Kings Mill Way New Denham Buckinghamshire UB9 4BT	Willow (T1) & (T2)- Fell. (Uxbridge Lock Conservation Area).	TPO shall not be made	19.06.18
18/00946/ADJ	Denham Parish Council	London Borough Of Hillingdon	Out Of Area Land at Denbridge Industrial Estate Oxford Road Uxbridge Hillingdon	Installation of new windows, doors and alterations to balconies. (Ref. No: 40050/APP/2018/1736)	No Objections	18.06.18
18/00602/FUL	Dorney Parish Council	Miss S Wookey	1 New Boveney Court Farm Cottages Boveney Road Dorney Buckinghamshire SL4 6QF	Two storey rear extension and alterations to fenestration.	Conditional Permission	18.06.18

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18/00738/TPO	Dorney Parish Council	Mr Neale Manley	Two Gates Village Road Dorney Buckinghamshire SL4 6QW	T 1 & T2 sycamore - crown lifting of outer canopy branches is not to exceed 4 metres from ground level. (TPO No 31, 2005)	Trees Allowed In Part	20.06.18
18/00771/FUL	Dorney Parish Council	Mrs Dawn Groom C/o Mr Alister Henderson	Land To The North Of 1 Glebe Close Dorney Reach Buckinghamshire SL6 0DL	Application for temporary period of four years for : 6 indoor primate enclosures, 6 outdoor primate enclosures, a stable block and 2 static caravans, along with a temporary access road within the site.	Refuse Permission	29.06.18
18/00781/FUL	Dorney Parish Council	Mr Tuddenham C/o Miss Stefania Petrosino	Flaxford House Lake End Road Dorney Buckinghamshire SL4 6QS	Two storey front extension.	Conditional Permission	03.07.18
18/00782/FUL	Dorney Parish Council	Mr Otto Marples	Eight Acres Village Road Dorney Buckinghamshire SL4 6QJ	Part single/part two storey front extension and construction of outbuilding.	Withdrawn	28.06.18

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18/00793/CLUE D	Dorney Parish Council	Mr And Mrs William Groom C/o Mr John Andrews	Badgers 1 Glebe Close Dorney Reach Buckinghamshire SL6 0DL	Application for a Certificate of Lawfulness for Existing Use: Buildings ancillary to Badgers, 1 Glebe Close	Certificate of Lawful Development	12.06.18
17/02253/FUL	Farnham Royal Parish Council	Mr N Ahmed C/o Mr S Dodd	Land North Of Thompkins Lane West Of Crown Lane Farnham Royal Buckinghamshire	Retrospective application for agricultural building.	Conditional Permission	28.06.18
18/00201/FUL	Farnham Royal Parish Council	Mr & Mrs C Macdonald C/o Mr Paul Luard	Petmathen Green Lane Farnham Common Buckinghamshire SL2 3SP	Part single / part two storey side/rear extensions and front roof light.	Conditional Permission	27.06.18
18/00250/FUL	Farnham Royal Parish Council	Mr Sandhu C/o Mr Harmeet Minhas	The Other House Beeches Drive Farnham Common Buckinghamshire SL2 3JT	Replacement dwellinghouse with vehicular access.	Conditional Permission	24.05.18

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18/00320/FUL	Farnham Royal Parish Council	Mr Ian Holt C/o Nicky Gillings	Caol Ila 92 Blackpond Lane Farnham Royal Buckinghamshire SL2 3ED	Two storey rear extension, replacement of window with bifolding doors, first floor front extension with part garage conversion into habitable room and alteration to front porch.	Conditional Permission	11.05.18
18/00327/FUL	Farnham Royal Parish Council	Mr James Marshall	36 Crispin Way Farnham Common Buckinghamshire SL2 3UE	Single storey side extension (retrospective)	Conditional Permission	14.06.18
18/00341/FUL	Farnham Royal Parish Council	Mr & Mrs Stephen Ruddick C/o ROBERT HILLIER	Myrtle Cottage Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Single storey rear with roof lantern and two storey side extensions.	Conditional Permission	18.05.18
18/00420/FUL	Farnham Royal Parish Council	Mr & Mrs A Coombes C/o Mr R Hillier	Holly House Christmas Lane Farnham Common Buckinghamshire SL2 3JF	Outbuilding garage and new access.	Refuse Permission	12.06.18

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18/00481/FUL	Farnham Royal Parish Council	Mr K Woodland C/o Mr Chris Connor	Dalewood The Avenue Farnham Common Buckinghamshire SL2 3JY	Single storey front infill, two storey rear extensions incorporating side Juliet balcony and internal alterations.	Conditional Permission	15.06.18
18/00486/FUL	Farnham Royal Parish Council	Mr And Mrs Johal C/o Mrs Aida Danon-Bavcic	Park Wood Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Addition of two dormers to rear and entrance gate. (Amendment to planning permission 17/01961/FUL for replacement detached dwelling).	Conditional Permission	21.05.18
18/00495/FUL	Farnham Royal Parish Council	Mr & Mrs Kandola C/o Mr Satpal Sagoo	4 Wood End Close Farnham Common Buckinghamshire SL2 3RF	First floor rear extension.	Conditional Permission	12.06.18
18/00508/FUL	Farnham Royal Parish Council	Ms Nicola Parkinson C/o Mr Jonathan Heighway	89 Mayflower Way Farnham Common Buckinghamshire SL2 3UA	First floor side, infill front entrance extensions and demolition of conservatory. New bi-folding door on East Elevation.	Conditional Permission	23.05.18
18/00536/CLUE D	Farnham Royal Parish Council	Mr Giles Smith	Langdale Farnham Park Lane Farnham Royal Buckinghamshire SL2 3LP	Application for Certificate of Lawfulness for Existing Use: Single storey rear extension	Certificate of Lawful Development Oper	11.06.18

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18/00560/TPO	Farnham Royal Parish Council	Andrew Alexander	Plots 4 And 5 Brockhurst Woods Templewood Lane Farnham Common Buckinghamshire SL2 4AP	Various Trees as per Plan (SBDC TPO 12, 1950)	Withdrawn	10.05.18
18/00569/CLOPED	Farnham Royal Parish Council	Ms Kam Phagura	39 Mayflower Way Farnham Common Buckinghamshire SL2 3TU	Application for a Certificate of Lawfulness for proposed: Outbuilding	Withdrawn	08.06.18
18/00595/FUL	Farnham Royal Parish Council	Mr & Mrs I. Lwanga C/o Mr Christopher George	Merry Acre Cherry Tree Road Farnham Royal Buckinghamshire SL2 3EF	Single storey rear infill extension, roof alterations, and removal of swimming pool	Conditional Permission	21.05.18
18/00606/FUL	Farnham Royal Parish Council	Mr & Mrs R. KALYAN C/o Robert Hillier	65 Inglelen Farnham Common Buckinghamshire SL2 3QB	Single storey rear extension, fenestration alteration	Conditional Permission	11.06.18
18/00607/FUL	Farnham Royal Parish Council	Alice Robinson C/o Mr Ian Griffiths	18 Frensham Walk Farnham Common Buckinghamshire SL2 3QG	Erection of outbuilding to rear of property.	Conditional Permission	15.06.18

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18/00608/FUL	Farnham Royal Parish Council	Mrs T Thorne C/o Mr Mark Baldwin	Bega's Cottage Green Lane Farnham Common Buckinghamshire SL2 3SR	Two storey rear extension.	Conditional Permission	28.06.18
18/00614/FUL	Farnham Royal Parish Council	Mr K Clancy C/o Miss Ellen Gadsden	The Bungalow Parsonage Lane Farnham Royal Buckinghamshire SL2 3PD	Replacement dwelling.	Withdrawn	24.05.18
18/00623/FUL	Farnham Royal Parish Council	Mr & Mrs Dhuna C/o Mr David Webb	Glenside Farnham Lane Farnham Royal Buckinghamshire SL2 3RY	Two storey front extension, first floor extension to rear and single storey rear extension.	Conditional Permission	22.06.18
18/00635/FUL	Farnham Royal Parish Council	Iverson Tyres Ltd C/o Mr Jeffrey Powell	Broadway Tyres Beaconsfield Road Farnham Common Buckinghamshire SL2 3NF	Single storey rear extension, construction of additional vehicular access and recladding of existing building.	Conditional Permission	14.06.18

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18/00656/RVC	Farnham Royal Parish Council	Mr Randev C/o Mr Singh	The Glade Templewood Lane Farnham Common Buckinghamshire SL2 3HQ	Variation of condition 2 of planning permission 16/01829/FUL(Single storey rear extension to existing garage) to allow for amendments to plans.	Conditional Permission	11.06.18
18/00678/JNOT	Farnham Royal Parish Council	Mr Dave Taylor	Berkeley Homes (Oxford & Chiltern) Ltd Berkeley House Farnham Lane Farnham Royal Buckinghamshire SL2 3RQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of use from office (Class B1 (a)) to residential (Class C3) to form 24 apartments.	Prior Approval Not Required	06.06.18
18/00680/FUL	Farnham Royal Parish Council	Mr & Mrs Hamilton C/o Mr Tony Holt	12 Bracken Close Farnham Common Buckinghamshire SL2 3JP	Single storey front/side extension, part single/part two storey rear extension, roof extension and alterations to fenestration.	Conditional Permission	13.06.18
18/00685/FUL	Farnham Royal Parish Council	Mr & Mrs C Fisher	1 Kennedy Close Farnham Royal Buckinghamshire SL2 3NB	First floor front extension.	Conditional Permission	12.06.18

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18/00693/CLOP ED	Farnham Royal Parish Council	Mr & Mrs Jackson C/o Mr S Dodd	10 Sospel Court Farnham Royal Buckinghamshire SL2 3BT	Application for certificate of Lawfulness for proposed: Garage conversion into habitable space and internal/external alterations.	Cert of law proposed dev or use issued	19.06.18
18/00699/FUL	Farnham Royal Parish Council	Mr And Mrs Johal C/o Mrs Aida Danon- Bavcic	Park Wood Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Replacement dwelling, detached garage and bin store.	Conditional Permission	24.05.18
18/00718/FUL	Farnham Royal Parish Council	Mr & Mrs G Corcoran C/o Mr R Hillier	Little Spring Green Lane Farnham Common Buckinghamshire SL2 3SP	Single storey side/rear extensions and roof extensions incorporating increase in ridge height.	Conditional Permission	18.06.18
18/00749/FUL	Farnham Royal Parish Council	Ms O'Riorden C/o Mr Luke Geeves	Kirklands Green Lane Farnham Common Buckinghamshire SL2 3SP	Part single/ part two storey side and rear extensions and internal alterations.	Conditional Permission	20.06.18

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18/00769/FUL	Farnham Royal Parish Council	H P Property Management Limited C/o Mr Troy Healy	Mercury House Purton Lane Farnham Royal Buckinghamshire SL2 3LY	Demolition of the existing residential dwellinghouse and erection of replacement dwellinghouse	Refuse Permission	29.06.18
18/00775/FUL	Farnham Royal Parish Council	Stuart & Linling Agass C/o Elaine Kimber	12 Forge Drive Farnham Royal Buckinghamshire SL2 3NG	Single storey front extension, ,partial garage conversion and internal alterations.	Conditional Permission	22.06.18
18/00778/TPO	Farnham Royal Parish Council	Mr Strangeway C/o Mr Knight	1 Hillside Cottages Beaconsfield Road Farnham Royal Buckinghamshire SL2 3DE	T1 sycamore - re-pollard, T2 elder - fell, T3 crab apple - crown reduce by 50% (SBDC TPO 6, 1978).	Conditional Permission	21.06.18
18/00780/FUL	Farnham Royal Parish Council	Mrs Liz Millar C/o Mr Sergio Olavegogeochea	4 Fairfield Lane Farnham Royal Buckinghamshire SL2 3BX	First floor and single storey side extensions and conversion of garage to habitable accommodation.	Conditional Permission	22.06.18
18/00792/GPDE	Farnham Royal Parish Council	Stuart And Linling Agass C/o Miss Elaine Kimber	12 Forge Drive Farnham Royal Buckinghamshire SL2 3NG	Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Scedule 2 Class A 4 for single storey rear extension (Dimensions D 4 m, MH 3.35 m , EH 2.48 m)	Prior Approval Not Required	08.06.18

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18/00805/TPO	Farnham Royal Parish Council	Mr Peter Romaine C/o Mr Simon Stokes	Brambles 5 Heatherside Gardens Farnham Common Buckinghamshire SL2 3RR	T1 Oak - 20% crown thinning with selected branch clearance from nearby buildings not to exceed 2-3 metres and crown lifting of outer canopy secondary branches up to 4 metres from ground level. T2 Oak - 20% crown thinning and crown lifting of outer canopy secondary branches up to 4 metres from ground level. (SBDC TPO 22, 1989)	Conditional Permission	25.06.18
18/00859/GPDE	Farnham Royal Parish Council	Mr & Mrs Lyndon C/o Mr Robert Hillier	1 Lodge Cottages Beaconsfield Road Farnham Royal Buckinghamshire SL2 3DF	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 2.91m, EH 2.91m).	Withdrawn	23.05.18
18/00864/TPO	Farnham Royal Parish Council	Mr Gurpal Dhandu C/o Mr Mark Jago	Autumn Leaves 123 Blackpond Lane Farnham Common Buckinghamshire SL2 3EL	T2 horse chestnut - crown lift over road up to 5 metres from ground level. T3 horse chestnut - crown lift over road up to 5 metres from ground level with a height reduction of up to 3 metres and reduction of lateral branches over road up to 1.5 metres. T4 horse chestnut - crown lift over road up to 5 metres from ground level with a height reduction of up to 3 metres and reduction of lateral branches over road up to 1.5 metres. (SBDC TPO 6, 1996).	Trees Allowed In Part	28.06.18
18/00294/FUL	Fulmer Parish Council	Mrs Karen Richardson-Scarfe	Orchard Farm Windsor Road Gerrards Cross Buckinghamshire SL9 8SS	Change of use to a private day care nursery D1 use.	Refuse Permission	13.06.18

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18/00442/FUL	Fulmer Parish Council	Ms C Wooding C/o Mr Fraser Kirkcaldy	4 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Replacement of first floor windows to front and rear elevations.	Withdrawn	15.05.18
18/00443/LBC	Fulmer Parish Council	Mrs Wooding C/o Mr Fraser Kirkcaldy	4 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Listed Building Application for: Replacement of first floor windows to front and rear elevations.	Conditional consent	21.06.18
18/00634/RVC	Fulmer Parish Council	Mr Clifford and Mrs Pamela Saunders C/o Mr Robert Clarke	Dunrobin Stoke Common Road Fulmer Buckinghamshire SL3 6HA	Variation of conditions 2 and 3 of Planning Permission 17/01970/FUL (Replacement dwelling with replacement entrance gates and fence) to allow: Alterations to walls and fenestration of replacement dwelling and garage. Repositioning of dwelling and change of materials.	Conditional Permission	21.05.18
18/00892/FUL	Fulmer Parish Council	Mr Thomas Watson C/o Mr D Russell	Glen Erica Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Two storey front extension.	Conditional Permission	03.07.18

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17/01960/FUL	Gerrards Cross Parish Council	Mrs Mohan Phander	6 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Single storey rear extension.	Conditional Permission	18.05.18
17/02120/FUL	Gerrards Cross Parish Council	Mr Kevin Sexton C/o Selsdon Consultancy	Hillside 26 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Single storey front extension, single storey side/rear extension and repositioning of existing vehicular access.	Conditional Permission	14.05.18
17/02266/CLOP ED	Gerrards Cross Parish Council	Mr Neil Mathers	Cedar House 8 Layters Way Gerrards Cross Buckinghamshire SL9 7QY	Application for a Certificate of Lawfulness for proposed: Three outbuildings	Withdrawn	22.06.18
17/02366/NMA	Gerrards Cross Parish Council	Mr Keir Price	11 The Spinney Gerrards Cross Buckinghamshire	Non-material Amendment to planning permission 15/01924/VC to provide additional roof light to side elevation	Accepted	15.06.18
18/00233/FUL	Gerrards Cross Parish Council	Mr M Rowland C/o Mr Julian Seabrook	Land Adjacent To 38 East Common Gerrards Cross Buckinghamshire	Detached dwelling and construction of vehicular access.	Conditional Permission	11.06.18

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18/00234/LBC	Gerrards Cross Parish Council	Mr M Rowland C/o Mr Julian Seabrook	Land Adjacent To 38 East Common Gerrards Cross Buckinghamshire	Listed Building Application for detached dwelling and construction of vehicular access.	Conditional consent	11.06.18
18/00243/FUL	Gerrards Cross Parish Council	Mr Matthew Keating	7 Pinewood Close Gerrards Cross Buckinghamshire SL9 7DS	First floor rear extension.	Conditional Permission	11.05.18
18/00387/FUL	Gerrards Cross Parish Council	Mr Pandher C/o Mr Harmeet Minhas	White Gables 27 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Part single /part two storey front/side/rear extensions incorporating roof alteration.	Conditional Permission	11.05.18
18/00395/FUL	Gerrards Cross Parish Council	Mr & Mrs Sureshkumaran C/o Professional Plans	Pinecroft 76 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LF	Replacement detached dwelling, construction of new vehicular access including front boundary, brick piers, gates and railings	Conditional Permission	10.05.18

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18/00424/FUL	Gerrards Cross Parish Council	Mr & Mrs Sally and David Martin C/o Mrs A Worthington	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Installation of additional windows and alterations of window designs and roof tiles (Amendment to approved application 17/01641/FUL)	Conditional Permission	17.05.18
18/00448/MBN OT	Gerrards Cross Parish Council	Mrs Rosemarie Bartlett C/o Mr Simon Handy	Landrecies Oxford Road Gerrards Cross Buckinghamshire SL9 7AT	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for change of use of two agricultural buildings to three dwellings including associated operational development.	Prior Approval Not Required	11.05.18
18/00522/RVC	Gerrards Cross Parish Council	Mr Syd Dosanjh	The Priors 57 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Variation of Conditions 2 and 8 of Planning Permission 16/00703/FUL to allow replacement of rooflights with dormers on the eastern and western flanks.	Conditional Permission	15.05.18
18/00524/RVC	Gerrards Cross Parish Council	Mr Syd Dosanjh	The Priors 57 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Variation of Conditions 2 and 8 of Planning Permission 16/00703/FUL to allow replacement of rooflights with dormers on the western flank.	Conditional Permission	15.05.18

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18/00538/FUL	Gerrards Cross Parish Council	Mr Geoff Williams C/o Mr Martyn Wiltshire	Sterling House 20 Station Road Gerrards Cross Buckinghamshire SL9 8EL	Four storey infill extension to rear, alterations to exterior facades and internal remodelling.	Withdrawn	22.05.18
18/00551/CLOP ED	Gerrards Cross Parish Council	Mrs Emily Ewer	22 Gaviots Green Gerrards Cross Buckinghamshire SL9 7EB	Application for a Certificate of Lawfulness for proposed: Construction of vehicular access with associated hardstanding.	Cert of law proposed dev or use issued	22.05.18
18/00558/TPO	Gerrards Cross Parish Council	C/o Mr N Harrison	1A Dale Side Gerrards Cross Buckinghamshire SL9 7JF	T6 oak - 10-15% crown thinning (crown clean). T7 oak - fell. T8 & T9 oak - 10% crown thinning (crown clean). T13 oak - 10% crown thinning (crown clean) and reduce western stem by 1.5-2m. Reduce eastern lateral spread by 1.5m and crown lift 1.5m outer canopy branches. T18 beech - fell. T19 oak - fell. T20 beech - fell. (TPO No.15, 1996)	Conditional Permission	14.05.18
18/00564/FUL	Gerrards Cross Parish 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 extension (Amendment to planning permission 17/01985/FUL).	Conditional Permission	23.05.18

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18/00566/CLOP ED	Gerrards Cross Parish Council	Mr Charlie Reed C/o Mr Ian Bird	Grafton House 31 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	Withdrawn	22.05.18
18/00580/FUL	Gerrards Cross Parish Council	Karuna Hall C/o David Balkind	6 Gaviots Way Gerrards Cross Buckinghamshire SL9 7DX	Two storey side, part single/part two storey front/rear extensions incorporating roof lantern.	Conditional Permission	19.06.18
18/00584/FUL	Gerrards Cross Parish Council	Mr A Roda C/o Mr N Wareing	12 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LR	Single storey rear extension	Conditional Permission	23.05.18
18/00596/CLOP ED	Gerrards Cross Parish Council	Mr A. Huxtable C/o Mr John Paul Murphy	33 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Application for Certificate of Lawfulness for proposed: Single storey side extension, insertion of first floor front window and 3 front rooflights and replacement of rear ground floor door and bay window with two sets of doors.	Cert of law proposed dev or use issued	23.05.18
18/00613/FUL	Gerrards Cross Parish Council	Mr & Mrs Shotbolt C/o Mr Richard Hill	62 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	Single storey extension	Conditional Permission	21.05.18

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18/00622/FUL	Gerrards Cross Parish Council	Mr Ajit Jutla C/o Mr Stephen Parfitt	Sandalwood 9 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Front and rear extensions to garage incorporating an increase in roof height and provision of first floor.	Conditional Permission	23.05.18
18/00628/FUL	Gerrards Cross Parish Council	Mr Bassam Hanashmouny C/o Mr A Browne	Lantern Lights 83 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	Single storey front infill extension, partial conversion of existing integral garage including external works comprising replacement garage door and insertion of a ground floor window, replacement ground floor window, front porch, four front dormer windows and replacement of gravel on driveway with porcelain tiles.	Conditional Permission	11.06.18
18/00642/TPO	Gerrards Cross Parish Council	Mr D Nolan C/o Mr P Morris	Moray House 44 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Cedars x 3 - Crown thinning by 15% and cutting back of lower lateral growth between 1-1.5 metres. (TPO No. 25, 1995)	Conditional Permission	14.05.18
18/00643/TPO	Gerrards Cross Parish Council	Mr J Anderson	Oak Croft Oxford Road Gerrards Cross Buckinghamshire SL9 7DJ	T1 cypress -fell. T2 2 x yews - fell/prune back branches. T3 cypress - fell. T5 stump - fell. T6 cedar - fell. T7 cypress -fell. T8 rowan - fell (TPO No. 44, 1995)	Accepted in Part	14.05.18

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18/00644/CAN	Gerrards Cross Parish Council	Mr J Palmiero C/o Mr P Morris	Jordans End Oxford Road Gerrards Cross Buckinghamshire SL9 7DL	Spruce (T1) - Crown thin by 30% (Gerrards Cross Common Conservation Area)	TPO shall not be made; no replacements	11.05.18
18/00647/FUL	Gerrards Cross Parish Council	Mr Gordon Hamme	One Carstone 13 West Common Gerrards Cross Buckinghamshire SL9 7QN	Loft conversion including side dormer and rear rooflight. Alterations to ground floor side windows.	Refuse Permission	13.06.18
18/00681/FUL	Gerrards Cross Parish Council	Mrs H Garayal C/o Mr David Webb	75 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Part single/part two storey front/side/rear extension incorporating integral garage.	Conditional Permission	08.06.18
18/00689/FUL	Gerrards Cross Parish Council	Mr & Mrs Mayers C/o Mr Gavin Murphy	Harcourt 49 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QG	Front porch infill, part single/part two storey side, rear extensions with roof garden incorporating side rooflights. Addition and resizing of windows and doors, internal and external alteration.	Conditional Permission	02.07.18
18/00698/FUL	Gerrards Cross Parish Council	Dr Deepak Sethi C/o Selsdon Consultancy	19 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NT	Part single storey/part two storey side extension and single storey rear extension.	Conditional Permission	18.06.18

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18/00713/TPO	Gerrards Cross Parish Council	Mrs R Farragher C/o Mr Mathew Samways	Doulma 11 Fulmer Way Gerrards Cross Buckinghamshire SL9 8AJ	T1 cedar - reduce height by 1-2 metres with reduction of overhanging branches to neighbouring property by 1-2 metres and reduction of over extended limb up to 3-4 metres. (TPO NO 15, 1989).	Conditional Permission	18.06.18
18/00724/RVC	Gerrards Cross Parish Council	Mr J and Dr Z Besse C/o Mr David Webb	Woodlands Rise 28 Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7NS	Variation of Condition 2 of Planning Permission 16/00202/FUL (Replacement garage and associated landscaping) to allow: A reduction in size of garage to remove store to rear.	Conditional Permission	18.06.18
18/00737/FUL	Gerrards Cross Parish Council	Mrs Sally Green C/o Ms Alison Watts	Penny Lodge 38 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NX	Two storey front/first floor side extensions incorporating front porch and roof alteration.	Conditional Permission	27.06.18
18/00742/ADJ	Gerrards Cross Parish Council	Chiltern District Council - Emma Showan	Out Of Area 28-32 Oval Way Chalfont St Peter Buckinghamshire SL9 8QB	Erection of five new dwellings	Objections	24.05.18

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18/00750/FUL	Gerrards Cross Parish Council	Mr & Mrs Borsberry C/o Mr David Webb	9 Dukes Lane Gerrards Cross Buckinghamshire SL9 7JZ	Entrance gates and pillars	Conditional Permission	29.06.18
18/00757/TPO	Gerrards Cross Parish Council	Mr & Mrs Michael & Alison Barton	The Holt 75 Marsham Way Gerrards Cross Buckinghamshire SL9 8AW	T1 oak - 20% crown thinning which includes the removal of broken branches (SBDC TPO 5, 2001).	Conditional Permission	21.06.18
18/00794/TPO	Gerrards Cross Parish Council	Mrs Jackie Higson C/o Mr Paul Morris	West Common House Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 paulonia - removal of low branch. T2 sweet gum - crown lift by 2 metres. T3 yew - prune back branches up to 1m over border. T4 yew - prune back branches back by 0.5m over pool. T5 yew - crown lift. T6 magnolia - selective crown lifting of lower branches. (SBDC TPO No 10, 1995).	Conditional Permission	22.06.18
18/00798/TPO	Gerrards Cross Parish Council	Miss Sarah Jackson C/o Mr Neil Whyte	1 Portland Park Gerrards Cross Buckinghamshire SL9 7PX	T1 & T2 cherry - 50% crown reduction. T3 bay - 60% crown reduction (TPO No 7, 1986).	Conditional Permission	21.06.18

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18/00799/TPO	Gerrards Cross Parish Council	Mrs Carol Evans C/o Mr Neil Whyte	East Wall 8 Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7NS	T1 ash - fell (TPO No 5, 2002).	Conditional Permission	21.06.18
18/00820/CLUED	Gerrards Cross Parish Council	Mr Sean Reardon C/o Mr Michael Graham	Alpine Lodge 3 Lower Road Gerrards Cross Buckinghamshire SL9 0NL	Application for a Certificate of Lawfulness to establish the commencement of the proposed development.	Refuse to Grant Operations Certificate	28.06.18
18/00822/RVC	Gerrards Cross Parish Council	Mr Heywood C/o Mr Nick Corder	South Park View Gerrards Cross Buckinghamshire SL9 8HN	Variation of conditions 2 of Planning Permission 18/00030/FUL (Redevelopment of the site incorporating a pair of semi-detached houses and a link detached house with attached garages and a carport). To allow alterations to size and siting of fenestration and surrounds. Replacement of entrance porches with front canopies, replacement stepped brick verges and internal alterations.	Conditional Permission	02.07.18
18/00823/TPO	Gerrards Cross Parish Council	Mrs Rozet Shah C/o Mr Ben Mullen	62 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	T1 cedar - 20% crown thinning. T2 beech - reduce over extended limbs by 20%. T3 prunus - crown reduce by 15% with clearance from building. T4 prunus - 15% crown thinning. T5 conifer - cut back to fence (SBDC TPO 25, 1995).	Conditional Permission	26.06.18

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18/00829/CAN	Gerrards Cross Parish Council	Mrs Mullen C/o Mr Paul Morris	Carrara 47 Marsham Way Gerrards Cross Buckinghamshire SL9 8AB	T1 Acacia -Fell (Conservation Gerrards Cross Centenary)	TPO shall not be made	13.06.18
18/00836/TPO	Gerrards Cross Parish Council	Mr Hall C/o Mrs Kirstie Harvey	11 The Spinney Gerrards Cross Buckinghamshire SL9 7LS	T1 beech - 20% crown thinning which includes crown lifting of up to 5-6 metres from ground level of outer canopy secondary branches. (TPO No 1, 1989)	Conditional Permission	27.06.18
18/00866/CAN	Gerrards Cross Parish Council	Mr Alec Pearson	Hill Top 19 Mill Lane Gerrards Cross Buckinghamshire SL9 8AZ	Fell approx 50 Conifers at 19 Mill Lane and Fell 1 Conifer at No 21 Mill Lane. (Conservation Area - Gerrards Cross Centenary)	TPO shall not be made	19.06.18
18/00886/FUL	Gerrards Cross Parish Council	Mr Charlie Reed C/o Mr Ian Bird	Grafton House 31 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	Part single/part two storey front extension for creation of triple garage and habitable accommodation above, single storey side extension and alterations to front boundary wall and entrance (Amendment to planning permission 17/01979/FUL).	Withdrawn	27.06.18

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18/00887/CAN	Gerrards Cross Parish Council	Mrs Kate Norris C/o Mr Chris Burnard	Boothen House 39 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QF	Front hedge - Remove front boundary hedge and replant with laurel, T1 Lime - Reduce/shape overextending branches by 25% over garden, T2 Lime - 25% Crown Reduction and Crown Raise to 5 metres, T3 Lime - Crown Raise to 5m. (Conservation Area Gerrards Cross Centenary).	TPO shall not be made	19.06.18
18/00951/NMA	Gerrards Cross Parish Council	Mr M Berntson C/o Ms A Watts	Regent House 42 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Non material amendment to planning permission 17/01316/FUL to allow : The existing side wall of the garage forming a parapet wall with the roof, alterations to the front porch, minor fenestration changes to the rear elevations and introduction of front gates to the existing brick piers.	Withdrawn	02.07.18
PL/18/2336/ADJ	Gerrards Cross Parish Council	Chiltern District Council - Vicki Burdett	Out Of Area Tall Timbers 41 North Park Chalfont St Peter Buckinghamshire SL9 8JL	Replacement dwelling	No Objections	29.06.18
18/00286/ADV	Hedgerley Parish Council	Mr Philip Diamond	Beaconsfield Services Windsor Road Beaconsfield Buckinghamshire	1 x Internally illuminated outdoor digital screen.	Conditional consent	15.06.18

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18/00666/TPO	Hedgerley Parish Council	Mr John Jones C/o Mr John Jones	Nursery House Kiln Lane Hedgerley Buckinghamshire SL2 3UX	T4 ash - re-coppice, T5 ash - re-coppice and T6 hazels - re-coppice. (TPO No 3, 1950)	Conditional Permission	11.05.18
17/02144/FUL	Iver Parish Council	Mr S PATEL C/o Mr Prabh Singh	1 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Part hip to gable roof extensions incorporating front and rear dormers.	Conditional Permission	11.06.18
18/00032/FUL	Iver Parish Council	Mr Pannu C/o Mr Harmeet Minhas	32 North Park Iver Buckinghamshire SL0 9DJ	Two storey rear extension.	Conditional Permission	18.05.18
18/00229/OUT	Iver Parish Council	Mrs Pilar Martinez-Vidal C/o Mrs Maria Rozycka	Land At 5 Potters Cross Iver Heath Buckinghamshire SL0 0BS	Outline Planning Permission for construction of new dwelling with associated access.	Conditional Permission	20.06.18
18/00312/FUL	Iver Parish Council	Mr G Hayer C/o Mr J Woods	99A Thorney Mill Road Iver Buckinghamshire SL0 9AH	Single storey rear and side extensions and single storey rear extension to detached double garage.	Withdrawn	22.05.18

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18/00355/FUL	Iver Parish Council	Mr J S Dhillon C/o Mrs Claire Mares	43 Bathurst Walk Iver Buckinghamshire SL0 9EE	Two storey rear and single storey side extensions, internal alterations and construction of vehicular access hardstanding (renewal of planning permission 12/00221/FUL)	Conditional Permission	17.05.18
18/00373/FUL	Iver Parish Council	Mr Raj Bal C/o Mr Rajput	112 Pinewood Green Iver Heath Buckinghamshire SL0 0QH	Single storey rear, side & front porch extensions.	Conditional Permission	07.06.18
18/00398/FUL	Iver Parish Council	Mr Tim Hurley	Grange Farm Grange Way Iver Buckinghamshire SL0 9NT	Replacement fence.	Conditional Permission	18.05.18
18/00460/FUL	Iver Parish Council	Ms Rosa Shah And Mr Shane Batt C/o Mr Leigh Tugwood	1 Laurel Court Denham Road Iver Buckinghamshire SL0 0PW	Replacement single storey side extension and conversion of garage into habitable accommodation.	Conditional Permission	16.05.18
18/00470/CLOPED	Iver Parish Council	Mr Anh Duong C/o Matt Toovey	Redcroft Slough Road Iver Heath Buckinghamshire SL0 0DZ	Lawful development Certificate for Propose use: Erection of single storey rear extension following demolition of existing extension and garage conversion to habitable room.	Withdrawn	11.05.18

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18/00501/FUL	Iver Parish Council	Mr J Burton C/o Mr M Wilkes	49 Bathurst Walk Iver Buckinghamshire SL0 9EE	Roof extension incorporating rear dormer.	Conditional Permission	18.05.18
18/00504/FUL	Iver Parish Council	Peter O'Hara C/o Mr Sam Neal	Plot 8A Wood Lane Farm Wood Lane Iver Heath Buckinghamshire SL0 0LD	Retention of 8 No. single element radio antennae and erection of timber fence with gate.	Conditional Permission	19.06.18
18/00519/OUT	Iver Parish Council	Mr James McMahon C/o Mr Michael Oakes	Land Rear Of 8 Somerset Way Iver Buckinghamshire SL0 9AF	Outline application for: Construction of detached dwelling with associated amenity area, parking and vehicular access.	Conditional Permission	24.05.18
18/00528/FUL	Iver Parish Council	Mr D Rayner & Mr K Bal C/o Mr G Choda	319 And 320 The Parkway Iver Heath Buckinghamshire SL0 0RL	Part single/part two storey front, rear extensions incorporating roof lantern following demolition of existing extension in 319 The Parkway. Part single/part two storey front and rear extensions incorporating roof lanterns. alteration of roof to facilitate loft conversion incorporating front rooflights and rear dormers in 320, The Parkway.	Conditional Permission	13.06.18

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18/00547/FUL	Iver Parish Council	Ms Raj Kumari Rishi C/o Ms Rooshika Patel	36 Syke Cluan Iver Buckinghamshire SL0 9EH	Outbuilding	Conditional Permission	18.05.18
18/00591/FUL	Iver Parish Council	Mr H Jaggi C/o Mr Gary Edwards	3 Bathurst Walk Iver Buckinghamshire SL0 9AS	Demolition of existing bungalow and construction of new dwelling with outbuilding.	Refuse Permission	22.05.18
18/00600/FUL	Iver Parish Council	Warpaint Cosmetics C/o Mr Jeffrey Powell	Units B C And D Orbital 46 The Ridgeway Iver Buckinghamshire SL0 9HX	Two storey extension.	Conditional Permission	13.06.18
18/00624/CLOPED	Iver Parish Council	Mr Sisk C/o Mr David Parry	172 The Parkway Iver Heath Buckinghamshire SL0 0RG	Loft conversion incorporating hip-to-gable roof extension and rear dormer with juliet balcony.	Cert of law proposed dev or use issued	23.05.18
18/00631/FUL	Iver Parish Council	Mr Sisk C/o Mr David Parry	172 The Parkway Iver Heath Buckinghamshire SL0 0RG	Front dormer.	Conditional Permission	11.06.18

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18/00633/RVC	Iver Parish Council	Mr Jagdev & Sambhy C/o Mr Manpreet Matharoo	9 & 11 Richings Way Iver Buckinghamshire SL0 9DA	Variation of Condition 2 of planning permission 18/00143/RVC (Two replacement dwellings with associated parking, landscaping and vehicular access) to allow for : alterations to the appearance, style and size of the proposed dwellings.	Conditional Permission	19.06.18
18/00646/FUL	Iver Parish Council	Mr David Adesoye C/o Mr Ian Johnson	Tower House Dutton Way Iver Buckinghamshire	Redevelopment of site to provide 21 flats with associated parking, amenity space and cycle/refuse storage.	Withdrawn	19.06.18
18/00655/CLOPED	Iver Parish Council	Mr Tony Muvirimi C/o Robert Hillier	40 Langley Park Road Iver Buckinghamshire SL0 9QR	Application for a Certificate of Lawfulness for Proposed: Hip to Gable Roof Extension, Rear Dormer and Single Storey Rear Extension.	Cert of law proposed dev or use issued	12.06.18
18/00673/FUL	Iver Parish Council	Mr R Singh C/o Mr G Choda	32 Syke Ings Iver Buckinghamshire SL0 9ET	Part single/part two storey side/rear extension incorporating roof lanterns and front porch.	Conditional Permission	21.06.18
18/00682/FUL	Iver Parish Council	Mr Andrew Tombs C/o Tecon Limited	5 Woodland Grange Iver Buckinghamshire SL0 9DN	Two storey rear and single storey infil extensions.	Conditional Permission	20.06.18

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18/00684/FUL	Iver Parish Council	Mr Anoop Bhabra C/o Mr Sunny Bahia	160 Ashford Road Iver Heath Buckinghamshire SL0 0QE	Part single/part two storey side/rear extension.	Conditional Permission	08.06.18
18/00690/CLOPED	Iver Parish Council	Mr Herisson C/o Mr David Webb	9 Syke Cluan Iver Buckinghamshire SL0 9EL	Application for certificate of lawfulness for proposed: Hip to gable roof extension incorporating rear dormer and loft conversion.	Withdrawn	28.06.18
18/00691/GPDE	Iver Parish Council	Mr S Arora C/o Mr R Chana	64 Bathurst Walk Iver Buckinghamshire SL0 9EQ	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 4.5m, MH 3.450m, EH 2.995m).	Withdrawn	21.05.18
18/00695/NMA	Iver Parish Council	Mr Matthew Wright C/o Miss Olivia Carr	Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH	Non material amendment to change the wordings of condition 2 on the phase two reserved matters application (LPA ref. 17/00744/REM)	Conditional Permission	15.05.18
18/00714/FUL	Iver Parish Council	Mr Michael and Sanjiv Murphy and Chotai C/o Mrs Alexandra Lamboura	Richings Motors 11A Wellesley Avenue Iver Buckinghamshire SL0 9AX	Change of use from B1 into residential building (class C3) following with two storey front/first floor extension.	Refuse Permission	29.06.18

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18/00715/FUL	Iver Parish Council	Mr & Mrs Amir and Maryam Intisar C/o Mr Leigh Tugwood	Woodlands Langley Park Road Iver Buckinghamshire SL0 0JQ	Proposed single storey rear extension and conversion of first floor rear dormers to Juliet balconies	Withdrawn	19.06.18
18/00720/GPDE	Iver Parish Council	Mr Reff C/o Mr David Webb	34 Barnfield Iver Buckinghamshire SL0 0AL	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 6m, EH 2.85m, MH 3.1m).	Prior Approval Not Required	23.05.18
18/00763/FUL	Iver Parish Council	Mrs Sabrine Soullard C/o Mrs Sabrine Soullard	28 Somerset Way Iver Buckinghamshire SL0 9AF	Replacement dwelling and outbuilding.	Withdrawn	23.05.18
18/00767/CLOPED	Iver Parish Council	Mr Nirmaljit Singh C/o Mr M Matharoo	40 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Application for certificate of lawfulness for proposed: loft conversion incorporating front rooflights and rear dormer.	Cert of law proposed dev or use issued	22.06.18
18/00777/NMA	Iver Parish Council	Mr & Mrs R Bains C/o Mr Shorne Tilbey	33 Old Slade Lane Iver Buckinghamshire SL0 9DY	Non material application of planning permission 17/01576/FUL (Part two storey / part first floor front extension, two storey side and rear extensions incorporating front and rear dormers and side rooflights. Detached garage.) for formation of pitch gable roof to front gallery landing and alteration of front dormer windows.	Withdrawn	22.06.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00787/FUL	Iver Parish Council	Commonwealth Coaches Limited C/o Mr Malcolm Bunn	Poveys Yard Uxbridge Road Iver Heath Buckinghamshire SL0 0LR	Change of use from a haulage yard to a coach yard.	Withdrawn	02.07.18
18/00811/FUL	Iver Parish Council	Nationcrest plc C/o Richard Clark	Land To The Read Of 19 And 21 Syke Cluan Iver Buckinghamshire SL0 9EL	Three detached dwellings with integral garages, associated hardstanding and landscaping accessed via Northumberland Walk.	Conditional Permission	26.06.18
18/00826/FUL	Iver Parish Council	Mr & Mrs Gill C/o Mr Gary Pottle	4 Somerset Way Iver Buckinghamshire SL0 9AF	Conversion of existing integral garage into habitable accommodation and erection of detached garage.	Conditional Permission	29.06.18
18/00827/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 and rear extension.	Conditional Permission	28.06.18
18/00830/FUL	Iver Parish Council	Mr Mark Roberts C/o Mr Leigh Tugwood	85 Ashford Road Iver Heath Buckinghamshire SL0 0QF	Single storey front and rear extensions and two storey side/rear extension.	Conditional Permission	29.06.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00831/CLOP ED	Iver Parish Council	Mr Stephen Hunter C/o Mr Leigh Tugwood	29 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	Certificate of Lawfulness for proposed Detached garage	Withdrawn	28.06.18
18/00852/GPDE	Iver Parish Council	Mr Amir Intisar C/o Mr Leigh Tugwood, RIBA	Woodlands Langley Park Road Iver Buckinghamshire SL0 0JQ	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 D7.9 m, MH 3.5m, EH 2.5m)	Withdrawn	19.06.18
18/00861/GPDE	Iver Parish Council	Mr Amer Hussian C/o Mr Leigh Tugwood, RIBA	Redmayes Langley Park Road Iver Buckinghamshire SL0 0JQ	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 D7.9m, MH 3.5m, EH 2.5m)	Withdrawn	19.06.18
18/00881/CLOP ED	Iver Parish Council	Amy Hammond C/o Mr C H McKenzie	139 High Street Iver Buckinghamshire SL0 9QB	Application for a Certificate of Lawfulness for proposed: Loft conversion to include rear dormer and one rooflight to front roof slope. Single storey rear extension.	Cert of law proposed dev or use issued	04.07.18
18/00888/TPO	Iver Parish Council	Ms Laura Borchard C/o Ms Laura Borchard	The Pump House North Park Iver Buckinghamshire SL0 9DL	Fell all trees and clear vegetation in Group GC005448 (TPO No 08, 1952)	Withdrawn	23.05.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00891/GPDE	Iver Parish Council	Mr & Mrs Daniel And Laura Webb C/o Mr Leigh Tugwood	32 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	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 7.9m, MH 3.5m, EH 2.5m).	Withdrawn	19.06.18
18/00915/GPDE	Iver Parish Council	Ms Nazneen Khan C/o Mr Ehsan Ul-Haq	Nedwol 7 Little Sutton Lane Iver Buckinghamshire SL3 8AN	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 3.45m, EH 2.9m).	Withdrawn	02.07.18
18/00916/GPDE	Iver Parish Council	Mr N Tovel C/o Mr Gurveer Choda	16 Syke Cluan Iver Buckinghamshire SL0 9EH	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 8.0m, MH 3.0m, EH 3.355m).	Prior Approval Refused	21.06.18
18/00932/TPO	Iver Parish Council	Ms Laura Borchard C/o Ms Laura Borchard	Land Rear Of Transco Gas Holder Station North Park Iver Buckinghamshire SL0 9DL	T5449 plane - clearance of telephone line by up to 1 metre and crown lifting should not exceeded 4-5 metre clearance from ground level of cutting back of outer canopy branches from building. (TPO No 08, 1952)	Conditional Permission	28.06.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00345/FUL	Stoke Poges Parish Council	C/o Mr Chris Maltby	Khalsa Secondary Academy Pioneer House Hollybush Hill Stoke Poges Buckinghamshire SL2 4QP	Erection of temporary classrooms on hard standing to the south of the main school building for a temporary period of 15 weeks	Conditional Permission	24.05.18
18/00369/FUL	Stoke Poges Parish Council	Mr & Mrs Brough C/o Mr Jason Lee	2 Stoke Place Farm Cottages Stoke Road Stoke Poges Buckinghamshire SL2 4NJ	Single storey rear extension.	Conditional Permission	17.05.18
18/00502/CLUE D	Stoke Poges Parish Council	Stoke Park Limited C/o Mr Duncan Gibson	Stoke Park Ltd Stoke Park House Park Road Stoke Poges Buckinghamshire	Application for Certificate of Lawfulness of Existing Use: Commencement of development pursuant to planning permission 14/02218/FUL.	Certificate of Lawful Development Oper	20.06.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00518/FUL	Stoke Poges Parish Council	L Aird C/o Mr Jonathan Dennis	Orchard House 3 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Erection of a single dwelling and the demolition of an existing standalone garage and the existing front extension of the existing dwelling house including sub division of plot at 3 Freemans Close. Amendment to current approval 17/01661/FUL to include an additional bedroom on the first floor, moving the property 0.8m west to accommodate an additional car parking space, amending the roof pitch to match with no.3 Freemans Close and simplifying of the proposed roof structure.	Conditional Permission	21.05.18
18/00539/FUL	Stoke Poges Parish Council	Mr M Hussain C/o Mr Abdul Wajid	4 Deans Close Stoke Poges Buckinghamshire SL2 4JX	Widening of existing vehicular access and construction of entrance gates with brick piers.	Conditional Permission	22.05.18
18/00553/FUL	Stoke Poges Parish Council	Mr Kuldip Seth C/o Mr A.A. Ahmed	Lane Lodge Grays Park Road Stoke Poges Buckinghamshire SL2 4HX	First floor front extension, insertion of window on side elevation.	Conditional Permission	25.06.18
18/00561/FUL	Stoke Poges Parish Council	Mr & Mrs Anthony C/o Mr S Dodd	Retreat Church Lane Stoke Poges Buckinghamshire SL2 4NZ	Two storey side extension incorporating front dormer and replacement porch.	Conditional Permission	22.05.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00601/FUL	Stoke Poges Parish Council	Mr Raj Johal C/o Mr Ameet Bhamra	Southfork Church Lane Stoke Poges Buckinghamshire SL2 4PB	Single storey rear extension, single storey front infill extension and garage conversion.	Conditional Permission	22.05.18
18/00611/GPDE	Stoke Poges Parish Council	Mr Kuldip Seth C/o Miss Rahima Siddika	Lane Lodge Grays Park Road Stoke Poges Buckinghamshire SL2 4HX	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 3.25m, EH 3m).	Prior Approval Not Required	08.06.18
18/00626/FUL	Stoke Poges Parish Council	Mrs Dilly Hibbert C/o Mr Jason Holt	4 Glenfields Stoke Poges Buckinghamshire SL2 4LS	Single storey rear extension incorporating roof lantern.	Conditional Permission	12.06.18
18/00686/FUL	Stoke Poges Parish Council	Ms Grewal C/o Mr Abdul Wajid	34 Plough Lane Stoke Poges Buckinghamshire SL2 4JR	Erection of single storey side extension following demolition of part of the single storey rear element	Conditional Permission	21.06.18
18/00711/TPO	Stoke Poges Parish Council	Mrs G Pilsniak C/o Mr Mathew Samways	7 Fircroft Close Stoke Poges Buckinghamshire SL2 4DS	T1 & T2 Douglas Fir - Reduce two over extended limbs by 2-3 metres back to canopy profile. (TPO No 12, 1974)	Conditional Permission	18.06.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00736/CLOP ED	Stoke Poges Parish Council	Mr Nick Milne C/o Mr Jonathan Heighway	18 Bunby Road Stoke Poges Buckinghamshire SL2 4BP	Application for Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	18.06.18
18/00754/FUL	Stoke Poges Parish Council	Janet Moore C/o Mr S Dodd	1 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Single storey side/front/rear extension, hip-to-gable extension and loft conversion incorporating rear dormer and rooflights	Conditional Permission	20.06.18
18/00759/CLOP ED	Stoke Poges Parish Council	Mr Ray Wall C/o Mr Guy Fielding	Spring Cottage Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Cert of law proposed dev or use issued	21.06.18
18/00762/CLOP ED	Stoke Poges Parish Council	Mr Ray Wall C/o Mr Guy Fielding	Spring Cottage Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Cert of law proposed dev or use issued	26.06.18
18/00845/FUL	Stoke Poges Parish Council	Mr & Mrs S K Rajput C/o M Jaquess	The Cedars Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Single Storey side extensions	Withdrawn	03.07.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00909/NMA	Stoke Poges Parish Council	Mr Paswal C/o Mr Strong	9 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Non-material amendment to planning permission 18/00347/FUL to allow: Changes to the roof.	Conditional Permission	24.05.18
18/00075/RVC	Taplow Parish Council	Ms Ruby Wiltshire C/o Mr Robin Harper	Hitchambury House Hitcham Lane Taplow Buckinghamshire SL6 0HG	Variation of condition 2 of planning permission 13/01546/FUL (Redevelopment of site to provide detached dwelling and detached garage/workshop with landscaping to provide associated garden) to allow for : additional plant room, infill extension on upper ground floor and internal layout modifications.	Conditional Permission	27.06.18
18/00267/FUL	Taplow Parish Council	Mr M Tillbrook C/o Mr Terry Platt	Autumn House Rectory Road Taplow Buckinghamshire SL6 0ET	Part single/part two storey side extension incorporating side/rear balcony with balustrade.	Conditional Permission	15.06.18
18/00456/FUL	Taplow Parish Council	Bristol Developments C/o Mr Freddy Hedberg	Pink Land Land Adjacent To 5 Ellington Gardens Taplow Buckinghamshire	Redevelopment of site to provide two detached dwellings with associated hardstanding and landscaping.	Withdrawn	18.05.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00487/CLOP ED	Taplow Parish Council	Foulds and Simpson C/o Mr Chris Dale	The Lindens Rectory Road Taplow Buckinghamshire SL6 0ET	Certificate of Lawfulness for proposed: Single storey rear extensions	Refuse Permission	11.05.18
18/00531/CLOP ED	Taplow Parish Council	Mr & Mrs M Lucas C/o Mr Terry Platt	Lattice Cottage River Road Taplow Buckinghamshire SL6 0BG	Application for a Certificate of Lawfulness for proposed: Single storey front and rear infill extensions, insertion of four rooflights to rear.	Cert of law proposed dev or use issued	25.06.18
18/00603/TPO	Taplow Parish Council	Mr Powel C/o Mr Mathew Samways	Cliveden Gages Cliveden Road Taplow Buckinghamshire	T1772 & T1777 cedar - up to 3m selected branch clearance from property. T1773 & T1789 cedar - 4m crown reduction. T1819 cedar - removal of broken branch. T1946 oak - up to 4m selected branch clearance from property. (SBDC TPO 7, 2002)	Conditional Permission	11.05.18
18/00661/TPO	Taplow Parish Council	Mrs M Johnson C/o Mr P Bett	Elibank Court Rectory Road Taplow Buckinghamshire SL6 0ET	T1 pine - fell. (TPO No 8, 1956)	Conditional Permission	11.05.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00741/FUL	Taplow Parish Council	Mr Alex Burrows	Maidenhead Sea Cadets Mill Lane Taplow Buckinghamshire SL6 0AD	New entrance from Mill Lane and the rearrangement of existing hard standing area and car parking.	Conditional Permission	28.06.18
18/00783/FUL	Taplow Parish Council	Mr Smith C/o Mr Jamie Townson	Rectory Farm Rectory Road Taplow Buckinghamshire SL6 0ET	Outbuilding-summerhouse.	Refuse Permission	25.06.18
18/00446/FUL	Wexham Parish Council	Mr P Wilkinson C/o Gino Ferdenzi	House In The Wood Wexham Park Lane Wexham Buckinghamshire SL3 6LX	Redevelopment of site to provide two detached dwellings with detached garages, associated hardstanding and vehicular access.	Refuse Permission	22.05.18
18/00478/FUL	Wexham Parish Council	Mr Peter Williams C/o Mrs Maria Rozycka	2 August End George Green Wexham Buckinghamshire SL3 6RP	Single storey rear extension.	Conditional Permission	18.05.18

**SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 18 JULY 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00509/TPO	Wexham Parish Council	Salmon C/o Jody Salmon	Wexham Springs Framewood Road Wexham Buckinghamshire	T1 scot's pine - Removal of hanging limb over bench. T2 cedar - 20% crown thinning and clearance of building by 2 metres. T3 yew - 25% crown thinning. T4 yew - fell. T5 oak - fell. T6 acacia - fell. T7 cedar - crown lift outer canopy branches up to 6 metres from ground level. (SBDC TPO No. 24, 1995).	Conditional Permission	14.05.18
18/00542/FUL	Wexham Parish Council	Mr & Mrs A Mandozzi C/o Ms Sandra Orlando Payne	29 Grangewood Wexham Buckinghamshire SL3 6LP	Single storey rear extension and outbuilding (garden room)	Conditional Permission	15.06.18
18/00752/CLOP ED	Wexham Parish Council	Ms Harinder Pabla C/o Mr John Hodgins	10 Moreau Walk Wexham Buckinghamshire SL3 6RD	Application for a Certificates of Lawfulness for proposed: Construction of single storey extension to side of house.	Cert of law proposed dev or use issued	19.06.18

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SUBJECT:	<i>Planning Enforcement Delegated Report – 17/10135/ENBEOP</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Billy Johal Billy.Johal@southbucks.gov.uk</i>
WARD:	<i>Farnham Royal</i>
SITE ADDRESS:	<i>High Gables Rectory Close Farnham Royal, Buckinghamshire SL2 3BG</i>
BREACH:	Without planning permission, the erection of an outbuilding.

1.0 INTRODUCTION & SUMMARY

- 1.1 The Premises is a detached residential dwelling known as High Gables, Rectory Close, Farnham Royal, Buckinghamshire SL2 3BG
- 1.3 A large outbuilding (the subject of this report) has been erected without planning permission forward of the principal elevation .
- 1.4 The Director of Service has delegated authority (Council Constitution, delegation 13(a) to issue and Enforcement Notice, following consultation with the Head of Legal & Democratic Services. Notices are to be issues in the name of the Head of Legal & Democratic Services.

2.0 MAIN ISSUES

- 2.1 Consideration of why the unauthorised development is not compliant with local and national planning policy allied with the expediency of enforcement action in the public interest.

3.0 RECOMMENDATION SUMMARY

- 3.1 That it is expedient in the public interest to issue an Enforcement Notice requiring the removal of the unauthorised outbuilding.
- 3.2 That, if necessary, legal proceedings be instituted to secure compliance with the Enforcement Notice.

4.0 RELEVANT POLICIES

National and Regional Policies

The National Planning Policy Framework (NPPF – “the Framework”)

Development Plan Policies

Classification: OFFICIAL-SENSITIVE
Appendix A

South Bucks Local Plan 1999 (Saved Policies)
EP3, H13

Adopted Council Enforcement Plan

5.0 RELEVANT PLANNING HISTORY

- 5.1 12/00179/FUL – Detached dwelling. Existing garage subdivided to provide double garage for new dwelling – Conditional permission.

6.0 BACKGROUND INFORMATION

- 6.1 Planning permission for an outbuilding / extension which is forward of a wall forming the principal elevation of the dwelling house is required, yet no application has been forthcoming and the unauthorised development remains in situ. This unauthorised development has been witnessed by Council officers who have recorded their findings as part of enforcement case 17/10135/ENBEOP and photographic and other documentary evidence has been saved in the repository attached to this record.

7.0 CONSULTATIONS AND REPRESENTATIONS

None.

8.0 PLANNING CONSIDERATIONS

The Main Issues

- Quality of Design
- Whether the scale and use of the proposal would be ancillary to the host dwelling

- 8.1 The unauthorised outbuilding is a large structure approximately 10 m in length and 2.5 meters wide and 2.5 meters in height. Due to its scale and location on the Land, views to the unauthorised building from external viewpoints are not limited and the unauthorised development can clearly be seen from multiple vantage points. Notwithstanding this visual intrusion, a building of this size located in such a prominent location and forward of the principal elevation materially and significantly impacts on local amenity.
- 8.4 South Bucks Local Plan (“the Plan”) policies EP3 and H13 set out criteria for extensions (including other ancillary domestic buildings) that amongst other things, seeks correlation and harmonization with existing, nearby built form and compliance with other policies within the Plan,. The criteria require ancillary buildings to be subordinate in scale to existing dwelling and for them to be for ancillary purpose to the dwelling. There is limit to the scale and nature of activity which can

reasonably be regarded as a use incidental to the enjoyment of a dwelling house and that this limit depends on the context. It is recognised that the unauthorised building is located within a generous sized garden; however, as already illustrated above, it has been concluded that the building is significantly large.

- 8.5 The unauthorised development is of a significant scale and presents as an overbearing and unneighbourly addition to the street scene.
- 8.7 The unauthorised development conflicts with guidance given in the Local Plan, specifically point 8.59 which states: "8.59 Buildings in the front gardens of properties will need to be located sensitively and be of a scale and design which is appropriate to and not incongruous or obtrusive in the street scene. The Council will, in such cases, take account of the proximity of the building to the front of the site, the level of screening likely to remain permanently on site, the topography of the site and the nature of development in the locality."
- 8.8 Further to the above it is questionable as to whether the out building would be used for purposes incidental to the main dwelling house. The outbuilding has been constructed with double glazed windows and PVC door of a similar appearance to typical dwelling entrance door. Given its's significant size and design as outlined above.

9.0 **HUMAN RIGHTS ACT**

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 right to a fair hearing is an absolute right (Article 6)

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.

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.

The right to respect for private / family life and the protection of property (Article 8 and Article 1 of the First Protocol) is a qualified right. Any decision to take enforcement action is taken pursuant to the provisions of Part VII of the 1990 Act, and any action taken will be taken in accordance with the law. 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*.

This report provides consideration whether enforcement action is necessary and proportionate in the particular circumstance of the case. In this respect, the Council has considered 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. 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 would have an excessive or disproportionate effect on their rights.

10.0 EQUALITY IMPACT ASSESSMENT

- 10.1 The Equality Act 2010, which came into effect on 1st October, includes a public sector Equality Duty, relating to race, disability and sex, age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.
- 10.2 Part 11, Section 149 provides the following 'Public sector equality duty' on authorities: "(1) – A public authority must, in the exercise of its functions, have due regard to the need to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it." It is therefore necessary for the authority, in consideration of this report, as with the consideration of any other proposal, to ensure that the above requirements have been met. There are no equality issues arising from taking the recommended action.
- 10.3 The breaches of planning control and action to resolve the breaches have been assessed in the context of the Human Rights Act and Equalities Act, and action to resolve the breaches is considered proportionate and in the public interest in order to uphold the planning laws of the land and harm caused to the amenity of the area.

11 EXPEDIENCY

The issue of an Enforcement Notice by Local Planning Authorities is discretionary and it is for the Council's to decide whether a notice is expedient in the public interest. In doing so, consideration must be given to all the options:

11.1 Do nothing or under enforce

The breach of planning control was brought to the Council's attention by a concerned resident. To do nothing at all in this case is likely to attract complaints from residents and is, in the circumstances, unjustifiable.

11.2 Negotiate

The adopted Enforcement Plan states that wherever possible, officers will negotiate to bring a contravention into compliance but goes on to recognise that sometimes enforcement action is necessary to reach the right outcome.

The owner has offered no comment and has not sought to engage with the LPA. The harm caused by the unauthorised development is demonstrable. There is no reason to invite a planning application as the development would not be supported at officer level. For these reasons, it is considered that in order to remedy the breach in a timely manner there is no scope for further negotiation.

13.3 Issue an Enforcement Notice

The only other option available to the Council is to issue an Enforcement Notice. This would have the benefit of remedying the harm that is being caused. It would also boost public confidence in the integrity of the planning system and the decision making of the Council as local planning authority as there is local objection to the unauthorised development. Whilst the owner has not engaged with the Council to date, an appeal may be forthcoming but the author of this report believes that the Council's case is sound and any appeal would be likely to be dismissed.

14.0 Next Steps.

14.1 If the recommended action is authorised by the Director of Services, the Head of Legal & Democratic Services will be instructed to prepare and issue the Enforcement Notice as detailed below, which will be served by the Enforcement Team

15.0 Recommendation

The Council's Director of Service exercise his delegated authority to issue an Enforcement Notice of the Town and Country Planning Act 1990 requiring, within **Four (4)** months:

Requirements:

Classification: OFFICIAL-SENSITIVE
Appendix A

- i. Remove the building as shown outlined in blue on the plan (and shown in the Photograph at Appendix 'A' of this notice) from the Land, including all associated fixtures, fittings and waste materials therefrom.

The reason for issuing a Notice

It appears to the Council that the breach of planning control has occurred in the last 4 years.

The unauthorised development is of a significant scale and presents as an overbearing, incongruous, obtrusive and unneighbourly addition to the street scene.

The unauthorised development is therefore contrary to Policies EP3 and H13 of the South Bucks Local Plan 1999 and policies contained in the National Planning Policy Framework.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Copies of the notice should be served on:

The Owner, High Gables, Rectory Close, Farnham Royal, SL2 3BG

The Occupier, High Gables, Rectory Close, Farnham Royal, SL2 3BG

Manoj Kumar, High Gables, Rectory Close, Farnham Royal, SL2 3BG

Sonia Kanda, High Gables Rectory Close, Farnham Royal, SL2 3BG

Accord Mortgages Limited (Co. Regn. No. 2139881) of 1 Filey Street, Bradford, W Yorkshire BD1 5AT



South Bucks
District Council

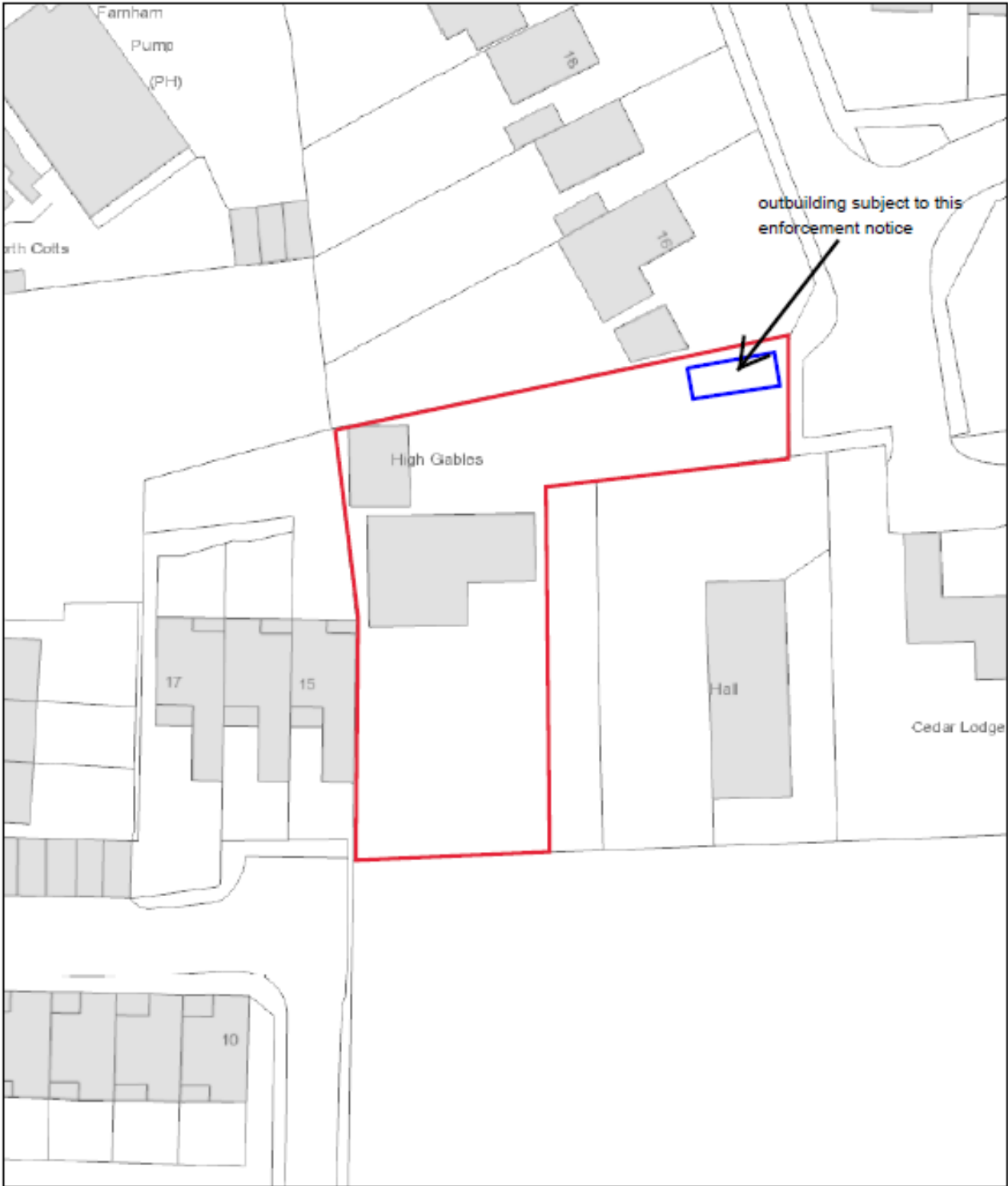
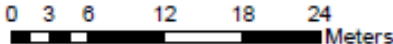
ENFORCEMENT NOTICE
17/10135/ENBEOP



Location Plan

HIGH GABLES, RECTORY CLOSE, FARNHAM
ROYAL, SL2 3BG

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Classification: OFFICIAL-SENSITIVE
Appendix A



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SUBJECT:	<i>Planning Enforcement Delegated Report – 18/10079/ENCOND</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Kirstie Elliot</i>
WARD:	<i>Iver Village and Richings Park</i>
SITE ADDRESS:	<i>Land adjacent to 23A Colne Orchard Iver Buckinghamshire SLO 9NA (“the Land”)</i>
BREACH:	Without planning permission, the erection of a detached dwelling (the “Unauthorised Development”)

1.0 INTRODUCTION & SUMMARY

- 1.1 The Land comprises a broadly triangular shaped plot located to the north-west of 23A Colne Orchard, within the developed area of Iver and the Colne Valley Park.
- 1.3 The detached dwelling has been erected centrally within the plot

2.0 MAIN ISSUES

- 2.1 Consideration of why the unauthorised development is not compliant with local and national planning policy allied with the expediency of enforcement action in the public interest.

3.0 RECOMMENDATION SUMMARY

- 3.1 That it is expedient in the public interest to issue an Enforcement Notice requiring the removal of the Unauthorised Development.

4.0 RELEVANT POLICIES

National and Regional Policies

The National Planning Policy Framework (NPPF – “the Framework”)

Local Policies

South Bucks Development Framework Core Strategy (adopted February 2011) – Policy CP8

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

Residential Design Guide SPD
South Bucks Townscape Character Study

Adopted Council Enforcement Plan

5.0 RELEVANT PLANNING HISTORY

5.1 14/01628/FUL - Detached single storey dwelling. Conditional permission granted 23/10/2014. Permission not implemented.

5.2 16/01437/FUL – Detached dwelling (amendment to planning permission 14/01628/FUL). Conditional permission granted 04 October 2016.

Condition 3 states:

No development shall take place until samples and/or a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. 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).

Condition 11 states:

No works or development shall take place until details of the proposed finished floor levels of the dwellinghouse and of finished ground levels in relation to the surrounding dwellinghouses have been submitted to and approved in writing by the District Planning Authority. Thereafter the development shall be implemented in accordance with these approved details.

Reason: To ensure that construction is carried out at suitable levels having regard to the amenities of neighbouring properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

6.0 BACKGROUND INFORMATION

6.1 With regard to the judgements in *FG Whitley & Sons Co Ltd v Secretary of State for Wales* [1992], *R (Hart Aggregates Ltd v Hartlepool Borough Council* [2005] and *Greyfort Properties Ltd v SSCLG* [2010] Conditions 3 (materials) and 11 (ground levels) of planning permission 16/01437/FUL are considered conditions precedent, being conditions that are prohibitively worded and going to the heart of the planning permission. As such, they need to be complied with prior to the development commencing or the development then begun is unauthorised in its entirety.

6.2 A discharge of conditions application was made (under reference 17/00293/COND) which provided some details of materials (Condition 3) and land levels (Condition 11). This application was determined on 22 May 2017 with the conclusion that the details were not acceptable and therefore the conditions were not discharged. Notwithstanding this, construction commenced on site and the dwelling is substantially complete.

6.3 By reason the above conditions precedent have been not been discharged prior to the commencement of development, planning permission 16/01437/FUL is no longer capable of implementation and the dwellinghouse has been constructed without planning permission and is therefore unauthorised.

6.4 This Unauthorised Development has been witnessed by Council officers who have recorded their findings as part of enforcement case 18/100769/ENCOND and photographic and other documentary evidence has been saved in the repository attached to this record.

6.5 Contact was made with the owner who has thus far failed to meaningfully engage with the Council.

7.0 CONSULTATIONS AND REPRESENTATIONS

None.

8.0 PLANNING CONSIDERATIONS

The Main Issues

- Quality of design and impact on the character and appearance of the street scene and locality
- Impact on amenities of occupiers of neighbouring residential properties.

Quality of design and impact on the character and appearance of the street scene and locality:

8.1 The NPPF, at Chapter 7, confirms the importance of the design of the built environment and whilst LPAs are advised not to be too restrictive or impose styles or tastes, it is proper to seek to promote or reinforce local distinctiveness which can include, inter alia, guiding the materials in relation to neighbouring buildings and the local area more generally.

The principle of a dwelling in this location has twice been accepted with the grant of planning permission in 2014 and 2016. Planning permission for a dwelling in this location was granted on condition that details of construction materials and ground levels would need to be approved prior to development commencing on site to ensure that the permitted dwelling would integrate into the locality and would not have a significant impact on the amenities of neighbours. Policy EP3 of the Local Plan and Residential Design Guide SPD both require that construction materials for new developments harmonise with the materials used in surrounding development.

8.2 The Unauthorised Development is a chalet style bungalow with accommodation in the roof space and two large dormers in the front and rear elevations. As such, the prominence of the roof as an element of the building's overall design is readily evident. The materials used in the external construction of the Unauthorised Development comprise a yellow/orange coloured facing brick and a large, thick, grey coloured concrete roof tile. The dormer windows are clad in a smaller, thinner grey hanging tile. Whilst the Unauthorised Development is set back from neighbouring properties, views of the building are permissible to the public at large from Colne Orchard and Chequers Orchard (to the west) in the gaps between the existing properties. Set against the back-drop of the existing dwellings, and given the prominence of the roof due to its chalet bungalow style design, the roof tiles in particular are a dominating feature of the Unauthorised Development which are notable due to their heavy set appearance and lack of commonality with the roofing materials used on the existing properties, which comprise a thin, red/brown clay tile, and against which the Unauthorised Development is read in the context of. The roofing

materials give the Unauthorised Development a utilitarian appearance more suggestive of a public amenity building rather than a dwelling, out of keeping with the residential character of the area and contrary to policy EP3 of the Local Plan. Further, by reason of these inappropriate materials, it is considered that the Unauthorised Development does not make a positive contribution to the character of the surrounding area and is contrary to Policy CP8 of the adopted Core Strategy.

Impact on amenities of neighbouring residential properties:

- 8.3 The Unauthorised Development is located in proximity to existing residential properties in Colne Orchard and Chequers Orchard. The 2016 planning permission was granted subject to conditions controlling windows/rooflights to prevent overlooking and loss of privacy to adjoining properties. The dormers and rooflights in the Unauthorised Development have been installed at high levels/with obscured glazing such that at the current time there is no significant overlooking or loss of privacy of adjoining residential properties. However, as there is no planning permission in place, there is no means of controlling this via condition to ensure that no alterations are made to the windows, which may then permit overlooking. Furthermore, the 2016 permission also included a condition to control extensions which could ordinarily be made to the dwelling as 'permitted development'. The Unauthorised Development is located on a small plot with tight boundaries to neighbouring properties. Accordingly, any potential extensions to the property could have a significant impact on the amenities of neighbours as well as the character and appearance of the property, street scene and locality. As the dwelling has no planning permission, there is no means for controlling any future development of the site which may have a detrimental impact on amenity, both visual and in respect of neighbouring residential occupiers.

9.0 HUMAN RIGHTS ACT

The following articles of the Human Rights Act 1998 are considered to be relevant in this case: Part 1 Article 8 - the right to respect for private and family life, home and personal correspondence. Part 2 Article 1 of the First Protocol - the right to protection of property, including peaceful enjoyment of possessions. Both of these rights could be outweighed when considering the general interest and the rights and freedoms of others. The addition of this development causes unacceptable harm to the visual interest and the character of the area in which it is located. The need to remedy the breach is in the interest of the wider community and, with the lack of demonstrable information to the contrary, greater than the needs of the individual.

10.0 EQUALITY IMPACT ASSESSMENT

The Equality Act 2010, which came into effect on 1st October, includes a new public sector Equality Duty, replacing the separate public sector equality duties relating to race, disability and sex, and also covering age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.

- 10.1 Part 11, Section 149 provides the following 'Public sector equality duty' on authorities: "(1) – A public authority must, in the exercise of its functions, have due regard to the need to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good

relations between persons who share a relevant protected characteristic and persons who do not share it.” It is therefore necessary for the authority, in consideration of this report, as with the consideration of any other proposal, to ensure that the above requirements have been met. There are no equality issues arising from taking the recommended action.

10.2 The breaches of planning control and action to resolve the breaches have been assessed in the context of the Human Rights Act and Equalities Act, and action to resolve the breaches is considered proportionate and in the public interest in order to uphold the planning laws of the land and harm caused to the amenity of the area.

11 **EXPEDIENCY**

The issue of an Enforcement Notice by Local Planning Authorities is discretionary and it is the Council’s decision to decide whether a notice is expedient in the public interest. In doing so, consideration must be given to all the options:

11.1 **Do nothing or under enforce**

The breach of planning control was brought to the Council’s attention by concerned residents. To do nothing at all in this case is likely to attract complaints from residents and is, in the circumstances, unjustifiable.

11.2 **Negotiate**

The adopted Enforcement Plan states that wherever possible, officers will negotiate to bring a contravention into compliance but goes on to recognise that sometimes enforcement action is necessary to reach the right outcome.

The owner has offered no comment and has not sought to engage with the LPA. The harm caused by the unauthorised development is demonstrable. Although it is recognised that the potential harm that could be caused to neighbour amenity as a result of the unauthorised development could be overcome through appropriately worded conditions if a retrospective planning application were submitted, this would not overcome the amenity harm that has been identified as a result of the use of inappropriate construction materials. This harm could not be overcome through condition if a retrospective application were submitted and as such, there is no reason to invite a planning application as the development in its current form would not be supported at officer level. For these reasons, it is considered that in order to remedy the breach in a timely manner there is no scope for further negotiation.

13.3 **Issue an Enforcement Notice**

The only other option available to the Council is to issue an Enforcement Notice. This would have the benefit of remedying the harm that is being caused. It would also boost public confidence in the integrity of the planning system and the decision making of the Council as local planning authority as there is local objection to the unauthorised development. It is open for the owner to appeal the issue of the enforcement notice but the author of this report believes that the Council’s case is sound and any appeal would be likely to be dismissed.

14.0 **CONCLUSIONS**

The Council's solicitor should be instructed to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring, within **Six (6)** months:

Requirements:

- i. Demolish the dwelling, the approximate position of which is shown outlined in blue on the plan (and shown in the Photograph at Appendix 'A' of this notice) from the Land;
- ii. Remove from the Land all debris resulting from compliance with Step i, including all associated fixtures, fittings and waste materials.

The reason for issuing a Notice

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

The exterior of the Unauthorised Development has been constructed in materials, specifically the concrete tiles used on the roof, which by reason of their size, thickness and colour do not harmonise with existing development and are considered inappropriate and harmful to the character and appearance of the street scene and locality. The roof materials used emphasise the prominence of the roof as a design feature of the building resulting in a utilitarian appearance which does not harmonise with, or make a positive contribution to, the residential character of the area.

The Unauthorised Development is therefore contrary to Policy CP8 of the Core Strategy (adopted February 2011), Policy EP3 of the South Bucks Local Plan (adopted March 1999, consolidated February 2011) and policies contained in the National Planning Policy Framework.

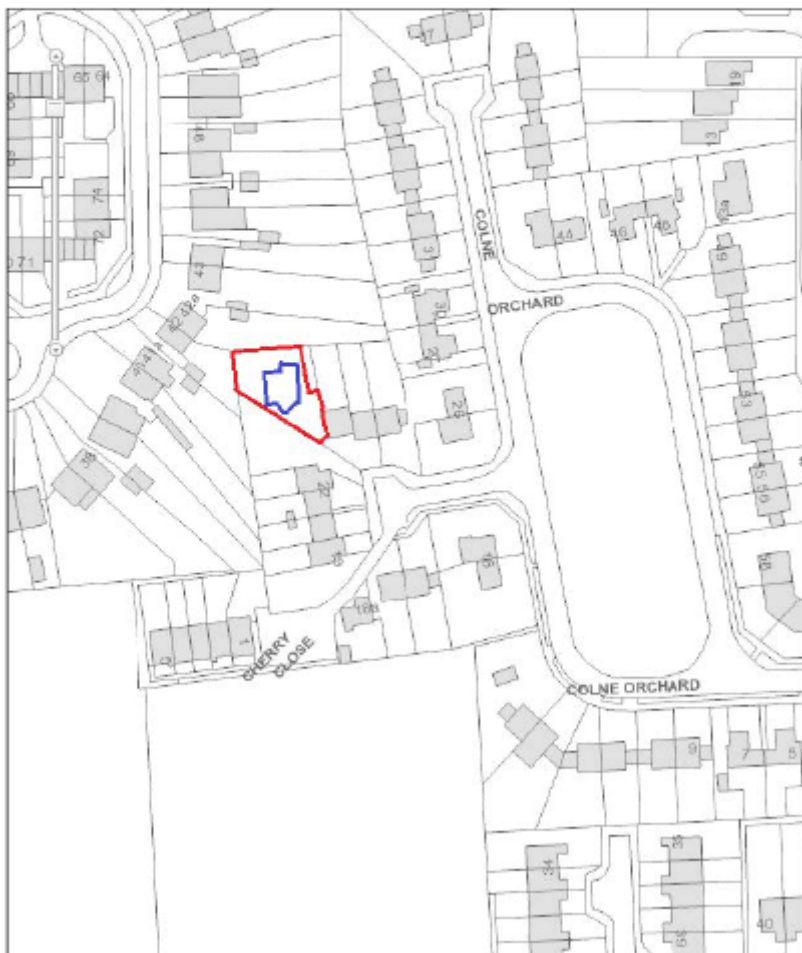
The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Copies of the notice should be served on:

Lauren Carole Stanton, 201A Harefield Road, Uxbridge. UB8 1PP

Owner/Occupier, Land adjacent to 23A Cole Orchard, Iver. Buckinghamshire. SL0 9NA

17/10079/ENCOND
Land adjacent to
23A Colne Orchard
Iver
Buckinghamshire
SL0 9NA



Appendix A – rear (north) elevation of unauthorised dwelling



Signed:
Steve Bambrick – Director of Services

Dated:

Signed:
Joanna Swift – Head of Legal and Democratic Services

Dated:

SUBJECT:	<i>Planning Enforcement Delegated Report</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Lyana Radzif Email: lradzif@chiltern.gov.uk</i>
WARD:	<i>Dorney & Burnham South</i>
SITE ADDRESS:	<i>Highfield 7 Old Marsh Lane Dorney Reach Buckinghamshire SL6 0DZ ("the Land")</i>
BREACH:	Without planning permission, the erection of an outbuilding.

1.0 INTRODUCTION & SUMMARY

- 1.1 The Premises is a detached residential dwelling located on the east side of Old Marsh Lane, located within the Metropolitan Green Belt.
- 1.3 A large outbuilding (the subject of this report) has been erected adjacent and parallel to the flank elevation of the dwellinghouse on the Land without planning permission.

2.0 MAIN ISSUES

- 2.1 Consideration of why the unauthorised development is not compliant with local and national planning policy allied with the expediency of enforcement action in the public interest.

3.0 RECOMMENDATION SUMMARY

- 3.1 That it is expedient in the public interest to issue an Enforcement Notice requiring the removal of the unauthorised outbuilding.

4.0 RELEVANT POLICIES

National and Regional Policies

The National Planning Policy Framework (NPPF – “the Framework”)

Local Policies

Adopted Local Plan 1999 (Saved Policies)
GB1, GB10, EP3, H13

Adopted Council Enforcement Plan

5.0 RELEVANT PLANNING HISTORY

- 5.1 Certificate of Lawfulness (proposed) – ‘erection of detached swimming pool building’ – Approved on 12th November 2004.

6.0 BACKGROUND INFORMATION

- 6.1 Planning permission for the outbuilding is required, yet no application to regularise has been forthcoming and the unauthorised development remains in situ. This unauthorised development has been witnessed by Council officers who have recorded their findings as part of enforcement case EN/18/2015 and photographic and other documentary evidence has been saved in the repository attached to this record.
- 6.2 Contact was made with the owner who has thus far failed to meaningfully engage with the Council.

7.0 CONSULTATIONS AND REPRESENTATIONS

None.

8.0 PLANNING CONSIDERATIONS

The Main Issues

- Impact on the openness of the Green Belt
- Quality of Design
- Whether the scale and use of the proposal would be ancillary to the host dwelling
- If the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

- 8.1 Impact on the openness of the Green Belt
The site is located within the Metropolitan Green Belt. Paragraph 89 of the Framework states that new buildings in the Green Belt will be inappropriate development except in specified circumstances. New ancillary buildings are not covered by these exceptions. However, case law has established that a domestic outbuilding may be regarded as an extension to a dwelling provided that it forms a ‘normal domestic adjunct asset’.
- 8.2 The unauthorised building, in its current state, is apparently empty and therefore it cannot be demonstrated that its use would be commensurate with the day-to-day function or enjoyment of the occupiers of the host dwelling. Moreover, the unauthorised building is notable separate from the dwelling but appears to be attached to the existing car-port on the Land. As such, there is no physical and very little visual or functional, relationship between the unauthorised building and the dwelling. Therefore, it cannot be regarded as a normal domestic adjunct to the dwelling. Consequently, it would be inappropriate development which, by definition, is harmful to the Green Belt.

- 8.3 The Land includes a large area in front of the house which, apart from the aforesaid car-port, comprises a large area of hardstanding. The cumulative intrusion of built form continues into the rear garden with several large existing outbuildings occupying the land. The unauthorised outbuilding is a large structure by any measure, maintaining a footprint of 182m² and more than 4m in height. Its footprint is therefore significantly bigger than the dwelling on the Land (113m² approx) and that of the car port it is attached to and most certainly in comparison to domestic garages or other outbuildings normally found within a residential curtilage. Due to its scale and location on the Land, views to the unauthorised building from external viewpoints are not limited and the unauthorised development can clearly be seen from multiple vantages. Notwithstanding this visual intrusion, a building of this size materially and significantly reduces the openness of the Green Belt.
- 8.4 Local Plan ("the Plan") policy sets out criteria for extensions (including other ancillary domestic buildings) that amongst other things, seeks correlation and harmonization with existing, nearby built form and compliance with other policies within the Plan, such as extensions to dwellings in the Green Belt. The criterion requires new extensions not to be excessive in size in relation to the dwelling they serve and for them to be for ancillary domestic purposes. There is limit to the scale and nature of activity which can reasonably be regarded as a use incidental to the enjoyment of a dwelling house and that this limit depends on the context. It is recognised that the unauthorised building is located within a generous sized garden; however, as already illustrated above, it has been concluded that the building is significantly larger than most domestic outbuildings and would cause harm to the Green Belt. As such, the building is excessive in size and therefore in conflict with criterion contained in Plan policy H11.
- 8.5 For the reasons outlined above, the unauthorised development is of a significant scale and presents as an overbearing and unneighbourly addition to the street scene. There is an appreciation that it may be contended that a similarly sized building could be located within the residential curtilage under permitted development rights. However, for all of the aforesaid reasons, as outlined above, the Council is not persuaded that a building of a similar size and function would necessarily benefit from permitted development rights; especially when the rear of the house is constrained by outbuildings flanking the house. Consequently, there is little weight that such an alternative represents a realistic fall-back position.
- 8.6 The unauthorised building represents inappropriate development which would harm the openness of the Green Belt. There is nothing to indicate that the proposal would cause other harm. Nevertheless, the Framework advises that substantial weight should be given to any harm to the Green Belt.
- 8.7 On a collective basis the other considerations outlined above do not clearly outweigh the harm to the Green Belt by reason of inappropriateness. Consequently, it has not been demonstrated that the very special circumstances necessary to justify the development exist. The proposal, therefore, conflicts with paragraphs 87 to 89 of the Framework and Local Plan policies.

9.0 HUMAN RIGHTS ACT

The following articles of the Human Rights Act 1998 are considered to be relevant in this case: Part 1 Article 8 - the right to respect for private and family life, home and personal correspondence. Part 2 Article 1 of the First Protocol - the right to protection of property, including peaceful enjoyment of possessions. Both of these rights could be outweighed when considering the general interest and the rights and freedoms of others. The addition of this development causes unacceptable harm to the visual interest and the character of the area in which it is located. The need to remedy the breach is in the interest of the wider community and, with the lack of demonstrable information to the contrary, greater than the needs of the individual.

10.0 **EQUALITY IMPACT ASSESSMENT**

The Equality Act 2010, which came into effect on 1st October, includes a new public sector Equality Duty, replacing the separate public sector equality duties relating to race, disability and sex, and also covering age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.

- 10.1 Part 11, Section 149 provides the following 'Public sector equality duty' on authorities: "(1) – A public authority must, in the exercise of its functions, have due regard to the need to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it." It is therefore necessary for the authority, in consideration of this report, as with the consideration of any other proposal, to ensure that the above requirements have been met. There are no equality issues arising from taking the recommended action.
- 10.2 The breaches of planning control and action to resolve the breaches have been assessed in the context of the Human Rights Act and Equalities Act, and action to resolve the breaches is considered proportionate and in the public interest in order to uphold the planning laws of the land and harm caused to the amenity of the area.

11 **EXPEDIENCY**

The issue of an Enforcement Notice by Local Planning Authorities is discretionary and it is the Council's decision to decide whether a notice is expedient in the public interest. In doing so, consideration must be given to all the options:

11.1 **Do nothing or under enforce**

The breach of planning control was brought to the Council's attention by a concerned resident. To do nothing at all in this case is likely to attract complaints from residents and is, in the circumstances, unjustifiable.

11.2 **Negotiate**

The adopted Enforcement Plan states that wherever possible, officers will negotiate to bring a contravention into compliance but goes on to recognise that sometimes enforcement action is necessary to reach the right outcome.

The owner has offered no comment and has not sought to engage with the LPA. The harm caused by the unauthorised development is demonstrable. There is no reason to invite a

planning application as the development would not be supported at officer level. For these reasons, it is considered that in order to remedy the breach in a timely manner there is no scope for further negotiation.

13.3 **Issue an Enforcement Notice**

The only other option available to the Council is to issue an Enforcement Notice. This would have the benefit of remedying the harm that is being caused. It would also boost public confidence in the integrity of the planning system and the decision making of the Council as local planning authority as there is local objection to the unauthorised development. Given the owner's attitude, it is likely that an appeal will be forthcoming but the author of this report believes that the Council's case is sound and any appeal would be likely to be dismissed.

14.0 **CONCLUSIONS**

The Council's solicitor should be instructed to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring, within Three (3) months:

Requirements:

- i. Remove the building as shown outlined in blue on the plan (and shown in the Photograph at Appendix 'A' of this notice) from the Land, including all associated fixtures, fittings and waste materials therefrom.

The reason for issuing a Notice

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

The unauthorised building is an overly large and unneighbourly form of inappropriate development which harms the openness of the Green Belt and is detrimental to the visual interest of the local area. It has not been demonstrated that 'very special circumstances' exist that would outweigh the demonstrable planning harm caused by its presence on the Land.

The unauthorised development is therefore contrary to Policies GB1, GB10, EP3, H13 the Keynes Local Plan 1999 and policies contained in the National Planning Policy Framework.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Copies of the notice should be served on:

The Owner/Occupier, Highfield, 7 Old Marsh Lane, Dorney Reach, Buckinghamshire
SL6 0DZ

Site Plan

Signed:

Steve Bambrick – Director of Services

Dated:

Signed:

Joanna Swift – Head of Legal and Democratic Services

Dated:

SUBJECT:	<i>Planning Enforcement Delegated Report - EN/18/2029</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Lyana Radzif Email: lradzif@chiltern.gov.uk</i>
WARD:	<i>Farnham Royal</i>
SITE ADDRESS:	<i>11 Frensham Walk Farnham Common Buckinghamshire SL2 3QF (“the Land”)</i>
BREACH:	Without planning permission, the erection of an outbuilding.

1.0 INTRODUCTION & SUMMARY

- 1.1 The site comprises of a large, detached set on a rectangular plot located on the northern side of Frensham Walk within the residential, urban area of Farnham Common.
- 1.3 A large outbuilding (the subject of this report), in use as a child’s play-house, has been erected in the rear garden of the dwellinghouse on the Land without planning permission.

2.0 MAIN ISSUES

- 2.1 Consideration of why the unauthorised development is not compliant with local and national planning policy allied with the expediency of enforcement action in the public interest.

3.0 RECOMMENDATION SUMMARY

- 3.1 In accordance with the Council’s Constitution [delegation 13(a)], that approval is given for the Director of Services exercises his power to issue an Enforcement Notice pursuant to Section 171A of the Town and Country Planning Act 1990 (as amended), following consultation with the Head of Legal & Democratic Services, in respect of remedying the Breach on the Land and that, if necessary, legal proceedings be instituted to secure compliance..

4.0 RELEVANT POLICIES

National and Regional Policies

The National Planning Policy Framework (NPPF – “the Framework”)

Local Policies

Adopted Core Strategy 2011
CS8 – Built Environment

Adopted Local Plan 1999 (Saved Policies)

EP3 – Use, Design & Layout of Development
H13 - Ancillary Buildings within Residential Curtilage

Adopted Council Enforcement Plan

5.0 RELEVANT PLANNING HISTORY

5.1 Nothing relevant.

6.0 BACKGROUND INFORMATION

6.1 Planning permission for the outbuilding is required, yet no application to regularise has been forthcoming and the unauthorised development remains in situ. This unauthorised development has been witnessed by Council officers who have recorded their findings as part of enforcement case EN/18/2029 and photographic and other documentary evidence has been saved in the repository attached to this record.

6.2 Contact was made with the owner who has thus far failed to meaningfully engage with the Council.

7.0 CONSULTATIONS AND REPRESENTATIONS

None.

8.0 PLANNING CONSIDERATIONS

The Main Issues

- Quality of Design
- Whether the scale and use of the proposal would be ancillary to the host dwelling

8.1 The outbuilding maintains an overall ridge height of 3.9m (when measured from nearest adjacent natural ground level and is located some 1m from the nearest neighbouring boundary. The court case of *Emin v SSE [1989] JPL 909* confirms that regard should be given to the use to the location of a building, considered in parallel with the nature and scale of its use in the context of whether it was a purpose incidental to the enjoyment of the dwellinghouse. The physical size of the building in comparison to the dwellinghouse is an important consideration but is not, of itself, conclusive. It is necessary to identify the purpose and incidental quality in relation to the enjoyment of the dwelling and answer the question as to whether the proposed building was genuinely and reasonably required or necessary in order to accommodate the proposed use or activity and thus achieve that purpose. These issues are to be assessed with an element of objective reasonableness and as a matter of fact and degree.

8.2 That the footprint of the outbuilding is substantially less than that of the host dwelling. However, it is its height and positioning in relation to the neighbouring dwellings that is of concern and therefore an indicator of its excessive size. The percentage of garden area

taken up by the outbuilding would be about 15% and its single-storey built form appears clearly be subordinate to the parent, two-storey dwelling. Save for its height, there is nothing unusual about the size of the outbuilding relative to the size of the host property and garden.

- 8.3 The purposes for which this outbuilding would be used would fall within the wide range of incidental purposes connected with the domestic and leisure activities of the occupiers of the house. It is apparent that the unauthorised development is a garden room primarily aimed at the children in the household for them to play in and thus is genuinely and reasonably required for a purpose incidental to the enjoyment of the dwelling.
- 8.4 The unauthorised outbuilding is a large structure when considered in the context of its setting. The outbuilding is around metres by metres with a ridge height of around metres and, as mentioned located in the rear garden of the host dwelling. Thus, the outbuilding is clearly visible from visible from the neighbouring properties. Whilst other domestic structures located in the rear gardens of the immediate suite of nearby properties can be seen, the building, because of its height and location, appears as a larger, more prominent addition that draws the eye and detracts from the overall appearance of the area. From various vantage points, the outbuilding presents as an intrusive feature that would undermine the existing simplicity of the locality. It is accepted that development has little or no visibility from public viewpoints. Whilst private views are clearly of less importance, the contribution that such buildings make to the character or appearance of an area must be considered as a whole. Moreover, whilst there may be other examples of similar domestic development in the immediate area, existing (like) structures should not be considered as precedents for, or directly comparable to, the unauthorised development which must be dealt with on its individual merits.
- 8.5 Local Plan ("the Plan") policy sets out criteria for extensions (including other ancillary domestic buildings) that amongst other things, seeks correlation and harmonization with existing, nearby built form and compliance with other policies within the Plan. The criterion requires new outbuildings not to be excessive in size in relation to the dwelling they serve and for them to be them to be for ancillary domestic purposes. There is limit to the scale and nature of activity which can reasonably be regarded as a use incidental to the enjoyment of a dwelling house and that this limit depends on the context. It is recognised that the unauthorised building is located within a generous sized garden; however, as already illustrated above, it has been concluded that the building is significantly higher and therefore larger than most domestic outbuildings. As such, the building is excessive in size and therefore in conflict with criterion contained in Plan policy H13.

9.0 HUMAN RIGHTS ACT

The following articles of the Human Rights Act 1998 are considered to be relevant in this case: Part 1 Article 8 - the right to respect for private and family life, home and personal correspondence. Part 2 Article 1 of the First Protocol - the right to protection of property, including peaceful enjoyment of possessions. Both of these rights could be outweighed when considering the general interest and the rights and freedoms of others. The addition of this development causes unacceptable harm to the visual interest and the character of the area in which it is located. The need to remedy the breach is in the interest of the wider

community and, with the lack of demonstrable information to the contrary, greater than the needs of the individual.

10.0 **EQUALITY IMPACT ASSESSMENT**

The Equality Act 2010, which came into effect on 1st October, includes a new public-sector Equality Duty, replacing the separate public sector equality duties relating to race, disability and sex, and also covering age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.

10.1 Part 11, Section 149 provides the following 'Public sector equality duty' on authorities: "(1) – A public authority must, in the exercise of its functions, have due regard to the need to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it." It is therefore necessary for the authority, in consideration of this report, as with the consideration of any other proposal, to ensure that the above requirements have been met. There are no equality issues arising from taking the recommended action.

10.2 The breaches of planning control and action to resolve the breaches have been assessed in the context of the Human Rights Act and Equalities Act, and action to resolve the breaches is considered proportionate and in the public interest in order to uphold the planning laws of the land and harm caused to the amenity of the area.

11 **EXPEDIENCY**

The issue of an Enforcement Notice by Local Planning Authorities is discretionary, and it is the Council's decision to decide whether a notice is expedient in the public interest. In doing so, consideration must be given to all the options:

11.1 **Do nothing or under enforce**

The breach of planning control was brought to the Council's attention by a concerned resident. To do nothing at all in this case is likely to attract complaints from residents and is, in the circumstances, unjustifiable.

11.2 **Negotiate**

The adopted Enforcement Plan states that wherever possible, officers will negotiate to bring a contravention into compliance but goes on to recognise that sometimes enforcement action is necessary to reach the right outcome.

The owner has offered no comment and has not sought to engage with the LPA. The harm caused by the unauthorised development is demonstrable. There is no reason to invite a planning application as the development would not be supported at officer level. For these reasons, it is considered that in order to remedy the breach in a timely manner there is no scope for further negotiation.

11.3 Issue an Enforcement Notice

The only other option available to the Council is to issue an Enforcement Notice. This would have the benefit of remedying the harm that is being caused. It would also boost public confidence in the integrity of the planning system and the decision making of the Council as local planning authority as there is local objection to the unauthorised development. Given the owner's attitude, it is likely that an appeal will be forthcoming but the author of this report believes that the Council's case is sound and any appeal would be likely to be dismissed.

12.0 CONCLUSIONS

The Council's solicitor should be instructed to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring, within **Two (2)** months:

Requirements:

- i. Remove the building as shown in the approximate position outlined in blue on the Plan (and shown in the Photograph at Appendix 'A' of this notice) from the Land, including all associated fixtures, fittings and waste materials therefrom.

The reason for issuing a Notice

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

The unauthorised building is an overly large, overly conspicuous and an unneighbourly form of inappropriate development and the poor quality of its design, exacerbated by its height and undue prominence, detracts from the visual interest of the local area.

The unauthorised development is therefore contrary to Policy CS8 of the Adopted Core Strategy 2011; Policies EP3 & H13 of the South Bucks Local Plan 1999 and polices contained in the National Planning Policy Framework.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Copies of the notice should be served on:

The Owner(s)/Occupier(s) - 11 Frensham Walk, Farnham Common, Buckinghamshire, SL2 3QF

MATTHEW SCOTT SEEDEL – 11 Frensham Walk, Farnham Common, Slough SL2 3QF.

JODIE LOUISE SEEDEL - 11 Frensham Walk, Farnham Common, Slough SL2 3QF.

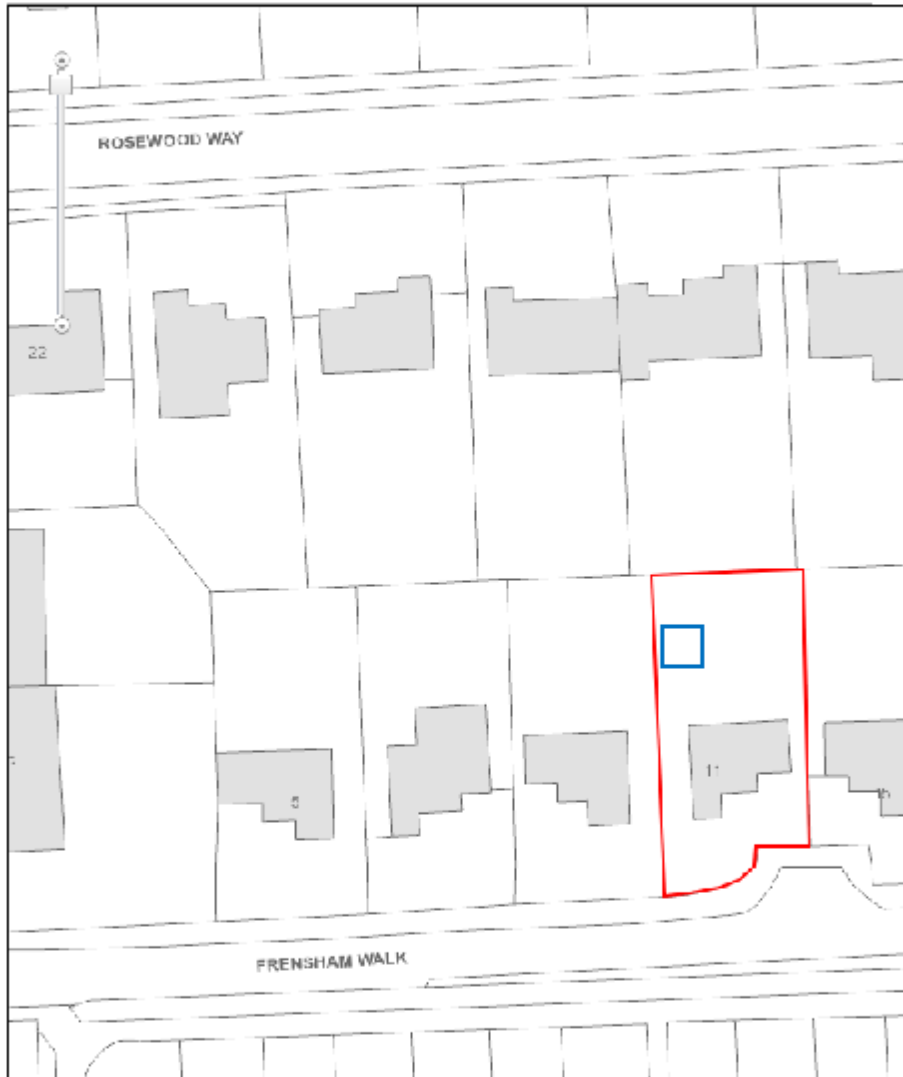
BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

TOGETHER PERSONAL FINANCE LIMITED (Co. Regn. No. 2613335) of Lake View, Lakeside, Cheadle SK8 3GW, trading as Together.

Classification: OFFICIAL

Location Plan

Penryn, 11 Frensham Walk, Farnham Common, Buckinghamshire, SL2 3QF



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1: 500

Classification: OFFICIAL

Appendix 'A'



Signed:

Dated:

Steve Bambrick – Director of Services

Signed:

Dated:

Joanna Swift – Head of Legal and Democratic Services

SUBJECT:	<i>Planning Enforcement Delegated Report - 17/10302/ENBEOP</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Suleman.Uddin</i> <i>Email: Suleman.uddin@southbucks.gov.uk</i>
WARD:	<i>Denham</i>
SITE ADDRESS:	<i>Bien Venue</i> <i>Denham Avenue</i> <i>Denham</i> <i>Buckinghamshire</i> <i>UB9 5ER (“the Land”)</i>
BREACH:	Without planning permission, the alteration of the front roof-slope of the dwelling on the Land with the erection of five dormers.

1.0 INTRODUCTION & SUMMARY

- 1.1 The Land comprises a detached bungalow with accommodation in the roofspace. The site is a backland development situated within the settlement of Denham within the Colne Valley Park.
- 1.2 The Land is located within the Metropolitan Green Belt.

2.0 MAIN ISSUES

- 2.1 Consideration of why the unauthorised development is not compliant with local and national planning policy allied with the expediency of enforcement action in the public interest.

3.0 RECOMMENDATION SUMMARY

- 3.1 In accordance with the Council’s Constitution [delegation 13(a)], that approval is given for the Director of Services exercises his power to issue an Enforcement Notice pursuant to Section 171A of the Town and Country Planning Act 1990 (as amended), following consultation with the Head of Legal & Democratic Services, in respect of remedying the Breach on the Land and that, if necessary, legal proceedings be instituted to secure compliance.

4.0 RELEVANT POLICIES

National and Regional Policies

The National Planning Policy Framework (NPPF – “the Framework”)

Local Policies

Adopted Local Plan 1999 (Saved Policies)
GB1 , GB3 & GB11

Adopted Council Enforcement Plan

5.0 RELEVANT PLANNING HISTORY

- 5.1 15/01217/FUL – Replacement dwelling and associated landscaping – Refused
- 5.2 17/00053/GPDE - Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 2.6m, EH 2.6m) - Refused.

6.0 BACKGROUND INFORMATION

- 6.1 Planning permission for the activity described above is required, yet no application to regularise the activity has been forthcoming and the unauthorised development remains in situ. This unauthorised development has been witnessed by Council officers who have recorded their findings as part of enforcement case 17/10302 and photographic and other documentary evidence has been saved in the repository attached to this record.
- 6.2 Contact was made with the owner who has thus far failed to meaningfully engage with the Council.

7.0 CONSULTATIONS AND REPRESENTATIONS

None.

8.0 PLANNING CONSIDERATIONS

- 8.1 The Land comprises of a large detached dwelling originally dating from late C20. One of its more notable features is the distinctive double pitched roof with large dormer windows, both front and rear, and first floor accommodation is located at least partly within the roof space. The dwelling has been extended over the years, not least with the addition of the large rear dormer. The existing dwelling is well set back from Denham Avenue and largely screened from view by virtue of the existing boundary treatment. The Land is Located within the Metropolitan Green Belt.
- 8.2 Paragraph 79 of the National Planning Policy Framework (the Framework) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 89 of the Framework states that new buildings in the Green Belt are inappropriate development unless they fall within listed exceptions, including the replacement of a building, provided it is in the same use and not materially larger than the one it replaces. Although there are no volumetric guidelines in either the Framework or Planning Practice Guidance, recent case law has stated that the general intention of Paragraph 89 of the Framework with regard to material increase is to allow the replacement of a building with another of a similar size.

- 8.3 There is a lengthy planning history of pre-application discussions and applications, included, most recently, for a certificate of lawfulness for a rear extension. One of the purposes of the Green Belt is to preserve openness, which is considered a freedom from development irrespective of visibility from the public domain. The concern here is the substantial increase in overall massing and bulk of the caused by the introduction of the unauthorised development. Moreover, the articulation and form of a building is a contributory factor to the massing of a development and therefore its impact on openness. In this instance, the simpler geometry and modern styling of the development, coupled with its overall volume, would reduce openness of the plot contrary to the provisions of the Framework. However, as it is one detached dwelling the harm would be limited in extent, particularly as the site has a partially enclosed character.
- 8.4 There is a lack of a valid fall-back scheme that is not materially larger than the original dwelling and therefore nothing to negate the substantial harm caused to the Green Belt by an alternative development deemed to be inappropriate. The other considerations must clearly outweigh that substantial harm to provide the very special circumstances required. However, the owner of the Land has not demonstrated that such very special circumstances exist. The renovation or replacement of the dwelling, of itself, does not amount to very special circumstances and are not factors that constitute benefits of sufficient magnitude to clearly outweigh the harm to the Green Belt and openness identified above.
- 8.5 As mentioned above, in regard to measurement of the impact of development in the Green Belt, there are no guidelines outside those described in the Local Plan. Whilst floor area is a key element of that measurement, the overall massing and bulk of a development are determinative factors, especially where the overall built form would alter the relationship between floor area and bulk. The differences between the GEA and GIA (Gross Internal Area) measurements are not of massive significance. However, the increase in volume makes the dwelling bigger, bulkier, and wider than the approved dwelling has therefore resulted in a significantly greater impact on openness than the existing (approved) building.

9.0 HUMAN RIGHTS ACT

The following articles of the Human Rights Act 1998 are considered to be relevant in this case: Part 1 Article 8 - the right to respect for private and family life, home and personal correspondence. Part 2 Article 1 of the First Protocol - the right to protection of property, including peaceful enjoyment of possessions. Both of these rights could be outweighed when considering the general interest and the rights and freedoms of others. The addition of this development causes unacceptable harm to the open character of the Green Belt. The need to remedy the breach is in the interest of the wider community and, with the lack of demonstrable information to the contrary, greater than the needs of the individual.

10.0 **EQUALITY IMPACT ASSESSMENT**

The Equality Act 2010, which came into effect on 1st October, includes a new public-sector Equality Duty, replacing the separate public sector equality duties relating to race, disability and sex, and also covering age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.

- 10.1 Part 11, Section 149 provides the following 'Public sector equality duty' on authorities: "(1) – A public authority must, in the exercise of its functions, have due regard to the need to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it." It is therefore necessary for the authority, in consideration of this report, as with the consideration of any other proposal, to ensure that the above requirements have been met. There are no equality issues arising from taking the recommended action.
- 10.2 The breaches of planning control and action to resolve the breaches have been assessed in the context of the Human Rights Act and Equalities Act, and action to resolve the breaches is considered proportionate and in the public interest in order to uphold the planning laws of the land and harm caused to the amenity of the area.

11 **EXPEDIENCY**

The issue of an Enforcement Notice by Local Planning Authorities is discretionary, and it is the Council's decision to decide whether a notice is expedient in the public interest. In doing so, consideration must be given to all the options:

11.1 **Do nothing or under enforce**

The breach of planning control was brought to the Council's attention by a concerned resident. To do nothing at all in this case is likely to attract complaints from residents and is, in the circumstances, unjustifiable.

11.2 **Negotiate**

The adopted Enforcement Plan states that wherever possible, officers will negotiate to bring a contravention into compliance but goes on to recognise that sometimes enforcement action is necessary to reach the right outcome.

The owner has offered no comment and has not sought to engage with the LPA. The harm caused by the unauthorised development is demonstrable. There is no reason to invite a planning application as the development would not be supported at officer level. For these reasons, it is considered that in order to remedy the breach in a timely manner there is no scope for further negotiation.

11.3 **Issue an Enforcement Notice**

The only other option available to the Council is to issue an Enforcement Notice. This would have the benefit of remedying the harm that is being caused. It would also boost public confidence in the integrity of the planning system and the decision making of the Council as local planning authority as there is local objection to the unauthorised

development. Given the owner's attitude, it is likely that an appeal will be forthcoming but the author of this report believes that the Council's case is sound and any appeal would be likely to be dismissed.

12.0 CONCLUSIONS

The Council's solicitor should be instructed to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring, within Two (2) months:

Requirements:

- 1 Remove the five dormer roof alterations (as shown in the photograph at Appendix 'A' of this notice) from front (principal) roof-slope of the dwelling on the Land, including all fixtures fittings and waste material therefore.

The reason for issuing a Notice

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

The development constitutes inappropriate development in the Green Belt and causes additional harm in terms of loss of openness and encroachment on the countryside and no 'very special circumstances' have been demonstrated that would outweigh this harm

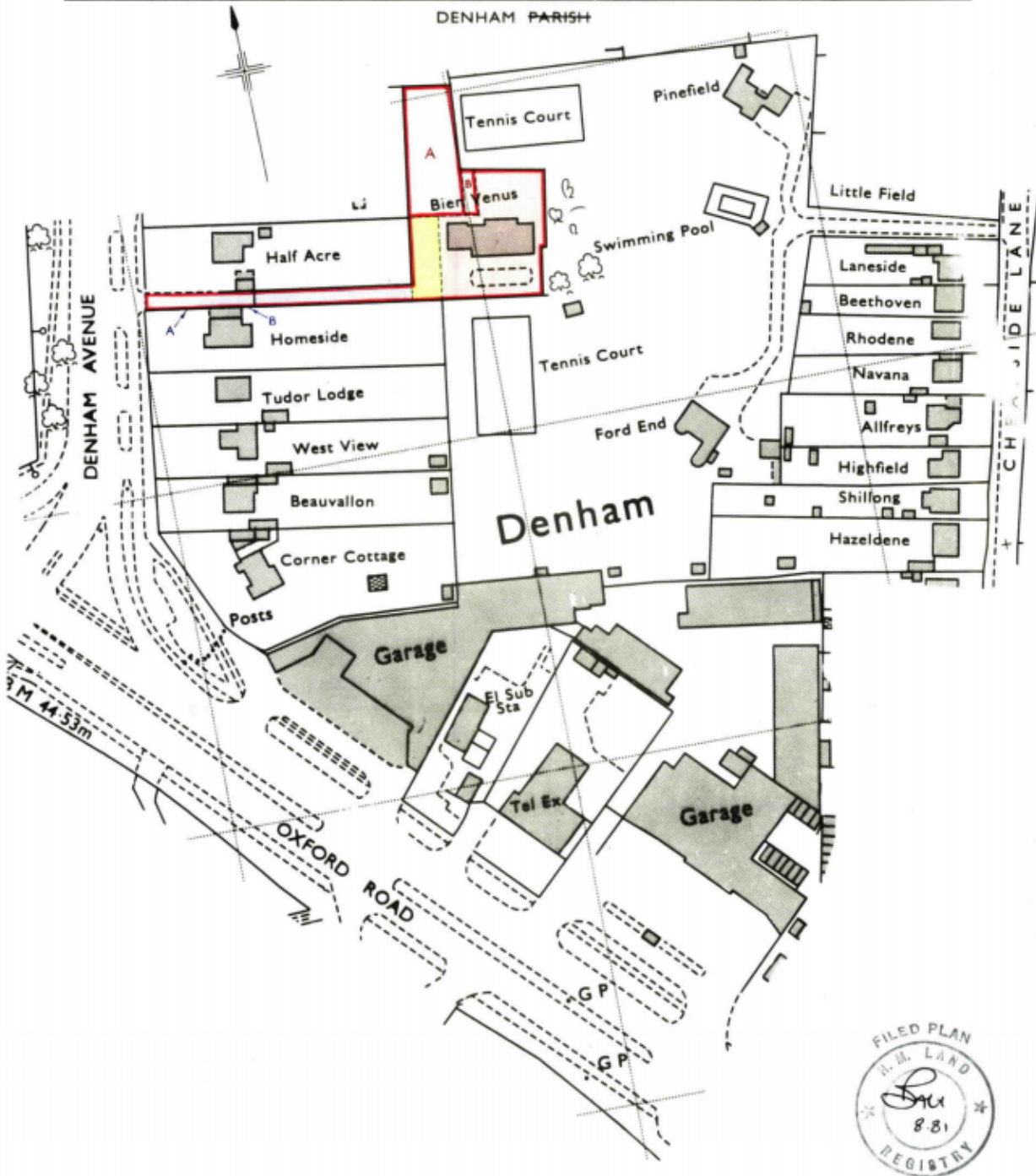
The unauthorised development is therefore contrary to Saved Policy GB1, GB3 & GB11 of the South Bucks District Local Plan Adopted 1999 and polices contained in the National Planning Policy Framework.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Copies of the notice should be served on:

The Owner(s)/Occupier(s) - Bien Venue, Denham Avenue, Denham Buckinghamshire, UB9 5ER

H.M. LAND REGISTRY		TITLE NUMBER BM28827	
ORDNANCE SURVEY PLAN REFERENCE	TQ 0386	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY	BUCKINGHAMSHIRE	DISTRICT	BEACONSFIELD SOUTH BUCKS
			© Crown copyright 1975



Appendix 'A'



Signed:

Dated:

Steve Bambrick – Director of Services

Signed:

Dated:

Joanna Swift – Head of Legal and Democratic Services

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SUBJECT:	<i>Planning Enforcement Delegated Report - 18/10105/ENCU</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHOR:	<i>Mohammed Nadeem Email: mohammed.nadeem@southbucks.gov.uk</i>
WARD:	
SITE ADDRESS:	<i>Palmers Moor Poultry Farm Palmers Moor Lane Iver Buckinghamshire SLO 9LG (“the Land”)</i>
BREACH:	Without planning permission, the making of a material change of use of the land to use for airport car parking

1.0 INTRODUCTION & SUMMARY

- 1.1 The Land comprises a complex of farm buildings and a residential dwelling accessed from Iver Lane via Palmers Moor Lane. Open land lies immediately to the east of the site with the farmhouse to the south
- 1.2 The Land is located within the Metropolitan Green Belt.

2.0 MAIN ISSUES

- 2.1 Consideration of why the unauthorised development is not compliant with local and national planning policy allied with the expediency of enforcement action in the public interest.

3.0 RECOMMENDATION SUMMARY

- 3.1 In accordance with the Council’s Constitution [delegation 13(a)], that approval is given for the Director of Services exercises his power to issue an Enforcement Notice pursuant to Section 171A of the Town and Country Planning Act 1990 (as amended), following consultation with the Head of Legal & Democratic Services, in respect of remedying the Breach on the Land and that, if necessary, legal proceedings be instituted to secure compliance..

4.0 RELEVANT POLICIES

National and Regional Policies

The National Planning Policy Framework (NPPF – “the Framework”)

Local Policies

Adopted Local Plan 1999 (Saved Policies)

GB1

Adopted Council Enforcement Plan

5.0 RELEVANT PLANNING HISTORY

5.1 05/01632/FUL – Conversion of barns to provide residential dwelling – Conditionally Approved on 31st Jan 2006

6.0 BACKGROUND INFORMATION

6.1 Planning permission for the activity described above is required, yet no application to regularise the activity has been forthcoming and the unauthorised development remains in situ. This unauthorised development has been witnessed by Council officers who have recorded their findings as part of enforcement case 2018/10105 and photographic and other documentary evidence has been saved in the repository attached to this record.

6.2 Contact was made with the owner who has thus far failed to meaningfully engage with the Council.

7.0 CONSULTATIONS AND REPRESENTATIONS

None.

8.0 PLANNING CONSIDERATIONS

8.1 The Land lies within the Green Belt (GB) and the unauthorised use of it for airport parking constitutes inappropriate development in the GB. The National Planning Policy Framework (the Framework) provides that inappropriate development in the GB is harmful by definition and that substantial weight should be given to that harm. The main issues are therefore:

- harm in terms of the impact on the openness of the GB and the purposes of including land within it; and/or
- whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. If so, would this amount to the very special circumstances required to justify the development?

8.2 Almost the entirety of the developed area of the site is covered in hardstanding. As far as the hard surface is concerned, it appears that it was in place prior to the consideration of this report and serviced the prior use of the land as a farm. Thus it is only the parking of cars that will have any impact on openness.

8.3 Whilst car parking does not effect a permanent physical change in the land, the nature of airport parking is that cars are likely to be present on site in significant numbers for the great majority of the time. No completely accurate count can be undertaken to establish a

mean figure but, at the time of the officer site-visit, there were about 50 cars on the site. It is noted from both the original use to that granted in 2005 that a range of uses occurred that could reasonably include maintenance and repair; storage of materials and plant in connection with the operation of a farm. Moreover, the council accepts that parking, turning, access areas and hardstanding would go hand-in-glove with the use of the site for residential purposes. However, the plans available do not clearly show the areas within which the various activities took place and, in particular, there is no way of gauging the extent of any open storage or parking that may have occurred historically. Notwithstanding, the parking, turning, access areas and attributable hardstanding do not clearly indicate that car parking was lawful as a primary use on the site. In all these circumstances, it is difficult to form a clear picture of what could take place on this site without a grant of planning permission. What is clear is that the Land now incorporates the area of land formerly covered by the dwelling(s) and its curtilage. Nonetheless, any previous outside storage and parking activity would be as extensive as the current parking operation.

8.4 Even though the site was already hard surfaced, the parking of so many vehicles for much of the time has further reduced openness as a matter of fact. However, openness also has a visual dimension. It is appreciated that the site and the vehicles parked on it are largely screened from longer views, except at the access point and the Land comprises some substantial buildings which serve as a visual barrier. Despite this, there is a large undeveloped area to the east of the site and the airport parking activity significantly and visibly diminishes openness in that direction and, notwithstanding the previous uses and hardstanding, it represents further, urban encroachment on the countryside, in conflict with the purposes of including land in the GB. This is contrary to saved Policy GB1 of the South Bucks District (LP), adopted 1999 and the Framework.

9.0 **HUMAN RIGHTS ACT**

The following articles of the Human Rights Act 1998 are considered to be relevant in this case: Part 1 Article 8 - the right to respect for private and family life, home and personal correspondence. Part 2 Article 1 of the First Protocol - the right to protection of property, including peaceful enjoyment of possessions. Both of these rights could be outweighed when considering the general interest and the rights and freedoms of others. The addition of this development causes unacceptable harm to the open character of the Green Belt. The need to remedy the breach is in the interest of the wider community and, with the lack of demonstrable information to the contrary, greater than the needs of the individual.

10.0 **EQUALITY IMPACT ASSESSMENT**

The Equality Act 2010, which came into effect on 1st October, includes a new public-sector Equality Duty, replacing the separate public sector equality duties relating to race, disability and sex, and also covering age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.

- 10.1 Part 11, Section 149 provides the following 'Public sector equality duty' on authorities: "(1) – A public authority must, in the exercise of its functions, have due regard to the need to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it." It is therefore necessary for the authority, in consideration of this report, as with the consideration of any other proposal, to ensure that the above requirements have been met. There are no equality issues arising from taking the recommended action.
- 10.2 The breaches of planning control and action to resolve the breaches have been assessed in the context of the Human Rights Act and Equalities Act, and action to resolve the breaches is considered proportionate and in the public interest in order to uphold the planning laws of the land and harm caused to the amenity of the area.

11 **EXPEDIENCY**

The issue of an Enforcement Notice by Local Planning Authorities is discretionary, and it is the Council's decision to decide whether a notice is expedient in the public interest. In doing so, consideration must be given to all the options:

11.1 **Do nothing or under enforce**

The breach of planning control was brought to the Council's attention by a concerned resident. To do nothing at all in this case is likely to attract complaints from residents and is, in the circumstances, unjustifiable.

11.2 **Negotiate**

The adopted Enforcement Plan states that wherever possible, officers will negotiate to bring a contravention into compliance but goes on to recognise that sometimes enforcement action is necessary to reach the right outcome.

The owner has offered no comment and has not sought to engage with the LPA. The harm caused by the unauthorised development is demonstrable. There is no reason to invite a planning application as the development would not be supported at officer level. For these reasons, it is considered that in order to remedy the breach in a timely manner there is no scope for further negotiation.

11.3 **Issue an Enforcement Notice**

The only other option available to the Council is to issue an Enforcement Notice. This would have the benefit of remedying the harm that is being caused. It would also boost public confidence in the integrity of the planning system and the decision making of the Council as local planning authority as there is local objection to the unauthorised development. Given the owner's attitude, it is likely that an appeal will be forthcoming but the author of this report believes that the Council's case is sound and any appeal would be likely to be dismissed.

12.0 **CONCLUSIONS**

The Council's solicitor should be instructed to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring, within Two (2) months:

Requirements:

- 1 Cease the use of the Land for airport car parking and any other parking of motor vehicles not related to any lawful use of the land"

The reason for issuing a Notice

It appears to the Council that the above breach of planning control has occurred in the last 10 years.

The development constitutes inappropriate development in the Green Belt and causes additional harm in terms of loss of openness and encroachment on the countryside and no 'very special circumstances' have been demonstrated that would outweigh this harm

The unauthorised development is therefore contrary to Saved Policy GB1 of the South Bucks District Local Plan Adopted 1999 and polices contained in the National Planning Policy Framework.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Copies of the notice should be served on:

The Owner(s)/Occupier(s) -

Signed:

Dated:

Steve Bambrick – Director of Services

Signed:

Dated:

Joanna Swift – Head of Legal and Democratic Services

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

Appeal Statistics for the period 1 April 2018 – 30 June 2018

Planning appeals allowed (incl enforcement)

33.3% (3 out of 9) against a target of 30%.

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

30% (3 out of 10). No target set.

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

100% (1 out of 1). No target set.

SCHEDULE OF OUTSTANDING MATTERS

PUBLIC INQUIRIES

DATE	PREMISES
17/01126/FUL Date TBC	<u>24 BRITWELL ROAD, BURNHAM, BUCKINGHAMSHIRE SL1 8AG</u> Redevelopment to form 46 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.

HEARINGS

DATE	PREMISES
17/01949/FUL 4/10/18	<u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u> Porch with double storey side and part double storey part single storey rear extension.
17/01883/TPO Date TBC	<u>5 WOODBANK AVENUE, GERRARDS CROSS, BUCKINGHAMSHIRE SL9 7PY</u> T1 Oak: fell

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	14/05/2018	18/00003/FUL	Mr A Sattar	Single storey rear extension incorporating glazed awnings (Retrospective)	Hawthorns, Bath Road, Taplow
(b)	16/05/2018	18/00430/TPO	Hilda Baumberg	(G1) Hornbeams - 4 metre clearance from house and reduce by 40%; (T 2) Beech - 4 metre clearance from house; (G3) Hornbeams - reduce to 5.5 metres; (G4 Laurel - remove stems on house side. (SBDC TPO No.7	St Michaels Convent, Vicarage Way, Gerrards Cross
(c)	22/05/2018	18/00366/FUL	Arfan Butt	Detached dwelling comprising 5 apartments	Trenches Farm, Pickford Drive, Wexham
(d)	31/05/2018	18/00246/FUL	Dr Thanvi	Detached double garage to front.	58 Howards Wood Drive, Gerrards Cross

Enforcement Appeals Lodged

	Date	Ref	Appellant	Alleged Breach	Site
(a)	11/05/2018	18/30002/APPE NF	Cheval Park Homes	Without planning permission the operational development to raise land levels by the laying of hardcore materials and the change of use of the land to use as a caravan park (beyond the area approved by the certificate of lawful use or development reference 15/01790/CLUED).	Wapsays Wood Caravan Park, Oxford Road, Gerrards Cross

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	29/05/2018	17/01848/RVC	Mr Sandhu	Removal of condition 7 of planning permission 16/02423/FUL (Replacement dwelling) to allow permitted development rights to be reinstated.	61 Plough Lane Stoke Poges	Appeal Dismissed	D

Planning Appeal Decisions continued

(b)	29/05/2018	17/01801/RVC	Mr & Mrs J Bradshaw	Variation of condition 4 of planning permission 14/02065/FUL (Extension, conversion and alteration of existing garage & cinema room into a detached dwellinghouse.) to remove reference to Class E relating to outbuildings.	Halings Lodge, Halings Lane, Denham Green	Appeal Dismissed	D
(c)	28/06/2018	18/00012/FUL	Mr B Vincent	Detached garage.	Juniper House, 24 Manor Lane, Gerrards Cross	Appeal Dismissed	D
(d)	28/06/2018	18/00116/FUL	Mr R Mawdsley	Two storey side extension.	Amerden Lodge, Amerden Lane, Taplow	Appeal Dismissed	D
(e)	04/07/2018	17/00887/TPO	Rouse New Homes Ltd	G1 Beeches - Lower height by 25% (4m), prune lateral branches to a width of 2m and crown lift lower branches to a height of 4m (SBDC TPO No. 28, 2011).	Emily Jubb Hall, Rectory Close, Farnham Royal	Appeal Dismissed	D

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

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

Officer Contacts:	Amy King 01895 837283 planning.appeals@southbucks.gov.uk
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