

PLANNING COMMITTEE

Meeting 18 July 2018

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

Also Present: J Read

Apologies for absence: M Bezzant

**attended site visit*

The Chairman welcomed Mark Jaggard, the new Head of Planning and Economic Development, to the meeting.

6. **MINUTES**

The minutes of the Planning Committee held on 23 May 2018 were approved and signed by the Chairman as a correct record.

7. **DECLARATIONS OF INTEREST**

Councillor P Hogan declared a personal interest in application 18/00533/FUL: Corner Cottage, 45 Stratton Road, Beaconsfield, Buckinghamshire, HP9 1HR as a Member of Beaconsfield Town Council. Councillor Hogan confirmed that he did not attend any meetings when the application was discussed by the Town Council nor expressed a view on the application, and had not pre-determined the application.

8. **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

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Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

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

		Decision
Plan Number:	17/01750/FUL	PER
Applicant:	Mr Ahmed Elfituri	
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 at Bulstrode, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8SZ	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • Application 17/01750/FUL and related listed building application (17/01751/LBC) were discussed together. • Officers updated Members confirming that Highways England had no objection to the proposed scheme. <p>Councillor J Jordan proposed that the application be permitted subject to the conditions and informatives as per the officer's report. This proposal was seconded by Councillor D Smith and agreed at a vote.</p> <p>RESOLVED:</p> <p>That the application be permitted subject to the conditions and informatives as per the officer's report.</p>		
		Decision
Plan Number:	17/01751/LBC	LBC
Applicant:	Mr Ahmed Elfituri	
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,	

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	and modern residential cottage and bungalow. External works to enhance existing landscape to support proposed hotel use and provide car parking provision at Bulstrode, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8SZ
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Notes:

- A site visit was undertaken by Members.
- Application 17/01751/LBC and related planning application (17/01750/FUL) were discussed together.
- Officers recommended amendments to conditions 3 regarding the requirement to implement approved details, and to conditions 7 and 8 to read "approved" and not "agreed".

Councillor J Jordan proposed to grant listed building consent subject to the conditions and informatives as per the officer's report with amendments to conditions 3, 7 and 8 as recommended by the Officers. This proposal was seconded by Councillor D Smith and agreed at a vote.

RESOLVED:

That listed building consent be granted subject to the conditions, and informatives as per the officer's report but with amendments to conditions 3 regarding the requirement to implement approved details and to conditions 7 and 8 to read "approved" and not "agreed".

		Decision
Plan Number:	18/00100/RVC	PER
Applicant:	Skyline Roofing Property Management Company Ltd	
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 at 69 Denham Green Lane, Denham, Buckinghamshire	

Notes:

- Members noted that 1 additional objection had been received relating to parking.
- The Committee noted an amendment to condition 9 to make direct reference to the Arboricultural Statement.

Councillor J Jordan proposed granting permission in accordance with the Officer recommendation with an amendment to condition 9 and an additional informative regarding tree works. This proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED:

That the application be permitted subject to the conditions, and informatives as per the officer's report, but with an amendment to condition 9 to make direct reference to the Arboricultural Statement and an additional informative regarding tree works.

		Decision
Plan Number:	18/00392/FUL	PER
Applicant:	Brunning And Price	
Proposal:	Demolition of existing front porch, construction of single storey front extension incorporating roof lantern and bin store at Loch Fyne Restaurant, 70 London End, Beaconsfield, Buckinghamshire, HP9 2JD	

Notes:

- A site visit was undertaken by Members.
- Mr Matthew Chinery spoke on behalf of the objectors.
- Ms Mary Wilcox spoke on behalf of the applicant.
- The Planning Officer confirmed that the summary of the comments by the Conservation Officer (page 51 of report) incorrectly implied that the application building was listed. The first paragraph of this summary was corrected to read: "The Heritage Officer originally advised that the front extension would not be characteristic of the Conservation Area and would affect the setting of the nearby Listed Buildings."
- The Committee proposed an amendment to condition 4 to ensure that the submitted parking scheme does not result in a reduction in car parking spaces.

Councillor J Jordan proposed granting permission in accordance with the officer recommendation with condition 4 being amended to ensure that the submitted parking scheme did not result in a reduction in car parking spaces. This proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED:

That the application be permitted subject to the conditions and informatives as per the officer's report but with condition 4 being amended to ensure that the submitted parking scheme did not result in a reduction in car parking spaces.

		Decision
Plan Number:	18/00494/FUL	PER
Applicant:	Mr Karmjit Sidhu	

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Proposal:	Erection of 1 metre high front boundary wall, with 1.8 metres high brick piers (retrospective) at 27 Green Lane, Burnham, Buckinghamshire, SL1 8DZ	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • Mr Kevin Dean spoke on behalf of the objectors. • Mr Como Sidhu and Mr Paul Coogan spoke on behalf of the applicant. • The Committee were informed that Buckinghamshire County Council's Highways Team had no objections to the application. • It was noted that 5 additional letters of support for the application were received on 18 July 2018. • The Committee proposed an amendment to condition 1 to read that the gates be constructed a minimum of 4.2m distance back from the carriageway instead of 5m. <p>Councillor J Jordan proposed granting permission in accordance with the officer recommendation with condition 1 being amended to refer to 4.2m instead of 5m. This proposal was seconded by Councillor T Egleton, and agreed at a vote.</p> <p>RESOLVED:</p> <p>That the application be permitted subject to the conditions as per the officer's report but with condition 1 being amended to refer to 4.2m instead of 5m.</p>		
		Decision
Plan Number:	18/00533/FUL	PER
Applicant:	Anil Nandan Walia and Sumandeep Kau	
Proposal:	Demolition of the existing dwelling house and construction of a new building comprising 6 flats with basement accommodation, parking and associated hardstanding at Corner Cottage, 45 Stratton Road, Beaconsfield, Buckinghamshire, HP9 1HR	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. <p>Councillor T Egleton proposed that the application be delegated to the Head of Planning and Economic Development to determine subject to the completion of a satisfactory section 106 planning obligation agreement regarding affordable housing contributions and subject to such conditions as the Head of Planning and Economic Development considers appropriate or if agreement cannot be reached refused for such reasons as considered appropriate. This proposal was seconded by Councillor J Jordan and agreed at</p>		

a vote.

RESOLVED:

The application be delegated to the Head of Planning and Economic Development to determine subject to the completion of a satisfactory section 106 planning obligation agreement regarding affordable housing contributions and subject to such conditions as the Head of Planning and Economic Development considers appropriate or if agreement cannot be reached refused for such reasons as considered appropriate.

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

		Decision
Plan Number:	17/02314/FUL	PER
Applicant:	Mr Jerome Challen	
Proposal:	Provision of mobile home for a temporary period of three years to house an agricultural Worker at Challens Chicks Farm, Marsh Lane, Taplow, Buckinghamshire, SL6 0DE	

Notes:

- The Committee noted amendments to conditions 1, 2 and 3 to make reference to the 'mobile home the subject of this application'.

The officer recommendation to grant conditional planning permission with amendments to conditions 1, 2 and 3 to refer to "mobile home the subject of this application" was put to the Committee by the Chairman and agreed at a vote.

RESOLVED:

That the application be permitted subject to the conditions and informatives as per the officer's report but with amendments to conditions 1, 2 and 3 to refer to "mobile home the subject of this application".

(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.

9. **PLANNING ENFORCEMENT DELEGATED REPORTS**

RESOLVED:	
1.	That the enforcement reports be determined in the manner indicated below.
2.	That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

ENFORCEMENT DELEGATED REPORTS

17/10135/ENBEOP High Gables, Rectory Close, Farnham Royal,
Buckinghamshire, SL2 3BG

The officer recommendation that follow up action be taken was proposed by Councillor J Jordan, seconded by Councillor B Gibbs and agreed at a vote.

RESOLVED:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207

of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

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

The officer recommendation that follow up action be taken was proposed by Councillor J Jordan, seconded by Councillor Dr W Matthews and agreed at a vote.

RESOLVED:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of

non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

EN/18/2015

Highfield, 7 Old Marsh Lane, Dorney Reach,
Buckinghamshire, SL6 0DZ ("the Land")

Officers described the unauthorised development as there were no photographs available for Members to view at the meeting and it was noted that photographs of the unauthorised development would be looked at by officers when considering appropriate follow up action.

Members noted that there had not been any recent dialogue with the owners about the alleged breach of planning control.

The officer recommendation that follow up action be taken was proposed by Councillor J Jordan, seconded by Councillor P Hogan and agreed at a vote.

RESOLVED:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised

to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

EN/18/2029

11 Frensham Walk, Farnham Common, Buckinghamshire, SL2 3QF ("the Land")

Members noted that there had been some discussions with the owners regarding the built form and location of the unauthorised development. The officer recommendation that follow up action be taken was proposed by Councillor J Jordan, seconded by Councillor B Gibbs and agreed at a vote.

RESOLVED:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

17/10302/ENBEOP

Bien Venue, Denham Avenue, Denham, Buckinghamshire, UB9 5ER ("the Land")

The officer recommendation that follow up action be taken was proposed by Councillor B Gibbs, seconded by Councillor J Jordan and agreed at a vote.

RESOLVED:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

18/10105/ENCU

Palmers Moor Poultry Farm, Palmers Moor Lane, Iver, Buckinghamshire, SL0 9LG ("the Land")

The officer recommendation that follow up action be taken was proposed by Councillor J Jordan, seconded by Councillor Dr W Matthews and agreed at a vote.

RESOLVED:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of

Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

10. **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 6.37 pm