



## **Planning Committee**

**Wednesday, 10 October 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 - 10*)

To approve the minutes of the Planning Committee held on 15 August 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*

*17/01191/FUL 70 Ledborough Lane, Beaconsfield, Buckinghamshire, HP9 2DG (Pages 11 - 22)*

*17/01853/FUL Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA (Pages 23 - 42)*

*PL/18/2189/FA 57 Wellesley Avenue, Iver, Buckinghamshire SL0 9BP  
(Pages 43 - 50)*

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

None

*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 51 - 114)*

For information

6. Delegated Arrangements on Planning Enforcement (*Pages 115 - 118*)

*Appendix: SBDC Scheme of Officer Delegations (Pages 119 - 120)*

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 121 - 124*)

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**

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, 7 November 2018**

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**PLANNING COMMITTEE (SBDC)**

**Meeting - 15 August 2018**

Present: R Bagge (Chairman)\*\*  
M Bezzant, T Egleton\*\*, P Hogan\*\*, J Jordan\*, M Lewis\*,  
Dr W Matthews\*, D Smith\*\*, D Pepler\* (substitute for B Gibbs) and  
L Hazell\* (substitute for D Anthony)

*\*attended all site visits*

*\*\*attended site visit for application 18/00884/RVC only*

Also Present: B Harding, J Read and R Reed

Apologies for absence: D Anthony and B Gibbs

**11. MINUTES**

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

**12. DECLARATIONS OF INTEREST**

There were no declarations of interest under the Code of Conduct.

Councillor R Bagge declared that as the former Leader of the Cabinet when the development proposals for applications 17/02396/FUL and PL/18/2173/FA were first promoted he would not take part in the determination of those two applications and would leave the Chamber. The Vice-Chairman of the Committee, Councillor J Jordan would be the Chairman for those two applications.

Councillor T Egleton declared that as a former Member of Cabinet when the proposals for applications 17/02396/FUL and PL/18/2173/FA were first promoted he would not take part in the determination of those two applications and would leave the Chamber.

Councillor P Hogan and Councillor D Smith declared that as current Members of the Cabinet that had promoted the proposals for applications 17/02396/FUL and PL/18/2173/FA they would not take part in the determination of those two applications and would leave the Chamber.

## Planning Committee (SBDC) - 15 August 2018

## 13. APPLICATIONS AND PLANS

Key to the following decisions:

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

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

*Note 1: Councillors Bagge, Egleton, Hogan and Smith left the Chamber at 4.22 p.m. whilst the following application was discussed. Councillor Jordan stepped in as Chairman.*

		Decision
<b>Plan Number:</b>	17/02396/FUL	P
<b>Applicant:</b>	South Bucks District Council	
<b>Proposal:</b>	Redevelopment of site to provide 34 new residential units (class C3), set out in 4 blocks of accommodation, comprising 6x1 bed and 28x2 bed apartments, together with associated car parking and access, private and shared amenity space, landscaping and other ancillary works at Police Station, Oxford Road, Denham, Buckinghamshire, SL9 7AL	
<b>Notes:</b> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. There was no public speaking on this application.</li> <li>3. The Planning Officer referred to the addendum report provided and advised that there would not be a requirement for a S106 Planning Obligation due to the proposal being on the Council's own land and South Bucks District Council being the applicant. The District Council, as Local Planning Authority could not have an agreement with itself as the applicant. An additional condition as seen on pages 3-4 of the addendum report was to be added and the officer recommendation was therefore to grant conditional permission.</li> <li>4. The Planning Officer reported that the County Ecologist was satisfied with the final ecological survey submitted and two further conditions as worded on page 4 of the addendum report would be included.</li> <li>5. The Planning Officer advised that as set out in the Committee report, the Lead Local Flood Authority raised no objections subject to the inclusion of two conditions as confirmed on page 5 of the addendum report.</li> </ol>		

## Planning Committee (SBDC) - 15 August 2018

Councillor L Hazell proposed that the application be permitted subject to the conditions and informatives as per the officer's report, as varied in the addendum report. This proposal was seconded by Councillor D Pepler and agreed unanimously at a vote.

**RESOLVED:**

That the application be granted conditional permission subject to the conditions and informatives as per the officer's report and the additional conditions outlined in the officer's addendum report.

*Note 2: Councillors Bagge, Egleton, Hogan and Smith re-entered the Chamber at 4.35 p.m.*

		<b>Decision</b>
<b>Plan Number:</b>	18/00884/RVC	P
<b>Applicant:</b>	Mr Charlie Reed	
<b>Proposal:</b>	Variation of condition 5 to Application No: 17/01979/FUL to allow new roof height at Grafton House, 31 Camp Road, Gerrards Cross, Buckinghamshire, SL9 7PG	

Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.
3. A second letter of objection had been received from a former objector which reiterated and reinforced the points raised in the Officer report.

Councillor L Hazell proposed that the application be permitted subject to the conditions outlined in the officer's report. This proposal was seconded by Councillor J Jordan and agreed unanimously at a vote.

**RESOLVED:**

That the application be permitted subject to the conditions as outlined in the officer's report.

*Note 3: Councillors Bagge, Egleton, Hogan and Smith left the Chamber at 4.45 p.m. whilst the following application was discussed. Councillor Jordan stepped in as Chairman.*

		<b>Decision</b>
<b>Plan Number:</b>	PL/18/2173/FA	P
<b>Applicant:</b>	Balfour Beatty Civil Engineering Ltd	
<b>Proposal:</b>	Construction of multi-storey car park, comprising a total of 442 car parking spaces and associated landscaping at Car Park, 42-46 Station Road, Gerrards Cross, Buckinghamshire.	

## Notes:

1. A site visit was undertaken by Members.
2. Dr R Rowsell spoke on behalf of the objectors.
3. Mr H Shepherd spoke on behalf of the applicant and Mayor C Brown, Gerrards Cross Town Council spoke in support of the application.
4. Two further letters of objection had been received reiterating and expanding on points already listed in the report.
5. The Planning Officer confirmed that a signed Legal Unilateral agreement had been received and therefore the officer recommendation was for conditional permission to be granted.
6. The Planning Officer referred to the addendum report provided and reported that the Lead Local Flood Authority's SuDS Officer had reviewed the additional information submitted to them and recommended the re-wording of Condition 4 as seen on page 8 of the addendum report.
7. The Planning Officer advised that in the absence of comprehensive samples, Condition 6 would be amended as seen on page 9 of the addendum report to reflect that samples must be submitted and approved by the Local Planning Authority prior to installation of the external cladding.
8. The Planning Officer reported that the applicant's agent had confirmed that 15 motorcycle and 15 cycle spaces would be incorporated within the existing layout.

Councillor W Matthews proposed that the application be permitted subject to the conditions and informatives as per the officer's report with the amendments to conditions 4 and 6 as noted in the addendum report. This proposal was seconded by Councillor M Bezzant and agreed unanimously at a vote.

**RESOLVED:**

That the application be granted conditional permission subject to the conditions and informatives as per the officer's report inclusive of the amended conditions 4 and 6 as outlined in the officer's addendum report.

*Note 4: Councillors Bagge, Egleton, Hogan and Smith re-entered the Chamber at 5.23 p.m.*

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

None

**(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES**

None



**(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

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

**14. VERBAL UPDATE ON ENFORCEMENT MATTERS**

The Head of Planning and Economic Development reported that following on from the previous meeting of the Planning Committee it was hoped that enforcement notices would soon be issued for the illegal airport parking sites and it was confirmed that a further update would be circulated to Members once the enforcement notices had been issued.

There were additional enforcement cases that were to be addressed and these would be brought to a future meeting of the Planning Committee for approval.

**15. 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.

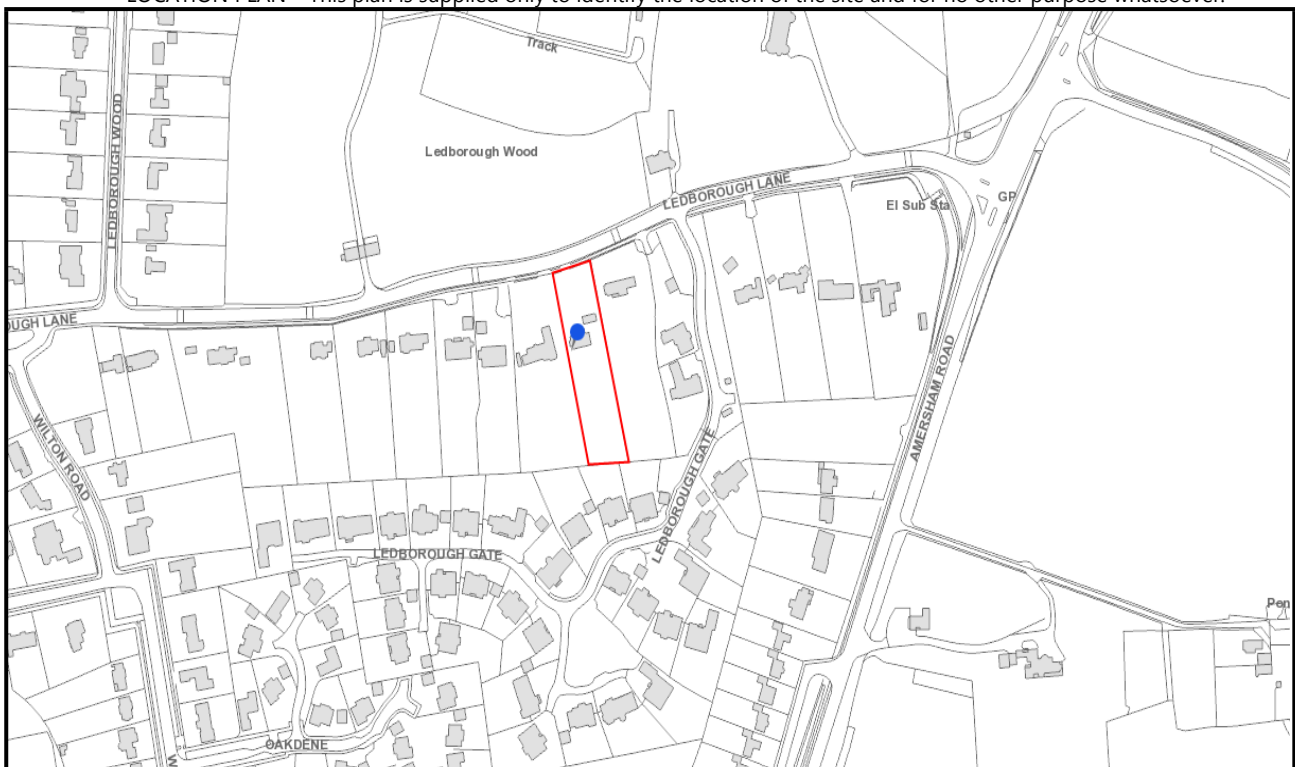
The meeting terminated at 5.29 pm

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 10 October 2018**Parish:** Beaconsfield Town Council

<b>Reference No:</b>	17/01191/FUL
<b>Proposal:</b>	Redevelopment of site to provide detached building comprising five apartments, incorporating basement car parking, creation of vehicular access, access ramp, refuse store and landscaping works.
<b>Location:</b>	70 Ledborough Lane, Beaconsfield, Buckinghamshire, HP9 2DG
<b>Applicant:</b>	Mr Brendan Joy
<b>Agent:</b>	Mrs Julia Riddle
<b>Date Valid Appl Recd:</b>	26 June 2017
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Richard Regan

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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### **REASON FOR PLANNING COMMITTEE CONSIDERATION**

The application is brought to planning committee on the grounds of the number of objections that have been received.

Due to the level of local concern 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.

### **SITE LOCATION**

The application site consists of a two storey detached dwelling that is located on the southern side of Ledborough Lane. The plot is substantial in size, and is generally flat, with mature vegetation along the sites boundaries providing various levels of screening. The site is located within the developed area of Beaconsfield and an area designated as an 'Area of Special Character' and a having the topology of a 'Woodland Road', as set out in the Townscape Character Study.

### **THE APPLICATION**

The application proposes the redevelopment of the site to provide a detached building within which there would be 4 x 2 bed and 1 x 3 bed residential apartments.

The proposed building has the appearance of a two and a half storey building with accommodation within the roof space. The existing vehicular access point would be retained and widened. The scheme would incorporate a basement, within which a majority of the car parking would be located. The basement parking would be accessed via a ramp located towards the eastern flank boundary.

The proposed building would have a max. ridge height of 10.5m. A minimum gap of 2.4m would be retained to the flank boundary with No.68A Ledborough Lane, a 5m gap between the actual buildings, whilst a gap of 3m would be retained to the flank boundary with No.72 Ledbough Lane at the front of the building, and a distance of 23m between the actual dwellings.

### **RELEVANT PLANNING HISTORY**

16/00596/FUL Replacement detached dwelling with attached triple garage (Amendment to Planning Permission 14/01615/FUL). Conditional Permission.

14/01615/FUL Replacement detached dwelling with attached triple garage. Conditional Permission.

11/01802/XFUL: Replacement detached dwelling with attached triple garage. (Extension of time limit imposed on planning permission 08/01851/FUL). Conditional Permission.

08/01851/FUL: Replacement detached dwelling with attached triple garage. Conditional Permission.

### **TOWN COUNCIL**

Object to this extremely large proposition which would result in an overdevelopment of the plot and would result in many additional traffic movements on what is an already extremely busy road.

### **REPRESENTATIONS**

Letters of objection have been received from 9 separate sources. Concerns raised include:

Adverse impact on neighbouring amenities including loss of light, loss of privacy and overdominance/overbearing;

- Impact on street scene and character of area;
- Out of character;
- Overdevelopment;
- Oversupply of flats;
- Feasibility of parking spaces;
- Insufficient screening;

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- No provision of affordable housing;
- Noise and disturbance from use of rane and shutter door;
- Protected species - bats;
- Impact/loss of protected trees and existing vegetation;
- Adverse highway implications;
- Urbanising of site;
- Affect TV/satellite signals;
- Flats inappropriate in this locality;
- Congestion and disruption from construction traffic;
- General noise and disturbance will be greater than that of a single dwelling;
- Set a precedent;
- Too large/out of scale;
- Poor design;
- Pressure on existing infrastructure.

### **CONSULTATIONS**

Transport for Bucks:

No objections

Aboriculturalist:

No objections

County Ecologist:

No objections

SBDC Waste:

No objections

Landscape Officer:

No objections

Building Control:

No comments received

### **POLICIES**

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP1, CP2, CP3, CP8, CP9, CP12

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies EP3, EP4, EP5, EP6, H9, L10, TR5, and TR7

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Chiltern and South Bucks Character Townscape Study 2017

The revised NPPF was published on the 24th July 2018 and whilst this replaces the previous National Planning Policy, 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

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development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

## **EVALUATION**

### **Principle of development**

1. The site is located within the developed area of Beaconsfield where new residential development can be acceptable provided that it does not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

2. The NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The NPPF also suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para 53)'. This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as a Woodland Road and an Area of Special Character Road, however, these designations do not preclude the erection of additional residential development in this locality, providing it does not adversely affect the character and appearance of the site or locality in general.

### **Design/character & appearance**

3. The resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 18.5dph. It is acknowledged that this is a high level of density when compared to the immediately surrounding residential properties. However, it is considered that new development of whatever density should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to immediate neighbouring buildings, but the townscape and landscape of the wider locality. As such, it is considered that the density figure cannot be looked at in isolation and the impact on the character and appearance of the locality must be carefully assessed, especially in light of the fact the proposal promotes sustainable and efficient use of land.

4. The proposed development does maintain the layout of the existing and surrounding development by maintaining the presence of a building fronting onto Ledborough Lane in a generally linear fashion, and in a very similar position to that of the extant permission for a replacement dwelling on the site. It is considered that the proposed building has been designed so that it generally harmonises with the surrounding properties and would not appear so out of keeping within the existing street scene so as to be detrimental to its character and visual appearance. The building has been designed in a manner to replicate an appearance of a large detached dwelling, with one main entrance door on the front elevation. The ridge height of the new building would be 10.5m which is considered comparable in height to surrounding properties and not excessive for the locality. It is acknowledged that the proposed building would have a significant bulk and massing, typically greater than that of a single family dwelling, when viewed from the side elevations. However, such is the level of spaciousness that is retained between the proposed building and the flank boundaries, combined with the level of natural vegetation and trees that would remain in place and provide a natural screening for the development, as well as the significant set back of the building from the front of the site, it is considered that the proposed building would not appear over bearing or obtrusive within the street scene and that an appropriate level of spaciousness would be maintained compatible within the existing street scene. As such, it is considered that the proposed building would not look too large for the site or for the locality in general and it would not appear as a cramped overdevelopment of the site.

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5. The scheme also involves the construction and presence of a ramp that would serve the basement parking. The presence of an access ramp serving the basement is not a common feature within the locality, but it is one that can be found elsewhere within the Beaconsfield area. In this instance, it is considered that the access ramp would not be substantial in size and due to its set back from the front of the site, and the presence of the mature front boundary screening, would have a minimal visual presence. On this basis, it is considered that it would not adversely impact upon the character and appearance of the locality. Further to this, the provision of basement parking ensures that parking for the flats would not be visible in the street scene.

6. The amount of hardstanding to the front of the site is not considered excessive for a plot of this size, with similar levels of hardsurfacing found at other properties within the area.

7. With regard to vehicular movements, whilst there would be extra vehicle movements associated with 5 apartments compared to 1 large house, the number of vehicle movements arising would not be significant and would be unlikely to have any perceptible impact on the character and appearance of the area, taking account of possible visual and audible effects. This view is based on the fact that there are a relatively small number of apartments being proposed and the fact that access is taken to a relatively busy road.

8. The proposed basement car park would provide sufficient parking for each apartment, ensuring that there would not be overspill parking. The proposed building would maintain the appearance of a single dwelling, preserving and maintaining the character and appearance of the area.

9. Overall, on balance, it is considered that the proposed development, would not adversely impact upon the character or appearance of the site or locality in general, nor would it prejudice the specific characteristics of the area as set out in the Townscape Character Study.

#### **Residential amenity**

10. With regard to the neighbouring property to the west, No.68a Ledborough Lane, the proposed building would project further to the rear than the dwelling at No.68a, in the form of 4m at two storey level, and a further 3m at single storey level. Notwithstanding this additional projection, the relevant light angles would not be breached by the proposed building, and minimum distance of 6m would be retained between the buildings themselves. Given these distances and juxtaposition of the two buildings to one another, combined with the boundary screening that would be retained, it is considered that the proposal would not appear overdominant or obtrusive when viewed from the rear of No.68a, nor would it lead to an unacceptable loss of light. It is acknowledged that there is a ground floor side window within No.68a which serves as the only source of light to that room, however, given the close proximity of this window to the existing boundary hedging, combined with the orientation of the application site being to the east, it is not considered that the introduction of the proposed building would lead to an unacceptable loss of light to this room. In terms of privacy, there would be two first floor side windows facing towards No.68a, however one would serve a bathroom, whilst the other would act as a secondary source of light. In these circumstances, it is considered that it is acceptable for these windows to be obscurely glass and fitted with a restrictive opening in order to negate any issue of overlooking. A 1.8m high artificial vegetation screen will be erected along the side of the rear balcony, and it is considered that this would prevent any unacceptable levels of overlooking.

11. With regard to the neighbouring property to the east, No.72 Ledborough Lane, in terms of privacy, there would be two first floor side windows facing towards No.72, however one would serve a bathroom, whilst the other would act as a secondary source of light. In these circumstances, it is considered that it is acceptable for these windows to be obscurely glass and fitted with a restrictive opening in order to negate any issue of overlooking. A 1.8m high artificial vegetation screen will be erected along the side of the rear balcony, and it is considered that this would prevent any unacceptable levels of overlooking. The proposed building would be sited much further within the plot than the dwelling at No.72, however so is the existing dwelling. It is acknowledged that the proposed building would extend further to the rear than the approved replacement dwelling on this site, however a distance of 23m would be retained to the dwelling at No.72 from the proposed building, which is greater than the approved schemes. It must also be remembered that for the majority of the depth of the proposed building, there is a line of 5m high fir trees which provide

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screening. Therefore, given the large size of the plots and the existence of substantial boundary screening, along with the fact that there is an approval for a very similarly sited and sized building, it is considered that the rear projection of the new building would not have a detrimental impact on the amenities of No.72 in terms of over dominance or loss of light.

12. Such is the distance retained to the neighbouring properties to the rear, there would be no impacts on the amenities of these properties.

### **Parking/Highway implications**

13. A total of 12 parking spaces are being provided in total. In accordance with the Councils parking standards, 2 spaces are required for each unit in this instance, resulting in the need for 10 spaces to be provided. As such, the proposal exceeds the Councils parking standards by 2. These additional spaces would be used by either occupiers of the proposed units or their visitors. Overall therefore, it is considered that the number of parking spaces being provided is acceptable, and that there are no grounds to object to the scheme under policy TR7.

14. Following receipt of amended drawings, which increased the width of the vehicular access, the County Highway's Authority raise no objections to the proposals from a highway safety point of view. They consider that the widened access point is appropriate in size, and adequate visibility can be obtained from it. Its use by the level of vehicles associated with the proposed development would not lead to adverse highway implications. They also consider that the proposed parking spaces are of a suitable size and layout.

15. It is therefore considered that the proposal adheres to policies TR5 and TR7.

### **Affordable housing**

16. CP3 of the Core Strategy sets out the affordable housing requirements. It requires that schemes of 5 or more units must provide 40% of the proposed units as affordable housing. If this cannot be achieved, then it would be for the applicant to demonstrate and justify this, providing a viability assessment setting out what they consider to be a more appropriate amount or justifying zero provision. The recently published NPPF (published on 24th July 2018) states in para 63 that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (which include the AONB). For housing, major development is defined in the glossary 10 or more homes, or the site has an area of 0.5 hectares or more.

17. The current application is for 5 homes and has a site area of 0.27 ha. The application site is not within the AONB. The proposed building would have a total gross internal floor area of approximately 1,165 m<sup>2</sup>.

18. The NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses and also states that decisions should support development that make efficient use of land. Core Policy 3 also seeks to ensure that developments are not built at a low density to avoid the need for affordable housing. As such it is appropriate to consider whether the overall floorspace of the development is capable of accommodating 10 homes to meet the NPPF threshold such that affordable housing requirements set out in Core Policy 3 should be applied.

19. In terms of establishing the potential number of homes that the proposed building could accommodate, it is considered that the National Technical Housing Standards published by the Department for Communities and Local Government (March 2015) should provide the benchmark for the unit sizes. The document provides internal space standards, including the appropriate gross internal floor area, for new dwellings. The standards are organised by storey height and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses). The standards also provide a range to account for the number of bedrooms and bed spaces. In this case the relevant standards are those that apply to flats (one storey dwellings) and the table below provides a summary of the range of floor spaces that are considered appropriate having regard to the number of bedrooms as well as an average for each type.



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<b>National Space Standards (DCLG 2015)</b>		
<b>Number of Bedrooms</b>	<b>Range (square metres)</b>	<b>Average (square metres)</b>
1 Bed	37 – 58	47
2 Bed	61 – 79	70
3 Bed	74 – 108	91
4 Bed	90 – 130	110
5 Bed	103 – 134	118
6 Bed	116 – 138	127

20. The proposed building would have a total gross internal floor area of approximately 1,165 m<sup>2</sup>. Having regard to the above National Space Standards it is considered that 10 flats (to meet the NPPF threshold) could easily be accommodated within the proposed floorspace without needing to increase the overall scale of the building or resulting in adverse planning impacts. It is therefore considered that Core Policy 3 should be applied in this instance.

21. In terms of meeting Core Policy 3 the applicant has submitted a Financial Viability Assessment which seeks to demonstrate that it is unviable for the scheme to provide 40% affordable housing on-site. An independent viability assessment has also been undertaken by the DVS. The outcome of this process has established that whilst the scheme cannot provide 40% on-site provision on-site, it can provide a financial contribution of £55,500 towards off-site affordable housing provision whilst remaining viable. The applicants have agreed to pay this financial contribution, which will be secured by way of a Legal Agreement. No objections are therefore raised with regard to Core Policy 3 subject to the completion of such a Legal Agreement.

#### **Other matters**

22. The Council's Arboriculturalist and Landscape Officer raise no objection to the proposals, considering that an acceptable level of landscaping will be maintained on site and that the existing trees to be retained on site can be adequately protected.

23. Whilst the comments of the Council's Building Control Section have yet to be received, it is considered that such matters can be dealt with at the Building Control stage.

24. Following the undertaking of the relevant ecology surveys, the County Ecologist is satisfied with this information and raises no objections.

25. Under Core Policy 6, education contributions will be sought for development proposals of 4 or more dwellings. However, due to the guidance set out within the NPPG re the situations when financial contributions can be sought, BCC have confirmed that due to the threshold of 11 units being set out in the NPPG, they will not be requesting any contributions from schemes of 10 units or less.

26. The Council's Waste Department raise no objections to the proposed development from a waste collection point of view.

27. In terms of the issue of precedent, it is acknowledged that each application should be considered on its own merits. In addition to this, as set out by Planning Inspectors, if no harm arises from a proposed development, then such a generalised concern would not justify withholding permission.

28. There is no evidence to suggest that the existing local infrastructure, including sewerage system, is not capable of serving the proposed development.

29. The concerns raised over possible interference of neighbouring tv signals is not a material planning consideration. Construction traffic would be likely to result in some congestion, but this is only a temporary issue and would not form the basis of refusing an application.

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30. With regard to the concern that there is an oversupply of flats in Beaconsfield, the Councils Housing policies encourage a mix of housing sizes, as well as seeking to concentrate new residential development within the most sustainable parts of the district, which Beaconsfield is. Beaconsfield is still predominantly made up of larger sized residential dwellings, therefore the introduction of smaller sized flatted developments such as this are appropriate for Beaconsfield.

### **Working with the applicant**

31. In accordance with section 4 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.

32. In this case South Bucks District Council has requested amended plans and these were considered to be acceptable.

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

### **RECOMMENDATION:**

**APPLICATION 17/01191/FUL BE DELEGATED TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT TO APPROVE SUBJECT TO THE SATISFACTORY PRIOR COMPLETION OF A SECTION 106 PLANNING OBLIGATION AGREEMENT RELATING TO AFFORDABLE HOUSING. IF THE SECTION 106 AGREEMENT CANNOT BE COMPLETED, THE APPLICATION BE REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.**

### **RECOMMENDATION:**

#### **Conditional Permission**

Subject to the following conditions:-

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. (SS01)

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. (SM01)**

**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. (SM02)**

Classification: OFFICIAL

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

4. The development hereby permitted shall be carried out in accordance with the landscape scheme, submitted and approved as part of this application, unless otherwise agreed in writing by the District Planning Authority.

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

5. 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. (ST02)

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.)

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

7. The first floor windows, in the east and west side elevations of the building hereby approved, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted and permanently maintained with obscure glass.

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.)

8. No further windows shall be inserted at or above first floor level in the east or west side elevation(s) of the building hereby permitted. (SD17)

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

9. Prior to the occupation of the development hereby approved, privacy screens, in accordance with the details submitted as part of this application, shall be fitted to the sides of the rear balconies. Thereafter the screens shall be retained and maintained.

Reason: To prevent overlooking and reduction in privacy for the neighbouring properties (Policy EP3 of the South Bucks District Local plan (adopted March 1999) refers.)

Classification: OFFICIAL

Classification: OFFICIAL

10. 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. (SH46)

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.)

11. No part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access within Highway Limits" 2013.

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.)

12. No 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 43 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 TR5 of the South Bucks District Local Plan (adopted March 1999) refer.)

13. **No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County 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 Management Plan.**

**Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents. (Policy TR5 of the South Bucks District Local Plan (Adopted March 1999) refer).**

14. **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.**

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

Classification: OFFICIAL

15. The development hereby permitted shall be carried out in accordance with the details of mitigation and enhancement as set out in the Ecological Assessment, dated 26th April 2018, and Bat Survey Report, dated 2nd September 2016.

Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers.

16. **No works or development shall take place until full details of the proposed finished floor levels of the building (including the basement) and of finished ground levels in relation to the surrounding buildings 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.**

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

#### LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
17 LBG PE01 REV E	09.07.2018
17 LBG SP02 REV B	12.09.2017
17 LBG SP03 REV B	12.09.2017
17 LBG PE02 REV C	26.06.2017
17 LBG SL01 REV B	26.06.2017
17 LBG PE03	26.06.2017

#### INFORMATIVE(S)

1. **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 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)**

2. 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.

Classification: OFFICIAL

Classification: OFFICIAL

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](http://www.ccscheme.org.uk). (SIN35)

3. 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 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 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 184 application form. Please contact Highways Development Management at the following address for information or apply online via Buckinghamshire County Council's website at

<https://www.buckscc.gov.uk/services/transport-and-roads/highways-development-management/apply-online/section-278-/agreement/>

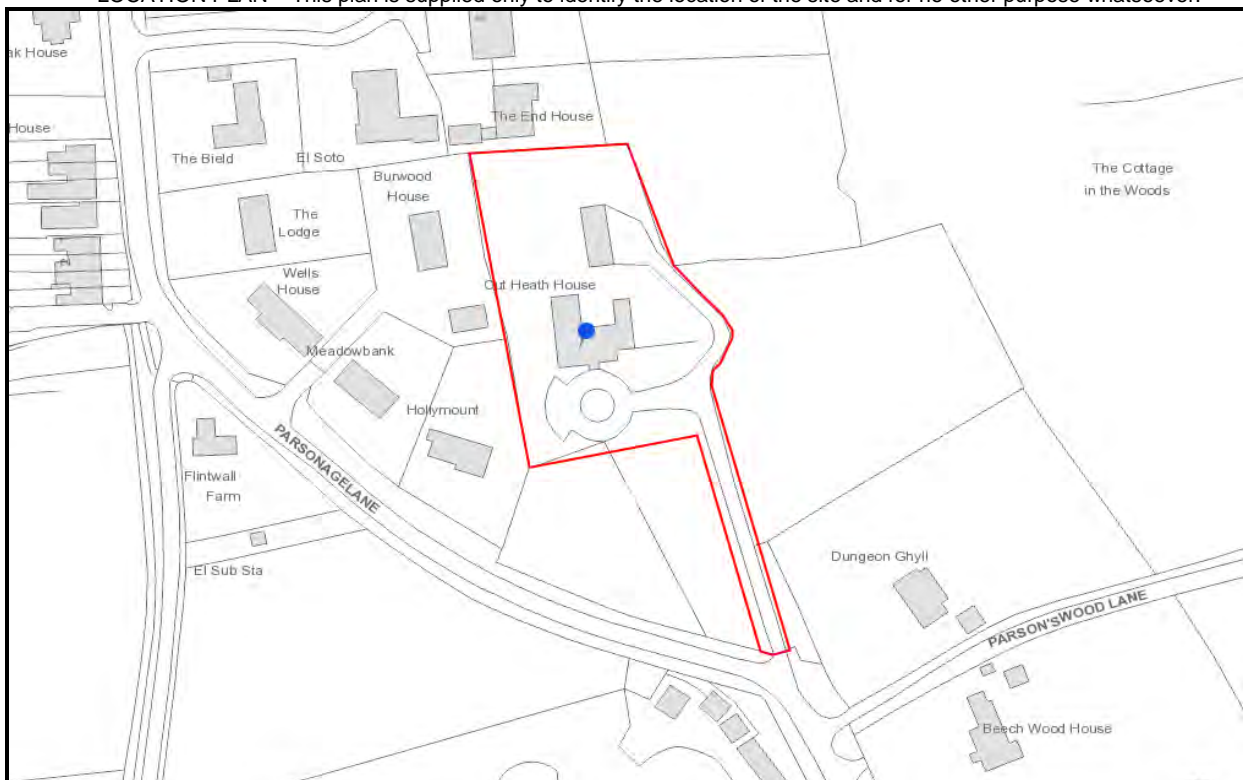
Development Management  
6th Floor, County Hall  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
01296 382416

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 10 October 2018**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	17/01853/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to provide 8 detached dwellings with integral garages.	
<b>Location:</b>	Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA	
<b>Applicant:</b>	Mr & Mrs R Pomeranke	
<b>Agent:</b>	Mr Robert Clarke	
<b>Date Valid Appl Recd:</b>	6th October 2017	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

Classification: OFFICIAL

## **SITE CONSTRAINTS**

### **REASON FOR PLANNING COMMITTEE CONSIDERATION**

This application was considered by Members at the Planning Committee meeting of 23rd May 2018 where Members resolved to grant planning permission subject to the completion of a legal agreement securing on-site affordable housing. The legal agreement is still in the process of being completed.

Notwithstanding the above, this application is being referred back to the Planning Committee because it is considered that the original committee report did not clearly highlight that the proposal would result in the loss of a tree from the site. The site is covered by an Area TPO. As such, Members were not clearly made aware of all of the material planning considerations relevant to the application.

In order for Members to fully assess the impact of the loss of the tree in question, 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.

### **SITE LOCATION**

The proposal site is substantial in size and is within the developed area of Farnham. The Green Belt does lie immediately to the east of the boundary of the site. The application site excludes the eastern part of land which is within the Green Belt. The area is rural in character, with residential development stretched along the highway, with high degrees of mature screening.

### **THE APPLICATION**

This application proposes the redevelopment of the site to provide 8 detached dwellings.

The original dwelling on the site has been demolished and it is proposed to replace it with 8 detached two storey dwellings, with accommodation within the roof space, served by dormer windows and roof lights. The proposed dwellings would all display a ridge height of 9m, and would all incorporate an integral garage.

It is important to note that there is an extant planning permission on the site for the replacement of the original dwelling with 4 larger detached dwellings, under ref. 15/00958/FUL. The access arrangements and alterations to the existing access drive proposed within this current application remain the same as that previously granted planning permission.

### **RELEVANT PLANNING HISTORY**

12/00940/FUL: Redevelopment of site to provide four detached dwellinghouses and detached garages. Conditional Permission.

15/00958/FUL: Redevelopment of site to provide four detached dwellinghouses and detached garages (Amendment to Planning Permission 12/00940/FUL). Conditional Permission.

15/00959/CLOPED: Application for a Certificate of Lawfulness for proposed: Building operations to complete the redevelopment of site to provide four detached dwellinghouses and detached garages in accordance with planning permission 12/00940/FUL. Granted.



Classification: OFFICIAL

## **PARISH COUNCIL**

Objections are raised on the following grounds:

- All supporting statements should be required;
- Affordable housing should be provided on-site;
- Details of defensible space/landscaping is required;
- Pd rights should be removed to ensure garages are retained for parking.

They also submit a set of standard comments relevant to all applications within the parish of Farnham, and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

## **REPRESENTATIONS**

Letters of objection have been received from 25 separate properties. Concerns raised include:

- Out of character;
- Overdevelopment;
- Increase in traffic;
- Dangerous access;
- Out of scale;
- Adverse highway implications;
- Impact on trees;
- Cramped;
- Adverse impacts on amenities of neighbouring properties;
- Impact on Green Belt;
- Impact on AONB;
- Flooding;
- Sewerage capacity.

## **CONSULTATIONS**

Building Control:

No comments received to date.

Arboriculturalist:

No objections.

Transport for Buckinghamshire:

No objections.

City of London:

Object on grounds that the proposal will urbanise the character of the area and adversely impact upon Burnham Beeches.

Bucks Education Service:

No education contribution required.

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Woodlands Trust:

Object - damage to adjacent ancient woodland.

Natural England:

No objections

SBDC Waste:

There would need to be space/hardstanding placed adjacent to Parsonage Lane for bins to be collected.

### **POLICIES**

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011)CP3, CP8, CP9.

South Bucks District Local Plan (adopted March 1999) (Saved policies) GB1, L10, EP3, EP4, H9, TR5, and TR7.

Other material considerations:-

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

Affordable Housing SPD

South Bucks Townscape Character Study 2017

### **EVALUATION:**

1. Since the planning committee meeting of 23rd May 2018, the updated NPPF has been published. As such, there has been a change in national planning policy upon which the application should be assessed against. As such, Members should now take into account in their assessment of the application, any material changes in planning policy that the updated NPPF brings forward.
2. Notwithstanding this updated position, there have been no changes to the national or local development plan policies, including the updated version of the NPPF that would materially affect Members previous decision to approve the scheme. As such, the only issue that needs to be assessed in this instance is the matter of the loss of the protected Oak tree from the site.
3. The report presented to the Committee on 23rd May is appended and Members are referred to paragraphs 2.0 to 8.9 which deal with the detailed considerations and assessments of the relevant planning policies, constraints, and impacts of the scheme.
4. Local representations and comments received from relevant consultees, including the Parish Council, have been repeated within this current report, as set out above.

### **TREES:**

5. The application site is covered by an area TPO. The current application proposes the loss of an oak Tree (T30), which is the material difference between this application and that of the previously approved development 15/00958/FUL.

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6. The NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes. The NPPG provides more detailed guidance on the matter of Tree Preservation Orders, and sets out that Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public.

7. The Council's Arboriculturalist has assessed this current application which involves the loss of this tree and raises no objections. It is his view that the loss of this tree would not have a significant negative impact on the local environment and its enjoyment by the public.

8. In light of the comments of the Council's Arboriculturalist, it is considered that there are no reasonable grounds upon which to resist the current proposals. The loss of the oak tree (T30) would not have an adverse impact on the visual amenities of the site, or the character and appearance of the area, or its enjoyment by the public.

#### **CONCLUSION:**

9. Overall therefore, the proposed scheme, which includes the loss of oak tree (T30) is still considered to be acceptable in terms of relevant planning policy and planning permission should be granted subject to the conditions listed below and completion of the legal agreement to secure affordable housing on the site.

**APPLICATION 17/01853/FUL BE DELEGATED TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT TO APPROVE SUBJECT TO THE SATISFACTORY PRIOR COMPLETION OF A SECTION 106 PLANNING OBLIGATION AGREEMENT RELATING TO AFFORDABLE HOUSING. IF THE SECTION 106 AGREEMENT CANNOT BE COMPLETED, THE APPLICATION BE REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.**

#### **RECOMMENDATION:**

##### **Conditional Permission**

Subject to the following conditions:-

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)**

Classification: OFFICIAL

4. Notwithstanding any indications illustrated on drawings already submitted, no works shall commence on the extensions to the building as hereby permitted 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.)

5. 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.)

6. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) , no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to 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: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. Prior to the occupation of the development hereby permitted, space shall be laid out within the site for the parking, loading and manoeuvring of vehicles in accordance with the approved plans and that area shall not thereafter be used for any other purpose. (NH47)

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.)

Classification: OFFICIAL

8. No other part of the development shall begin 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 37m metres along the edge of the carriageway to the left and a point 32m to the right 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 TR5 of the South Bucks District Council Local Plan (adopted March 1999) refers.)

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.)

10. The first floor windows and second floor roof lights in the south west elevation(s) of the dwellings on plots 4 and 5 hereby permitted shall be fitted and permanently maintained with obscure glass. (ND04)

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

11. No further windows shall be inserted at or above first floor level in the southwest elevations of the dwellings on plots 4 and 5, hereby permitted. (ND17)

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

12. The development hereby permitted shall be implemented in accordance with the specified Recommendations stated within the Hydrological Assessment, produced by Cole Easdon Consultants, submitted as part of this application.

Reason: To protect the water quality and water flows of Burnham Beeches SAC. (CP9 of the South Bucks Core Strategy (adopted February 2011) and PPS9 refer.)

- 13. Prior to any works commencing on site, an ecological/biodiversity enhancement scheme shall be submitted and approved in writing by the District Planning Authority. The development shall be carried out and maintained in accordance with the approved scheme and details.**

**Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers.**

- 14. Prior to any works commencing, a scheme of mitigation to reduce the developments impact on the Ancient Woodland, shall be submitted and approved in writing by the District Planning Authority. The scheme shall include the following:**

**Provide appropriate tree protection to protect all trees in the ancient woodland;**  
**Provide as much buffer as possible between hard surfaces and trees in the adjacent woodland;**  
**Use permeable paving on all driveway and patio surfaces to ensure all Ancient Woodland trees retain access to the same quality and quantity of rain water;**  
**Provide landscaping using only native species to avoid non-natives escaping into the neighbouring Parson's Wood (Ancient Woodland) and becoming weeds;**  
**Provide information packages for the new residents with information on Ancient Woodlands and highlight the impacts that fly tipping of garden waste into the neighbouring Ancient Woodland can have (causing weed infestations, adding unwanted nutrients, smothering ground level vegetation etc.);**  
**Monitor the health of the Ancient Woodland within 15m of the development during construction and for the first 5 years of occupancy to ensure any impacts are identified and rectified.**

**The development shall be carried out and maintained in accordance with the approved details.**

**Reason: To mitigate the effects of the development on the adjacent Ancient Woodland. (Policy CP9 of the South Bucks Core Strategy (adopted February 2011) refer.)**

15. Prior to the first occupation of the development hereby permitted, details of a bin drop off area shall be submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is served by an adequate refuse storage facility. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

16. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

#### **LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
CH8-01/A	06.10.2017
LOCATION PLAN REV B	06.10.2017
CH8-03	06.10.2017
CH8-02	06.10.2017
CH8-05	06.10.2017
CH8-06	06.10.2017
CH8-10	06.10.2017
CH8-13	06.10.2017
CH8-04	06.10.2017
CH8-07	06.10.2017
CH8-09	06.10.2017
CH8-12	06.10.2017

Classification: OFFICIAL

CH8-11

06.10.2017

CH8-08

06.10.2017

**INFORMATIVE(S)**

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](http://www.ccscheme.org.uk).

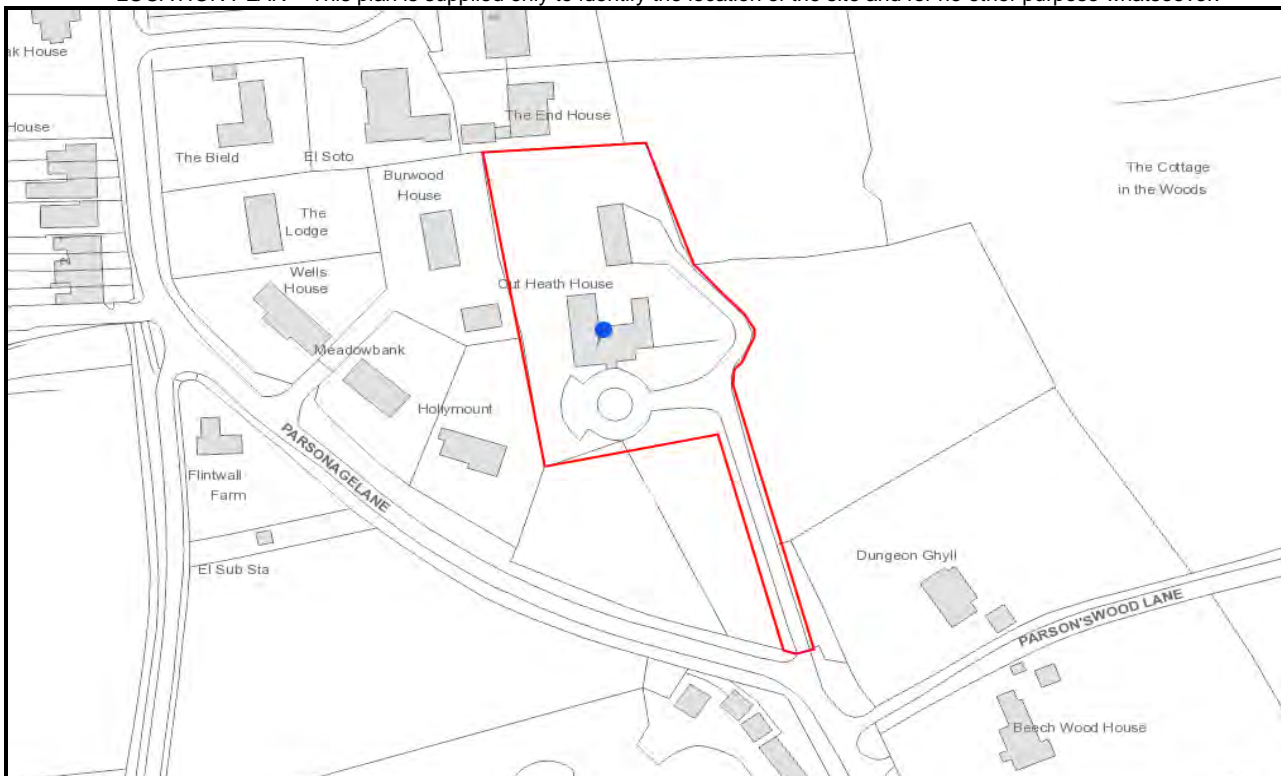
2. **INFORMATIVE** It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (IH23)
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 (as amended). (IH24)
4. **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 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)**

**APPENDED PLANNING COMMITTEE REPORT OF 23RD MAY 2018****PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 23 May 2018**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	17/01853/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to provide 8 detached dwellings with integral garages.	
<b>Location:</b>	Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA	
<b>Applicant:</b>	Mr & Mrs R Pomeranke	
<b>Agent:</b>	Mr Robert Clarke	
<b>Date Valid Appl Recd:</b>	6th October 2017	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**



Classification: OFFICIAL

**THE PROPOSAL:**

This application proposes the redevelopment of the site to provide 8 detached dwellings.

The original dwelling on the site has been demolished and it is proposed to replace it with 8 detached two storey dwellings, with accommodation within the roof space, served by dormer windows and roof lights. The proposed dwellings would all display a ridge height of 9m, and would all incorporate an integral garage.

It is important to note that there is an extant planning permission on the site for the replacement of the original dwelling with 4 larger detached dwellings, under ref. 15/00958/FUL. The access arrangements and alterations to the existing access drive proposed within this current application remain the same as that previously granted planning permission.

**LOCATION & DESCRIPTION OF SITE:**

The proposal site is substantial in size and is within the developed area of Farnham. The Green Belt does lie immediately to the east of the boundary of the site. The application site excludes the eastern part of land which is within the Green Belt. The area is rural in character, with residential development stretched along the highway, with high degrees of mature screening.

**RELEVANT PLANNING HISTORY:**

- |                  |  |
|------------------|--|
| 12/00940/FUL:    | Redevelopment of site to provide four detached dwellinghouses and detached garages. Conditional Permission.  |
| 15/00958/FUL:    | Redevelopment of site to provide four detached dwellinghouses and detached garages (Amendment to Planning Permission 12/00940/FUL). Conditional Permission.  |
| 15/00959/CLOPED: | Application for a Certificate of Lawfulness for proposed: Building operations to complete the redevelopment of site to provide four detached dwellinghouses and detached garages in accordance with planning permission 12/00940/FUL. Granted. |

**REPRESENTATIONS AND CONSULTATIONS:**

PARISH COUNCIL COMMENTS:

Objections are raised on the following grounds:

- All supporting statements should be required;
- Affordable housing should be provided on-site;
- Details of defensible space/landscaping is required;
- Pd rights should be removed to ensure garages are retained for parking.

They also submit a set of standard comments relevant to all applications within the parish of Farnham, and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

Classification: OFFICIAL  
CORRESPONDENCE:

Letters of objection have been received from 25 separate properties. Concerns raised include:

- Out of character;
- Overdevelopment;
- Increase in traffic;
- Dangerous access;
- Out of scale;
- Adverse highway implications;
- Impact on trees;
- Cramped;
- Adverse impacts on amenities of neighbouring properties;
- Impact on Green Belt;
- Impact on AONB;
- Flooding;
- Sewerage capacity.

**SPECIALIST ADVICE:**

Building Control:

No comments received to date.

Arboriculturalist:

No objections.

Transport for Buckinghamshire:

No objections.

City of London:

Object on grounds that the proposal will urbanise the character of the area and adversely impact upon Burnham Beeches.

Bucks Education Service:

No education contribution required.

Woodlands Trust:

Object - damage to adjacent ancient woodland.

Natural England:

No objections

SBDC Waste:

There would need to be space/hardstanding placed adjacent to Parsonage Lane for bins to be collected.

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## **ISSUES & POLICY CONSIDERATIONS:**

### RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011)CP3, CP8, CP9.

South Bucks District Local Plan (adopted March 1999) (Saved policies) GB1, L10, EP3, EP4, H9, TR5, and TR7.

Other material considerations:-

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

Affordable Housing SPD

South Bucks Townscape Character Study 2017

### 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 most of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above. The exception to this is policy GB1 which is not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.

### 2.0 GREEN BELT ASSESSMENT:

2.1 The only part of the application site that falls within the Green Belt is a small section of the access drive. The driveway element of the current scheme does not differ in any way to that of the extant scheme, which was considered acceptable from a Green Belt point of view. There have also been no changes in the development plan or National Planning Policy since the approval of the previous scheme which indicate that this element of the proposal should no longer be treated favourably from a Green Belt point of view.

2.2 It is acknowledged that whilst a majority of the site does not fall within the Green Belt, it does lie immediately adjacent to it, so there does need to be some form of assessment to consider its overall impact on the adjacent Green Belt. Whilst this current application proposes to double the amount of dwellings to be provided on site over that of the extant scheme, the overall level of built form would not increase, as the dwellings would be smaller, generally fit within the footprint of the extant larger dwellings, and would be slightly lower in height. The proposed dwellings would also be no closer to the Green Belt boundary than that of the approved dwellings. As such, it is considered that the current scheme would not have a materially greater impact on the open and undeveloped nature of the adjacent Green Belt than that of the extant scheme, and therefore, it is considered that there are no grounds to find the scheme unacceptable in terms of its impacts on the Green Belt.

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### 3.0 AFFORDABLE HOUSING:

3.1 The NPPG sets out guidance and thresholds for when planning obligations relating to affordable housing can be sought on planning applications. This application exceeds the thresholds for when such obligations should not be sought, therefore the Council's own affordable housing policy can be applied to the application.

3.2 Policy CP3 of the Core Strategy sets out the Council's affordable housing requirements. It requires that schemes of 5 or more units must provide 40% of the proposed units as affordable housing, with such provision being provided on site in the first instance. If this cannot be achieved, then it would be for the applicant to demonstrate and justify this, providing a viability assessment setting out what they consider to be a more appropriate amount and/or why an off-site provision is more appropriate.

3.3 In this instance, the applicant originally proposed to provide a financial contribution towards off site affordable housing provision. However, Policy CP3 sets out that Affordable housing should normally be provided on-site. This approach is in line with the NPPF which states that local authority policies should seek to provide affordable housing on-site, unless off-site provision or a financial contribution can be robustly justified and the agreed approach better contributes to the objective of creating mixed and balanced communities. On this basis Officer's sought further justification from the applicant. In response, the applicant has approached a number of Housing Associations, to see if they would be willing to take on any of the proposed units, and therefore establish whether there is any opportunity to provide on-site provision.

3.4 One of those Housing Associations has advised that it would be able to offer on three of the dwellings. As such, there is evidence that the site is in a suitable location and of a size where affordable housing could be appropriately managed by a Housing Association. In light of this offer, the applicant's agent has confirmed that the applicant is willing to enter into a Legal Agreement to secure three affordable units on site.

3.5 It is noted that a total of 3 dwellings would equate to a 37.5% provision towards Affordable Housing and that this is slightly below the 40% requirement set out in Policy CP3. However, given the minor reduction from the 40% requirement and also that the proposal would allow for on-site Affordable Housing units in line with the offer from the Housing Association, it is considered that the three units proposed are acceptable in this instance.

3.6 Notwithstanding the above, the applicant's agent has indicated that provision of the three affordable units could impact on the financial viability of the development. However, no financial viability assessment has been submitted as part of this planning application and there is currently no expert evidence to demonstrate that the development would be unviable. The applicant has instead agreed to enter into a Legal Agreement to secure the three on-site affordable units and it is on this basis that the proposal should be assessed.

3.7 It should be noted that it would be open for the applicant to submit a separate planning application which sought to demonstrate that the provision of affordable housing on site is not viable. However, such an application would need to include a comprehensive financial viability assessment and such evidence would need to be independently verified by the Council's expert financial consultant. The Council would be able to refuse such an application if the Council's consultant considered that the affordable housing provision was viable.

3.8 As such, on the basis of what is proposed within this current application, that being the provision of three on site affordable housing units and provided that a Legal Agreement is completed to secure this, it is considered that the proposal is acceptable to accord with policy CP3.

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#### 4.0 VISUAL IMPACT/IMPACT ON LOCALITY:

4.1 The site is located within the developed area of Farnham Common where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties. The acceptability of redeveloping this site to provide additional dwellings has already been found appropriate and acceptable in the form of the extant permission, whereby four large detached dwellings can be built in this site. As such, it is considered that it needs to be assessed whether the provision of 8 smaller detached dwellings on this site would also constitute an acceptable form of development for this site.

4.2 With regards to the layout of the proposed development, it was previously considered that the proposed development would not appear out of context or out of keeping with the general pattern of development in the immediate vicinity. Whilst the number of dwellings has increased, they follow the same layout as that of the approved dwellings, and as such it is considered that this remains the case. There are dwellings to the west, including Burwood House, which is in a backland position, and there is a row of dwellings to the north, which at the time they were approved, represented backland development. It is considered that the provision of the dwellings as proposed, would not appear isolated, but would relate to the surrounding development, and the character of the area. The resultant density of the development would increase from that of the approved scheme, with it being 15dph. Whilst double that of the approved scheme, this figure is still relatively low, and when balanced against the need to make an efficient use of land, it is not considered to adversely impact upon the character of the area.

4.3 The surrounding area displays a variety of differently styled dwellings and buildings and this forms part of its character and appearance. It is not considered that the proposed dwellings would be of a size and scale that would be excessive or significantly inappropriate, and therefore would not appear overdominant or obtrusive in their locality, particularly given their set back from the front boundary.

4.4 In terms of spaciousness, the overall level of built form on the site would be similar to that of the approved scheme for four larger dwellings, but would introduce more gaps within the site. The gaps retained to the sites boundaries would be very similar to that of the approved scheme, and would not materially reduce the spaciousness of the site. As such, overall, it is considered that the proposed development would not appear as a cramped overdevelopment of the site.

#### 5.0 NEIGHBOUR IMPACT:

5.1 In assessing the previous 4 dwelling scheme, it was considered that such were the distances retained to the neighbouring properties, combined with the level of boundary screening in place, there would have been no adverse impacts on their amenities in terms of loss of light, loss of privacy, or appearing overdominant and obtrusive.

5.2 The siting of the dwellings subject to this current application is extremely similar to that of the approved dwellings, with significant distances retained to the neighbouring properties, as well as substantial levels of screening in place along the sites boundaries. It is therefore considered that the impact on neighbouring properties that would be caused by the current scheme would not be materially greater than that of the extant scheme. As such, overall, it is considered that the proposed application would not adversely impact upon the amenities of any neighbouring properties in terms of loss of privacy, loss of light or overdominance.

#### 6.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

6.1 Each dwelling would be provided with an integral garage and an area of hardsurfacing to their frontage, which in combination will allow for 3 vehicles to be accommodated for at each dwelling. As such, it is considered that an acceptable level of parking provision is provided for, a level that meets the Council's parking standards.

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6.2 From a highway point of view, the applicant has submitted updated traffic surveys and data which the County Highways Authority have reviewed. They raise no objections to the proposal and consider that the vehicular access is adequate enough to cater for the level of vehicular movements that would occur, with sufficient visibility obtainable. They therefore consider that the proposal would not lead to any adverse highway implications.

6.3 In light of the above, it is considered that the proposal adheres to policies TR5 and TR7.

7.0 TREES/LANDSCAPING:

7.1 The Council's Arboriculturalist raises no objections to the proposals, and a detailed landscape scheme can be obtained by way of condition.

8.0 OTHER ISSUES:

8.1 The previous schemes have been subject to ecological assessments, and found acceptable. Biodiversity net gain can be obtained by way of condition.

8.2 The concerns of the City of London are noted, however, the Council produced a Habitats regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC) as a result of additional development in this locality. The current proposal to build dwellings in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new dwellings will not adversely affect the SAC, in isolation or in combination with other developments, and this is confirmed in their comments on this current application where they raise no objections. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. In these circumstances the Council do not consider there will be any likely significant effect on the SAC. As there is no likely significant effect on the SAC no further Appropriate Assessment under the Habitat Regulations need be undertaken.

8.3 The comments of the Council's waste team are noted, and it is considered that details of a bin drop off area near to the property boundary can be obtained by way of condition.

8.4 Whilst the comments of the Building Control Department have yet to be received, it is considered that any such issues could be dealt with at the building control stage.

8.5 Under Policy CP6, contributions can be sought towards essential infrastructure such as education however the Bucks County Education Service has advised that a contribution is not required in this instance.

8.6 Representations have been made regarding the schemes impact on an AONB designation, however, the site does not fall within or adjacent to such a designation.

8.7 The site is located within flood zone 1 which has the lowest probability of flooding. The application is accompanied with a hydrology assessment which sets out ways within which surface water drainage will be addressed. It is considered that this addresses any issues of surface water flooding.

8.8 Concerns have been raised over sewerage infrastructure, but it can be confirmed that the original house was connected to the mains sewer, and the proposed new dwellings would also be connected to the mains sewer. It is considered that there is no evidence to suggest that the additional 4 dwellings, over that of the extant scheme, cannot be accommodated within the existing system.

8.9 The comments of the Woodland Trust regarding the adjacent Ancient Woodland are noted, however, this application must be determined in light of the extant permission, whereby 4 dwellings can be constructed on this site. Given that the access road remains the same as that which can already be constructed, and the proposed dwellings would extend no closer to the boundary with the Ancient

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Woodland, it is considered that the proposed development would not have any greater impact on the Ancient Woodland over that of the extant scheme which can be constructed. It is noted that Natural England have reviewed the scheme from the point of view of the Ancient Woodland and take this same approach. They do however recommend that mitigation measures are secured by way of condition. In light of this, it is considered that it would be unreasonable to refuse the current application on grounds relating to impact on the Ancient Woodland.

#### 9.0 WORKING WITH THE APPLICANT:

9.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant/Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

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

#### CONCLUSION:

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

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.

#### RECOMMENDATION:

Full Planning Permission

**APPLICATION 17/01853/FUL BE DELEGATED TO THE DIRECTOR OF SERVICES TO APPROVE SUBJECT TO THE SATISFACTORY PRIOR COMPLETION OF A SECTION 106 PLANNING OBLIGATION AGREEMENT RELATING TO AFFORDABLE HOUSING. IF THE SECTION 106 AGREEMENT CANNOT BE COMPLETED, THE APPLICATION BE REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.**

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule of Materials**
4. **NM02 Surface Materials**
5. **NT01 Landscaping Scheme to be Submitted**
6. NT02 First Planting Season
7. ND14A Exclusion Of PD - Part 1, Classes A, B And E (Green Belt Reason) –any
8. Prior to the occupation of the development hereby permitted, space shall be laid out within the site for the parking, loading and manoeuvring of vehicles in accordance with the approved plans and that area shall not thereafter be used for any other purpose. (NH47)

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.)

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9. No other part of the development shall begin 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 37m metres along the edge of the carriageway to the left and a point 32m to the right 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 TR5 of the South Bucks District Council Local Plan (adopted March 1999) refers.)

10. NT18 Completion in accordance with Method Statement

11. The first floor windows and second floor roof lights in the south west elevation(s) of the dwellings on plots 4 and 5 hereby permitted shall be fitted and permanently maintained with obscure glass. (ND04)

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

12. ND17 No Further First Floor Windows - south west - dwellings on plots 4 and 5 – properties

13. The development hereby permitted shall be implemented in accordance with the specified Recommendations stated within the Hydrological Assessment, produced by Cole Easdon Consultants, submitted as part of this application.

Reason: To protect the water quality and water flows of Burnham Beeches SAC. (CP9 of the South Bucks Core Strategy (adopted February 2011) and PPS9 refer.)

14. **Prior to any works commencing on site, an ecological/biodiversity enhancement scheme shall be submitted and approved in writing by the District Planning Authority. The development shall be carried out and maintained in accordance with the approved scheme and details.**

**Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers.**

15. **Prior to any works commencing, a scheme of mitigation to reduce the developments impact on the Ancient Woodland, shall be submitted and approved in writing by the District Planning Authority. The scheme shall include the following:**

- **Provide appropriate tree protection to protect all trees in the ancient woodland;**
- **Provide as much buffer as possible between hard surfaces and trees in the adjacent woodland;**
- **Use permeable paving on all driveway and patio surfaces to ensure all Ancient Woodland trees retain access to the same quality and quantity of rain water;**
- **Provide landscaping using only native species to avoid non-natives escaping into the neighbouring Parson's Wood (Ancient Woodland) and becoming weeds;**
- **Provide information packages for the new residents with information on Ancient Woodlands and highlight the impacts that fly tipping of garden waste into the neighbouring Ancient Woodland can have (causing weed infestations, adding unwanted nutrients, smothering ground level vegetation etc.);**
- **Monitor the health of the Ancient Woodland within 15m of the development during construction and for the first 5 years of occupancy to ensure any impacts are identified and rectified.**

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**The development shall be carried out and maintained in accordance with the approved details.**

**Reason: To mitigate the effects of the development on the adjacent Ancient Woodland. (Policy CP9 of the South Bucks Core Strategy (adopted February 2011) refer.)**

Informatives:-

- |           |             |  |
|-----------|-------------|--|
| <b>1.</b> | <b>IN02</b> | <b>Details Required Pursuant to Conditions - 3, 4, 5, 14, and 15</b> |
| 2.        | IN35        | Considerate Constructor  |
| 3.        | IH23        | Mud on the Highway   |
| 4.        | IH24        | Obstruction of the Highway   |

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
CH8-01/a	06.10.2017
Location Plan rev b	06.10.2017
CH8-03	06.10.2017
CH8-02	06.10.2017
CH8-05	06.10.2017
CH8-06	06.10.2017
CH8-10	06.10.2017
CH8-13	06.10.2017
CH8-04	06.10.2017
CH8-07	06.10.2017
CH8-09	06.10.2017
CH8-12	06.10.2017
CH8-11	06.10.2017
CH8-08	06.10.2017

\*\*\*\*\***END OF REPORT**\*\*\*\*\*

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 10 October 2018**Parish:** Iver Parish Council

<b>Reference No:</b>	PL/18/2189/FA
<b>Proposal:</b>	Extension to existing driveway to provide additional parking incorporating landscaping. Front gates and railings.
<b>Location:</b>	57 Wellesley Avenue, Iver, Buckinghamshire, SL0 9BP
<b>Applicant:</b>	Mr Aggarwal
<b>Agent:</b>	Mr Harmeet Minhas
<b>Date Valid Appl Recd:</b>	20 June 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Alex Whitehead

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



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## **SITE CONSTRAINTS**

North South Line  
Townscape Character  
Colne Valley Park R15

## **REASON FOR PLANNING COMMITTEE CONSIDERATION**

This planning application has received more than 10 objections from individual sources and as such, given the recommendation of approval, there is a requirement for the planning application to be determined by the Planning Committee.

Due to the nature of the application and the significant level of local concern 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.

## **SITE LOCATION**

The application site is located on the western side of Wellesley Avenue within the developed area of Iver. The application relates to an open grass verge area to the front of No. 57 Wellesley Avenue which comprises a recently built replacement dwellinghouse (approved under planning application reference 16/01783/FUL).

The Chiltern and South Bucks Townscape Character Assessment describes the Wellesley Avenue area as having a 'Suburban' Typology, defined by the buildings that line the roads rather than the landscape that surrounds them and are dominated by hard surfaces, often contain smaller plots and a tight urban grain.

## **THE APPLICATION**

This application seeks planning permission for an extension to the existing driveway to provide additional parking incorporating landscaping, front boundary entrance gates with associated brick wall/piers and railings.

The proposed front entrance gates and brick wall/piers and railings would surround the existing open grass verge such that this area would be incorporated as part of an extended front driveway serving No. 57 Wellesley Avenue. The hardsurfacing would comprise pea single to match the hardsurfacing of approved the replacement dwellinghouse.

The front boundary of No. 57 would be extended forwards towards Wellesley Avenue by some 6.4m across the whole width of the plot. The gates and brick wall/piers and railings would sit at some 1.5m in height overall spanning the whole width of the plot along the front boundary and along the north and south flank boundaries of the proposed extended driveway area. Hawthorn hedging is shown to be planted behind the proposed brick wall along the front and south flank boundaries of the extended driveway area.

In support of the application, the applicant's agent has submitted four supporting photographs of front boundary treatments along Wellesley Avenue similar to that being proposed under this proposal.

**OFFICER NOTE:** Amended plans was received during the course of the planning application to reduce the height of the proposed entrance gates, brick wall/piers and railings and to include additional details showing the retention of a Lime tree to the front (south-west corner) of the application site and showing the proposed hardsurfacing material of pea shingle.

**OFFICER NOTE:** The application site includes land which is not within the ownership of the applicant (land outlined in red and beyond the blue line indicated on site plan shown on Drg No. GSB/57/2018/GATES2 REV. 01). The applicant has signed Certificate D under Section 12 (Certificates) on the application form which indicates that the applicant has declared that they have taken all reasonable steps to find out the names and addresses of everyone else who, on the day 21 days before the date of the application submission, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65 (8) of the Town and Country

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Planning Act 1990) of any part of the land to which the application relates, and the applicant has been unable to do so.

The applicant also states the following as reasonable steps taken "*Land registry investigation was undertaken to determine the owners of the land in question. The holding company have been insolvent for some time with no legal successor. Bucks CC Highways have confirmed they have no interest in this application. Under the TCPA (Development Management Procedure) Order 2010 a Notice under Article 11 was advertised in the local paper. Subsequently a notice was advertised on the land in question seeking to identify the owners or anyone with an interest in the land. Evidence of the article and notice accompanies this application*". The application submissions included a copy of the Notice under Article 11 and a copy of the advert placed in a local newspaper. These steps and the details provided are considered to be sufficient in order for the Local Planning Authority to determine the application on the basis of the information submitted.

### **RELEVANT PLANNING HISTORY**

16/01783/FUL - Replacement dwelling. Conditional permission. Implemented.

### **PARISH COUNCIL**

*"Objection - Boundary includes BCC Highway Land. Concerned regarding removal of trees and access to services under land. Check with enforcement boundary conditions with previous applications."*

### **REPRESENTATIONS**

13 objection letters have been received in total, 12 from individual residents and 1 on behalf of the Richings Park Residents Association. The main material planning considerations raised are summarised below:

- Open area of land, public pedestrian access.
- Paves over land considered to be owned by the Council
- Open spaces give attractive open spacious appearance which enhances the area, changes character of road, loss of amenity.
- Not in keeping with rest of street and encroaching on public right of way.
- Will spoil the character of the area as the house will be out of alignment with the adjacent properties which were designed to be set-back from the road with a wide, green vista.
- Richings Park is slowly being paved over losing valuable green space and spoiling the overall green nature of the area - we do not want this to become just another urban sprawl - we want to protect our charming, leafy village.
- The street is named 'Avenue', loss of trees will omit its meaning.
- There is a large tree in the area, which must be kept.
- The land is a public amenity. It provides a green border beside the verge and the roadside.
- The grass verges have not been altered on either side of the road, so they should be kept intact.
- Detrimental to street scene, will look like a prison as it protrudes into the road and pavement view. Design is wholly unacceptable.
- Photographs provided by the agent and his argument is poor, as existing dwellings have built up to the boundary and keeping the street scene acceptable by the way of development line.
- This land may have services running beneath it and this development would have a detrimental effect on supply of such services to neighbouring properties.
- The land which is being encroached on does not belong to the proposer of the development.
- Sets precedent for residents of other neighbouring properties to do the same, considered to be a green light to take over green spaces in front of their houses.
- An attempt to hijack what has been public space for personal gain.

### **CONSULTATIONS**

#### **Bucks County Council Highways Officer comments received 25th July 2018:**

*"The proposed development is the extension to the existing driveway off Wellesley Avenue, Iver. Wellesley Avenue is an unclassified road subject to a 30mph speed limit. It is noted that application ref. 16/01783/FUL for a replacement dwelling was recently approved on this site and the Highway Authority were consulted and recommended approval subject to conditions. This application proposes the creation of a parking area on*

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*highway land. It should be noted that I do not have any objection in principle to the proposed development as a footway in excess of 2m is retained. However, the highway rights must be extinguished over the highway land prior to commencement of works. This will require an application to the Department for Transport under Section 247 of the Town and Country Planning Act 1990, whereby the Highway Authority will be consulted as to whether or not this asset should be retained. Should it be deemed as disposable, the existing highway land will no longer form part of the adopted highway and ownership will revert to the adjacent landowner. Drawing GSB/57/2018/GATES2 shows the proposed gates to be located approximately 3m from the carriageway edge. From a highways perspective it must be ensured that the gate is relocated at least 6m back from the carriageway to ensure adequate room for vehicles to turn into the access without having to wait and overhang the highway onto Wellesley Avenue, disrupting the flow of traffic and increasing the risk of collisions. I therefore require the submission of amended plans showing the access gate relocated 6m back or removed. Mindful of the above, I require additional information to be provided. Once in receipt of satisfactory information, I will be in a position to submit final highway comments."*

**Bucks County Council Highways Officer comments received 27th July 2018:**

*"In my original comments, dated the 25th July 2017, I set out the Highway Authority's position regarding the proposed development and requested the proposed access gates be relocated at least 6m back from the carriageway. After discussions with the applicant and noting the residential nature of Wellesley Avenue and the multiple gates along the road in close proximity to the carriageway edge, I do not believe I could sustain an objection on the location of the gates. Consequently, I cannot insist on the re-location of the gates. Mindful of these comments and successful cessation of highway rights as stated in my previous comments, I do not have any objections to this application with regard to highway issues subject to a condition and informatives."*

**Council's Tree Officer:**

*"A mature lime tree is situated on the highway verge which is to be incorporated within above property curtilage. The application form outlines that no trees are to be removed but it is not being shown as being retained either on submitted drawing GSB/57/2018/GATES2 so clarification on this matter would be helpful. The lime is being maintained as a pollarded tree at approximately 5 metres from ground level and is currently 12 metres tall with a 10 metre crown spread. It appears healthy and forms an intrinsic part of the urban landscape of this road and I would assume planted as part of the original landscape scheme for the development. In my opinion the loss of this amenity grassed areas will reduce the visual character, greenery and appearance of the road and likely have a negative impact on the planting or retention of trees that contribute significantly to the amenity value of the estate. A Tree Preservation Order could be considered on the lime tree but it is not considered good practice to subject trees managed by another LPA as they should be managing trees in accordance with national best practice."*

**OFFICER NOTE:** Further to the comments received from the Council's Tree Officer, plan Drg No. GSB/57/2018/GATES2 Rev.01 was submitted by the planning agent confirming the retention of the Lime tree referred to within the comments.

**POLICIES**

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011:  
Saved Policies EP3, EP4, EP5, H9, TR5 and TR7

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

Chiltern and South Bucks Townscape Character Assessment (Published November 2017)

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## **EVALUATION**

### **Principle of development:**

1. The application site is located within a built up area where the principle of development is acceptable, subject to complying with the relevant policies of the Development Plan. Of particular relevance would be policy H9 of the Council's Local Plan which states that development of land for residential purposes would only be permitted where the proposal would be compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials.

### **Design/Character and appearance:**

2. The proposed front entrance gates and brick wall/piers and railings would surround the existing open grass verge such that this area would be incorporated as part of an extended front driveway serving No. 57 Wellesley Avenue. It is noted that concerns have been raised by local residents that the loss of the open grass verge and the introduction of the wall/piers railings would impact on the character and appearance of the area.

3. However, the position of front boundary walls along Wellesley Avenue are mixed and a significant proportion of the properties have front boundaries (including walls) with a similar relationship to the roadway to that currently proposed. The front boundary of the plot under the current proposal would not therefore extend out any further than many other plots along Wellesley Avenue and it is not considered that the resultant plot line would appear as out of keeping with others along the road.

4. Furthermore, there are a variety of front boundary treatments along Wellesley Avenue, including examples of brick walls of a similar height to that currently proposed. Given the mixture of front boundary treatments and especially noting the other examples of brick walls and having regard to their design, form and appearance, it is not considered that the front boundary entrance gates together with the front/side boundary walls would appear as prominent or obtrusive features.

5. Overall and given the reasons above, the proposal is not considered to significantly detrimental to the character of either the host dwellinghouse, general street scene or the locality in general, in terms of design, appearance, form or scale and is therefore considered to be acceptable against policies EP3, EP4 and H9 of the Council's Local Plan.

### **Neighbour impact:**

6. Given the nature of the scale of the proposed works and relationship to surrounding properties it is not considered that there would any material impact upon any existing neighbouring amenity in respect of any significant over dominance, obtrusiveness, loss of light, overlooking or loss of privacy. Consequently, the proposal is considered to be acceptable against policies EP3, EP5 and H9 of the Council's Local Plan.

### **Parking/Highway implications:**

7. The proposal would facilitate additional parking provision within the application site together with the installation of entrance gates and front/side brick wall boundary treatment. The position of the existing vehicular access would however remain unchanged. In respect of this proposal, Bucks County Council Highways have been consulted and have confirmed that, given the retention of a footpath in excess of 2m, there would be no objection to the proposal.

8. Bucks County Council Highways have however advised that highway rights must be extinguished over the highway land prior to the commencement of works which would require an application to the Department for Transport under Section 247 of the Town and Country Planning Act 1990, whereby the Highway Authority will be consulted as to whether or not this asset should be retained. Should it be deemed as disposable, the existing highway land will no longer form part of the adopted highway and ownership will revert to the adjacent landowner. Given these comments, it is considered that the proposal would be acceptable with regards to policies TR5 and TR7 of the Council's Local Plan.

Classification: OFFICIAL

**Tree/Landscaping Implications:**

9. The proposal would result in the loss of existing grass verge and open land to the front of the application site. Pea shingle hardsurfacing is shown to be laid over this existing grass verge area with hawthorn hedging shown to be planted along the front (east) and flank (south) boundaries of the plot. The Council's Tree Officer has raised no specific objection to the scheme but did raise a query regarding the retention of a lime tree to the front of the site. Following these comments an amended plan was received showing the retention of this lime tree. It is also noted that the applicant proposes to plant hawthorn hedging to the rear of the wall, piers and railings which would reflect other properties in the area. As such, no objections are therefore raised with the proposal in respect of tree and landscaping considerations.

**OTHER MATTERS**

10. Concerns have been raised with respect to land ownership. This point has already been outlined in this report. The granting of any planning permission does not override any further permission(s) or consent(s) that may be required from any relevant landowner (s). In the event that planning permission should be forthcoming, it is recommended an informative is included within any decision to remind the applicant of this. It is of importance to note, that any land ownership concerns is outside the remit of The Local Planning Authority and would be a matter between the relevant civil parties. Notwithstanding this, it has already been outlined within this report, that in the event that planning permission should be forthcoming and in order to extinguish highways rights, the applicant must submit an application to the Department for Transport under Section 247 of the Town and Country Planning Act 1990, whereby the Highway Authority will be consulted as to whether or not this asset should be retained.

**Working with the applicant**

11. In accordance with Section 4 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.

12. 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.

13. In this case, amended plans were submitted during the course of the application and the resulting development is considered acceptable.

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

**Conclusions:**

15. In conclusion, I am satisfied that a fair balance would be struck between the interests of the community and the human rights of the individuals in the event of planning permission being granted in this instance.

**RECOMMENDATION: Conditional Permission**

Subject to the following conditions:-

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. (SS01)

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).



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2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those submitted and approved pursuant to conditions 3 and 4 of planning permission ref: 16/01783/FUL.

Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)16/01783/FUL

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

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.

4. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

### **LIST OF APPROVED PLANS**

#### **Plan Reference**

GSB/57/2018/GATES2 REV. 02

#### **Date received by District Planning Authority**

29.08.2018

### **INFORMATIVE(S)**

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](http://www.ccscheme.org.uk). (SIN35)

2. INFORMATIVE: Whilst it would appear from the application that the proposed development is to be entirely within the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, will encroach on, under or over any adjoining property.
3. 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)
4. INFORMATIVE: The granting of this planning permission does not override the need to gain any other permission(s) or consent(s) from any relevant landowner(s) before undertaking any works on land that is outside of their ownership.

Classification: OFFICIAL

5. INFORMATIVE: The granting of this planning permission does not permit any ownership of the highway land proposed to be used as the extended parking area or commencement of development hereby permitted until such time that the applicant has made a successful application under Section 247 of the Town and Country Planning Act 1990 in order to extinguish highway rights over the aforementioned highway land.
  6. 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.
  7. 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.
- 

Head of Planning and Economic Development

28<sup>th</sup> September 2018

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
17/01991/LBC	Beaconsfield Town Council	C/o Sam Tiffin	19 London End Beaconsfield Buckinghamshire HP9 2HN	Replacement first floor sash window.	Withdrawn	30.08.18
17/02140/FUL	Beaconsfield Town Council	Mr Paul Newton	Thackers 10 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	Replacement dwelling.	Conditional Permission	31.08.18
18/00321/FUL	Beaconsfield Town Council	Cairn Group C/o Mr Robert Clarke	Crowne Plaza Hotel London Road Beaconsfield Buckinghamshire HP9 2XE	Construction of basement to rear of building to create an additional 29 guest bedrooms, with associated changes to existing service access road.	Refuse Permission	10.08.18
18/00440/LBC	Beaconsfield Town Council	Mr And Mrs V Patel C/o John Andrews Associates	71 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	Listed Building Application for : Part two storey/part first floor rear extension and internal alterations.	Conditional consent	20.08.18
18/00444/FUL	Beaconsfield Town Council	Mr And Mrs V Patel C/o John Andrews Associates	71 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	Part two storey/part first floor rear extension and internal alterations.	Conditional Permission	20.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00516/FUL	Beaconsfield Town Council	Mr David Warnett C/o Mr Owen Francis	8 Holtspur Close Holtspur Beaconsfield Buckinghamshire HP9 1DP	Two storey side, single storey rear extensions incorporating front facing dormer and rear facing rooflight and addition of front and rear rooflights to existing roofslope.	Conditional Permission	20.08.18
18/00548/FUL	Beaconsfield Town Council	Mr & Mrs Vijay Patel C/o Mr John A Andrews	71 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	Erection of brick storage building to replace timber shed, and insertion of window to rear of listed building	Conditional Permission	20.08.18
18/00549/LBC	Beaconsfield Town Council	Mr & Mrs Vijay Patel C/o Mr John A Andrews	71 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	Listed Building Consent for erection of brick storage building to replace timber shed, and insertion of window to rear of listed building	Conditional consent	20.08.18
18/00815/FUL	Beaconsfield Town Council	Mrs Ruth and Fraser Handcock C/o Katie Jackson	The Coach House Gregories Farm Lane Beaconsfield Buckinghamshire HP9 1HJ	Single storey rear extension with terrace and glass balustrade. First floor side extension incorporating dormers, roof extension with dormers, front porch and alterations to fenestration.	Conditional Permission	26.09.18
18/00846/FUL	Beaconsfield Town Council	Mr & Mrs Lockwood C/o Mrs Suzanne Trueman	Haseley 9 Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Two storey side and rear extensions. Two storey extension to garage, bay window to rear elevation, dormer windows and roof light to roof and changes to fenestration.	Conditional Permission	23.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00867/FUL	Beaconsfield Town Council	Mr Arun Sandhu C/o Mr George Martin	24 London End Beaconsfield Buckinghamshire HP9 2JH	Change of Use of ground and first floor from B1(a) Office to D1 Cosmetic Surgery / Dentistry	Conditional Permission	20.09.18
PL/18/2078/FA	Beaconsfield Town Council	Mr Rob Wildman C/o Mr Bob D Vljacic	102 The Spinney Beaconsfield Buckinghamshire HP9 1SA	Single storey rear extension and conversion of garage to habitable accommodation.	Conditional Permission	07.08.18
PL/18/2130/FA	Beaconsfield Town Council	Mr & Mrs Hill C/o Mr Richard Hill	8 Maplewood Gardens Beaconsfield Buckinghamshire HP9 1BU	Removal of existing conservatory replaced with a single storey rear extension.	Conditional Permission	06.08.18
PL/18/2132/FA	Beaconsfield Town Council	Mr K Shergill C/o Mr David Parker	Frensham 101 Burkes Road Beaconsfield Buckinghamshire HP9 1EW	Replacement dwelling with a new private access and erection of new entrance piers and gate	Conditional Permission	10.08.18
PL/18/2133/FA	Beaconsfield Town Council	Mr Nick Wong C/o Mr Bruce Blackhall	27 Windsor End Beaconsfield Buckinghamshire HP9 2JJ	Demolition of single storey rear conservatory and replaced with a single storey rear extension. (Retrospective)	Conditional Permission	01.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2135/FA	Beaconsfield Town Council	Mr J Sheena C/o Mr David Parker	Hughenden 103 Burkes Road Beaconsfield Buckinghamshire HP9 1EP	Replacement dwelling incorporating new vehicular access and hardstanding, erection of new entrance piers and gate.	Conditional Permission	15.08.18
PL/18/2140/FA	Beaconsfield Town Council	Mr Rajinder Banga C/o Mr Soprat Pak Samay	6 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	Garage conversion into habitable accommodation (retrospective)	Conditional Permission	01.08.18
PL/18/2155/SA	Beaconsfield Town Council	Miss Rachael Czujko C/o Sam Rodger	45 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Application for a Certificate of Lawfulness for proposed: Hip to gable roof extension incorporating rear dormer and loft conversion.	Cert of law proposed dev or use issued	01.08.18
PL/18/2187/FA	Beaconsfield Town Council	Mr R Stephens C/o Mr Barry Watts	2A Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DW	Demolition of existing front boundary wall and erection of new boundary wall with gates	Conditional Permission	09.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2220/FA	Beaconsfield Town Council	Mr Vince Whitefoord C/o Mr Jason Holt	Halbarne House 1 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	Replacement front porch and addition of front juliet balcony.	Conditional Permission	07.08.18
PL/18/2260/FA	Beaconsfield Town Council	Ms Lorna Trees C/o Mr Lyndon Morgans	Squirrels Jump 46A Woodside Avenue Beaconsfield Buckinghamshire HP9 1JH	Single storey front and rear extension	Conditional Permission	13.08.18
PL/18/2274/FA	Beaconsfield Town Council	Mr G Cowan C/o Mr George Martin	7 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	Erection of two storey front/side extension; two storey front extension; single storey rear extension; and insertion of Juliet balcony to rear elevation.	Conditional Permission	10.08.18
PL/18/2278/ADJ	Beaconsfield Town Council	4 Lee's Limited C/o Ms Lucy Wenzel	Out Of Area Kerns 11 Woodlands Drive Knotty Green Buckinghamshire HP9 1JY	Consultation from Chiltern District Council re: Redevelopment of site to provide a pair of semi-detached dwellings, served by new access, gates, associated amenity space and car parking (CDC Ref: CH/2018/0825/FA)	No Objections	02.08.18
PL/18/2296/VR C	Beaconsfield Town Council	Mr Malcolm Healey C/o Mr Paul	7 Foley Close Beaconsfield Buckinghamshire HP9 1ST	Variation of condition 2 of planning permission 17/01997/FUL (Replacement dwelling) to allow minor alterations to the plan to accomodate bin storage in the garage and amendment to window positions.	Conditional Permission	13.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2328/FA	Beaconsfield Town Council	Luna Property Developments Ltd C/o Mr Matthew Trotter	Burley Cottage 87 Burkes Road Beaconsfield Buckinghamshire HP9 1EW	Entrance gates with associated brick piers, iron railings and hardstanding.	Conditional Permission	21.09.18
PL/18/2356/FA	Beaconsfield Town Council	Mr Neil Meldrum C/o Mr S Dodd	Kissing Tree House Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Detached dwelling with existing vehicular access and detached garage (amendment to planning permission 17/01903/FUL)	Conditional Permission	15.08.18
PL/18/2384/FA	Beaconsfield Town Council	Mark Stebbings C/o Ian Robertson	12 The Spinney Beaconsfield Buckinghamshire HP9 1SB	Demolition of existing gym and single storey rear extension incorporating roof lights.	Conditional Permission	30.08.18
PL/18/2386/BC C	Beaconsfield Town Council	Buckinghamshire County Council C/o Gemma Crossley	A355 Land East Of Beaconsfield Beaconsfield Buckinghamshire	Consultation from Buckinghamshire County Council re: Landscape and Ecology Mitigation, Management and Enhancement Plan (LEMMEP) submitted pursuant to conditions 20, 21 and 22 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 (Buckinghamshire CC Ref: AOC/0041/18)	No Objections	02.08.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2389/FA	Beaconsfield Town Council	Mr & Mrs Abhishek C/o Mr Simon Day	35 Waller Road Beaconsfield Buckinghamshire HP9 2HD	Front porch and single-storey rear extension.	Conditional Permission	20.08.18
PL/18/2439/FA	Beaconsfield Town Council	Mr & Mrs M Busbridge C/o Mr Simon Davis	58 Baring Road Beaconsfield Buckinghamshire HP9 2NE	Demolition of existing dwelling and detached garage. Construction of 2 No. 3-storey semi-detached dwellings.	Refuse Permission	20.08.18
PL/18/2453/TP	Beaconsfield Town Council	Mrs Annalene Hanlon C/o Mr Neil Whyte	180 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BA	T1 Ash - Fell or Crown Reduce by 50%. (TPO/SBD/0732)	Refuse Permission	16.08.18
PL/18/2498/FA	Beaconsfield Town Council	Mr A. King C/o John Coleman	25 Westfield Road Beaconsfield Buckinghamshire HP9 1EF	Demolition of existing garage and erection of new garage.	Conditional Permission	23.08.18
PL/18/2517/FA	Beaconsfield Town Council	Mr Paul Williams C/o Mr Sammy Chan	15 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RD	Rear extension to existing garage	Conditional Permission	24.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2541/FA	Beaconsfield Town Council	Oakman Inns and Restaurants Limited C/o Mr Gavin Cooper	15A, 15B and 17 Penn Road Beaconsfield Buckinghamshire HP9 2PN	Change of use of 15A and 15B and 17 to a mixed use of restaurant (Use Class A3) and bar (Use Class A4) Conversion of 15A, 15B and 17 to one unit including new shopfront and a new air extraction system	Conditional Permission	10.09.18
PL/18/2562/FA	Beaconsfield Town Council	Mr & Mrs Smith C/o Miss Stefania Petrosino	25 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Vehicular access and gate.	Conditional Permission	10.09.18
PL/18/2575/EU	Beaconsfield Town Council	Mr Will Rodbard	11 Malthouse Square Beaconsfield Buckinghamshire HP9 2LD	Application for a Certificate of Lawfulness of Existing Use and Development relating to the formation, laying out and construction of a means of access onto the highway and the provision of a hard surface to the front of the dwellinghouse to facilitate off-street vehicle parking incidental to the dwellinghouse.	Certificate of Lawful Development	16.08.18
PL/18/2589/FA	Beaconsfield Town Council	Mr & Mrs Paul Fletcher C/o Mr Jonathan Heighway	34 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SG	Two storey side extension, single storey rear and front extensions, porch, 2 new dormers to the front and re-roofing 3 existing dormers to the rear.	Conditional Permission	31.08.18
PL/18/2591/FA	Beaconsfield Town Council	Mrs F Pedler C/o Mr D Russell	Highfield 15A Grove Road Beaconsfield Buckinghamshire HP9 1UR	Part demolition of existing dwelling and construction of detached house incorporating double garage.	Conditional Permission	04.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2664/FA	Beaconsfield Town Council	Mr Daniel Keating C/o Mr Owen Francis	Dolphin Cottage 25 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Two storey front, first floor side extensions incorporating front/side dormers.	Conditional Permission	06.09.18
PL/18/2678/VR C	Beaconsfield Town Council	Mr Jon Furneaux	Land Between 8 and 10 Wattleton Road Beaconsfield Buckinghamshire	Variation of condition 11 of Planning Permission 18/00814/RVC (Variation of condition 2 of planning permission 17/02051/FUL 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) to allow: Internal alterations, changes to front elevation, 2 bay car port and addition of single storey rear element to Plot 2.	Conditional Permission	26.09.18
PL/18/2689/SA	Beaconsfield Town Council	Mr R Stephens C/o Mr Barry Watts	2A Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DW	Application for a Certificate of Lawfulness for proposed: Single storey side extension.	Cert of law proposed dev or use issued	10.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2744/FA	Beaconsfield Town Council	David Howells	Michael Shanly Group Ltd Sorbon 24-26 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	New front door	Conditional Permission	17.09.18
PL/18/2763/FA	Beaconsfield Town Council	Mr Ian Rivers C/o Rob McLennan	Frogsmead Gregories Farm Lane Beaconsfield Buckinghamshire HP9 1HJ	Replacement detached dwelling	Conditional Permission	14.09.18
PL/18/2779/SA	Beaconsfield Town Council	Mr & Mrs K Overman C/o Mr Paul Luard	Linwell 2 One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Certificate of Lawfulness for the installation of a temporary storage container	Cert of law proposed dev or use issued	26.09.18
PL/18/2803/FA	Beaconsfield Town Council	Mr & Mrs Graham & Claire Down C/o Carrie Peck	53 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Single storey rear extension with roof lanterns, porch and roof extension.	Conditional Permission	18.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2824/PNE	Beaconsfield Town Council	Mr & Mrs Kieran & Lisa Seeburn C/o Miss Elaine Kimber	66 Maxwell Road Beaconsfield Buckinghamshire HP9 1QZ	Notification of proposed single storey rear extension; depth extending from the original rear wall of 3.5 metres, a maximum height of 3.52 metres and a maximum eaves height of 2.58 metres	Prior Approval Given	16.08.18
PL/18/2831/FA	Beaconsfield Town Council	Mr Charles Wendt	103 Station Road Beaconsfield Buckinghamshire HP9 1UT	First floor side extension over garage with front and rear dormers.	Conditional Permission	14.09.18
PL/18/2843/HB	Beaconsfield Town Council	Aquinna Homes	Argyll Developments Highway House 17 London End Beaconsfield Buckinghamshire HP9 2HN	Replacement windows to front and rear elevations.	Refuse consent	21.09.18
PL/18/2846/VR C	Beaconsfield Town Council	Mr Jon Furneaux	Cedar Cottage 15 Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Variation of condition 2 of planning permission 17/01482/FUL Appeal Ref: APP/N0410/W/17/3191001 (Construction of detached house with integral garage and construction of vehicular access from Sandelswood End) minor internal and external alterations.	Conditional Permission	20.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2866/FA	Beaconsfield Town Council	Mr & Mrs C Cutler C/o Mr Sammy Chan	2 Wheeler Place Beaconsfield Buckinghamshire HP9 1GY	Porch extension	Conditional Permission	26.09.18
PL/18/2876/KA	Beaconsfield Town Council	Hall Barn C/o Mrs Kirstie Harvey	15 Windsor End Beaconsfield Buckinghamshire HP9 2JJ	T1 Eucalyptus - 2-2.5m Crown Reduction, T2 Pittosporum - 2m Crown Reduction, G1 - Hedge Trimming, T3 Poplar - 3-3.5m Crown Reduction. (Beaconsfield Conservation Area).	TPO shall not be made	14.09.18
PL/18/2901/FA	Beaconsfield Town Council	Mr & Mrs S Hole C/o Mrs Trudy Weller	42 The Spinney Beaconsfield Buckinghamshire HP9 1SB	Part single storey, part two storey rear extension.	Conditional Permission	25.09.18
PL/18/2906/FA	Beaconsfield Town Council	Mr Iqbal	14 Wooburn Green Lane Beaconsfield Buckinghamshire HP9 1XE	Part double storey, part single storey rear extension, single storey front extension, loft conversion with dormer and porch.	Conditional Permission	20.09.18
PL/18/2928/PNE	Beaconsfield Town Council	Mrs K Morris Garner C/o Mr Phil Desmond	Farthings 16 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Notification of demolition of existing rear conservatory and proposed single storey rear extension; depth extending from the original rear wall of 4.1 metres, a maximum height of 3.4 metres and a maximum eaves height of 3 metres.	Prior Approval Given	05.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2974/NM A	Beaconsfield Town Council	Mr & Mrs Simpson C/o Mr Nick Corder	Bannatyne 21 Furzefield Road Beaconsfield Buckinghamshire HP9 1PG	Non-Material amendment to planning permission 17/01549/FUL (Two detached dwellings with double garages) to allow change of materials to proposed dwellings	Accepted	22.08.18
PL/18/3014/KA	Beaconsfield Town Council	C/o Mrs Kirstie Harvey	The Stables 51A London End Beaconsfield Buckinghamshire HP9 2HW	T1-Cherry reduce height by approx 4m and sides by 2m, G1-Birch x 2 fell, T2-Cherry crown reduction by approx 2m, T3 Cypress reduce height by approx 3m. (Conservation Area Beaconsfield).	TPO shall not be made	20.09.18
PL/18/3162/NM A	Beaconsfield Town Council	Mr and Mrs Woodrow C/o Mr Simon Day	Fairthorne Cottage 2 Walkwood Rise Beaconsfield Buckinghamshire HP9 1TX	Non Material amendment to planning permission 14/00080/FUL to allow: Minor alterations to front porch fenestration.	Accepted	25.09.18
17/02337/NMA	Burnham Parish Council	Mr Fowler C/o Neil Oakley	Littleworth House Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Non material amendment to planning permission 16/02412/FUL: To allow a change in wall material to painted brickwork and the removal of one first floor dormer.	Accepted	20.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00700/FUL	Burnham Parish Council	Mr Chris Talbot C/o Mr Martin Pugsley	42 Fern Drive Burnham Buckinghamshire SL6 0JS	Single storey front, side, rear extensions incorporating two storey side extension and rear dormer. Construction of front porch.	Conditional Permission	09.08.18
18/00843/FUL	Burnham Parish Council	Mr & Mrs James Lees C/o Miss Alexa Collins	2A Linkwood Road Burnham Buckinghamshire SL1 8AT	Two storey side, first floor rear extensions, first floor front extension and new vehicular access with associated hardstanding.	Conditional Permission	10.08.18
18/00931/FUL	Burnham Parish Council	Mr S Rikhi C/o Mr C Matharu	6 Rambler Close Burnham Buckinghamshire SL6 0JT	Conversion of garage into a habitable room, first floor side extension, part first floor rear extension, single storey rear extension and porch	Conditional Permission	14.08.18
18/00952/FUL	Burnham Parish Council	Mr Siraj Aziz C/o Mr C Matharu	105A Huntercombe Lane North Burnham Buckinghamshire SL1 6DT	Single storey rear extension.	Conditional Permission	29.08.18
PL/18/2139/FA	Burnham Parish Council	Mrs V Martin C/o Mr Prabh Singh	14 Bredward Close Burnham Buckinghamshire SL1 7DL	Part single storey rear extension, single storey front extension, first floor side extension and conversion of garage to habitable accommodation.	Conditional Permission	01.08.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2158/FA	Burnham Parish Council	Mr B Pearson C/o Mr N Walford	31 Clonmel Way Burnham Buckinghamshire SL1 7DA	Single storey rear extension.	Withdrawn	09.08.18
PL/18/2198/VR C	Burnham Parish Council	Mr Peter Manning C/o Mr Alex Afnan	51 Gore Road Burnham Buckinghamshire SL1 8AB	Variation of condition 2 of planning permission 17/00535/FUL to allow an additional roof dormer without windows to the rear of the north building	Conditional Permission	06.08.18
PL/18/2219/FA	Burnham Parish Council	Mrs Helen Sandom C/o Mr Richard Parsons	Lower Brook End Dropmore Road Burnham Buckinghamshire SL1 8NF	Demolition of existing outbuildings currently used as two dwellings and construction of a new replacement single dwelling.	Conditional Permission	10.09.18
PL/18/2266/SA	Burnham Parish Council	Mr Eric McGrane	6 Norelands Drive Burnham Buckinghamshire SL1 8AZ	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Cert of law for proposed dev/use refused	28.08.18
PL/18/2279/FA	Burnham Parish Council	Mr & Mrs Warren & Linda Lovell C/o Mr John Waters	102 Stomp Road Burnham Buckinghamshire SL1 7LX	Two storey side extension, single storey rear extension, insertion of skylights into existing extension, demolition of existing garage	Conditional Permission	10.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2298/FA	Burnham Parish Council	Mr & Mrs Raj Gabbi C/o Miss Alexa Collins	3 Green Lane Burnham Buckinghamshire SL1 8DR	Brick wall with wooden fencing above and installation of sliding gate.	Conditional Permission	10.08.18
PL/18/2313/FA	Burnham Parish Council	Mrs Rajvinder Kaur Sran C/o Mr Peter Alan	50A Hogfair Lane Burnham Buckinghamshire SL1 7HQ	Detached dwelling on the land to the rear of 50 Hogfair Lane	Conditional Permission	20.08.18
PL/18/2324/FA	Burnham Parish Council	Mrs Nadia Mikheal C/o Mrs Pratheepa Kartheepan	Woodfield House Taplow Common Road Burnham Buckinghamshire SL1 8LP	Demolish existing conservatory and replace with a single storey rear extension.	Conditional Permission	28.08.18
PL/18/2335/FA	Burnham Parish Council	Mrs Penny West C/o Mrs Antonia Lewis	3 Burn Walk Burnham Buckinghamshire SL1 7EW	Single storey front extension	Conditional Permission	14.08.18
PL/18/2345/FA	Burnham Parish Council	Mr Ahmad Samadi C/o Mr Ehsan UL-HAQ	18 Tockley Road Burnham Buckinghamshire SL1 7DH	Demolition of existing garage, erection of side and rear single storey extension and relocation of front main door.	Conditional Permission	15.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2347/FA	Burnham Parish Council	Mr & Mrs R Kirkham C/o Mr P Mackrory	5 Hatchgate Gardens Burnham Buckinghamshire SL1 8DD	First floor side extension, three front dormer windows, single storey side extension with replacement roof to existing single storey projections	Conditional Permission	06.08.18
PL/18/2377/VR C	Burnham Parish Council	Mr Joe Dulieu C/o Michael J Brown Associates	Little Place Green Lane Burnham Buckinghamshire SL1 8QA	Variation of condition 2 of planning application 16/01313/FUL (Change of use of existing garage/stables to dwelling. Alterations to fenestration, insertion of two dormer windows and ground floor infill extension to front stables) to allow: Mono-pitched roof to the dormer windows, erection of single garage, front vestibule and additional rear window.	Conditional Permission	30.08.18
PL/18/2382/FA	Burnham Parish Council	Mr Tajinder Dhaliwal C/o Mr Alexandre Durao	15 Cambridge Avenue Burnham Buckinghamshire SL1 8HP	Replacement dwelling.	Refuse Permission	16.08.18
PL/18/2390/FA	Burnham Parish Council	Mr Tomas Souto C/o Darren Payne	Farmview 3 Farm Road Burnham Buckinghamshire SL6 0PS	Two storey side, part single/part two storey rear extensions incorporating rear juliet balcony.	Conditional Permission	20.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2452/SA	Burnham Parish Council	V Guzzetti C/o Peter Slator	66 The Fairway Burnham Buckinghamshire SL1 8DS	Application for a Certificate of Lawfulness for proposed: side dormer	Cert of law proposed dev or use issued	21.08.18
PL/18/2472/FA	Burnham Parish Council	Mr Harjit Gill Singh C/o Mr Kaleem Janjua	103 Stomp Road Burnham Buckinghamshire SL1 7NN	Single storey rear extension	Conditional Permission	24.08.18
PL/18/2494/TP	Burnham Parish Council	Mr Sheridan Jacklin-Edward	Burnham Park Windsor Lane Burnham Buckinghamshire	Western Red Cedar (T78) - Fell - Ground level, London Plane (T95) - Reduce limb with Inonotus hispidus fruiting bodies over seating on south south-west aspect. Reduce limb by 3-4m, Red Oak (T100) - Reduce crown by - 40%, Tilia x europaea (T187) - Pollard - Initiate new regime. Pollard at 6-8m. Access to inspect base (SBDC TPO 04, 1950)	Conditional Permission	22.08.18
PL/18/2586/FA	Burnham Parish Council	RAP Building and Developments C/o Mr Jake Collinge	Land Adjacent To 35A Tockley Road Burnham Buckinghamshire	Erection of two semi-detached dwellings incorporating amenity space and parking.	Refuse Permission	31.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2587/FA	Burnham Parish Council	Mr T Whitehorn C/o Mr Jake Collinge	Land Rear Of 19 Tockley Road Burnham Buckinghamshire SL1 7DQ	Detached bungalow incorporating parking and amenity space	Refuse Permission	31.08.18
PL/18/2649/NM A	Burnham Parish Council	Mr Green C/o Wouter De Jager	208 Lent Rise Road Burnham Buckinghamshire SL1 7AB	Non-Material amendment to planning permission 18/00817/FUL to allow: Cladding to gable walls above eaves level only, removal and addition of windows and addition of rooflights to allow for a storage area in garage conversion.	Accepted	20.08.18
PL/18/2675/FA	Burnham Parish Council	Mr & Mrs Mc Shane C/o Mrs Christine Melody	Boons Cottage Horseshoe Hill Littleworth Common Burnham Buckinghamshire SL1 8QE	Single storey side extension	Refuse Permission	07.09.18
PL/18/2676/HB	Burnham Parish Council	Mr & Mrs Mc Shane C/o Mrs Christine Melody	Boons Cottage Horseshoe Hill Littleworth Common Burnham Buckinghamshire SL1 8QE	Single storey side extension.	Refuse consent	07.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2692/VR C	Burnham Parish Council	Mr M Cranage C/o Mr Henry Morris	586 - 588 Bath Road Burnham Buckinghamshire	Variation of conditions 2 and 3 of planning permission 17/01552/FUL (Redevelopment of site to create 8no replacement dwellings including vehicular access and associated parking.) to allow alterations to the entrance gates, landscaping, design of dormer windows, fenestration of the dwellings including the choice of materials, and location of windows.	Conditional Permission	14.09.18
PL/18/2727/PN E	Burnham Parish Council	Ms Yasmin Rauf	19 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.6 metres, a maximum height of 3.4 metres and a maximum eaves height of 2.8 metres	Withdrawn	17.08.18
PL/18/2786/FA	Burnham Parish Council	Executives Of Mr V. Hillier Victor Hillier C/o Robert Hillier	16 Redwood Burnham Buckinghamshire SL1 8JN	First floor side, rear and front extensions. Conversion of garage to form habitable accommodation and alterations to fenestration.	Conditional Permission	21.09.18
PL/18/2809/PN E	Burnham Parish Council	Mr Jon Newey C/o Mr Daniel Woolfson	South Ley Dorney Wood Road Burnham Buckinghamshire SL1 8EQ	Prior notification of a single storey rear extension: depth extending from the rear wall of 3.5m, maximum height 4m, eaves height 3.05m	Prior Approval Refused	03.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2812/FA	Burnham Parish Council	Mr & Mrs D Pickles C/o Mr Christian Hewitt	15 Linkwood Road Burnham Buckinghamshire SL1 8AS	Single storey rear extension, demolition of conservatory, erection of glass canopy to rear, partial conversion of existing garage and alterations to fenestration.	Conditional Permission	18.09.18
PL/18/2819/FA	Burnham Parish Council	Mr & Mrs L White C/o Mr Robert Clarke	Ladysgate Poyle Lane Burnham Buckinghamshire SL1 8LA	Demolition of existing dwelling and erection of two detached dwellings and detached garages (amendment to planning approval 15/02383/FUL).	Conditional Permission	18.09.18
PL/18/2845/NM A	Burnham Parish Council	Mr Anwar Zaman C/o Mr Alan Hough	Bath Road Depot Bath Road Burnham Buckinghamshire SL6 0PR	Non material amendment to planning permission 17/02391/FUL (Two-storey demountable building comprising 12 apartments (3 x one bed and 9 x two bed) (class C3) to provide interim residential accommodation to homeless households with associated car parking, private and shared amenity space, landscaping and other ancillary works. (Temporary permission for a period of 10 years is sought) to allow change in surface material from paving to macadam, consolidation of plant room, relocation of bin store and change in cladding to render.	Accepted	05.09.18
PL/18/2881/PN E	Burnham Parish Council	Mr Steven Dunk C/o Mr Roger Farquharson	57 Maypole Road Burnham Buckinghamshire SL6 0NA	Notification of proposed single storey rear extension; depth extending from the original rear wall of 4 metres, a maximum height of 4 metres and a maximum eaves height of 3 metres	Prior Approval Given	30.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3091/PNE	Burnham Parish Council	Mr Stevey Dunik C/o Mr R Farquarson	57 Maypole Road Burnham Buckinghamshire SL6 0NA	Notification of proposed single storey rear extension; depth extending from the original rear wall of 6 metres, a maximum height of 4 metres and a maximum eaves height of 3 metres	Withdrawn	18.09.18
PL/18/3104/SA	Burnham Parish Council	Mrs Georgina Owen C/o Mr Charles Phu	699 Bath Road Burnham Buckinghamshire SL6 0PB	Application for a Certificate of Lawfulness for proposed: Single storey rear extension, rear dormer, roof alterations and skylights to side elevations.	Withdrawn	05.09.18
17/02238/FUL	Denham Parish Council	Paul C/o Mrs Joanna Podmore	Roughwood Tilehouse Lane Denham Buckinghamshire UB9 5DF	Redevelopment of site to provide two detached dwellings with detached double garages.	Refuse Permission	31.08.18
18/00218/FUL	Denham Parish Council	Mr Robin Moxon	Land South Of Plot 5 Uxbridge Business Park Oxford Road New Denham Denham Buckinghamshire	Formation of 49 additional car parking spaces.	Conditional Permission	15.08.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00748/FUL	Denham Parish Council	Mr D Brench and M Heath C/o Mr Robert Clarke	Thyme Cottage Ashmead Drive Denham Buckinghamshire UB9 5BA	Erection of a single storey rear extension.	Conditional Permission	03.08.18
PL/18/2021/FA	Denham Parish Council	Mr and Mrs G Hosler and Z Hopkins C/o Mr D Blyth	36 Southlands Road Denham Buckinghamshire UB9 4HD	Two Storey side and Single Storey Rear Extension	Conditional Permission	10.08.18
PL/18/2123/FA	Denham Parish Council	Mr T Tossel C/o Mr Peter Norman	25 Lime Walk New Denham Buckinghamshire UB9 4AS	Demolition of existing house and erection of two new semi-detached houses	Conditional Permission	10.08.18
PL/18/2129/SA	Denham Parish Council	Mr . Sivapalan C/o Mr M Matharoo	Stow Bank Bakers Wood Denham Buckinghamshire UB9 4LG	Two storey rear & single storey side extensions and loft conversion with dormer window.	Part approve/refuse- PROPOSED Cert of Law	01.08.18
PL/18/2131/FA	Denham Parish Council	Mr S Riley C/o Mr Prabh Singh	45 Willow Crescent West New Denham Buckinghamshire UB9 4AT	Single storey rear and side extensions, new roof layout with an increase in ridge height to accommodate loft space into habitable accommodation.	Conditional Permission	14.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2150/SA	Denham Parish Council	Mr . Sivapalan C/o Mr M Matharoo	Stow Bank Bakers Wood Denham Buckinghamshire UB9 4LG	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	01.08.18
PL/18/2154/FA	Denham Parish Council	Mrs Minu Samra	38 Denham Way Denham Buckinghamshire UB9 5AX	Two storey side extension, single storey rear extension, front porch and rendering of property.	Conditional Permission	03.09.18
PL/18/2206/FA	Denham Parish Council	Mr Gaurav Singh C/o Mr Armo Akanesyans	Sherwood House Tilehouse Lane Denham Buckinghamshire UB9 5DE	Outbuilding to enclose swimming pool.	Refuse Permission	06.08.18
PL/18/2207/FA	Denham Parish Council	Mr Naresh Sidhu C/o Mr Jatinder Tamrat	43 Denham Green Close Denham Buckinghamshire UB9 5NA	Part single/part first floor/part two storey rear extension, insertion of ground and first floor windows within the north flank elevation and addition of roof light over existing single storey projection.	Conditional Permission	28.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2242/VR C	Denham Parish Council	Dr Sandeep Sandhu C/o Mr Flora	Stoney Hill Bakers Wood Denham Buckinghamshire UB9 4LG	Variation of condition 7 of planning permission 17/02168/FUL (First floor side extension, part single/part two storey rear extension and replacement roof from flat to pitched) to allow alternative roof slope to facilitate solar panels.	Conditional Permission	21.08.18
PL/18/2259/FA	Denham Parish Council	Mr Namal Abhayawickrama C/o Mr Keith Dunford	Trees Broken Gate Lane Denham Buckinghamshire UB9 4LA	Single storey front extension.	Conditional Permission	22.08.18
PL/18/2323/SA	Denham Parish Council	Mr & Mrs M Stanborough C/o Mr Michael Waring	84 Moorfield Road Denham Green Buckinghamshire UB9 5NF	Application for a certification of lawfulness for proposed: Demolition of existing garage and erection of a single storey side extension.	Cert of law for proposed dev/use refused	16.08.18
PL/18/2371/FA	Denham Parish Council	Mr Khan C/o Neil Roper	91 Newtown Road New Denham Buckinghamshire UB9 4BD	Division of existing house into two dwellings	Conditional Permission	03.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2415/HB	Denham Parish Council	Mr Steve Nicholls C/o Mr Anthony Corke	Denham Village Infant School Cheapside Lane Denham Buckinghamshire UB9 5AE	Listed building application for single storey rear extensions, construction of sliding gate, replacement of existing hardstanding, widening outside path and internal alterations.	Conditional consent	30.08.18
PL/18/2540/SA	Denham Parish Council	Mr A Bradford C/o Mr Mark Baldwin	Coverdale 86A Lower Road Higher Denham Denham Buckinghamshire UB9 5ED	Application for a Certificate of Lawfulness for Proposed: side dormer structure	Cert of law proposed dev or use issued	28.08.18
PL/18/2542/TP	Denham Parish Council	Mr John C/o Mr Joe Coffill Brown	The Fat Cow Cheapside Lane Denham Buckinghamshire UB9 5AE	T1 Oak - Crown Reduce height by 2.5-3 metres and crown reduce lateral branches by 1.5-2 metres, crown lift by 4 metres. (SBDC TPO/SBD/0811).	Trees Allowed In Part	24.08.18
PL/18/2574/ADJ	Denham Parish Council	Mr & Mrs N Tranter C/o Mr Murtaza Poptani	Out Of Area Cranstone 9 Latchmoor Avenue Chalfont St Peter Buckinghamshire SL9 8LJ	Consultation from Chiltern District Council re: Single storey rear side extension. Single storey side infill extension. Replacement roof structure, incorporating roof lights, to existing single storey side/rear projection (CDC Ref: PL/18/2042/FA)	No Comment	17.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2610/FA	Denham Parish Council	C/o Mrs Sarah Carpenter	Mcdonalds Restaurant 37 Oxford Road New Denham Denham Buckinghamshire UB9 4DA	Replacement roof	Conditional Permission	25.09.18
PL/18/2611/AV	Denham Parish Council	McDonald's Restaurants Ltd C/o Mrs Sarah Carpenter	Mcdonalds Restaurant 37 Oxford Road New Denham Denham Buckinghamshire UB9 4DA	Installation of 8 no. new fascia signs and the relocation of 1 no. existing fascia sign.	Conditional consent	24.09.18
PL/18/2628/FA	Denham Parish Council	Mr Martin Ward C/o Miss Gabrielle Beaumont	33 Knighton Way Lane New Denham Buckinghamshire UB9 4EG	Part two storey/part single storey side extension, first floor front, side and rear extensions, increase in roof height to facilitate additional space in loft area incorporating side dormers and roof lights, replacement roof over existing single storey rear projection, fenestration alterations and relocation of main entrance.	Conditional Permission	07.09.18
PL/18/2700/NM A	Denham Parish Council	Mr Christophe Donnay	Forge Cottage Village Road Denham Buckinghamshire UB9 5BE	Non-material amendment to planning permission 17/00364/FUL - Single storey rear extension.	Accepted	21.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2743/FA	Denham Parish Council	Mr & Mrs Osborne C/o Mr Patrick McHugh	16 Middle Road Denham Buckinghamshire UB9 5EG	Conversion of loft into habitable space incorporating rear dormer, front/side rooflights with hip to gable extension.	Conditional Permission	13.09.18
PL/18/2748/FA	Denham Parish Council	Dr P Gupta C/o Mr S Mann	The Homestead Old Amersham Road Denham Buckinghamshire SL9 7BG	Demolition of dwelling and erection of building to be used as non-residential institutional (Use Class D1 - surgery).	Conditional Permission	20.09.18
PL/18/2760/FA	Denham Parish Council	Mr & Mrs Michaelides C/o Mr S Clarke	The Cottage Bakers Wood Denham Buckinghamshire UB9 4LQ	Demolition of existing conservatory and erection of single storey rear extension	Conditional Permission	14.09.18
PL/18/2869/FA	Denham Parish Council	Mr Mark Woodard C/o Mr A Lorenzetto	Half Acre Denham Avenue Denham Buckinghamshire UB9 5ER	Conversion of existing dwelling into two self-contained flats and conversion of existing detached garage into one residential dwelling.	Conditional Permission	24.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2908/AV	Denham Parish Council	C/o Mrs Sarah Carpenter	McDonalds Restaurant 37 Oxford Road New Denham Denham Buckinghamshire UB9 4DA	Refurbishment of existing freestanding sign with new 24hr appendage on new 5.95m pole.	Withdrawn	19.09.18
PL/18/3041/KA	Denham Parish Council	Mr Dexter Brown	St Marys Church Village Road Denham Buckinghamshire UB9 5BH	T9 Lime - fell, T3 Yew - fell (Conservation area Denham).	Withdrawn	04.09.18
PL/18/3074/PNE	Denham Parish Council	Mr & Mrs Donaghy C/o Mr Gary Kavanagh	Two Stacks Hollybush Lane Denham Buckinghamshire UB9 4HH	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8 metres, a maximum height of 3.7 metres and a maximum eaves height of 2.5 metres.	Prior Approval Not Required	18.09.18
PL/18/2493/KA	Dorney Parish Council	Mr David McCarthy	Meadow Edge Village Road Dorney Buckinghamshire SL4 6QW	(T1) Fir Tree - fell, (T2) Sycamore -fell, (T3) Ash Tree - Crown Reduction up to 2.5m with light Crown Thin, (T4) Acacia Tree - fell. SBDC Dorney Conservation Area.	TPO shall not be made	10.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/2581/FA	Dorney Parish Council	Mr Keith Harris C/o Peter Smith	Elm Farm Boveney Road Dorney Buckinghamshire SL4 6QD	Erection of a two storey outbuilding (retrospective)	Refuse Permission	30.08.18
PL/18/3274/KA	Dorney Parish Council	Mrs Jane Judd C/o Mr Oliver Tarrant	Roseacre Village Road Dorney Buckinghamshire SL4 6QH	T1 Cypress - reduce by 4 metres, T2 Hawthorn - prune by 2 metres and shape, T3 Ash - Fell to ground level, T4 Silver Birch x 2 - prune by 3 metres and shape, T5 Magnolia - prune by 2 metres and shape (Conservation area - Dorney)	Withdrawn	12.09.18
17/02075/RVC	Farnham Royal Parish Council	McCarthy & Stone Lifestyles Limited C/o Mr Gavin Cooper	Phil Whitaker Cars Beaconsfield Road Farnham Common Buckinghamshire	Variation of Condition 2 of planning permission 17/00063/FUL (Redevelopment of site to provide one block comprising 20 apartments of 'Retirement Living' for the elderly. Associated communal facilities, parking and landscaping. Construction of vehicular access.) : To allow minor changes to external appearance of building; changes to internal layout; removal of dummy chimneys; increase in size of dormers; eaves details amended; insertion of rooflights to club lounge; and change in the mix of units to increase two 1 bed units to two 2 bed units.	Conditional Permission	01.08.18
18/00598/FUL	Farnham Royal Parish Council	Mr Peter O'Toole	1 Devonshire Close Farnham Royal Buckinghamshire SL2 3DY	Single storey rear extension and front porch extension	Conditional Permission	28.08.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00702/CLOP ED	Farnham Royal Parish Council	Mr Clump C/o Mr Emrys Williams	Old Orchard House Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Application for a Certificate of Lawfulness for Proposed Use: Granny annexe	Cert of law proposed dev or use issued	02.08.18
18/00703/CLUE D	Farnham Royal Parish Council	Mr Clump C/o Mr Emrys Williams	Old Orchard House Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Application for a Certificate of Lawfulness for Existing Use: Detached triple garage incorporating first floor	Certificate of Lawful Development	02.08.18
18/00908/FUL	Farnham Royal Parish Council	Mr N Johal C/o Mr Ameet Bhamra	19 Hammond End Farnham Common Buckinghamshire SL2 3LG	Front dormer	Refuse Permission	02.08.18
PL/18/2148/FA	Farnham Royal Parish Council	Mr & Mrs LYNDON THURGOOD C/o ROBERT HILLIER	1 Lodge Cottages Beaconsfield Road Farnham Royal Buckinghamshire SL2 3DF	Replacement single storey rear extension	Conditional Permission	03.08.18
PL/18/2153/FA	Farnham Royal Parish Council	Mr & Mrs Steve & Maria Hall C/o Mr Richard James	18 Bracken Close Farnham Common Buckinghamshire SL2 3JP	Part single storey and two storey front/rear extensions, front porch and rooflight in rear roof slope	Conditional Permission	01.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2230/SA	Farnham Royal Parish Council	Mr Porter C/o Miss Stefania Petrosino	Beech Hurst Farnham Park Lane Farnham Royal Buckinghamshire SL2 3LP	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law for proposed dev/use refused	10.08.18
PL/18/2252/TP	Farnham Royal Parish Council	Holly Garbett C/o Andrea Nias	11 Ashenden Walk Farnham Common Buckinghamshire SL2 3UF	T1 - Oak Fell to ground level (SBDC TPO 12, 1950).	Conditional Permission	07.08.18
PL/18/2253/FA	Farnham Royal Parish Council	Mr & Mrs Andrew Coombes C/o Mr Robert Hillier	Holly House Christmas Lane Farnham Common Buckinghamshire SL2 3JF	Detached car port and new vehicular access	Conditional Permission	08.08.18
PL/18/2317/FA	Farnham Royal Parish Council	Mr A Blackwell C/o Mr Jack Dusek	The Cottage One Pin Lane Farnham Common Buckinghamshire SL2 3RA	Formation of new access to facilitate driveway including new lockable field gate to match existing.	Conditional Permission	17.08.18
PL/18/2407/SA	Farnham Royal Parish Council	Ms Susie Pawson C/o Mrs Claire Mares	4 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	Certificate of Lawfulness for proposed: Single storey rear extension	Withdrawn	03.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2427/EU	Farnham Royal Parish Council	Ms Susie Pawson C/o Mrs Claire Mares	4 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	Application for a Certificate of Lawfulness for Existing Use relating to conversion of part of garage as habitable room and part storage	Withdrawn	08.08.18
PL/18/2428/FA	Farnham Royal Parish Council	Ms Susie Pawson C/o Mrs Claire Mares	4 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	First floor front extension	Conditional Permission	20.08.18
PL/18/2473/FA	Farnham Royal Parish Council	Mr Jason Harris-Cohen C/o Mr Jack Dusek	25 Frensham Walk Farnham Common Buckinghamshire SL2 3QF	First floor rear extension.	Conditional Permission	22.08.18
PL/18/2487/FA	Farnham Royal Parish Council	Mr A Rowley C/o Michael Furby	10 Kemsley Chase Farnham Royal Buckinghamshire SL2 3LU	Demolition of existing conservatory replaced with a single storey rear extension.	Conditional Permission	22.08.18
PL/18/2518/FA	Farnham Royal Parish Council	Mrs Caroline Clewley C/o Mr Michael Betts	9 Heatherside Gardens Farnham Common Buckinghamshire SL2 3RR	Single storey side and rear extension	Conditional Permission	12.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2523/FA	Farnham Royal Parish Council	Mr Laxshman Bhangu C/o Mr Derek Williams	3 Woodland Glade Farnham Common Buckinghamshire SL2 3RG	Two storey one bedroom annex.	Refuse Permission	30.08.18
PL/18/2549/VR C	Farnham Royal Parish Council	Mr Dave Taylor	Berkeley House Farnham Lane Farnham Royal Buckinghamshire SL2 3RQ	Removal of Condition 4 (Building shall be used for office use only and for no other purpose) of planning permission SBD/161/89 - Erection of offices together with parking and new vehicular access to Farnham Lane	Unconditiona l permission	03.09.18
PL/18/2621/SA	Farnham Royal Parish Council	Ms Kam Phagura	39 Mayflower Way Farnham Common Buckinghamshire SL2 3TU	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	07.09.18
PL/18/2699/FA	Farnham Royal Parish Council	Mr Dennis Marshall	Romney 57 Blackpond Lane Farnham Royal Buckinghamshire SL2 3EA	Detached dwelling and carport.	Withdrawn	12.09.18
PL/18/2780/FA	Farnham Royal Parish Council	Mr & Mrs Lisa & Dave 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. Revised Application following approval Ref:18/00680/FUL	Conditional Permission	14.09.18

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

**PART D**  
**PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3058/PNE	Farnham Royal Parish Council	Mr Sangha C/o Mr Guy Fielding	Benavon Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Notification of proposed single storey rear extensions; depth extending from the original rear wall of 8 metres, a maximum height of 2.8 metres and a maximum eaves height of 2.8 metres.	Prior Approval Not Required	18.09.18
17/02091/CON D	Fulmer Parish Council	Miss R. Macpherson-Marks C/o David Hall	Church Farm Windmill Road Fulmer Buckinghamshire SL3 6HD	Section 106A application to amend/revoke the legal agreement attached to planning permission ER/1584/69, as varied by the Section 106 agreement dated 4 April 2011 which restricts the occupancy of the property known as Joys Cottage and area of land associated with the use.	Refuse Permission	13.09.18
PL/18/2304/FA	Fulmer Parish Council	Mr & Mrs M Stratton C/o Mr David Lomas	The Barn Fulmer Lane Fulmer Buckinghamshire SL9 7BL	Relinquish independent use of annex and construction of detached dwelling.	Refuse Permission	06.09.18
PL/18/2402/PN AD	Fulmer Parish Council	Mr & Mrs R and D Eyre C/o Mr K Lipinski	Fulmer House Farm Aldbourn Lane Fulmer Buckinghamshire SL3 6JB	Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed change of use of an agricultural building to dwelling with associated operational development	Prior Approval Refused	28.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2463/VR C	Fulmer Parish Council	Mr & Mrs D. Brackin C/o Declan Minoli	Chapel Lawn Hawkwood Grove Fulmer Buckinghamshire SL3 6JF	Variation of conditions of planning application 16/01540/FUL (Replacement detached dwelling, detached garage and outbuilding.) to allow changes the positioning of windows, doors and internal alterations.	Conditional Permission	21.09.18
PL/18/2826/FA	Fulmer Parish Council	Mr & Mrs I Finan C/o Mr Paul Lugard	Vine Cottage Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Demolition of garden room, detached garage and log store and erection of a single storey side and rear extension.	Conditional Permission	24.09.18
18/00397/FUL	Gerrards Cross Town Council	Mr Mamun Ahmed C/o Mr Giles Lovegrove	Chariston 45 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DP	Two storey side and part single storey/part two storey rear extensions and replacement roof, incorporating increase in ridge height and front and rear facing dormers.	Conditional Permission	08.08.18
18/00512/FUL	Gerrards Cross Town Council	Mr A Thomson C/o Mr S Dodd	Charnwood 7 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Replacement dwelling.	Conditional Permission	07.09.18
18/00578/FUL	Gerrards Cross Town Council	Bulstrode Court Management Company C/o Declan Minoli	Bulstrode Court Oxford Road Gerrards Cross SL9 7RR	Replacement bin store fascades.	Conditional Permission	15.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00663/FUL	Gerrards Cross Town Council	Heatherside Property Ltd C/o Mr Robert Clarke	Heatherside 26 East Common Gerrards Cross Buckinghamshire SL9 7AF	Demolition of the existing dwelling and erection of a pair of semi-detached dwellings	Conditional Permission	03.09.18
18/00755/FUL	Gerrards Cross Town Council	Mr & Mrs N Lugard C/o Mr Jeffrey Powell	75 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Alteration to existing front porch, alteration to fenestration, part single, part first floor, part two storey front/side/rear extensions incorporating front/side/rear dormers and detached garage.	Conditional Permission	07.08.18
18/00870/FUL	Gerrards Cross Town Council	Mr Martin Rowland C/o Mr Julian Seabrook	The Dell 42 Mill Lane Gerrards Cross Buckinghamshire SL9 8DG	Redevelopment of site to provide 4 numbers of flats.	Conditional Permission	30.08.18
18/00885/FUL	Gerrards Cross Town Council	Gail Slowikowski	24 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Outbuilding and vehicular access.	Conditional Permission	10.08.18
18/00903/FUL	Gerrards Cross Town Council	Mrs Easterbrook C/o Mr Dave Gill	Hollycroft 17 Ethorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Single storey rear extension, internal and fenestration alterations and conversion of integral garage into habitable accommodation. Widening of existing vehicular access with associated hardstanding and re-positioning of brick pier.	Conditional Permission	24.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2089/FA	Gerrards Cross Town Council	Mr Herb Everest C/o Mr Clive Baldwin	55 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Two Storey Side Extension	Withdrawn	14.08.18
PL/18/2124/FA	Gerrards Cross Town Council	Mr & Mrs N Morgan C/o Stephen Varney	53 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LJ	Single storey rear extension	Conditional Permission	01.08.18
PL/18/2145/FA	Gerrards Cross Town Council	Mr Embury C/o Mr David Parry	Woodlands Corner 40 Mill Lane Gerrards Cross Buckinghamshire SL9 8DG	Rear dormers and rear rooflight to facilitate loft accommodation.	Conditional Permission	20.08.18
PL/18/2147/FA	Gerrards Cross Town Council	Mr & Mrs Anwar C/o Mr Harmeet Minhas	Lynwood House 3 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Part single/part first floor/part two storey front/side/rear extensions with loft conversion incorporating front and rear dormers and side rooflights. Construction of vehicular access.	Conditional Permission	24.08.18
PL/18/2168/FA	Gerrards Cross Town Council	Mr Nick Jones C/o Mr Nick Jones	The Paddock House 20 West Common Gerrards Cross Buckinghamshire SL9 7QN	Removal of chimney stack to front of property, replacement roof.	Conditional Permission	16.08.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2170/FA	Gerrards Cross Town Council	Mr Nick Jones C/o Mr Nick Jones	The Paddock House 20 West Common Gerrards Cross Buckinghamshire SL9 7QN	New vehicular and pedestrian access with new boundary treatment	Conditional Permission	16.08.18
PL/18/2188/FA	Gerrards Cross Town Council	Mr & Mrs Ashwin Samani C/o Prof. Plans	Talbots 24 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Part two storey/part single storey rear extension incorporating juliet balconies to first floor and the insertion of a first floor window within the north flank elevation.	Conditional Permission	10.08.18
PL/18/2204/FA	Gerrards Cross Town Council	Mr Sean Reardon C/o Mr Adrian Reeve	Land at 72 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LF	Detached dwelling	Conditional Permission	06.08.18
PL/18/2211/FA	Gerrards Cross Town Council	Mr Surj Walia C/o Mr Ray Reilly	40 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Two Storey Front Extension, Part Single Part Two Storey Side Extension and Part Single Part Two Storey Rear Extension and side and rear rooflights.	Conditional Permission	06.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2218/FA	Gerrards Cross Town Council	Mrs Walker C/o Gino Ferdenzi	The Hermitage 52 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EF	New dwelling, creation of access by demolishing garage of existing dwelling	Conditional Permission	06.08.18
PL/18/2303/FA	Gerrards Cross Town Council	Mrs Susie Easterbrook C/o Mr Dave Gill	Hollycroft 17 Ethorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Single storey rear extension, first floor front/rear extensions and conversion of integral garage into habitable accommodation. Widening of existing vehicular access with associated hardstanding and re-positioning of brick pier.	Conditional Permission	24.08.18
PL/18/2365/FA	Gerrards Cross Town Council	Sweeney C/o Richard Clark	Karenza 84 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Redevelopment of site to provide 3 dwellings, alteration to access and construction of two additional accesses	Conditional Permission	15.08.18
PL/18/2393/PNE	Gerrards Cross Town Council	Mr Tarsem Singh C/o Mr Baldev Bamrah	49 Birchdale Gerrards Cross Buckinghamshire SL9 7JB	Notification of proposed single storey rear extension. Depth extending from the original rear wall of 6 metres, a maximum height of 3.83 metres and a maximum eaves height of 2.5 metres.	Prior Approval Refused	17.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2414/FA	Gerrards Cross Town Council	Mr Mikael Berntson C/o Ms Alison Watts	Regent House 42 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Single storey front/side extension, part single storey part first floor rear extension and front dormer. Amendment to planning approval 17/01316/FUL	Conditional Permission	20.08.18
PL/18/2426/FA	Gerrards Cross Town Council	Mr K Sexton C/o Mr Michael Jaquiss	Hillside 26 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Single storey front garage extension and relocation of vehicular access.	Refuse Permission	15.08.18
PL/18/2434/FA	Gerrards Cross Town Council	Mrs Susie Easterbrook C/o Mr Dave Gill	Hollycroft 17 Ethorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Detached garage. Widening of existing vehicular access with associated hardstanding and re-positioning of brick pier.	Conditional Permission	24.09.18
PL/18/2440/SA	Gerrards Cross Town Council	Mrs Katie Saha	Bowood 93 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HU	Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	20.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2458/TP	Gerrards Cross Town Council	Mr Richard Thexton C/o Mr Neil Whyte	Mill End 21 Mill Lane Gerrards Cross Buckinghamshire SL9 8AZ	T1 Oak - Crown Reduce by 60%. (TPO 5, 2001)	Conditional Permission	16.08.18
PL/18/2499/FA	Gerrards Cross Town Council	Mr & Mrs Hobb C/o Mrs Sarah Wolstenholme	19 Moreland Drive Gerrards Cross Buckinghamshire SL9 8BB	Single storey rear extension incorporating roof lanterns, single storey front extension to garage and extension to rear raised patio area.	Conditional Permission	04.09.18
PL/18/2513/FA	Gerrards Cross Town Council	Mr & Mrs Steven Edwards C/o Mrs Diane Small	Mulberry Lodge St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Two storey rear extension with cat slide roof, roof lights, 'sun pipes', alterations to fenestration with landscaping.	Conditional Permission	24.08.18
PL/18/2534/NM A	Gerrards Cross Town Council	Mr Graham Pickering C/o Miss Laura Robinson	Greenside View Oxford Road Gerrards Cross Buckinghamshire SL9 7RH	Non Material amendment to planning permission 16/01165/FUL to allow: Relocation of boundary wall at north western end of site.	Accepted	03.08.18
PL/18/2563/PN O	Gerrards Cross Town Council	Robert Hobbs & Victoria Keogh C/o Mr John Hancock	2 - 4 Packhorse Road Gerrards Cross Buckinghamshire SL9 7QE	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to eleven residential units (Use Class C3).	Prior Approval Given	29.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2596/FA	Gerrards Cross Town Council	Mr & Mrs R Wicks C/o Ms Sandra Orlando Payne	1A Dale Side Gerrards Cross Buckinghamshire SL9 7JF	Single storey rear extension	Conditional Permission	13.09.18
PL/18/2643/TP	Gerrards Cross Town Council	Mrs Elizabeth Harper C/o Mr Matthew Wiltshire	19 Meadway Park Gerrards Cross Buckinghamshire SL9 7NN	Works on trees in accordance with a submitted tree work schedule. (SBDC TPO no 3, 1967).	Consent not needed	24.08.18
PL/18/2647/FA	Gerrards Cross Town Council	VANDERBILT HOUSE LIMITED C/o Mr John O'Keeffe	Vanderbilt House 111 Packhorse Road Gerrards Cross Buckinghamshire	Resurfacing of the forecourt with a permeable driveway	Conditional Permission	14.09.18
PL/18/2650/FA	Gerrards Cross Town Council	Mrs E Elrin C/o Mr John Wood	Walden Oxford Road Gerrards Cross Buckinghamshire SL9 7DL	Two storey side extension	Conditional Permission	04.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/2684/FA	Gerrards Cross Town Council	Mr Pritpal Purewall C/o Mr Anil Hallan	Woodthorpe 20 Hill Way Gerrards Cross Buckinghamshire SL9 8BJ	Part single/part two storey front/side/rear extensions, first floor front and rear extensions, front storm porch, replacement roof incorporating increase in ridge height and loft conversion into habitable accommodation with front dormer and front and rear rooflights and fenestration alterations.	Conditional Permission	14.09.18
PL/18/2704/PNE	Gerrards Cross Town Council	Ms Belinda Faulkner C/o Mr G Benning	23 Gaviots Green Gerrards Cross Buckinghamshire SL9 7EB	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 D 6metres x MH3.6 metres x EH 2.95 metres	Prior Approval Not Required	24.08.18
PL/18/2712/FA	Gerrards Cross Town Council	Mr John Lai	Downage 14 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Front porch and part single/part two storey front/side/rear extensions incorporating replacement roof, single storey side extension, front dormer and rear juliette balconies, conversion of garage to habitable accommodation with bay window (amendment to planning permission 17/01055/FUL).	Conditional Permission	12.09.18
PL/18/2739/TP	Gerrards Cross Town Council	Mr Dooley C/o Miss Angel O'Brien	89 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	T61 - Oak prune back by 2m, T62 - Oak prune back by 2m, T60 - Sycamore prune back by 2m, T59 - Beech prune back by 2m, T56 - Ash prune back by 2m (SBDC TPO 47, 2002).	Withdrawn	11.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2753/VR C	Gerrards Cross Town Council	Mr & Mrs R Mittal C/o Miss Katie Munday	August Wood 93 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	Variation of conditions of planning application: 17/01531/FUL (Replacement dwelling and garage) to reduce the size of basement, removal of lower patio area, access to basement from the rear, changes in windows and doors, extended single storey roof over external dining area and alteration to the rear of the garage eaves.	Conditional Permission	24.09.18
PL/18/2854/KA	Gerrards Cross Town Council	Mr Nick Peck C/o Mr James Bell	The Coach House 29 West Common Gerrards Cross Buckinghamshire SL9 7QS	Yew (G8) - Fell, Beech (T7) - fell. (SBDC Gerrards Cross Common Conservation Area.	TPO shall not be made	06.09.18
PL/18/2861/FA	Gerrards Cross Town Council	Mr David Price C/o Mr David Webb	The Dell 42 Mill Lane Gerrards Cross Buckinghamshire SL9 8DG	Demolition of existing detached garage and erection of new detached garage with room above.	Refuse Permission	21.09.18
PL/18/2875/DM	Gerrards Cross Town Council	RS Aston House Limited C/o Ms Angie Fenton	Aston House 62 - 68 Oak End Way Gerrards Cross Buckinghamshire	Demolition of existing office building.	No Objections	24.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2909/FA	Gerrards Cross Town Council	Ms Brinda Nicholson C/o Mr Hyeonsoon Choi	Thornbury House 16 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	First floor side infill extension and additional balcony and alterations to fenestrations at front elevation.	Conditional Permission	26.09.18
PL/18/2985/NM A	Gerrards Cross Town Council	Mr Veale (Agent) C/o Mr Christopher Veale	Marsham House Station Road Gerrards Cross Buckinghamshire SL9 8ER	Non-Material amendment to planning permission 14/02192/FUL (Redevelopment of site to provide residential building consisting of 30 one-bedroom apartments and 20 two-bedroom apartments with basement and ground floor level car parking. Relocation of existing vehicular access and associated landscaping)	Accepted	20.09.18
18/00639/LBC	Hedgerley Parish Council	Robert Cooper	Old Keepers Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed Building Consent application for re-roofing of listed building	Conditional consent	29.08.18
PL/18/2708/HB	Hedgerley Parish Council	Mr Robert Cooper	Old Keepers Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed building application to replace cement render, lead on left and right hand sides and tiles hung on the apex above the window.	Conditional consent	17.09.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2745/SA	Hedgerley Parish Council	Mr & Mrs Killick C/o Mr S Dodd	4 Church View Robert Road Hedgerley Buckinghamshire SL2 3YB	Application for a Certificate of Lawfulness for proposed: Two storey rear extension	Cert of law proposed dev or use issued	13.09.18
18/00593/CLUED	Iver Parish Council	Mr & Mrs P Smith C/o Mr Robert Clarke	Hallowhill House Slough Road Iver Heath Buckinghamshire SL0 0EA	Application for a Certificate of Lawfulness for Existing Use relating to flats 1 and 2 The Coach House, Hallowhill House as residential.	Cert of Law - existing use - granted	08.08.18
18/00722/CLOPED	Iver Parish Council	Sally Adams	1 Warren Lodge Church Road Iver Heath Buckinghamshire SL0 0RA	Application for Certificate of Lawfulness for proposed: Internal alterations to first floor of detached garage to facilitate use as ancillary residential annexe.	Withdrawn	06.08.18
18/00847/FUL	Iver Parish Council	Mr & Mrs Daniel and Claire Webb C/o Mr Leigh Tugwood	32 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Part single/part two storey rear extension and replacement garage roof.	Conditional Permission	10.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00882/FUL	Iver Parish Council	Mr & Mrs Varaich C/o Mrs Sabrine Soullard	Site Of 28 Somerset Way Iver Buckinghamshire SL0 9AF	Replacement dwelling house.	Conditional Permission	01.08.18
18/00911/FUL	Iver Parish Council	Mr K Aulakh C/o Mr Ameet Bhamra	16 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Proposed first floor side extension and rear two storey extension. Demolition of twin garages.	Conditional Permission	14.09.18
18/00930/FUL	Iver Parish Council	Mr Francis De Souza C/o Mr Parry Virdee	33 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Single storey and part two storey rear extension	Conditional Permission	10.08.18
PL/18/2120/FA	Iver Parish Council	Mrs Gabrielle Cooney	74A Slough Road Iver Heath Buckinghamshire SL0 0DY	Installation of 14 photovoltaic cells (solar panels) to the rear (south and west) facing roofs (Retrospective).	Conditional Permission	03.08.18
PL/18/2138/FA	Iver Parish Council	Mr Cliff Jones C/o Mr James Rush	254 Swallow Street Iver Buckinghamshire SL0 0HT	Two storey side extension	Refuse Permission	06.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2149/FA	Iver Parish Council	Mr Chaman Lal C/o Mr Raj Singh	Footsteps 19 Syke Cluan Iver Buckinghamshire SL0 9EL	Porch and hardstanding to front of existing dwelling.	Conditional Permission	23.08.18
PL/18/2176/OA	Iver Parish Council	Graham Chapman	2 Holmsdale Close Iver Buckinghamshire SL0 9HY	Outline planning permission for a detached dwelling with vehicular access	Conditional Permission	29.08.18
PL/18/2191/SA	Iver Parish Council	Mr & Mrs Alone C/o Mr Peter Norman	32 Heathway Iver Heath Buckinghamshire SL0 0BZ	Application for a Certificate of Lawfulness for a proposed: Outbuilding.	Cert of law proposed dev or use issued	17.08.18
PL/18/2194/SA	Iver Parish Council	Mrs Kellet C/o Mr Young	Sedgemere Stonecroft Avenue Iver Buckinghamshire SL0 9QG	Loft conversion incorporating hip to gable roof extension, two side dormers, front rooflight and single storey rear extension.	Cert of law proposed dev or use issued	03.08.18
PL/18/2212/FA	Iver Parish Council	Mr J Thiara C/o Mr Gary Edwards	Ashleigh Bangors Road North Iver Heath Buckinghamshire SL0 0BH	Replacement dwelling with associated hardstanding.	Conditional Permission	07.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2215/FA	Iver Parish Council	Mr Savi Arora C/o Mr Rajinder Chana	64 Bathurst Walk Iver Buckinghamshire SL0 9EQ	Single storey rear and first floor side extensions	Conditional Permission	20.08.18
PL/18/2222/SA	Iver Parish Council	Mr & Mrs Tovey C/o Mr G Choda	16 Syke Cluan Iver Buckinghamshire SL0 9EH	Application for a certificate of lawfulness for a proposed operation relating to an outbuilding	Cert of law proposed dev or use issued	07.08.18
PL/18/2223/SA	Iver Parish Council	Mrs Nazneen Khan C/o Mr Ehsan UI-Haq	Nedwol 7 Little Sutton Lane Iver Buckinghamshire SL3 8AN	Application for a Certificate of Lawfulness for proposed: Construction of rear dormer and front rooflights to facilitate habitable accommodation in roofspace	Cert of law proposed dev or use issued	22.08.18
PL/18/2276/SA	Iver Parish Council	Mr & Mrs Alex Khalifa C/o Mr Leigh Tugwood	14 Syke Ings Iver Buckinghamshire SL0 9ET	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	10.08.18
PL/18/2297/FA	Iver Parish Council	Mr Jawad Farook Nisar. Bhatti. C/o Mr R Gold	49 Old Slade Lane Iver Buckinghamshire SL0 9DX	Porch front elevation, two storey rear/side extension, single storey rear extension. Velux windows to front and rear elevation roof slope	Conditional Permission	21.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2302/FA	Iver Parish Council	Mr Sanveer Bains C/o Mr Saud Ahmad	56 Syke Cluan Iver Buckinghamshire SL0 9EJ	Single storey side extension and replacement roof over an existing single storey side projection.	Conditional Permission	14.09.18
PL/18/2342/FA	Iver Parish Council	Mr Chris Bellamy C/o Mr C H McKenzie	88 Pinewood Green Iver Heath Buckinghamshire SL0 0QH	Single storey side/rear extension	Conditional Permission	07.09.18
PL/18/2383/FA	Iver Parish Council	Mr & Mrs Kulczykowski C/o Mr Sean Kelly	10 Swallow Fields Iver Buckinghamshire SL0 0DQ	Garage conversion into habitable accommodation with linking single storey side/front extension to main house and single storey rear extension.	Conditional Permission	24.08.18
PL/18/2399/FA	Iver Parish Council	Mr Rav Panesar C/o Mr James Rush	44A Slough Road Iver Heath Buckinghamshire SL0 0DT	Single storey rear extension and additional windows.	Conditional Permission	03.09.18
PL/18/2403/FA	Iver Parish Council	Mr Dalvinder Badial C/o Mr Harmeet Minhas	285 Longstone Road Iver Heath Buckinghamshire SL0 0RN	Double storey side extension, part single/part double storey rear extension, loft conversion incorporating rooflights and rear dormer.	Conditional Permission	17.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2405/FA	Iver Parish Council	Mr Nirmaljit Singh C/o Mr M Matharoo	40 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Loft conversion incorporating front dormer and repositioning of front door.	Conditional Permission	17.08.18
PL/18/2413/SA	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	Cert of law proposed dev or use issued	20.08.18
PL/18/2451/SA	Iver Parish Council	Mr Herisson C/o Mr David Webb	9 Syke Cluan Iver Buckinghamshire SL0 9EL	Certificate of Lawfulness for proposed: Loft conversion incorporating hip to gable roof extension, rear dormer and side window.	Cert of law proposed dev or use issued	21.08.18
PL/18/2464/SA	Iver Parish Council	Mr Matthew Fletcher	257 Church Road Iver Heath Buckinghamshire SL0 0RF	Application for a Certificate of Lawfulness for proposed: Converting existing garage into habitable accommodation and replacement of conservatory roof.	Withdrawn	03.09.18
PL/18/2519/PNE	Iver Parish Council	Mr/s Daniel and Laura Webb C/o Mr Leigh Tugwood RIBA	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 8m, MH 3.5m, EH 2.5m).	Prior Approval Not Required	03.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2528/DM	Iver Parish Council	MR Tim Sutton C/o Mr Benjamin Makins	34 The Ridgeway Iver Buckinghamshire SL0 9JQ	Demolition of industrial building.	No Objections	13.08.18
PL/18/2529/SA	Iver Parish Council	Mr & Mrs Collins C/o Elaine Kimber	55 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Application for a Certificate of Lawfulness for proposed: Dormer extension to rear elevation to facilitate loft conversion and an increase in height of side elevation window replacing existing window.	Cert of law proposed dev or use issued	28.08.18
PL/18/2530/FA	Iver Parish Council	Mr & Mrs Nev Collins C/o Elaine Kimber	55 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Front porch, replacement of flat roof with pitched roof on existing single storey side/rear projection, insertion of bifold doors and addition of roof lantern on existing single storey rear projection, change from render to brick on front and side elevations.	Conditional Permission	14.09.18
PL/18/2535/SA	Iver Parish Council	Mrs Michelle Hancox	68 Leas Drive Iver Buckinghamshire SL0 9RD	Vehicular access with associated hardstanding	Cert of law proposed dev or use issued	12.09.18
PL/18/2545/SA	Iver Parish Council	Mr Inderjit Singh C/o Mr Peter Alan	Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	30.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2560/FA	Iver Parish Council	TESCO C/o Dave Edwards	Esso Tesco Express Garage 4 - 6 Uxbridge Road Iver Heath Buckinghamshire SL0 0LR	Replacement plant.	Conditional Permission	30.08.18
PL/18/2561/AV	Iver Parish Council	Tesco Stores Plc C/o Dave Edwards	Esso Tesco Express Garage 4 - 6 Uxbridge Road Iver Heath Buckinghamshire SL0 0LR	Replacement car parking signage, new banner signage to car park perimeter (as existing) and store elevation, fence mounted delivery sign (as existing), dibond graphic panel to wall, ATM surround, vinyl graphics to glazing, store directory and projecting sign to replace existing	Conditional consent	30.08.18
PL/18/2564/PNE	Iver Parish Council	Ms Nazneen Khan C/o Mr Ehsan Ul-Haq	Nedwol 7 Little Sutton Lane Iver Buckinghamshire SL3 8AN	Notification of proposed single storey rear extension. Depth extending from the original rear wall of 6 metres, a maximum height of 3.45 metres and a maximum eaves height of 2.9 metres.	Prior Approval Not Required	08.08.18
PL/18/2691/TP	Iver Parish Council	Benawra C/o Mrs Kirstie Harvey	11 Cedar Close Iver Heath Buckinghamshire SL0 0QX	G3 Laurel - Height Reduction by 50%, G4 Birch/Laurel - Fell, T9 Scots Pine - Fell, (SBDC TPO 5, 1989).	Conditional Permission	05.09.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2711/FA	Iver Parish Council	Mr Surindarjit Singh	5 Barnfield Iver Buckinghamshire SL0 0AL	Single storey front, part two/part single storey infill to rear, first floor side/rear extension.	Conditional Permission	12.09.18
PL/18/2749/FA	Iver Parish Council	Mr & Mrs R Bains C/o Mr Shorne Tilbey	33 Old Slade Lane Iver Buckinghamshire SL0 9DY	Part two storey/part first floor front extension, two storey side/rear extensions incorporating front and rear dormers and side rooflights and detached garage (amendment to Planning Permission 17/01576/FUL).	Conditional Permission	13.09.18
PL/18/2817/PNE	Iver Parish Council	Mr Nirmaljit Singh C/o Mr Manpreet Matharoo	40 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Notification of proposed single storey rear extension; depth extending from the original rear wall of 6 metres, a maximum height of 2.5 metres and a maximum eaves height of 2.5 metres	Prior Approval Given	03.09.18
PL/18/2838/FA	Iver Parish Council	Mr Nirmaljit Singh C/o Mr M Matharoo	40 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Single storey rear extension.	Conditional Permission	18.09.18
PL/18/2950/PNE	Iver Parish Council	Mr K Sharma C/o Mr Gurveer Choda	29 Syke Ings Iver Buckinghamshire SL0 9ER	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8 metres, a maximum height of 3.65 metres and a maximum eaves height of 3.1 metres.	Prior Approval Not Required	12.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3036/NM A	Iver Parish Council	Mr Ameet Tailor C/o Ms Elaine Kimber	48 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD	Non-Material amendment to planning permission 17/02039/FUL (Conversion of integral garage to habitable accommodation, first floor side and rear extensions and front dormer) to allow the insertion of roof light.	Accepted	06.09.18
18/00834/FUL	Stoke Poges Parish Council	Mr Sandeep Powar	31 Hazell Way Stoke Poges Buckinghamshire SL2 4DD	Part two storey, part single storey rear extension and front canopy.	Conditional Permission	14.08.18
PL/18/2061/FA	Stoke Poges Parish Council	Mr J Irvine C/o Mr Michael Reed	8 Cherry Orchard Stoke Poges Buckinghamshire SL2 4PY	Two storey infill extension to front, detached garage, changes to fenestration and internal alterations.	Conditional Permission	17.08.18
PL/18/2117/FA	Stoke Poges Parish Council	Mr Stuart Jackson C/o Mr Jasvinder Mann	Gateside Park Road Stoke Poges Buckinghamshire SL2 4PG	Two storey rear extension and loft conversion	Conditional Permission	01.08.18
PL/18/2127/FA	Stoke Poges Parish Council	Mrs G Eltringham C/o Mr David Holmes	Glencairn Duffield Park Stoke Poges Buckinghamshire SL2 4HY	Two storey front infill extension.	Conditional Permission	07.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2143/FA	Stoke Poges Parish Council	Mr & Mrs Peter Phippen C/o Mr Edward Doudney	Oak Acre Templewood Lane Stoke Poges Buckinghamshire SL2 4BG	Detached double garage with wood store at rear.	Withdrawn	07.08.18
PL/18/2144/FA	Stoke Poges Parish Council	Mr & Mrs Peter Phippen C/o Mr Edward Doudney	Oak Acre Templewood Lane Stoke Poges Buckinghamshire SL2 4BG	New vehicular entrance with wall and gate and a drop kerb off Templewood Lane	Conditional Permission	01.08.18
PL/18/2156/FA	Stoke Poges Parish Council	Mr & Mrs Sandhu C/o Mr S Dodd	The Grey House 61 Plough Lane Stoke Poges Buckinghamshire SL2 4JP	Single storey rear/side extension.	Conditional Permission	01.08.18
PL/18/2174/FA	Stoke Poges Parish Council	Mr & Mrs Stephen Pike C/o Mr Robert Harwood	Parkfield Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Replacement dwelling and integral garage	Conditional Permission	14.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/2275/FA	Stoke Poges Parish Council	Mr K Arora C/o Mr C Singh	11 Clevehurst Close Stoke Poges Buckinghamshire SL2 4EP	Replacement of front porch; conversion of carport to garage. Single storey side to rear extension, partial demolition of existing garage. First floor rear extension. Raise ridge height of existing roof including two rooflights in rear roof slope.	Conditional Permission	13.08.18
PL/18/2385/VR C	Stoke Poges Parish Council	Mr Dhillon C/o Mr Harmeet Minhas	Pine Grove/Islay/Aramghar Park Road Stoke Poges Buckinghamshire SL2 4PJ	Variation of condition 2 of Planning Permission 10/00810/FUL (Redevelopment of site to provide 3 detached dwellings with detached garages. Construction of vehicular access) to allow an amendment to the design of the dwellings known as Islay and Pine Grove.	Conditional Permission	12.09.18
PL/18/2512/FA	Stoke Poges Parish Council	Mr Nick Milne C/o Mr Jonathan Heighway	18 Bunby Road Stoke Poges Buckinghamshire SL2 4BP	Two storey rear extension and extended drop kerb (Revision to approved scheme 18/00180/FUL).	Conditional Permission	24.08.18
PL/18/2550/FA	Stoke Poges Parish Council	Mr Timothy Powlesland	41 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Two storey front extension, first floor side extension, single storey rear extension with rooflights and sun pipes to roof	Conditional Permission	31.08.18
PL/18/2552/FA	Stoke Poges Parish Council	Mr Balbir Chima C/o Mr Rajinder Chana	Lanterns Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	Vehicle crossover to change vehicular access.	Conditional Permission	31.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2601/NM A	Stoke Poges Parish Council	Mr D Crisp C/o Mr Peter Norman	West End Cottage West End Lane Stoke Poges Buckinghamshire SL2 4NE	Non-material amendment to planning permission 17/00168/FUL (Replacement detached dwelling, detached garage & construction of vehicular access. (Amendment to that approved under Planning Permission 14/01853/FUL)) to allow re-positioning of side door, side window, side chimney and front column	Accepted	14.09.18
PL/18/2627/SA	Stoke Poges Parish Council	Mr & Mrs Norris C/o Mr S Dodd	2 Plough Lane Stoke Poges Buckinghamshire SL2 4JR	Certificate of Lawfulness for proposed construction of vehicular access with associated hardstanding and replacement garage.	Cert of law proposed dev or use issued	10.09.18
PL/18/2653/FA	Stoke Poges Parish Council	Mr G Brennan C/o Mr John Wood	16 Bunby Road Stoke Poges Buckinghamshire SL2 4BP	Single storey front extension.	Conditional Permission	05.09.18
PL/18/2715/FA	Stoke Poges Parish Council	Mr & Mrs Kevin Murphy	15 Elizabeth Way Stoke Poges Buckinghamshire SL2 4LQ	Demolition of existing garage building and construction of new single storey building, incorporating garage, games room and garden store.	Conditional Permission	13.09.18
PL/18/2747/FA	Stoke Poges Parish Council	Mrs A Sidhu C/o Mr S Mann	83 Hazell Way Stoke Poges Buckinghamshire SL2 4DG	Single storey side and rear extension.	Conditional Permission	24.09.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2800/FA	Stoke Poges Parish Council	Mr Ryan Mehta C/o Mr Chi Park	6 Cherry Orchard Stoke Poges Buckinghamshire SL2 4PY	Detached double garage with store.	Conditional Permission	17.09.18
PL/18/2899/PNE	Stoke Poges Parish Council	Mr G Rait	Grays Mead Park Road Stoke Poges Buckinghamshire SL2 4PA	Notification of proposed single storey rear extension; depth extending from the original rear wall of 5 metres, a maximum height of 3.1 metres and a maximum eaves height of 3 metres.	Withdrawn	04.09.18
PL/18/2904/FA	Stoke Poges Parish Council	Mr J Lee C/o Mr Jack Dusek	4 Hazell Way Stoke Poges Buckinghamshire SL2 4BN	Erection of a single storey rear extension to existing integral garage and front porch extension.	Conditional Permission	26.09.18
PL/18/2905/SA	Stoke Poges Parish Council	Mr J Lee C/o Mr Jack Dusek	4 Hazell Way Stoke Poges Buckinghamshire SL2 4BN	Application for a Certificate of Lawfulness for a proposed side dormer and two roof lights.	Cert of law proposed dev or use issued	26.09.18
18/00581/FUL	Taplow Parish Council	Mr David McNulty C/o Bronwen Gombert	2 Elm View Rectory Road Taplow Buckinghamshire SL6 0ET	Two storey rear extension	Conditional Permission	24.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00705/FUL	Taplow Parish Council	Mr Robert Killoran C/o Mr Stuart Keen	3 Cornerways River Road Taplow Buckinghamshire SL6 0BB	First floor extension to flat 3 over flat 1	Withdrawn	02.08.18
18/00746/FUL	Taplow Parish Council	Mr Andy Thompson C/o Mr Sancho Araujo	Thames Executive Charters Taplow Boatyard Mill Lane Taplow Buckinghamshire SL6 0AA	Erection of public house incorporating staff accommodation, car parking and landscaping.	Withdrawn	09.08.18
18/00772/RVC	Taplow Parish Council	Mr Dave Taylor	Former BG Depot Site Mill Lane Taplow Buckinghamshire	Variation of Condition 2 of planning permission 17/01684/RVC (Variation of Condition 2 of planning permission 15/1041/FUL (Redevelopment of site to provide 941sqm of commercial space, car parking, cafe cart, landscaping and associated works (Application D)): To allow relocation of office building): To allow amendments to the external appearance of the office building.	Conditional Permission	31.08.18
18/00917/MISC	Taplow Parish Council	Lisa Bullock	Taplow Railway Station Approach Road Taplow Buckinghamshire SL6 0NP	Notification under A.1 of Class A, Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Erection of footbridge and lift shafts.	Prior Approval Given	03.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2231/HB	Taplow Parish Council	Mr Sean White	National Trust Office Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Listed building consent for repair and reinstatement of Cliveden's Boat House Slipway	Conditional consent	17.09.18
PL/18/2735/SA	Taplow Parish Council	Mrs Rachel Grace C/o Mr Daniel East	Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD	Application for certificate of lawfulness for proposed two storey rear, single storey sides, rear and front porch extensions.	Cert of law proposed dev or use issued	25.09.18
PL/18/2768/VR C	Taplow Parish Council	Bristal Development Ltd C/o Mr Ifti Maniar	Land Adjacent To 5 Ellington Gardens Taplow Buckinghamshire SL6 0AY	Variation to condition 2 of planning permission 16/01678/FUL to allow re-siting of new dwelling	Conditional Permission	14.09.18
17/02365/FUL	Wexham Parish Council	Mr Bill Darby C/o Mrs Gillian Hanson	Land At Langley Park Country Park Avenue Drive Wexham Buckinghamshire	Use of land for film making for a period of 17 weeks to include construction of set, stationing of support services and parking.	Withdrawn	09.08.18



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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00510/FUL	Wexham Parish Council	Mr Richard Atkinson C/o Ms Johanna Foster	4 August End George Green Wexham Buckinghamshire SL3 6RP	First floor extension above existing ground floor extension	Conditional Permission	11.09.18
PL/18/2305/FA	Wexham Parish Council	Mr & Mrs Clark C/o Mr Russell Clarke	Newburn 28D Grangewood Wexham Buckinghamshire SL3 6LP	Single storey rear/side extension	Conditional Permission	13.08.18
PL/18/2368/FA	Wexham Parish Council	Mr N Sandhu C/o Mr Gurprit Benning	Beverley Uxbridge Road George Green Wexham Buckinghamshire SL3 6AS	First floor front and side extensions	Withdrawn	29.08.18
PL/18/2556/SA	Wexham Parish Council	Mr & Mrs Hothi C/o Mr Peter Norman	28 Grangewood Wexham Buckinghamshire SL3 6LP	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	29.08.18

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

**PART D  
PLANNING COMMITTEE 10 OCTOBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2671/FA	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 associated hardstanding and vehicular access.	Conditional Permission	07.09.18

Planning & Economic Development PAG  
 Planning Committee  
 Cabinet  
 Full Council

13 September 2018  
 10 October 2018  
 17 October 2018  
 14 November 2018

<b>SUBJECT</b>	Delegation Arrangements on Planning Enforcement
<b>REPORT OF</b>	Cllr John Read
<b>RESPONSIBLE OFFICER</b>	Steve Bambrick
<b>REPORT AUTHOR</b>	Joanna Swift
<b>WARD/S AFFECTED</b>	All wards

### 1. Purpose of Report

To recommend changes to the delegation arrangements on Planning Enforcement matters to take account of the recent approval of the Local Enforcement Plan.

### RECOMMENDATION

**That the revised delegations as set out in the Appendix to the report be agreed and recommended to Full Council for approval.**

### 2. Reasons for Recommendations

The recommended revised arrangements will provide the mechanism for the effective delivery of the Local Enforcement Plan.

### 3. Content of Report

- 3.1. The Local Enforcement Plan was approved at Cabinet on 17 April 2018.
- 3.2. The Plan brings about significant changes to the processes that will be followed in receiving and assessing information about alleged breaches of planning control.
- 3.3. The current delegated arrangements give officers authority to serve requisitions for information about ownership of land and Planning Contravention Notices. In cases of urgency the Head of Legal and Democratic Services has power in consultation with the Head of Planning and Economic Development and Chairman of the Planning Committee to serve a range of enforcement notices and apply for injunctions. The Head of Planning and Economic Development also has power to take direct action to remove offending development with the action taken being reported to the next meeting of the Planning Committee. Apart from these delegations the current arrangements require all enforcement action to be authorised by Planning Committee.
- 3.4. In order to ensure the efficient operation of the recently approved Local Enforcement Plan it is considered the current arrangements require review. In particular, the requirement for the planning committee to authorise the service of enforcement notices adds time and operational costs to the wider process. Current

Planning & Economic Development PAG  
 Planning Committee  
 Cabinet  
 Full Council

13 September 2018  
 10 October 2018  
 17 October 2018  
 14 November 2018

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work on assessing the backlog of enforcement activity indicates that there will be a significant increase in the service of notices in the coming months. Plainly, this pipeline of work will stretch the current arrangements even further.

- 3.5. The new arrangements proposed would give delegated authority to the Head of Planning and Economic Development on all enforcement matters with a requirement for consultation with the Head of Legal and Democratic Services on the service of notices and instigation of legal proceedings. The decision to serve a Stop Notice, Temporary Stop Notice or to apply for an injunction would be made in consultation with the Chairman of Planning Committee (or in his absence the Vice – Chairman). Any direct action taken would continue to be reported to the next Planning Committee as required under the current delegations. A service level agreement would be prepared between the Planning service and the Legal service. This agreement would identify the timescales for undertaking consultation and providing legal advice. This is intended to ensure legal issues are properly considered when issuing notices and instituting proceedings but allow more streamlined decision - making particularly on the serving of enforcement notices. This revised process would also address many of the current issues and complaints about the enforcement service which focus on the time taken for notices to be served where necessary.
- 3.6 Whilst the proposed revised delegations are directly to officers, it is acknowledged that members of the Planning Committee and local members will continue to expect a degree of engagement in the wider process. It is on this basis that senior officers will ensure that they raise issues with ward members as would be appropriate to the proposed notice or action concerned.
- 3.7 A similar report is being submitted to the Cabinet and Planning Committee at CDC seeking views on the proposed new arrangements.

#### **4. Consultation**

The contents of this report have been discussed with the Portfolio Holder and Chairman of the Planning Committee.

#### **5. Options (if any)**

There are a variety of options for delegating decision-making for enforcement matters based on a combination of factors including the ability of officers to serve an extensive or a more restrictive range of notices. The proposed delegations are based on national best practice and seek to ensure the Council can deliver the recently introduced Local Enforcement Plan in an effective and timely manner.

#### **6. Corporate Implications**

- 6.1 Financial – There are no direct financial implications from this report.

Planning & Economic Development PAG  
 Planning Committee  
 Cabinet  
 Full Council

13 September 2018  
 10 October 2018  
 17 October 2018  
 14 November 2018

- 6.2 Legal – Enforcing breaches of planning and advertisement control is a statutory power which requires investigation of factual and legal issues to determine whether a breach has taken place, as well as a decision as to whether it is expedient to take action having regard to relevant planning policy considerations.
- 6.3 Whilst the report does not have any direct implications on any other corporate matters, it has the potential to send out very strong signals about the Council’s willingness to take positive and proportionate enforcement action where necessary.

**7. Links to Council Policy Objectives**

The proposal supports the objectives of conserving the environment and promoting sustainability as well as delivering cost-effective, customer-focused services.

**8. Next Steps**

Following consideration by Planning Committee and Cabinet the proposed revisions to the Scheme of Delegations will be reported to Full Council for approval and the Constitution updated accordingly.

<b>Background Papers:</b>	None other than referred to in this report
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## SDBC Constitution Section F – Scheme of Delegations to Officers

### Planning Committee

#### Delegations to Officers

##### (13) Enforcement

- |  |   |
|--|---|
| <p>(a) Authority to decide whether it is expedient to take enforcement action and to prepare, issue, serve, amend or withdraw, or, in case of injunctions, apply for:</p> <p>(i) Enforcement Notices, including Listed Building Enforcement Notices;</p> <p>(ii) Stop Notices including Temporary Stop Notices;</p> <p>(iii) Injunctions restraining breaches of Planning Control;</p> <p>(iv) Notices under Section 215 of the Town and Country Planning Act 1990 Act relating to untidy land;</p> <p>(v) Breach of Condition Notices under Section 187A of the Town and Country Planning Act 1990; and</p> <p>(vi) Planning Contravention Notices under Section 171 C of the Town and Country Planning Act 1990.</p> | <p>Head of Planning and Economic Development in consultation with the Head of Legal &amp; Democratic Services and in respect of Stop Notices, Temporary Stop Notices and Injunctions after consultation with the Chairman of Planning Committee (or in his/her absence the Vice-Chairman).</p> <p>)</p> |
| <p>(b) Authority to take any necessary follow up action including the administration of a simple caution and instituting prosecution proceedings for non-compliance with any enforcement action</p>  | <p>Head of Planning and Economic Development with any prosecution proceedings to be instituted in consultation with the Head of Legal &amp; Democratic Services</p>   |
| <p>(c) Authority to serve a notice requiring contravening work to be pulled down, removed or altered or taking other direct action in respect of a breach of planning control..</p>  | <p>Head of Planning and Economic Development with any action taken being reported to the next meeting of the Planning Committee</p>   |
| <p>(d) Authority to defer enforcement action pending an appeal against a refusal of planning permission</p>  | <p>Head of Planning and Economic Development</p>  |

##### (16) Town and Country Planning Act 1990

- |   |  |
|---|--|
| <p>(a) Powers under Section 330 to require information about ownership, use and occupation of land.</p> | <p>Head of Planning and Economic Development and Head of Legal &amp;</p> |
|---|--|

Democratic Services concurrently

- (b) **Exercising powers to control the display of advertisements in breach of the Town and Country Planning (Control of Advertisements) Regulations 1992 and** fly-posting under Sections 224 and 225 of the Town & Country Planning Act 1990, including power to arrange for removal of offending advertisements and/or prosecution.
- Head of Planning and Economic Development with any prosecution proceedings to be instituted in consultation with the Head of Legal & Democratic Services

## **B. Delegations to Officers – Subject to Consultation with Consultative Body**

### **Matter Delegated**

### **Officer**

- (1) Authority to take proceedings for breach of any notice or order within the work of the Committee not referred to in Part A above. Head of Planning and Economic Development in consultation with the Head of Legal & Democratic Services
- (2) Matters requiring urgent decisions between meetings. Director of Services

## **C. Delegations from Buckinghamshire County Council**

### **Matter Delegated**

### **Officer**

Authority to remove flyposting on the highway / verge /affixed to Bucks County Council street furniture (S. 132 of Highways Act 1980). Director of Services



<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT OF:</b>	<b>Head of Sustainable Development Prepared by - Development Management</b>

**Appeal Statistics for the period 1 April 2018 – 31 August 2018**

**Planning appeals allowed (incl enforcement)**

27.8% (5 out of 18) against a target of 30%.

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

25% (5 out of 20). No target set.

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

100% (3 out of 3). No target set.

**SCHEDULE OF OUTSTANDING MATTERS**

**PUBLIC INQUIRIES**

<b>DATE</b>	<b>PREMISES</b>
<b>17/01126/FUL 30/10/18 for 3-4 days</b>	<b><u>24 BRITWELL ROAD, BURNHAM, BUCKINGHAMSHIRE SL1 8AG</u></b>  Redevelopment to form 46 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.

**HEARINGS**

<b>DATE</b>	<b>PREMISES</b>
<b>17/01949/FUL 4/10/18</b>	<b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b>  Porch with double storey side and part double storey part single storey rear extension.
<b>18/00776/FUL Date TBC</b>	<b><u>BERRY HILL FARM, BERRY HILL, TAPLOW, BUCKINGHAMSHIRE, SL6 0DA</u></b>  Erection of lattice mast and antennae including satellite dishes and shelter cabin.
<b>PL/18/2069/FA Date TBC</b>	<b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b>  Porch with double storey side and part double storey part single storey rear extension.

**Appeals Lodged**

**Planning Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>
(a)	08/08/2018	18/00676/FUL	Mr Martyn Higgins	Redevelopment of site to provide 7 dwellings with associated parking and access.	Brookdale, Bells Hill, Stoke Poges
(b)	14/08/2018	18/00776/FUL	Mr Doron Bar	Erection of lattice mast and antennae including satellite dishes and shelter cabin.	Berry Hill Farm, Berry Hill, Taplow
(c)	18/08/2018	PL/18/2069/FA	Mr Iqbal	Outbuilding.	14 Wooburn Green Lane, Beaconsfield
(d)	30/08/2018	17/01886/FUL	Mr Pomerence	Detached dwellinghouse. Part two storey / part single storey side/rear extension to existing dwellinghouse.	Lansdown House, Templewood Lane, Stoke Poges
(e)	01/09/2018	18/00897/FUL	Mr & Mrs Gillard	Replacement detached garage with ancillary accommodation in the roofspace.	18 Hamilton Gardens, Burnham
(f)	12/09/2018	PL/18/2304/FA	Mrs M Strutton	Detached Dwelling.	The Barn, Fulmer Lane, Gerrards Cross
(g)	24/09/2018	18/00294/FUL	Dr Alan Richardson	Change of use to a private day care nursery D1 use.	Orchard Farm, Windsor Road, Gerrards Cross

**Enforcement Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Alleged Breach</b>	<b>Site</b>
(a)	19/09/2018	17/10029/ENCU	Mr Islam	Without planning permission, the material change of use of the Land to the sale and display for sale of motor vehicles (a sui generis use) and: the siting on the Land of two portable cabins, one used as an office and one used as a staff restroom in conjunction with the unauthorised change of use of the Land; and incidental operational development, facilitating the unauthorised change of use, comprising: The erection of an unauthorised timber which is used to valet cars in conjunction with the unauthorised change of use of the Land; The erection of five CCTV cameras, The erection of an advertising hoarding and The erection of a boundary security fence and gates.	Land rear of 74 Oxford Road, Denham
(b)	20/09/2018	17/10135/ENBEOP	Mr Manoj Kumar	Without planning permission, the erection of a building on the Land.	High Gables, Rectory Close, Farnham Royal

Page 123

**Appeal Decisions**

**Planning Appeal Decisions**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>	<b>Decision</b>	<b>See key</b>
(a)	20/07/2018	17/01482/FUL	Palatine Homes	Construction of detached house with integral garage and construction of vehicular access from Sandelswood End.	Land rear of Curzon Avenue, Beaconsfield	Appeal Allowed	CC
(b)	29/08/2018	17/00619/OUT	Mr P Lewis	Detached dwellinghouse.	6 Common Wood Farnham, Common	Appeal Dismissed	D

**Planning Appeal Decisions continued**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>	<b>Decision</b>	<b>See key</b>
(c)	29/08/2018	17/01676/FUL	Mr S Galvin	Part-single/part-two storey extensions to facilitate sub-division of the plot to create two separate dwellinghouses together with construction of vehicular access and associated parking and amenity space.	9 Denham Green Close, Denham	Appeal Dismissed	D
(d)	06/09/2018	17/01883/TPO	Mr M Codd	T1 Oak: fell. (SBDC TPO No 1984,3)	5 Woodbank GX	Appeal Dismissed	D

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

Page 124

- 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

<b>Officer Contacts:</b>	<b>Amy King 01895 837283</b> <b>planning.appeals@southbucks.gov.uk</b>
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