

PLANNING COMMITTEE

Meeting - 7 November 2018

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

**attended site visits*

Apologies for absence: M Bezzant and B Gibbs

21. MINUTES

The minutes of the Planning Committee held on 10 October 2018 were approved and signed by the Chairman as a correct record.

22. DECLARATIONS OF INTEREST

Councillor P Hogan declared a personal interest under the Council's Code of Conduct on Application 17/01191/FUL (70 Ledborough Lane, Beaconsfield) as he was a Member of Beaconsfield Town Council who had made representations about this application. He had not attended any meetings when this application was discussed by the Town Council nor expressed a view on the application and had not pre-determined the application.

Councillor W Matthews declared a personal interest under the Council's Code of Conduct on Application 18/00650/FUL (Advanced Fabrications Poyle Ltd) as she was a Member and current Chairman of Iver Parish Council who had made representations about this application. She had not expressed a view on the application when it had been discussed at meetings of the Parish Council and had not pre-determined the application.

Councillor R Bagge declared a personal interest under the Council's Code of Conduct on Applications 18/00922/FUL (South Buckinghamshire Golf Academy) and PL/18/3148/FA (Khalsa Secondary Academy Part) as he was a Member and current Chairman of Stoke Poges Parish Council who had made representations about these applications. He had not attended any meetings when these applications were discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

Councillor R Bagge declared that as the former Leader of the Cabinet when the proposed Country Park at the South Buckinghamshire Golf Academy was first promoted, he would not vote on that application.

Councillor T Egleton declared that he would also not vote on the application for the proposed Country Park at the South Buckinghamshire Golf Academy as the former Cabinet Member for Resources promoting the scheme.

23. **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:

		Decision
Plan Number:	17/01191/FUL	P
Applicant:	Mr Brendan Joy	
Proposal:	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 at 70 Ledborough Lane, Beaconsfield, Buckinghamshire, HP9 2DG.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken ahead of the previous Planning Committee held on 10 October 2018. 2. Mr Matt Chambers and Mr John Dryburgh spoke on behalf of the objectors. 3. Mrs Julia Riddle spoke on behalf of the applicant. 4. The Planning Officer advised that eight further letters of objection and one further letter of support had been received. The concerns raised had already been addressed in the officer’s report. 5. The Committee proposed an amendment to condition 9 to require opaque glass screening along the side of the rear balcony to prevent overlooking. <p>Councillor J Jordan proposed that the application 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, and subject to condition 9 being amended to require opaque glass screening. If the Section 106 agreement cannot be completed, the application be refused for such reasons as considered appropriate. This proposal was seconded by Councillor T Egleton and agreed unanimously at a vote.</p>		

Planning Committee - 7 November 2018

RESOLVED:

That the application 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 and subject to condition 9 being amended to require opaque glass screening. If the Section 106 agreement cannot be completed, the application be refused for such reasons as considered appropriate.

		Decision
Plan Number:	18/00650/FUL	P
Applicant:	Mr Tim Sutton	
Proposal:	Redevelopment of the site to provide a three storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor "under-croft" area and associated car and cycle parking at Advanced Fabrications Poyle Ltd, 34 The Ridgeway, Iver, Buckinghamshire, SL0 9JQ.	

Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.
3. The Committee proposed the addition of a condition restricting the use of the site to secure storage of fine art and associated logistics, in order to prevent an increase in HGV movements which could result from any future change in ownership of the site.

Councillor W Matthews proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report, with the addition of a condition restricting the use of the site to secure storage of fine art and associated logistics, the exact wording to be delegated to the Head of Planning and Economic Development in consultation with the Head of Legal and Democratic Services to agree. This proposal was seconded by Councillor J Jordan and agreed unanimously at a vote.

RESOLVED:

That the application be permitted subject to the conditions and informatives outlined in the officer's report, with the addition of a condition restricting the use of the site to secure storage of fine art and associated logistics, the exact wording to be delegated to the Head of Planning and Economic Development in consultation with the Head of Legal and Democratic Services to agree.

		Decision
Plan Number:	PL/18/3103/VRC	VG
Applicant:	Mrs H Garayal	
Proposal:	Variation of condition 5 of planning permission 18/00681/FUL (Part single/part two storey front/side/rear extension incorporating integral garage)	

Planning Committee - 7 November 2018

	to allow reduction in size of the extensions at 75 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Mr Alistair Cumming spoke on behalf of the objectors. <p>Councillor T Egleton proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report. This proposal was seconded by Councillor M Lewis and agreed unanimously at a vote.</p> <p>RESOLVED:</p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report.</p>		
		Decision
Plan Number:	PL/18/3129/FA	P
Applicant:	Paragon New Homes Ltd	
Proposal:	Demolition of the existing dwelling and erection of a detached chalet bungalow at 2 Middle Road, Denham, Buckinghamshire, UB9 5EG.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Ms Lynne Ambrose spoke on behalf of the objectors. 3. Mr Sukhwant Randhawa spoke on behalf of the applicant. 4. The Committee proposed additional conditions to ensure the position of the boundary fence line was corrected and to protect affected tree roots of the surrounding properties from damage during construction works. <p>Councillor D Smith proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report and the addition of conditions to ensure the correct location of the boundary fence and protection of affected tree roots of the surrounding properties. This proposal was seconded by Councillor T Egleton and agreed unanimously at a vote.</p> <p>RESLOVED:</p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report and the addition of conditions to ensure the correct location of the boundary fence and protection of affected tree roots of the surrounding properties.</p>		
		Decision
Plan Number:	18/00922/FUL	P
Applicant:	South Bucks District Council	
Proposal:	Proposed Country Park involving the demolition of the driving range and remodelling of the former golf course	

Planning Committee - 7 November 2018

	and driving range with creation of a sculptured landscape with informal and formal sports and recreational facilities, including construction of Mountain Bike Trail, BMX Pump Trail, Bike Circuit, Children’s Play Area and Amphitheatre. Demolition of the water tank and former club house and construction of detached single storey building comprising ancillary café, meeting space and retail unit. Creation of additional car parking and associated landscaping and infrastructure.
--	---

Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.

Councillor J Jordan proposed that the application be permitted subject to the conditions and informatives outlined in the officer’s report. This proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED:

That the application be permitted subject to the conditions and informatives outlined in the officer’s report.

		Decision
Plan Number:	PL/18/2406/FA	P
Applicant:	Burnham Beeches Golf Club	
Proposal:	Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements.	

Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.
3. The Planning Officer advised that an additional informative regarding the importation of soil under the CL:ARE protocol would be applied.

Councillor T Egleton proposed that the application be permitted subject to the conditions and informatives outlined in the officer’s report, along with an additional informative noted above regarding soil importation. This proposal was seconded by Councillor J Jordan and agreed unanimously at a vote.

RESOLVED:

That the application be permitted subject to the conditions and informatives outlined in the officer’s report, along with an additional informative regarding soil importation.

Planning Committee - 7 November 2018

		Decision
Plan Number:	PL/18/3148/FA	P
Applicant:	Education and Skills Funding Agency	
Proposal:	The installation of temporary classrooms arranged in a single storey block and a double storey block for a temporary period until the 1 st March 2019.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. There was no public speaking on this application. 3. Members raised concerns that the temporary classrooms were not in the positions as set out in the application. The Planning Officer advised that an informative would be added to stress that if the temporary structures were not moved to the correct location they would be in breach of planning permission. <p>Councillor D Anthony proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report, along with an additional informative regarding the location of the temporary structures. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p>RESOLVED:</p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report, along with an additional informative regarding the location of the temporary structures.</p>		

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

None.

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None.

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

24. 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.

Planning Committee - 7 November 2018

RESOLVED that the report be noted

The meeting terminated at 6.22 pm