



Planning Committee

Wednesday, 9 January 2019 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

A G E N D A

Item

1. Evacuation Procedure
2. Apologies for Absence
3. Minutes (*Pages 5 - 8*)

To approve the minutes of the Planning Committee held on 5 December 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

*17/02418/FUL 24 & 26 Marsham Lane, Gerrards Cross,
Buckinghamshire, SL9 8HD (Pages 9 - 20)*

*18/00928/FUL Old Oak Farm, Parsonage Lane, Farnham Common,
Buckinghamshire, SL2 3PA (Pages 21 - 32)*

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 33 - 66)

For information

6. Planning Appeals and Schedule of Outstanding Matters *(Pages 67 - 70)*

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, 6 February 2019

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PLANNING COMMITTEE**Meeting - 5 December 2018**

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

** attended site visit*

Apologies for absence: D Anthony, B Gibbs and P Hogan

25. MINUTES

The minutes of the Planning Committee held on 7 November 2018 were approved and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

Cllr Dr Matthews declared a Personal Interest under the Council's Code of Conduct on Applications 18/00426/FUL and PL/18/3057/FA as she was the Chairman of Iver Parish Council, who had made representations about these Applications and also Cllr Dr Matthews was a Member of Richings Park Residents Association who had made representations about Application PL/18/3057/FA. She had not attended any meetings when the applications were discussed by the Parish Council or Richings Park Residents Association nor expressed a view on the applications and had not pre-determined the applications.

27. 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:	18/00426/FUL	D (PO)
Applicant:	Mr Bradford	
Proposal:	Redevelopment of site to provide a block containing 21 apartments with associated access, landscaping and hardstanding at 19 & 21 Bathurst Walk, Iver, Buckinghamshire SLO 9AS	

Planning Committee - 5 December 2018

Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.
3. The Planning Officer made some verbal amendments to the report. Page 20 under the recommendation section this should read "Head of Planning and Economic Development". Page 20 condition 3 the plan numbered HOW21640-11A should form part of the list of approved plans at page 24 in condition 18 and Page 24, condition 17 should read 'Notwithstanding the details on approved plans AAL-18-PO4, no further windows shall be inserted at or above first floor level in the east or west elevations of the development hereby permitted'. Condition 16 to be deleted as it duplicated Condition 6.
4. The Planning Officer also amended the recommendation in light of the status of the rear access as follows:-

'Application 18/00426/FUL be deferred and delegated to the Head of Planning and Economic Development to approve subject to the appropriate conditions, the required notification of interested parties to the private road and no new material planning considerations being raised, the provision of the appropriate certificates and the satisfactory prior completion of a section 106 planning obligation agreement relating to affordable housing. If new material planning considerations are raised then the application be reported back to Planning Committee. If no new material planning considerations are raised but agreement cannot be reached, the application be refused for such reasons as considered appropriate.'

5. The Committee asked that officers explore whether the affordable housing contribution could be reviewed and addressed through a review mechanism as part of a section 106 planning agreement obligation.

Councillor Jordan proposed the revised officer recommendation, which was seconded by Councillor Egleton and agreed at a vote.

RESOLVED:-

The application be deferred and delegated to the Head of Planning and Economic Development to approve subject to the appropriate conditions, the required notification of interested parties to the private road and no new material planning considerations being raised, the provision of the appropriate certificates and the satisfactory prior completion of a section 106 planning obligation agreement relating to affordable housing. If new material planning considerations are raised then the application be reported back to Planning Committee. If no new material planning considerations are raised but agreement cannot be reached, the application be refused for such reasons as considered appropriate.'

		Decision
Plan Number:	PL/18/3057/FA	P
Applicant:	Churchgate Premier Homes	
Proposal:	Erection of a pair of semi-detached dwellings with vehicular access, parking and amenity space at land to the rear of 1 and 3 St James Walk, Iver, Buckinghamshire SL0 9EN	

Notes:

1. A site visit was undertaken by Members
2. Speaking on behalf of the objector: Ms Gurinder Mann and on behalf of the Applicant: Mr Jake Collinge.
3. The Planning Officer verbally updated Members and made some amendments to the report. Plans 2463/PL300 and 2643/PL301 had been updated in terms of annotations

to the floor and site plans. Page 36, para 37 should read 'arboricultural terms' rather than 'arboricultural report'.

Page 37 was a pre-commencement condition and should read 'Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity.

Page 39, condition 11 should read 'Notwithstanding the details on approved plans 2463/PL301 Rev A, no further windows shall be inserted at or above first floor level in north or south elevations of the development hereby permitted.

The following informatives were also recommended by the Planning Officer:-

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)
2. 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. (SIH23)
3. 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). (SIH24)
4. **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)

Councillor M Bezzant proposed that the application be permitted subject to the conditions outlined in the report as amended verbally by the Officer together with the proposed informatives. This proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED that the application be permitted subject to the conditions outlined in the officer's report and as amended and the Informatives.

(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.

28. 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.

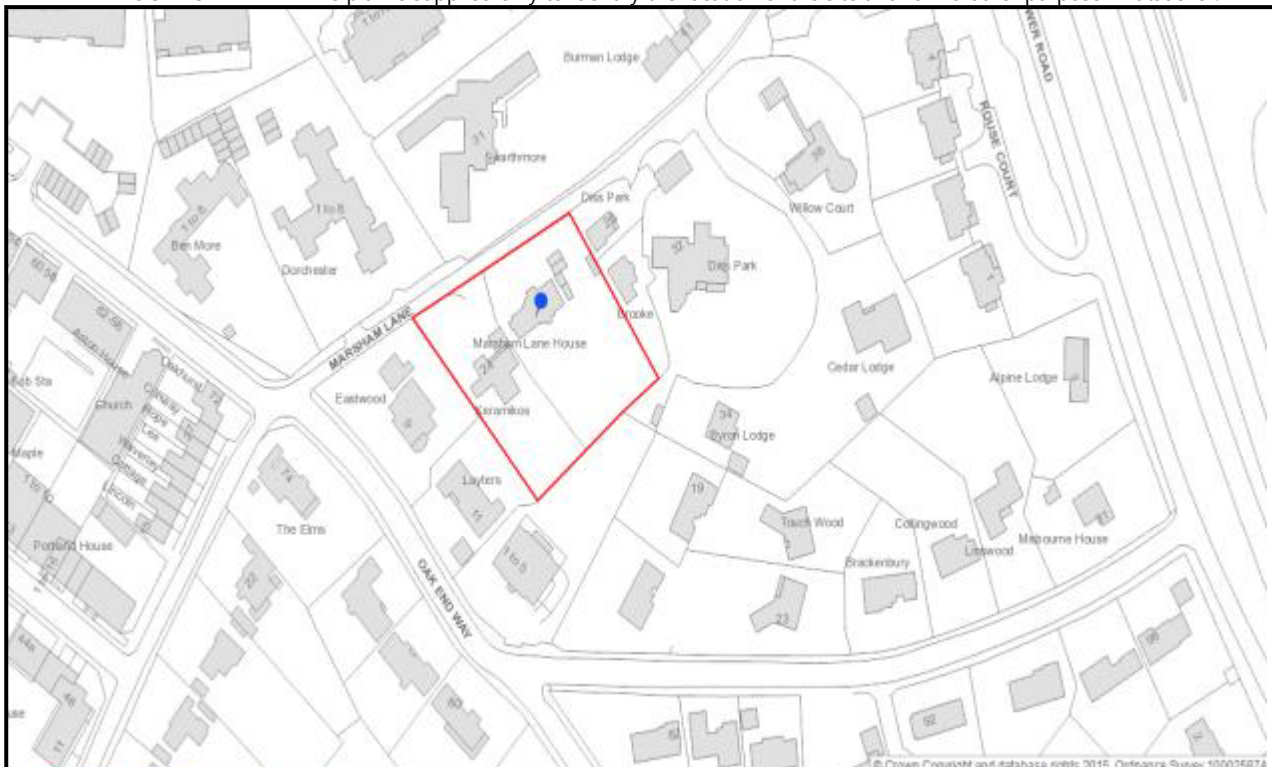
RESOLVED that the report be noted

The meeting terminated at 5.03 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 9th January 2019**Parish:** Gerrards Cross Town Council

Reference No:	17/02418/FUL
Proposal:	Construction of two apartment blocks comprising ten flats and basement parking.
Location:	24 & 26 Marsham Lane, Gerrards Cross, Buckinghamshire, SL9 8HD
Applicant:	Mr Ferdenzi
Date Valid Appl Recd:	19 March 2018
Recommendation:	PER
Case Officer:	Shane O'Donnell

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 has been referred to the Planning Committee because it is a major application and objections have been received.

Due to the size and scale of 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.

SITE LOCATION:

The application site is located within the developed area of Gerrards Cross on the south side of Marsham Lane. The road is characterised as a Green Suburban Road in the Townscape character study (2015).

The road is populated by large detached dwellings on large plots surrounded by vegetation. The site slopes significantly from north to south (front to back) and there is also a slope on the site from west to east.

The application contains the large detached dwelling of No. 26 and the vacant site of the recently demolished single storey dwelling of No. 24 Marsham Lane.

THE APPLICATION:

Planning permission is sought for the erection of two apartment blocks comprising ten flats and basement parking following demolition of the existing dwelling house on site (No. 26). A second dwellinghouse (No. 24) on site has already been demolished.

The proposed apartment buildings would comprise two storey buildings with accommodation in the roofspace and a basement level for parking underneath. The basement level would also contain a gym, swimming pool, sauna/steam room, changing rooms and plant room. Each apartment building would contain five flats: four 2 bed flats with study and one 3 bed flat.

The proposed apartment buildings would have crown roofs with pitched sides, with cat slide roof elements and Edwardian features.

The proposal would include the erection of two bin stores to the front of the proposed apartment buildings.

Revisions:

The proposal has been revised to remove the cat slide roof on the eastern side of Block 1 and the proposed access arrangements have been altered to create a mandatory left turn when exiting the site as part of a revised Transport Statement

RELEVANT PLANNING HISTORY:

24 Marsham Lane:

15/00709/FUL - Replacement dwellinghouse incorporating basement. Permitted

13/01787/FUL - Two storey front extension, first floor and single storey rear extension. Permitted

02/00657/FUL - Demolition of existing dwelling. Erection of detached dwelling with integral garage. Refused.

02/00590/FUL - Demolition of existing dwelling. Erection of two storey building comprising three flats with associated car parking. Construction of vehicular access. Refused

02/00047/DECSN - Demolition of existing dwelling. Erection of detached dwelling with integral garage. Appeal Dismissed.

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TOWN / PARISH COUNCIL COMMENTS:

Gerrards Cross Parish Council: Objection.

Council objects to this proposal which it considers to be contrary to Policy EP3 of the Local Plan. The higher density development is not in keeping with the other single occupancy houses on the same side of Marsham Lane. The scale of the development will be over-dominant to neighbouring properties given the difference in slab level between the site and No. 28 and Brooke Cottage.

Council would like to see a condition regarding the bat surveys - i.e. that the required second survey is carried out and reported back before any construction work is started.

Council regrets the loss of trees caused by this development.

Council is concerned with the width and state of the road with regard to the amount and type of construction traffic that will be utilised during the construction. If permitted, Council recommends that an undertaking, using Section 106, is implemented to resurface/repair the road at the conclusion of the construction.

REPRESENTATIONS:

17 letters of objection has been received making the following points:

- The access road is a small country lane in need of repair.
- Too close to neighbouring cottages.
- Inconvenience residents of neighbouring care home.
- A previous permission on the site was refused on Highways grounds
- Concerns over loss of bats habitat.
- Concerns over loss of heritage asset of existing dwelling.
- Concerns over disruption to utilities and services during construction phase.
- The proposed development will result in delivery trucks and refuse vehicles blocking two way access along Marsham Lane that may impede emergency services.
- The proposed development will increase pressure on parking in the area
- There is long standing covenant in the area restricting one house per plot.
- The proposed buildings are much higher than the existing buildings and would result in overlooking off neighbouring windows and garden areas.
- Concerns over lack of pedestrian access.
- Noise pollution of additional vehicles.
- Obscure Views of countryside.
- Devalue neighbouring properties.

The County Highways Department:

No Objection - following submission of an Addendum of the Transport Statement and revision of the proposed access arrangements:

"I am satisfied that in principle the proposed access arrangement would overcome the Highway Authority's previous concerns. However, I would require further details in terms of signage and lining but I am satisfied that this could be dealt with my condition."

Council's Arboricultural Officer:

No Objection subject to condition.

County Archaeology Officer:

No Objection.

Bucks Ecology Officer:

No Objection subject to condition.

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Council's Waste Team:

No Objection - *'We are unable to object. Residents to present their refuse & recycling receptacles at their property boundary on collection days only'*

POLICIES:

National Planning Policy Framework (NPPF), 2018

National Planning Practice Guidance (NPPG)

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

South Bucks District Local Plan (Adopted 1999) (Saved Policies) H2, H9, TR5 and TR7.

South Bucks Residential Design Guide SPD (October 2008)

South Bucks Townscape Character Study (amended 2015)

Interim Guidance on Residential Parking Standards.

EVALUATION:

Principle of Development:

1. The revised NPPF was published in July 2018 and while the NPPF as a policy document replaces the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, 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.
2. The site is located within the developed area of Gerrards Cross where replacement residential buildings are considered potentially acceptable provided that they do not adversely affect factors such as the character of the area and locality or the amenity of neighbouring properties, among other things.
3. The revised NPPF states under paragraph 118 (D) 'Planning Policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained'.

Visual Impact/Impact On Locality:

4. The existing site contains a single two storey dwelling and includes the site of a recently demolished single storey dwelling. The finish floor level of the existing dwelling is at lower level (approximately 2 metres) to the road along Marsham Lane. From the roadside to the southern boundary of the site, the ground level would descend by approximately 5 metres. Hence, while the site's topography would help mask the height of any structure when viewed from Marsham Lane.
5. The surrounding area is characterised by large detached dwellinghouses on large plots in verdant settings and is part of 'Green Suburban' character area as identified in the South Bucks Townscape Character Study (2015) which typically have 'Large, predominantly detached houses set in large plots' and 'Gaps between houses are fairly consistent and often contain planting such as trees and hedges'. However, the part of Marsham Lane in which the application site is located has a mixture of housing types including detached dwellings, a residential care home (Swarthmore Residential Home) and block of flats (Dorchester House). Some of the residential properties (for example: Diss Park Cottage adjoining the site) are also sited within relatively small plots when compared to the wider character area.
6. The application proposed to redevelop the site to provide two buildings incorporating a total of ten flats and basement parking. This would result in a density of 28 dwellings per hectare (dph) and this would represent a significant increase in the existing density of the site (5.7 dph) and that of the single dwelling

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houses that are located on this side of Marsham Lane. However, the proposed development would have a comparable density to the block of flats opposite (Dorchester House) which has a density of 24 dph. There are also other flatted developments in the wider area including Long Gables on South Park and Argyle Lodge on Oak End Way which have respective densities of 58 dph and 26 dph.

7. It is also of relevance that paragraph 123 (C) of the recently published Revised NPPF states that "where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances: ... local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)' .

8. Taking the above into account it is considered that the principle of flats within this location is acceptable. The increase the density proposed is also considered appropriate for the area and would accord with the requirements of the NPPF to ensure efficient use of land.

9. In terms of the appearance of the development, the two buildings would be designed in a neo-Edwardian style with hipped roofs, flat crowns and dormers windows in the roofspace and this is considered compatible with the design of other dwellings in the area. It is acknowledged the buildings would result in an increase in bulk and mass when compared to the existing site and that they would have considerable depth and large crown roofs. However, there are examples of larger detached building/apartment units in the wider area such as the Dorchester House opposite the site, Argyll Lodge on Oak End Way and large buildings along South Park such as Long Gables. The application site is also located in relatively close proximity to Gerrard Cross Town Centre and the larger scale development along Station Road. As such, the scale of the proposed buildings is not considered to be out of character with the wider area.

10. In terms of the setting of the development within the site, the proposal would leave a 4 metre gap to the boundary with Eastwood, Oak End Way and a 6 metre gap to the boundary with Brooke Cottage. The gap between the proposed apartment buildings would also be 4.4 metres. It is also noted that prior to the demolition of No. 24 Marsham Lane, there was a minimal gap between the dwellings at Nos. 26 and No. 24. Given the bulk and mass of the proposed apartment buildings, this gap is considered to maintain a clear visual separation between the buildings.

11. As mentioned above the site slopes dramatically from the road frontage to the southern boundary of the site reducing the prominence of the buildings when viewed from Marsham Lane but increasing their potential prominence to the south west when viewed from Oak End Way and the private road that serves the collection of houses that includes High Cedars and 19 The Spinney. However, there is a dense and mature group of trees is sited along the rear boundary of the application site that would screen the application site and the proposed development from views from the lower level. Taking this into account and distances of separation to neighbouring properties from the proposed buildings, it is considered that the views of the proposed buildings would be restricted to distant views between dwellings along Oak End Way and such that the development would not appear unduly prominent. Also with the appropriate planting conditions, it is considered that there is sufficient space in and around the proposed buildings to allow for planting and to maintain the verdant character of the surrounding area.

12. The proposed bin stores to the front of the site are not considered to harm the character of the surrounding area given their height and siting below the road level.

13. In conclusion, on balance, it is therefore considered that the proposed buildings would respect the siting and architectural style of the surrounding area and would not be out of character within the area or appear unduly prominent. No objections are therefore raised with regard to the impact of the development on the character and appearance of the area.

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Neighbour Impact

14. The proposed apartment blocks would replace two single dwellinghouses. Apartment Block 1 would broadly be in the sitting of No. 26 and apartment block 2 will broadly be in the sitting of No. 24.

15. The existing building at No. 26 is a two storey dwelling with its flank wall approximately 16 metres from the shared boundary with two small cottages Diss Park and Brooke Cottage. Compared to the existing dwelling on site Apartment Block 1 would represent a 9.5 metres increase in depth on the existing dwelling would be sited would be sited 6 metres from the shared boundary with Diss Park and Brook Cottage at ground floor level and 8.3 metres at first floor level.

16. Diss Park Cottage is set forward in relation to Block 1 and orientated towards Brooke Cottage with its rear amenity space bordering onto Marsham Lane. It is noted that Diss Park Cottage would be sited relatively close to the entrance of the proposed underground car park. However, it is not considered that the proposed traffic generated would be of a volume that would harm the amenities of the neighbouring properties.

17. The neighbouring property at Brooke Cottage is orientated towards the application site with its primary elevation facing upon the boundary fencing and vegetation between the properties. The ground floor windows that serve the lounge, dining room, and kitchen already have a poor outlook given the existing boundary treatment. However at first floor level there is a window that serves a bedroom that has a view over the fence and into application site. This window serves a bedroom which is also served by another window, although the window facing the application site is the larger of the two. Given the change in levels between the properties, the finished floor level of Brook Cottage would be sited approximately 2 metres below the finished floor level of the Block 1 therefore increasing the relative height of Block 1 in terms of Brooke Cottage. However, the ground floor side elevation of Block 1 would be 8.2 metres from the Brookes Cottage closest elevation and from the first floor level of Block 1 this distance would be 10.7 metres (The proposal has been revised to increase this separation distance). Also given the relative sitings, a degree of open outlook would be preserved when looking southwards from the window in question. Given the distance between Brooke Cottages' first floor window and Block 1 especially at first floor level, the dual aspect nature of the bedroom that the window serves, and the eaves height of Block 1 it is considered that the proposed development would have an acceptable impact on the outlook and neighbouring amenities of Brooke Cottage. Brooke Cottage does have a rear amenity space but Block 1 would be sited forward in relation to this amenity space.

18. It is therefore considered that the proposed development would not harm the amenities of the occupiers of Brooke Cottage and Diss Park Cottage. .

19. Apartment block 2 would be sited 4 metres from the shared boundary with Eastwood, Oak End Way. Eastwood is a two storey dwellinghouse with windows serving primary accommodation on the ground floor and first floor facing the shared boundary with the application site. However, Eastwoods dwellinghouse would be 10 metres from the shared boundary with the application site and there is also a 3.5 metre laurel hedge running along the shared boundary between the properties. Also, Eastwood dwellinghouse would appear to be sited at a higher level to the application site and also sited at a slightly oblique angle to shared boundary with the application site. Therefore, given the distance of separation between the buildings and the relative sitings, it is considered that the proposed development would not harm the amenities of the occupiers of the dwellinghouse within Eastwood.

20. The proposed development is sufficiently separated from other neighbouring properties.

21. In conclusion, it is considered that the proposed development would not harm the amenities of neighbouring occupiers.

Trees And Landscaping:

22. There are a variety of large tree sited along the boundaries of the application site and there are Tree Protection Orders located at the north-west corner of the site. A Tree Protection Plan and preliminary Arboricultural Method Statement has been submitted with the application and they have been reviewed by

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the Council's Tree Officer who raises no objection to the proposal subject to appropriate landscaping conditions.

Parking/Access/Highway Implications:

23. The proposed development would create eight 2 bed flats and two 3 bed flats. According to the Council's Residential car parking standards the proposed development would require at least 20 parking spaces. The applicant is therefore providing 20 parking spaces for residents, 6 visitor parking spaces and there is sufficient space for vehicles to exit in a forward gear. It is therefore considered that the proposal would comply with the Council's parking standards.

24. The proposed development of 10 flats replaces two family dwellinghouses with daily vehicular movements of 13 (two way). According to the submitted TRICS calculation, the proposed development would create 34 daily vehicular movements (two way). The County Highways Team has reviewed this figure and have put forward that the proposed development could generate approximately 44 daily vehicular movements (two way). The proposed development would therefore generate significant additional vehicle movements.

25. To the west of the site, where Marsham Lane crosses Oak End Way, the road width of 4.1 metre is short of the 4.8 metres width required to enable two vehicles to pass simultaneously in particular this width would not allow for a HGV to pass a car satisfactorily and there is also a lack of footpaths towards this junction.

26. As part of their proposal, the applicant has submitted plans showing the widening of the access directly fronting the site to 4.8m with a separate 2.0m footway and tactile paving to connect the proposed footway to the footway on the northern side of Marsham Lane. This would improve access to and from the site and it has been demonstrated to the County Highways Team satisfaction that the required visibility sprays can be achieved for the site

27. To the east of the site, Marsham Lane links to Lower Road which provides access to the A413 which would be a desirable route for residents to take. This access westwards along Marsham Lane would fail to meet the 4.8 metre standard required for two way movement and is noted from the officer's site visit is in a poor state of repair. Therefore additional traffic in this direction would not be desirable.

28. The initial access scheme has therefore been revised by means of the installation of an impermeable central island at an angle that would prevent vehicles from turning right when exiting the site. It is has also been established that delivery vehicles can enter and exit the site without blocking the highway.

29. No objections to the proposal are therefore raised by Buckinghamshire County Highway Authority

30. It is therefore considered that road and access improvements proposed as part of the proposal would not would result in an increased risk of collisions to road users or impair highway safety and therefore the proposal would comply with the National Planning Policy Framework, the aims of Buckinghamshire's Local Transport Plan 4, and saved policy TR5 of the South Bucks District Local Plan.

Ecology:

31. The development involves the removal of an existing property which may contain protected species of bats.

32. An Ecological Report has been submitted with the application which found evidence of bats roosting within the existing property and recommends full roost characterization surveys to be carried out between May and September. These further surveys were conducted and submitted to the local planning authority. The additional surveys were reviewed by the Council's Ecological Team and raise no objection subject to condition.

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Affordable Housing:

33. 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 be sought, therefore the Council's own affordable housing policy can be applied to the application.

34. 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 on site. 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.

35. The applicant has, submitted a viability report as they consider that it is unviable for the scheme to provide 40% affordable housing. An independent viability assessment has also been undertaken by the Council's own consultants. The outcome of this process has established that whilst the provision of on-site units is not feasible in this instance, there is a sufficient surplus of profit projected for the applicant to make a policy compliant financial contribution in lieu of this on site provision. The contribution would be in line with the Council's Affordable Housing SPD of £112,000 per unit resulting £448,000 plus 3.5% additional levy (to meet the Council's costs in terms of negotiation and finding alternative sites or houses, coming to a total of £463, 680. The applicants have agreed to pay this reduced level of contribution, which will be secured by way of a legal agreement.

36. It is considered therefore that this current application meets the requirements of policy CP3 in that the applicant is providing a financial contribution that amounts to a 40% provision of affordable housing.

Renewable Energy

37. Core Policy 12 requires that in developments of more than 10 dwellings or more the Council will require that at least 10% of their energy requirements are from decentralised and renewable or low-carbon sources. This can be secured by condition.

Sustainable Development/Planning Balance:

38. The NPPF sets out the presumption in favour of sustainable development, and for decision making, setting out approving development proposals that accord with up to date development plans without delay.

39. Section 2, paragraph 8 of the NPPF sets out three overarching objectives, these are set out as Economic, Social and Environmental objectives. Overall it is considered that the proposed development would align with the aims of sustainable development in line with section 2 of the NPPF. The proposal would fulfil economic objectives in terms of supporting growth. The proposal would result in the creation of temporary jobs during the construction phase of the proposed development. A social objective would also be met as the proposal would provide additional housing and would make effective and efficient use of land, whilst giving regard to the local built environment.

40. Given the above it is considered that the proposal would constitute sustainable development and the application should be approved.

41. It is also 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.

Working with the applicant

42. In accordance with paragraphs 38 and 39 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.

Classification: OFFICIAL

43. 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.
44. In this case South Bucks District Council requested amended plans and these were considered to be acceptable.

RECOMMENDATION: APPLICATION 17/02418/FUL BE DELEGATED TO THE HEAD OF ECONOMIC PLANNING AND DEVELOPMENT TO APPROVE SUBJECT TO CONDITIONS AND 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.

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. A schedule of materials to be used in the elevations of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the commencement of any construction works above ground level. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. The first floor windows in the side elevation of Block 2 facing the shared boundary with Eastwood, Oak End Way hereby permitted 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 properties;. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. The ground floor, first floor, and roof level windows in the side elevation of Block 1 facing the shared boundary with Brooke Cottage hereby permitted 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 properties;. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
5. No windows shall be inserted at or above first floor level in the side elevation(s) of the apartment blocks hereby permitted. (SD05)

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.)
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)

Classification: OFFICIAL

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 development shall be undertaken in accordance with the recommendations provided within the Emergence and Activity Bat Survey report produced by Cherryfield ecology (June 2018). No works of site clearance, demolition or construction shall take place until a European Protected Species Mitigation Licence has been granted by Natural England. A copy of the licence is to be provided to the Local Planning Authority.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2017 and to protect species of conservation concern.

8. The development shall be undertaken in accordance with the recommended safeguards provided within the Emergence and Activity Bat Survey report produced by Cherryfield ecology (June 2018). Prior to the commencement of development, details of ecological enhancements shall be submitted to and approved by the Local Planning Authority. The scheme must include details of native landscape planting and provision of artificial roost features, including bat boxes, to achieve a net gain in biodiversity.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9 of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

9. Prior to the occupation of the development the new access to Marsham Lane shall be designed in accordance with the approved plans (drawing no. 3245-07 rev. A). The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Commercial Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

10. Within one month of the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb or removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

11. Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this 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.

12. Prior to commencement of the development a scheme shall be submitted to and approved in writing by the County Planning Authority following consultation with the Highway Authority for signage and lining and details of enforcement. The approved scheme shall be implemented prior to occupation of the development and shall thereafter be permanently maintained.

Reason: To minimise danger and inconvenience to users of the accesses and the adjoining highway.

Classification: OFFICIAL

13. No development shall take place, including works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of:
- the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities

The approved plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents and safeguard the visual amenities of the locality.

14. Before any construction work commences, details of the measures to provide at least 10% of the energy supply of the development secured from renewable or low-carbon energy sources, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The renewable energy equipment shall be installed in accordance with the approved details prior to the occupation of the dwelling(s) and shall thereafter remain operational.
- Reason: To increase the proportion of energy requirements arising from the development from decentralised and renewable or low-carbon sources.

15. Notwithstanding any indications illustrated on drawings already submitted, no development above ground level shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (ST01)

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.)

16. 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.)

Classification: OFFICIAL

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
17 MLGX SL1	14.09.2018
17 MLGX SP1 Rev E	14.09.2018
17 MLGX SP2	14.09.2018
17 MLGX P4	19.03.2018
17 MLGX E1 Rev A	14.09.2018
17 MLGX E2 Rev A	14.09.2018
17 MLGX E3 Rev A	14.09.2018
17 MLGX E4 Rev A	14.09.2018
17 MLGX P2 Rev B	14.09.2018
17 MLGX P3 Rev D	14.09.2018
17 MLGX P1 Rev C	14.09.2018

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.

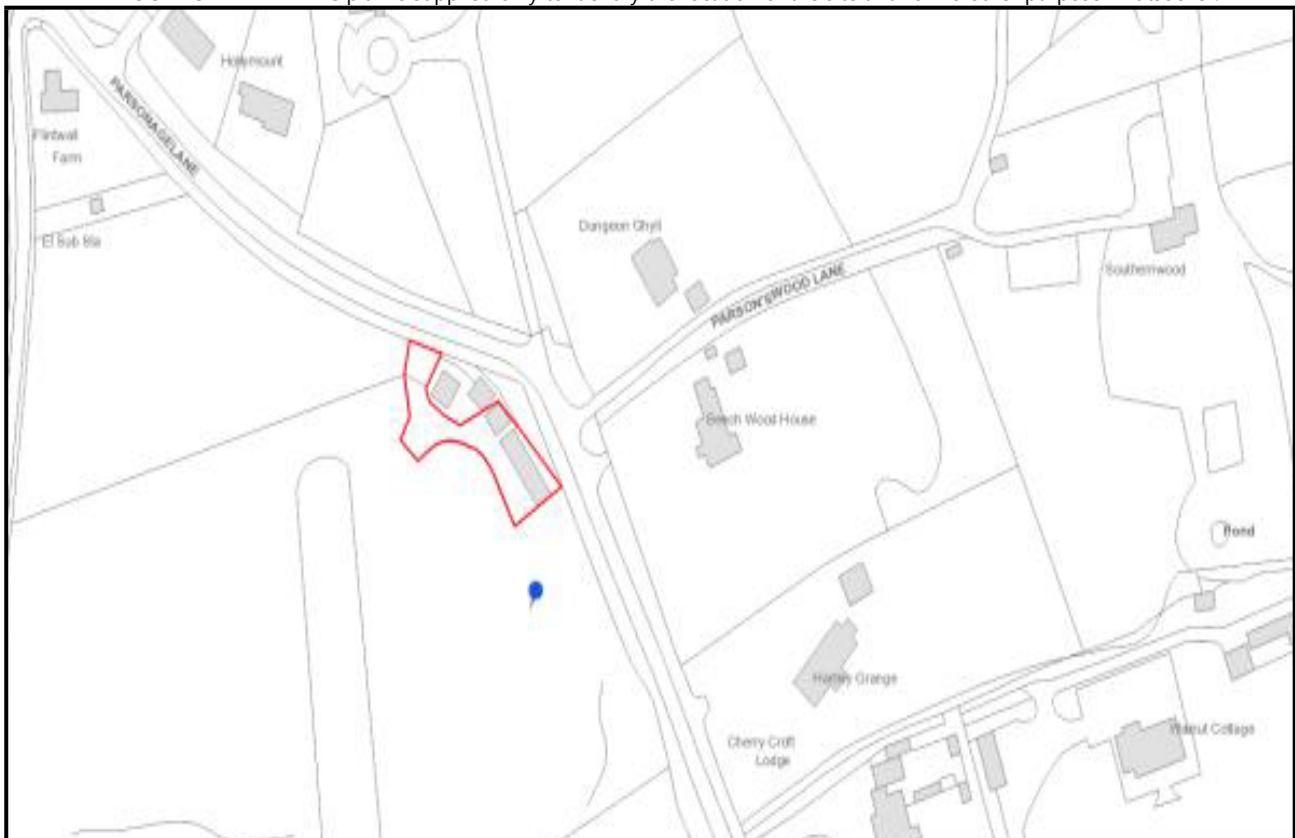
By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding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

PART A**South Bucks District Council
Planning Committee**

Date of Meeting: 9th January 2019 Farnham Royal Parish Council

Reference No:	18/00928/FUL
Proposal:	Conversion of stable building to a residential dwelling.
Location:	Old Oak Farm, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA
Applicant:	Mr D Crisp
Agent:	Mr Robert Clarke
Date Valid Appl Recd:	21 May 2018
Recommendation:	PER
Case Officer:	Mick Denman

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



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NOT TO SCALE

Classification: OFFICIAL

REASON FOR PLANNING COMMITTEE CONSIDERATION :

The application has been referred to the Planning Committee because of the level of objection that has been raised to the proposal.

Due to the size and scale of 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

SITE LOCATION:

The application site comprises land on the southwest side of Parsonage Lane to the southeast of Farnham Common, within the Green Belt. The identified site is the north-eastern section of a grassed field that extends westward to Purton Lane. The site is currently used for the keeping and grazing of horses.

The building proposed for conversion is a linear stable building of brick construction with a tiled roof. It is 20.6m long and 4.2m deep, with five stable doors under an overhang in the southwestern elevation, opening on to a concrete apron. The site is separated from the road by an overgrown hedge and trees behind a deep ditch. The access is located to the northwest, also providing access to the adjoining field to the north. Aligned between the stable building and the access are two small barns and a group of three containers. The red edge is drawn to include the buildings and the site access.

The application site is the subject of an Article 4 Direction and an Area of Special Advertisement Control.

THE APPLICATION:

The application seeks planning permission for the conversion of the existing brick built stable building to provide a detached, single storey, two bedroom dwellinghouse. No extensions are proposed, the only changes being replacement of the existing stable doors by windows and a glazed door, and (as amended) insertion of three windows in the rear elevation.

The amended application shows land to the southwest of the building to be used as the primary amenity area. This is shown to be bounded by the existing fence to the southwest, and by new hedge planting to the southeast. Access would be by way of the existing site access, with two parking spaces shown to the northwest of the existing building. The application as submitted indicated the adjacent buildings to be within the red edge. An amended drawing has realigned the red edge to exclude these non-residential buildings.

An Ecology Report has been submitted in support of the application. This concludes that there are no ecological constraints to impede the development, and recommends provision of bat and bird boxes to provide enhancement in accordance with NPPF advice.

RELEVANT PLANNING HISTORY:

02/00720/FUL - Erection of stable block - Approved 28/08/02.

04/00310/FUL - Erection of detached barn - Refused 11/06/04. Appeal dismissed 14/03/05.

05/01469/FUL - Retention of hardstanding - Approved 06/01/06.

11/01603/FUL - Hay barn - Refused 07/11/11.

11/01997/CLOPED - Certificate of Lawfulness: Moveable structure to be used in connection with the keeping of horses - Approved 02/02/12.

TOWN / PARISH COUNCIL COMMENTS:

Farnham Royal PC - object to the proposal as there is no address associated with this site and no justification for the proposal. The proposed dwelling would be unattractive and out of keeping with other properties in the area. There is no precedent for such a dwelling within the Green Belt.

Classification: OFFICIAL

REPRESENTATIONS:

24 representations have been received. Material points made are summarised as follows:

- Green Belt land adjoining Parsonage Lane is subject to degradation and creeping urbanisation.
- If the stable block is no longer required for its stated purpose, it should be removed. Residential development is inappropriate in the Green Belt and should not be allowed.
- Approval would open the door to further development in the Green Belt.
- The natural landscape of the site should be retained to the benefit of wildlife and the community.
- The proposed dwelling would be unattractive and out of keeping with other properties in the area.
- The proposal would lead to an increase in traffic on roads already struggling to cope.
- The stables appear to remain in active use for accommodating horses. The building is not redundant.
- The name "Old Oak Farm" is a recent invention and may not be registered with the Post Office.
- The use of land adjacent to Parsonage Lane as garden land would erode the privacy of local residents.

CONSULTATIONS:

Highways - no objection to the proposal subject to conditions.

Trees Officer - there are no legal tree constraints on this site. It is noted that the hedge screening along the Parsonage Lane frontage is mainly young elm regeneration. As this will eventually succumb to Dutch elm disease, it would be appropriate to seek a landscaping scheme to show details of replacement. Mature ash and oak trees on the site would not be directly threatened by the proposal, but may require future tree work to reduce conflict with occupiers.

Waste Team - no objection. Collection would be made from Parsonage Lane.

POLICIES

National Planning Policy Framework (NPPF) revised 2018.

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (SBDLP), adopted March 1999 (Saved policies). Relevant Policies may include: GB1, GB2, GB3, GB10, GB11, C1, C6, EP3, EP4, EP5, H9, H10, H11, H12, H13, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011). Relevant Core Policies may include: CP1, CP2, CP3, CP7, CP8, CP9, CP12 and CP13.

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

EVALUATION

Principle of development

1. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. The NPPF (revised 2018) is an important material consideration in planning decisions. It does not change the statutory status of the Development Plan, but policies in the Development Plan need to be considered and applied having regard to the extent to which they are consistent with the NPPF.

2. Unless material considerations indicate otherwise, proposals that accord with an up-to-date development plan should be approved without delay, and where there are no relevant development plan policies or relevant policies are out-of-date, permission should be granted unless policies in the Framework provide a clear reason for refusal, or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

3. The NPPF (paragraph 59) notes that the Government's objective is to significantly boost the supply of homes. Paragraph 77, under the heading "Rural Housing" notes that policies and decisions should be responsive to local circumstances and reflect local needs. Paragraph 78 emphasises that new housing development should be located where it will enhance or maintain the vitality of rural communities. Paragraph 79 states that development resulting in the creation of isolated homes in the countryside should be resisted, unless one or more of a range of specific circumstances applies. Among these are proposals that would enable the reuse of a redundant or disused building, and would enhance the immediate setting of that building.

4. Although in the countryside and beyond the long established limit of the built-up area, the site cannot be considered to be an isolated site, being located in an area characterised by scattered residential development, approx. 60m from the southwestern edge of the main built-up area, and within easy walking/cycling distance of the wide range of facilities available in the village centre, approx. 800m away. It is considered that the site does have reasonably satisfactory pedestrian access to the centre of Farnham Common despite the absence of footways along much of Parsonage Lane, as the road is relatively lightly trafficked and serves a large number of existing residential properties.

5. The site is in private use, and no business is operated from the stable block or the land associated with it. The proposed conversion would not result in loss of employment or reduction in economic activity.

6. In the light of the assessment above, it is considered that the proposed conversion is locationally sustainable and residential use of an existing building in this location can be considered acceptable in principle. It is necessary, however to consider the proposal in relation to a range of issues in order to address all factors that contribute to overall sustainability. The most significant of these is the issue of the impact of the proposed conversion on the Green Belt.

Metropolitan Green Belt (MGB)

7. The NPPF (2018) advises at paragraph 133 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 146 sets out a number of exceptional forms of development that may be considered not inappropriate in an area designated as Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. These include "(d) the re-use of buildings provided that the buildings are of permanent and substantial construction".

8. SBDLP policy GB2 provides support for proposals to reuse existing buildings in the Green Belt, provided that such proposals accord with a number of criteria. These include requirements that the proposed new use does not detract from the open and undeveloped character of the Green Belt; that any associated new uses of land surrounding the buildings to be reused do not detract from the open and undeveloped character of the Green Belt; and that the proposal would not result in the loss of employment generating activities.

9. The proposal is the conversion of an existing building to an alternative use. No extension or additions are proposed, and the alternative use proposed would not therefore directly give rise to loss of openness in the Green Belt. Residential use, however, has the potential to result in an indirect impact through the formation of a residential curtilage and the introduction of fencing, domestic clutter and ancillary structures such as sheds, greenhouses and washing lines. The extent of the impact can be controlled by restricting the size of the residential curtilage and by use of conditions to remove permitted development rights for extensions and outbuildings (the site is subject to an article 4 direction that already removes permitted certain permitted development rights, but only applies to agricultural development).

Classification: OFFICIAL

10. In this case amendments have been sought which have reduced the site area shown to be incorporated within the residential curtilage, which as amended would incorporate the existing access to the site, turning and parking space (two spaces), and amenity areas to the northeast and southwest of the building. The area to the northeast lies between the building and the existing frontage boundary hedge, that to the southwest is an area that is currently partly occupied by the concrete apron adjoining the building, partly loose surfaced and bounded by an existing post and rail fence. The amended drawing shows new hedge planting along the exposed south eastern boundary and to reinforce the existing frontage boundary hedge.

11. Subject to conditions to require the implementation of a landscaping/planting scheme, and conditions to remove permitted development rights for extensions, ancillary structures and enclosures, it is considered that the creation of a residential curtilage as shown would not result in harm to the openness of the Green Belt.

12. The building proposed for conversion is a stable, providing space for up to five horses to be accommodated. The wider site is used for grazing horses, and the agent advises that four horses (or three horses and a Shetland pony) are kept on the site, which is approx. 1.85 hectares in area (an area of grazing land that would normally be considered adequate to accommodate up to four horses). It is a fact that the proposed conversion, if implemented, would result in the loss of the existing stabling facilities. The agent has advised, however, that the four horses on the site are 'outdoor horses', horses that do not require enclosed accommodation even in the coldest weather. He advises that the existing field shelters can be used to provide adequate protection for the horses, and that the stables are not currently in use. Independent advice has confirmed that this model of equestrian care is not unusual, and that many horses are well adapted to the outdoor life in all weather conditions. The existing containers would provide space for storage of additional food, equipment, etc.

13. In the light of the information supplied by the agent, it is considered that the conversion of the existing stables to residential accommodation would not result in a functional need for the provision of new stable accommodation and therefore that the proposal if implemented would not result in a demand for a new building in the Green Belt. It is the case that any new stable building if proposed would be subject to planning permission, and if such an application were to be submitted the advice provided by the agent in support of the current application would be a material consideration.

14. It is therefore considered that, subject to appropriate conditions, the proposed conversion of the existing stable block to residential use does not conflict with the criteria set out in South Bucks District Local Plan policy GB2 and would not significantly detract from the open character of the MGB. Having regard to the information that has been provided, the proposals as amended are considered to be an appropriate form of development in the Green Belt. The proposal is therefore considered in accordance with guidance set out in Section 13 of the NPPF (2018).

Design/character & appearance

15. The NPPF (2018) at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

16. Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area.

Classification: OFFICIAL

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

18. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. Proposed development should not adversely affect the character or amenities of nearby properties or the locality in general.

19. The proposal does not include any extensions to the existing building. Inevitably, the proposed conversion results in changes to the external appearance of the building, with a need for insertion of windows and doors. The facing bricks and roof tiles, however, would be retained unchanged. The proposal has been amended to reduce the extent to which the more public northwestern elevation, with no existing openings, would be changed. The original submissions showed the insertion of four windows and French doors in the rear elevation, whereas the amended proposal shows insertion of three small windows. Openings in the southeastern elevation, facing the field, are generally restricted to provision of glazing in the existing stable door openings, although the central opening is widened to provide space for the main entrance door as well as a window. A new small window is also shown to be inserted in the northwestern end elevation. In combination with the additional hedge planting which is indicated on the revised drawing and can be secured by condition, the rear elevation of the building would once the new planting is established be largely screened from public view, while there are no close range public views of the front elevation. It is considered that the alterations to the exterior of the building as detailed on the amended drawing would not result in a significant change to the character or appearance of the building as viewed from public vantage points.

20. It is inevitable that the character of the land around the building would change once brought into residential use. The proposed residential curtilage, however, is restricted in size and would be well screened by the existing boundary hedge and the proposed additional hedge planting. The boundary between the proposed curtilage and the remainder of the field is marked by existing fencing. It is considered that the restricted curtilage area combined with the additional planting proposed and a condition to remove permitted development rights for outbuildings and ancillary structures would enable the development to proceed without significant harm to the character or appearance of the site or the surrounding area.

21. Advice from the Trees Officer indicates that existing trees adjacent to the site would not be directly affected by the proposal, although tree works may be more likely in the longer term. The additional planting proposed would enhance the appearance of the site, and the existing frontage hedge would not be affected. It is considered that adequate amenity space would be provided to serve the proposed dwelling.

22. The design, scale and siting of the development are considered acceptable in terms of policies EP3 and H9 of the South Bucks District Local Plan. The development is considered to be in accordance with guidance set out in the NPPF (2018).

Residential amenity

23. The NPPF at paragraph 127 sets out a number of design related principles to be applied in consideration of new development. It supports (f) the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

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

Classification: OFFICIAL

25. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area, and should not adversely affect the character or amenities of nearby properties or the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.

26. The site lies to the southwest of Parsonage Lane, with no residential properties in the vicinity on that side of the road, other than Flintwall Farm, approx. 150m to the northwest. The opposite side of Parsonage Lane is characterised by large detached dwellings on spacious plots. The nearest dwellings, Dungeon Ghyll and Beech Wood House, are each approx. 50m from the building proposed for conversion. Primary windows are shown to face southwest, away from the houses opposite, and only a kitchen window and two bathroom/en-suite windows are shown to face towards the road and the properties opposite. Having regard to the design of the converted building and the distance to the adjacent dwellings, along with the existing tree and hedge screening, it is considered that there would be no unreasonable amenity impact on any neighbouring occupier.

27. The proposal is therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan and to accord with guidance in the NPPF.

Parking/Highway implications

28. The NPPF notes at paragraph 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, paragraph 110 states (c) that planning authorities should seek to create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

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

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

31. Highway comments indicate no objection to the proposed conversion. It is noted that the development would be unlikely to result in a significant increase in vehicle movements and therefore would not be viewed as an intensification. Conditions are suggested to secure upgrading of the access, visibility splays and parking provision. Visibility appears adequate at the moment, and the amended plan shows two parking spaces, along with turning provision, to be available. It is considered that the proposed conversion would not give rise to any significant increase in vehicle movements at an access that is already in use.

32. It is considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that sufficient parking availability would be retained at the property to broadly comply with policy TR7. The development would be in accordance with NPPF guidance.

Other matters

33. The NPPF at paragraph 170 states that planning decisions should contribute to, and enhance the natural environment by (among other things) minimising impact on biodiversity, and providing net gains where possible. Core Strategy policy 9 sets out a similar objective - "Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non-designated land, on rivers and their associated habitats, and as part of development proposals".

Classification: OFFICIAL

34. Information submitted in support of the application includes an Ecology Report, based on a site survey carried out in August this year. It concludes that the site overall is of low ecological value, with no evidence of protected species. Although the site is within 1km of Burnham Beeches, there is no change to the development footprint and consequently it is unlikely that there would be any adverse impact. It is recommended that bird/bat boxes could be installed on site to provide enhanced nesting/roosting opportunities - 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes are recommended. These measures to enhance the ecological value of the site could be secured by condition.

Working with the applicant

35. In accordance with Section 4 of the National Planning Policy Framework (2018), 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.

36. 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.

37. In this case, South Bucks District Council has considered the details as submitted which were considered acceptable.

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

Conclusions

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

RECOMMENDATION:

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 windows or roof lights other than those shown on the approved drawings shall be inserted in to the building to be converted in accordance with this permission.

Reason: To prevent changes to the external appearance of the building that would be out of keeping with the surroundings of the site in the interests of the visual amenity of the area. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

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3. 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 the 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. (SD14A)

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.)

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

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

5. The dwelling hereby approved shall not be occupied as a dwelling until a detailed scheme of landscaping and planting, in accordance with approved drawing OOF/02/b, has been submitted to and approved by the Local Planning Authority. The scheme shall provide details of planting to be carried out, including details of plant species, numbers, sizes and spacing, details of hard landscaping, and details of works to be carried out in relation to existing trees and shrubs to be retained. The approved landscaping and planting scheme shall be implemented not later than the first planting season following the first occupation or the substantial completion of the approved dwellinghouse, whichever is the sooner.

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. 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.

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.)

7. The development hereby approved shall be undertaken fully in accordance with the recommendations set out in the Ecological Report (AAe Environmental Consultants, September 2018). The dwelling hereby approved shall not be occupied until a scheme indicating the placement of 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes has been submitted to and approved by the Local Planning Authority. The bat box and nest boxes shall be provided during the first planting season following the first occupation of the dwelling and shall thereafter be retained in place.

Reason: To mitigate the impact of the development on the ecology of the site and its surroundings, and to provide an enhancement to biodiversity. (Policy CP9 of the South Bucks Local Development Framework Core Strategy (2011) refers).

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8. The dwelling hereby approved shall not be occupied until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number OOF/02/b and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001. For the avoidance of doubt the applicants will be required to enter into a S278 Agreement with the Highway Authority in order to comply with the requirements of this condition.

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.)

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

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

10. The scheme for parking and manoeuvring indicated on the approved drawing OOF/02/b shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

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. (Policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
OOF/00/b	05.12.2018
OOF/01	21.05.2018
OOF/02/b	05.12.2018
OOF/03/a	05.12.2018
FARN1702	21.05.2018

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

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avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk.

2. 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.
 3. INFORMATIVE: Although no evidence of bats has been recorded and the proposal relates only to alterations to the stable block, all site operatives should be made aware of current legislation protecting bats and their roosts. In the unlikely event of any bats being encountered on the site, then works should stop immediately so that appropriate advice can be provided by a qualified individual.
 4. INFORMATIVE: It should be noted that all species of wild bird and their nests are protected under the Wildlife and Countryside Act 1981(as amended). Therefore, in order to avoid contravention of current legislation, works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any works being undertaken to ensure there are no active nests present.
 5. INFORMATIVE: In order to protect the established vegetation, suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, and to BS3998: 2010 'Tree Work - Recommendations'. The retention of these features will maintain existing habitat currently utilised by local wildlife.
 6. INFORMATIVE: The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at:

<https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>
Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury,
Buckinghamshire
HP201UY
Tel: 01296 382416
 7. INFORMATIVE: It is an offence under Section 151 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.
 8. 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 Section 137 of the Highways Act 1980.
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9th January 2019

Head of Planning and Economic Development

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SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 9TH JANUARY 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3889/TP	Beaconsfield Town Council	Laura Birkinshaw	Churchill House 2 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	Two Pines - Fell. (SBDC TPO 14, 1995).	Conditional Permission	18.12.18
PL/18/2820/FA	Beaconsfield Town Council	Mr D Kingsbury C/o Mr Jake Collinge	Suites 1 and 2 Gregories Court Gregories Road Beaconsfield Buckinghamshire HP9 1HQ	Use of the premises as either B1(a) office or a mixed use comprising B1(a) Office and D2 (Assembly and Leisure) (Gymnasium for Personal Training Purposes).	Conditional Permission	17.12.18
PL/18/3599/VR C	Beaconsfield Town Council	Mr Ian Rivers C/o Mr Rob McLennan	Bridge Cottage 45A Baring Road Beaconsfield Buckinghamshire HP9 2NF	Variation of condition 2 of planning permission 17/00783/RVC (Replacement of dwelling with 6 apartments for the over 55's, with associated access, parking, hard and soft landscaping. Variation of Conditions 2 and 6 of planning permission 16/00791/FUL to amend car parking layout): to allow the addition of rear balconies and larger dormers to the rear.	Conditional Permission	17.12.18
PL/18/4032/NM A	Beaconsfield Town Council	C/o Mr D Russell	12 Baring Crescent Beaconsfield Buckinghamshire HP9 2NG	Non Material amendment to planning permission 16/01957/FUL (Replace detached dwelling with a pair of semi-detached dwellings with associated garaging and onsite parking) to allow: Dormer window to front elevation	Not Accepted	17.12.18

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3287/HB	Beaconsfield Town Council	Maddie Blackburn C/o Mr Andrew Birds	49 Aylesbury End Beaconsfield Buckinghamshire HP9 1LU	Listed building application to remove and replace the windows.	Conditional consent	14.12.18
PL/18/3831/FA	Beaconsfield Town Council	Mr & Mrs Charalambous C/o Mr Simon Day	25 Walkwood Rise Beaconsfield Buckinghamshire HP9 1TU	First floor rear extension, alteration to roof and two replacement bay windows.	Conditional Permission	13.12.18
PL/18/3874/VR C	Beaconsfield Town Council	Mr Jon Furneaux	Land Between 8 and 10 Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Variation of condition 10 of planning permission PL/18/2678/VRC (Variation of condition 11 of Planning Permission 18/00814/RVC (Variation of condition 2 of planning permission 17/02051/FUL)) to allow the addition of windows to front elevation, removal of carport and relocation of chimney to Plot 2	Conditional Permission	12.12.18
PL/18/3924/SA	Beaconsfield Town Council	Mr & Mrs Crawley C/o Mr Jonathan Presland	2 Rockingham Place Beaconsfield Buckinghamshire HP9 2ET	Application for a Certificate of lawfulness for proposed: Demolition of existing rear conservatory and erection of a single storey rear extension.	Withdrawn	12.12.18

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3866/VR C	Beaconsfield Town Council	Mr Henri Servaes C/o Mr Michael Reed	Four Winds 48 Burkes Road Beaconsfield Buckinghamshire HP9 1PN	Variation of condition 2 of planning permission 17/02156/FUL (Part single/part two storey front/side extension, part single/part two storey rear extensions, alterations to roof and associated landscaping) to allow amended plans which incorporate minor revisions to design of extensions.	Conditional Permission	10.12.18
PL/18/3816/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	07.12.18
PL/18/3777/VR C	Beaconsfield Town Council	Mr Peter Warren C/o Mr Alex Bean	Land at 36 and 38 The Spinney Beaconsfield Buckinghamshire HP9 1SB	Variation of condition 9 of planning application 18/00796/FUL (Erection of two detached houses with integral garages and a new vehicular access).	Conditional Permission	06.12.18
PL/18/3466/AV	Beaconsfield Town Council	Mr Benji Dhillon C/o Mr Anthony Richardson	The Value Engineers Ltd 24 London End Beaconsfield Buckinghamshire HP9 2JH	Insertion of non-illuminated sign on front elevation beneath existing arch of double doorway.	Conditional consent	05.12.18

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3734/FA	Beaconsfield Town Council	Mr R Sowood	20 Crabtree Close Beaconsfield Buckinghamshire HP9 1UQ	Single storey front and rear extensions, alterations to garage roof and rendering of dwelling.	Conditional Permission	04.12.18
PL/18/3781/TP	Beaconsfield Town Council	Mr Tim Warren C/o Mr Paul Morris	117 Gregories Road Beaconsfield Buckinghamshire HP9 1HZ	T1 Walnut - Prune back branches over driveway by 2.5m, G2 Ash (group) - Prune back branches over garden by 3m and crown thinning by 20%. (SBDC TPO 18,2000 and 33,2004).	Conditional Permission	04.12.18
PL/18/3715/FA	Beaconsfield Town Council	Mr Sharma C/o Ms Helena Dean	3 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Construction of one dwelling and demolition of existing dwelling.	Refuse Permission	03.12.18
PL/18/3726/TP	Beaconsfield Town Council	Alison Wheelhouse C/o Mr Simon Hawkins	Barafundle 2 Penn Green Beaconsfield Buckinghamshire HP9 2RT	T1- Cedar - fell. (SBDC TPO 17,1996).	Refuse Permission	03.12.18
PL/18/3738/TP	Beaconsfield Town Council	Mr Andrew Webb C/o Mr Andrew Ellis	8 Redwood Place Beaconsfield Buckinghamshire HP9 1RP	T1 Oak - Prune back lateral branches growing over garden by 3 metres. (SBDC TPO 10,1991).	Conditional Permission	03.12.18

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**PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3766/TP	Beaconsfield Town Council	Mr Sandeep Chaudhary	97 Gregories Road Beaconsfield Buckinghamshire HP9 1HZ	T1 Beech - fell, T2 Beech - 2.5m Crown Reduction, T3 Cherry - Crown Reduce to previous pruning points. (SBDC TPO 14, 1995).	Conditional Permission	03.12.18
PL/18/3822/FA	Beaconsfield Town Council	Mr & Mrs S Lane C/o Mr Paul Luard	Wilton House One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Single storey rear infill extension.	Conditional Permission	03.12.18
PL/18/3637/FA	Beaconsfield Town Council	Mrs Morgan C/o Mr Chris Dale	14 Ivins Road Holtspur Buckinghamshire HP9 1DS	Single storey side extension, roof alternation to including a hip to gable and a rear dormer.	Conditional Permission	30.11.18
PL/18/3703/TP	Beaconsfield Town Council	Mr Graham Titcombe C/o Mr Paul Morris	4A Burkes Road Beaconsfield Buckinghamshire HP9 1PB	T1 Beech - Crown Thinning by 15% and Crown Lift up to 5m. (SBDC TPO 44, 2002).	Conditional Permission	30.11.18
PL/18/3644/FA	Beaconsfield Town Council	Mr John Bartlett C/o Mr Richard Drabble	4 St Josephs Mews Candlemas Lane Beaconsfield Buckinghamshire HP9 1GA	Demolition of existing single storey annex and erection of single storey rear extension.	Conditional Permission	28.11.18

**SOUTH BUCKS DISTRICT COUNCIL
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3618/FA	Beaconsfield Town Council	Mr & Mrs K Casey C/o Mr Mathew Cronin	21 Woodside Road Beaconsfield Buckinghamshire HP9 1JW	Demolition of existing dwelling and erection of new detached dwelling and garage.	Conditional Permission	27.11.18
PL/18/3383/FA	Beaconsfield Town Council	Mr Amir Dad C/o Mr David Rowe	4 Waller Road Beaconsfield Buckinghamshire HP9 2HE	Two storey side, part two/part single storey rear extensions, loft conversion incorporating rear dormers and alteration to vehicular access.	Withdrawn	26.11.18
PL/18/3592/FA	Beaconsfield Town Council	Mrs Chrissie Simons Denville C/o Mr Philip Norvill	1 Meadow Cottages Aylesbury End Beaconsfield Buckinghamshire HP9 1LT	Single storey rear extension and internal alterations.	Refuse Permission	23.11.18
PL/18/4154/NM A	Burnham Parish Council	Mr Sumit Rikhi C/o Ms B Matharu	6 Rambler Close Burnham Buckinghamshire SL6 0JT	Non material amendment to planning permission 18/00931/FUL (Conversion of garage into a habitable room, first floor side extension, part first floor rear extension, single storey rear extension and porch)	Accepted	19.12.18
PL/18/3449/SA	Burnham Parish Council	Mr Akmal Ramzan C/o Mr Sikandar Ali	Bryn Mawr 19 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Application for a Certification of Lawfulness for proposed: Hip to gable roof extensions and dormer to rear.	Cert of law proposed dev or use issued	18.12.18

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3928/TP	Burnham Parish Council	Mrs Abigail Ross	Land Rear Of House No 14 Oxford Avenue Burnham Buckinghamshire SL1 8HR	T1 Oak - Fell. (SBDC TPO 42, 1999).	Refuse Permission	17.12.18
PL/18/3853/FA	Burnham Parish Council	Mr Steven Dunk C/o Mr Roger Farquharson	57 Maypole Road Burnham Buckinghamshire SL6 0NA	Two storey side extension.	Withdrawn	14.12.18
PL/18/3881/FA	Burnham Parish Council	Mr L Welsh C/o Mr A B Jackson	10 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Part conversion of existing dwelling, two storey side, part single/part two storey rear extensions to form new dwelling following the demolition of garage.	Conditional Permission	12.12.18
PL/18/3834/FA	Burnham Parish Council	Mr L Miller and Ms E Rooney C/o Mr Matthew Trotter	12 Bredward Close Burnham Buckinghamshire SL1 7DL	Single storey side/front extension, new pathway and external alterations to provide wheelchair access.	Conditional Permission	10.12.18
PL/18/3800/FA	Burnham Parish Council	Mr Ian Adams C/o Mr Ray Fletcher	K and S Signs Ltd 58 Britwell Road Burnham Buckinghamshire SL1 8DH	Temporary single storey extension to existing metal storage cabin (Retrospective)	Conditional Permission	07.12.18

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**PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3663/FA	Burnham Parish Council	Mr David Hicks C/o Mrs Celia Hodgson	3 Horseshoe Hill Cottages Horseshoe Hill Littleworth Common Burnham Buckinghamshire SL1 8QE	Construction of a garden studio to replace existing shed.	Conditional Permission	06.12.18
PL/18/3706/FA	Burnham Parish Council	Mr Mamdeep Takhar C/o Mr Michael Jaquiss	Abbeyfield Society Briony 3 - 5 Church Street Burnham Buckinghamshire SL1 7HX	Change of use to house of multiple occupation (Use Class C4).	Conditional Permission	06.12.18
PL/18/3842/FA	Burnham Parish Council	Mr R Fuller C/o Mr N Walford	3 Wyndham Crescent Burnham Buckinghamshire SL1 8HS	Raised platform and step lift to front elevation, reduce height of front garden allowing for level hardstanding.	Conditional Permission	06.12.18
PL/18/3434/FA	Burnham Parish Council	Mr Nick Catchpole C/o Mr Julian Castle	42 Fern Drive Burnham Buckinghamshire SL6 0JS	Single storey front, side, rear extensions incorporating two storey front, side extension and rear dormer. Construction of front porch.	Refuse Permission	05.12.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3658/PN AD	Burnham Parish Council	Mr Mike Lowe C/o Mr Jan Molyneux	Land at Leys Farm Thompkins Lane Farnham Royal Buckinghamshire SL2 3TD	Prior approval for conversion of barn into dwelling	Prior Approval Refused	05.12.18
PL/18/2851/FA	Burnham Parish Council	Mr R Sohal C/o Mr Shorne Tilbey	Michaels Mount 50 Hogfair Lane Burnham Buckinghamshire SL1 7HQ	First floor extension incorporating raising of roof and changes to ground floor fenestration. Demolition of existing garage and erection of carport.	Withdrawn	04.12.18
PL/18/3813/TP	Burnham Parish Council	Mrs Helen Gordon	Branstokk Poyle Lane Burnham Buckinghamshire SL1 8LE	T1 Oak - cut back. (SBDC TPO 03, 1963).	Conditional Permission	04.12.18
PL/18/3850/FA	Burnham Parish Council	Ms Kirsty and Emma Cameron C/o Pete Nicholson	182 Lent Rise Road Burnham Buckinghamshire SL1 7AX	Single storey rear extension and two additional windows to side elevation	Conditional Permission	04.12.18

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**PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4360/PNE	Burnham Parish Council	Mr Jon Newey C/o Mr Daniel Woolfson	South Ley Dorney Wood Road Burnham Buckinghamshire SL1 8EQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8M, MH 4M, EH 3.05M)	Closed	04.12.18
PL/18/3404/FA	Burnham Parish Council	Mr Akmal Ramzan C/o Mr Sikandar Ali	Bryn Mawr 19 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Single storey infill rear extension with additional roof lantern and changes to side elevation.	Conditional Permission	30.11.18
PL/18/3868/PNE	Burnham Parish Council	Mr Puneet Misra C/o Mrs Anupama Srivastava	17 Orchardville Burnham Buckinghamshire SL1 7BD	Notification of proposed single storey rear extension; depth extending from the original rear wall of 6.0 metres, a maximum height of 3.0metres and a maximum eaves height of 3.0 metres	Prior Approval Not Required	26.11.18
PL/18/3283/AV	Burnham Parish Council	Mr John Frost C/o Mr Paul Deschamps	73 High Street Burnham Buckinghamshire SL1 7JX	1 x Non-illuminated fascia sign and 1 x non-illuminated hanging sign.	Conditional consent	23.11.18

**SOUTH BUCKS DISTRICT COUNCIL
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3562/FA	Burnham Parish Council	Mr & Mrs Eastick C/o Miss Stefania Petrosino	1 and 2 Dorney Wood Villas Dorney Wood Road Burnham Buckinghamshire SL1 8PU	Single storey rear extension and demolition of existing rear extension.	Conditional Permission	23.11.18
PL/18/3956/FA	Denham Parish Council	Mr & Mrs Richens C/o Mr Bernard Murray	19 Ashcroft Drive Denham Green Buckinghamshire UB9 5JF	First floor rear and side extensions and changes to fenestration.	Conditional Permission	18.12.18
PL/18/4133/PNE	Denham Parish Council	Mr Ghatora C/o Mr Manpreet Matharoo	Oakleigh Bakers Wood Denham Buckinghamshire UB9 4LQ	Notification of proposed single storey rear extension; 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	18.12.18
PL/18/3908/FA	Denham Parish Council	Mr & Mrs M. Bradshaw C/o Mr P. Seastram	65 Moorfield Road Denham Green Buckinghamshire UB9 5NE	Demolition of existing conservatory and erection of single storey rear and side extension.	Conditional Permission	14.12.18
PL/18/4092/PNE	Denham Parish Council	Mr Connor Andrews C/o Mr Mark Pottle	3 Knighton Way Lane New Denham Buckinghamshire UB9 4EG	Notification of proposed single storey rear extension; depth extending from the original rear wall of 4 metres, a maximum height of 3.2 metres and a maximum eaves height of 2.9 metres	Prior Approval Not Required	14.12.18

SOUTH BUCKS DISTRICT COUNCIL
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PART D
PLANNING COMMITTEE 9TH JANUARY 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4013/PNE	Denham Parish Council	Mrs Nadeline Barrett C/o Mr Nigel Fallon	47D Lower Road Higher Denham Denham Buckinghamshire UB9 5ED	Notification of proposed single storey rear extension; depth extending from the original rear wall of 4.8 metres, a maximum height of 3.3 metres and a maximum eaves height of 3.0metres	Prior Approval Not Required	13.12.18
PL/18/3812/PNE	Denham Parish Council	Mr Tony Warren C/o Mr Simon Coles	Bluebell Corner 9 Doggetts Farm Road Denham Buckinghamshire UB9 5EH	Prior Notification of proposed single storey rear extension; depth extending from original rear wall of 4m, maximum height of 3.632m and eaves height of 3.032m.	Withdrawn	07.12.18
PL/18/3155/FA	Denham Parish Council	Mr S Brar C/o Mr J Singh	1 Oxford Gardens Denham Buckinghamshire UB9 4EA	Demolition of existing garage and erection of single storey side extension.	Conditional Permission	06.12.18
PL/18/3674/FA	Denham Parish Council	Mr & Mrs Clifford C/o Miss Nyla Hussain	33 Lindsey Road Denham Buckinghamshire UB9 5BW	Single storey rear ground floor and side infill extension following demolition of existing rear conservatory and loft extension with a full width rear dormer and front rooflight.	Conditional Permission	04.12.18
PL/18/3469/FA	Denham Parish Council	Van Rossum C/o Kate Hughes	56 Priory Close Denham Buckinghamshire UB9 5AU	Single storey rear extension to provide annex accommodation	Conditional Permission	03.12.18

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4125/ADJ	Denham Parish Council	London Borough Of Hillingdon	Bridge House Oxford Road Uxbridge Hillingdon	Consultation re: Change of use from Class B1 to Class A1/A2 usage and external changes to ground floor accommodation (Hillingdon Borough Ref: 40050/APP/2018/3192).	No Objections	30.11.18
PL/18/2966/VR C	Denham Parish Council	Mr Robin Allen C/o Mr Paul Dickinson	Denham Waterski Club North Orbital Road Denham Green Buckinghamshire UB9 5HE	Variation of conditions 2 and 11 of planning application 17/00151/FUL (Replacement clubhouse building, widening of existing access road, construction of new access road, parking area and infilling of part of existing lake) to allow fenestration alterations including the design and re-positioning of doors and windows of the approved replacement clubhouse building and to allow for occupation of the replacement clubhouse building prior to the demolition of the existing clubhouse building, boathouse and car park area.	Conditional Permission	28.11.18
PL/18/3617/FA	Denham Parish Council	Mr Balwinder Heera C/o Mr David Webb	38 Lower Road Higher Denham Denham Buckinghamshire UB9 5EB	Excavation of rear garden and construction of retaining wall.	Conditional Permission	27.11.18
PL/18/3594/SA	Denham Parish Council	Ms Maureen Griffiths C/o Mr Mark Pottle	83 Knighton Way Lane New Denham Buckinghamshire UB9 4EH	Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and front rooflights	Cert of law proposed dev or use issued	26.11.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3852/PNE	Denham Parish Council	Mr Harin Mehta C/o Mr David Nutchey	14 Skylark Road Denham Buckinghamshire UB9 4HR	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6.000 M, MH 3.618 M, EH 2.880 M)	Prior Approval Not Required	23.11.18
PL/18/3482/FA	Dorney Parish Council	Mr Keith Harris C/o Mr Peter Smith	Elm Farm Boveney Road Dorney Buckinghamshire SL4 6QD	Alterations to existing outbuilding to provide habitable accommodation ancillary to the residential dwelling known as Elm Farm	Conditional Permission	12.12.18
PL/18/3872/SA	Dorney Parish Council	Mr & Mrs Williamson C/o Mr S Dodd	14 Harcourt Road Dorney Reach Buckinghamshire SL6 0DU	Application for a Certificate of Lawfulness for proposed: Single storey side extensions	Cert of law proposed dev or use issued	12.12.18
PL/18/3619/FA	Dorney Parish Council	Mr & Mrs Vinal C/o Mr Neil Macleod	Meadow Edge Village Road Dorney Buckinghamshire SL4 6QW	Part two storey, part single storey rear, two storey side/first floor side extensions.	Conditional Permission	27.11.18
PL/18/3626/FA	Dorney Parish Council	Mr H Singh C/o Mr Kashif Bashir	Pond House Village Road Dorney Buckinghamshire SL4 6QJ	Single storey side extension, demolition of garage and erection of new dwelling.	Refuse Permission	27.11.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3917/SA	Farnham Royal Parish Council	Mr & Mrs Andy and Janette Gibbs C/o Mr Alexandre Durao	Trewen 80 Blackpond Lane Farnham Royal Buckinghamshire SL2 3ED	Application for a Certificate of Lawfulness for proposed: Side dormer and rooflight	Cert of law proposed dev or use issued	14.12.18
PL/18/3705/FA	Farnham Royal Parish Council	Mr & Mrs Zashpal Samra C/o Mr Stephen Parfitt	Killeen 2 Linden Drive Farnham Royal Buckinghamshire SL2 3DA	Single storey side and rear extension.	Conditional Permission	03.12.18
PL/18/3801/SA	Farnham Royal Parish Council	Mrs Simons C/o Sam Rodger	Abbots Mead Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Application for a Certificate of Lawfulness for proposed: Single storey rear infill extension.	Withdrawn	03.12.18
PL/18/3566/VR C	Farnham Royal Parish Council	Mr & Mrs Dean Dhuna C/o Mr David Webb	Glenside Farnham Lane Farnham Royal Buckinghamshire SL2 3RY	Variation of condition 5 of planning application 18/00623/FUL (Two storey front extension, first floor extension to rear and single storey rear extension.)	Conditional Permission	29.11.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3546/FA	Farnham Royal Parish Council	Mr & Mrs Jeremy Tricker C/o Robert Hillier	Walnut Tree House Hawthorn Lane Farnham Common Buckinghamshire SL2 3SW	Proposed single storey rear extension.	Conditional Permission	28.11.18
PL/18/3587/FA	Farnham Royal Parish Council	Mr & Mrs Cawdell C/o Ms Anj Johnson	The Laurels Rowanhurst Drive Farnham Common Buckinghamshire SL2 3HG	Alterations to roof incorporating rear Juliette balconies and removal of chimney.	Conditional Permission	28.11.18
PL/18/3228/VR C	Farnham Royal Parish Council	Mr S Bowyer C/o Mrs Amanda Walker	Dippingwell Beaconsfield Road Farnham Common Buckinghamshire SL2 3PU	Variation of condition 2 of planning application: 17/00974/FUL (Redevelopment of site to include the provision of 3 detached dwellings with associated parking for existing and proposed dwellings) to allow alterations to car ports, alignment of access road, and small increase to first floor of each plot.	Conditional Permission	27.11.18
PL/18/3610/FA	Farnham Royal Parish Council	Mrs Dillon C/o Mr Sam Rodger	Woodside Parsonage Lane Farnham Common Buckinghamshire SL2 3NZ	Relocation and widening of existing vehicular access and reconstruction of the existing front boundary wall.	Conditional Permission	26.11.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3489/FA	Farnham Royal Parish Council	Mr & Mrs J Jones C/o Mrs Janice Scarr	Mintaro Stewarts Drive Farnham Common Buckinghamshire SL2 3LB	Single storey rear extension following demolition of existing conservatory.	Conditional Permission	22.11.18
PL/18/3549/FA	Farnham Royal Parish Council	Mr Purewall C/o Mr Anil Hallan	Crowborough House Cherry Tree Road Farnham Royal Buckinghamshire SL2 3EF	Erection of single storey garage.	Conditional Permission	22.11.18
PL/18/3651/EU	Fulmer Parish Council	Mr Gee Bafhtiar C/o Mr Ching Liu	The Birches Windmill Road Fulmer Buckinghamshire SL3 6HF	Certificate of Lawfulness for an existing operation relating to the installation of drainage work to implement planning consent 15/01724/FUL for replacement detached dwelling.	Certificate of Lawful Development Oper	17.12.18
PL/18/2959/FA	Fulmer Parish Council	Mr Clifford and Mrs Pamela Saunders C/o Mr Robert Clarke	Dunrobin Stoke Common Road Fulmer Buckinghamshire SL3 6HA	Demolition of existing dwelling, stable, garden wall, erection of new dwelling, out building and installation of entrance gate with fence.	Conditional Permission	07.12.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3234/FA	Fulmer Parish Council	Mr D Gibbs C/o Mr Robert Clarke	High Meadows 100 Windsor Road Gerrards Cross Buckinghamshire SL9 8ST	Demolition of existing house and erection of a detached house with basement.	Conditional Permission	28.11.18
PL/18/3523/SA	Fulmer Parish Council	Mr T Watson C/o Mr D Russell	Glen Erica Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Application for certificate of lawfulness for a proposed single storey side extension.	Cert of law proposed dev or use issued	27.11.18
PL/18/3558/FA	Fulmer Parish Council	Mr & Mrs Allen C/o Mrs Natacha Roads	Oakwood House Fulmer Common Road Fulmer Buckinghamshire SL3 6JN	Demolition of existing brick outbuilding and erection of a new leisure outbuilding.	Conditional Permission	23.11.18
PL/18/3817/FA	Gerrards Cross Town Council	Mr B Peck C/o Mr Gino Ferdenzi	Clusters 11 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Redevelopment of site with 6 flats and basement parking.	Withdrawn	18.12.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3945/FA	Gerrards Cross Town Council	Ms A Smith-Rewse C/o Mrs Bonita Ratcliffe	Woodside Bull Lane Gerrards Cross Buckinghamshire SL9 8RF	Replacement single storey rear extension	Conditional Permission	18.12.18
PL/18/3978/TP	Gerrards Cross Town Council	Mr Aidan Ring	5 The Spinney Gerrards Cross Buckinghamshire SL9 7LS	T1 Oak - 3 metre Crown Reduction, T2 Oak - 3 metre Crown Reduction. (SBDC TPO 1, 1989).	Refuse Permission	18.12.18
PL/18/4396/NM A	Gerrards Cross Town Council	Mr & Mrs Steven Edwards C/o Mrs Diane Small	Mulberry Lodge St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Non material amendment to planning permission PL/18/2513/FA (Two storey rear extension with cat slide roof, roof lights, 'sun pipes', alterations to fenestration with landscaping) to allow additional rooflight and to reduce the size of the glazing.	Accepted	17.12.18
PL/18/3934/TP	Gerrards Cross Town Council	Mr Stuart Balmforth C/o Mrs Celia Goddard	Woodstock 54 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	T1 Fir - raise canopy up to 5m from ground level and remove crossing branches, T2 Fir - raise canopy up to 6m from ground level thin canopy by 10%. (TPO SBDC 11, 1975).	Conditional Permission	14.12.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3877/TP	Gerrards Cross Town Council	Mrs Sue Jones C/o Mr Paul Morris	Roseland and Le Reve 80 and 82 Camp Road Gerrards Cross Buckinghamshire SL9 7PB	G1 Oak (6) - Prune back overhanging branches by 30%. (SBDC TPO 25, 1995).	Conditional Permission	13.12.18
PL/18/3880/TP	Gerrards Cross Town Council	Mrs Liz Bingham C/o Mr Paul Morris	Woodroyal 26 Windsor Road Gerrards Cross Buckinghamshire SL9 7NE	T1 Beech - 5 metre Crown Lift and Crown Thin lower canopy by 20%. (SBDC TPO 31, 1995).	Conditional Permission	13.12.18
PL/18/3911/FA	Gerrards Cross Town Council	Grove Court Properties C/o Mrs Aida Danon-Bavcic	Gerrards House 13 - 19 Station Road Gerrards Cross Buckinghamshire SL9 8ES	Change of use of part of first floor to residential and extension to first, second and third floors to create 4 additional residential flats and to facilitate the extension of 4 existing flats.	Conditional Permission	13.12.18
PL/18/4029/KA	Gerrards Cross Town Council	Ms S Easterbrook C/o Mr Glen Harding	Hollycroft 17 Ethorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Works on trees according to the submitted schedule within a conservation area.	TPO shall not be made	13.12.18

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18/00206/FUL	Gerrards Cross Town Council	Mr Simon Leu-Fong C/o Mr Rob Hughes	Prestwick Place St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BW	Construction of pool house with indoor swimming pool.	Conditional Permission	11.12.18
PL/18/3431/FA	Gerrards Cross Town Council	Mr Ajit Jutla C/o Mr Stephen Parfitt	Sandalwood 9 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Single storey rear extensions.	Conditional Permission	05.12.18
PL/18/3661/FA	Gerrards Cross Town Council	Mr Mamun Ahmed C/o Mr Giles Lovegrove	Chariston 45 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DP	Demolition of existing side extension, erection of side and rear extension, reconstruction of roof, balcony to first floor flat roof.	Conditional Permission	05.12.18
PL/18/3620/FA	Gerrards Cross Town Council	Mr Mamun Ahmed C/o Mr Giles Lovegrove	Chariston 45 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DP	Erection of detached double garage.	Conditional Permission	04.12.18

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PL/18/3805/TP	Gerrards Cross Town Council	Sister Hilda Mary C/o Miss Angel O'Brien	St Michael's Convent Vicarage Way Gerrards Cross Buckinghamshire SL9 8AT	A1 Hornbeams - 2 metre clearance from building (SBDC TPO No.7 2012))	Conditional Permission	04.12.18
PL/18/3505/FA	Gerrards Cross Town Council	Mr Jay Patel	Many Trees 3 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NT	Installation of two pairs of driveway gates, one to include a pedestrian gate.	Conditional Permission	03.12.18
PL/18/3701/FA	Gerrards Cross Town Council	Mr David Price C/o Mr David Webb	The Dell 42 Mill Lane Gerrards Cross Buckinghamshire SL9 8DG	Replacement of garage and addition of basement.	Conditional Permission	03.12.18
PL/18/3716/VR C	Gerrards Cross Town Council	Mr & Mrs Mobarik C/o Mr Nick Corder	26 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Variation of Condition 2 of planning permission 18/00359/FUL (Two storey rear extension, portico and amendments to fenestration) to allow raising of roof and insertion of front and rear dormers	Conditional Permission	03.12.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3784/TP	Gerrards Cross Town Council	Mr Terry Fairbrother C/o Mr Paul Morris	The Rowans Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 Sycamore - Fell. (SBDC TPO 10, 1995)	Conditional Permission	03.12.18
PL/18/3918/KA	Gerrards Cross Town Council	Mrs Val Fisher C/o Mr Paul Morris	St Michael's Convent Vicarage Way Gerrards Cross Buckinghamshire SL9 8AT	Height reduction of a group of damson trees and trimming of a group of lime and ash trees - all within Gerrards Cross Centenary Conservation Area	TPO shall not be made	03.12.18
PL/18/2825/FA	Gerrards Cross Town Council	Ajay Rishi C/o David Balkind	35 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HG	Two storey side and rear and front extensions, roof alterations with increased ridge height and insertion of six rooflights, single storey side extension, fenestration alterations, demolition of existing garage and erection of detached double garage and construction of revised vehicular access	Conditional Permission	30.11.18
PL/18/3640/TP	Gerrards Cross Town Council	Mrs Dunker C/o Mrs Goldrick	Fern House 11 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	T1-Eucalyptus - Crown reduction up to no more than 3 metres. (SBDC TPO 30, 1995).	Conditional Permission	30.11.18

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PL/18/3735/TP	Gerrards Cross Town Council	Mrs J Higson C/o Mr Paul Morris	West Common House Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 Paulownia - fell, T2 Pine - fell. (SBDC TPO no: 10, 1995).	Trees Allowed In Part	30.11.18
PL/18/3863/KA	Gerrards Cross Town Council	Mr Adrian C/o Mr John Clark	Voewood 3 Layters Way Gerrards Cross Buckinghamshire SL9 7QZ	T1 Scots Pine - Removal of two large overhanging branches and remaining overhanging branches to be lightly reduced. (Conservation Area Gerrards Cross Centenary)	TPO shall not be made	30.11.18
PL/18/3666/FA	Gerrards Cross Town Council	Mr S Sharma C/o Mr Declan Minoli	Hilbre 32 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Demolition of existing and erection of new dwelling.	Refuse Permission	29.11.18
PL/18/3721/FA	Gerrards Cross Town Council	Mr Simon Dale	Willows Edge 24 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Installation of one additional rooflight to side elevation	Conditional Permission	27.11.18

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3614/FA	Gerrards Cross Town Council	Mr & Mrs Fernandez C/o Mr Mark Pottle	19 Meadway Park Gerrards Cross Buckinghamshire SL9 7NN	Single storey side extension and internal alterations.	Conditional Permission	26.11.18
PL/18/3652/FA	Gerrards Cross Town Council	Mr & Mrs A. Wright C/o Declan Minoli	Brackenberry 12 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Front porch, two storey front, rear, part two/part single storey rear extensions and loft conversion incorporating rear dormers.	Conditional Permission	26.11.18
PL/18/2929/FA	Gerrards Cross Town Council	Mr Lilley C/o Mrs Beatriz Bianchi	1 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	First floor side extension with pitched roof alteration to existing garage and rear rooflights.	Conditional Permission	23.11.18
PL/18/3550/KA	Gerrards Cross Town Council	Mr Simon Threadgold	Siding Land Between Packhorse Road (Tesco Tunnel)and The Pedestrian Overbridge at Orchehill Avenue Gerrards Cross Buckinghamshire	Sections 1, 2 and 3: Removal of the majority of trees greater than 75mm stem diameter (measured at 1.5m) along the southern cutting slope between the Tunnel Portal and the Pedestrian Overbridge. Sections 4 and 5: Additionally, removal of the area of Buddleia between the end of the Northern Platform (Up Side) and the Tunnel Portal. (Conservation area Gerrards Cross Centenary).	TPO shall not be made	23.11.18

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PL/18/3483/FA	Hedgerley Parish Council	Mr & Mrs Lahert C/o Mr S Dodd	Woodside Hedgerley Hill Hedgerley Buckinghamshire SL2 3RL	Single storey rear extension	Refuse Permission	04.12.18
PL/18/3441/FA	Hedgerley Parish Council	Mr & Mrs Killick C/o Mr S Dodd	4 Church View Robert Road Hedgerley Buckinghamshire SL2 3YB	Two storey side /rear extension	Conditional Permission	30.11.18
PL/18/3942/FA	Iver Parish Council	Ms Nazneen Khan C/o Mr Ehsan UL-HAQ	Nedwol 7 Little Sutton Lane Iver Buckinghamshire SL3 8AN	Part single, part two storey side and rear extension.	Withdrawn	18.12.18
PL/18/3977/TP	Iver Parish Council	Mr Mark Ward	2 North Park Iver Buckinghamshire SL0 9DJ	T1 Wellingtonia - Reduce 2 x limbs growing towards house by 10ft leaving a balanced crown. (SBDC TPO 08, 1952)	Conditional Permission	18.12.18
PL/18/3923/FA	Iver Parish Council	Mr J Khambe C/o Mr Ehsan UI-Haq	40 Somerset Way Iver Buckinghamshire SL0 9AF	Single storey side and rear extension	Conditional Permission	17.12.18

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PL/18/3933/FA	Iver Parish Council	Mr & Mrs Andrew & Faye Lester C/o Ms Alison Phillips	55 Colne Orchard Iver Buckinghamshire SL0 9NB	Single storey rear extension	Conditional Permission	17.12.18
PL/18/4083/KA	Iver Parish Council	Iver Parish Council C/o Mrs Goldrick	St Peters Church Thorney Lane North Iver Buckinghamshire SL0 9JU	T33 Acacia - Fell, G44 Sycamore x 3 - Fell one marked Sycamore, T45 Sycamore - Crown Reduction up to 2.5 - 3m, T52 Elm - Fell, G53 Sycamores - Fell 2 marked Sycamores. (Conservation Area Iver).	TPO shall not be made	17.12.18
PL/18/3803/TP	Iver Parish Council	Mr Nicky Watts C/o Mr Nicky Watts	Iver Heath Fields (Church Road) Denham Road (A412) Iver Buckinghamshire	T3 Oak - Crown Reduction by 2.5 metres, T9 Oak - Fell, T2 Oak - Fell. (SBDC TPO 04, 1956).	Conditional Permission	14.12.18
PL/18/3937/PNE	Iver Parish Council	Mr Haroon Rashid	59 Richings Way Iver Buckinghamshire SL0 9DB	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D8m, MH4m, EH3m)	Withdrawn	12.12.18
PL/18/3827/FA	Iver Parish Council	Mr & Mrs Tovey C/o Mr G Choda	16 Syke Cluan Iver Buckinghamshire SL0 9EH	Part two storey/part first floor front/side/rear extension and front porch extension, changes to fenestration. Roof extension with rear facing dormer and rooflights. Conversion of garage to habitable accommodation.	Conditional Permission	10.12.18

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PL/18/3057/FA	Iver Parish Council	Churchgate Premier Homes C/o Mr Jake Collinge	Land To Rear Of 1 and 3 St James Walk Iver Buckinghamshire SL0 9EN	Erection of a pair of semi-detached dwellings with vehicular access, parking and amenity space	Conditional Permission	06.12.18
PL/18/3659/FA	Iver Parish Council	Mr J Johal C/o Mr Sundeep Saxena	Knights Lodge Church Road Iver Heath Buckinghamshire SL0 0RA	Part two/part single storey front extension with porch and balcony. Loft conversion incorporating front and rear dormers.	Withdrawn	06.12.18
PL/18/3035/FA	Iver Parish Council	Mr Fazal Hussain Chukrani C/o Mr Jag Bhachu	The Spinney Langley Park Road Iver Buckinghamshire SL0 0JQ	Single storey, first floor rear extension and demolition of existing conservatory	Refuse Permission	30.11.18
PL/18/3527/FA	Iver Parish Council	Ms Debra Beasley C/o Ms Kate Hughes	11 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Garage conversion to a habitable space with first floor side extension.	Conditional Permission	30.11.18

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PL/18/3195/FA	Iver Parish Council	Ms Sally Adams	1 Warren Lodge Church Road Iver Heath Buckinghamshire SL0 0RA	Change of use of first floor over detached garage into habitable accommodation.	Conditional Permission	29.11.18
PL/18/3216/FA	Iver Parish Council	Mr & Mrs Bagri C/o Mr James Whelan	39 Bathurst Walk Iver Buckinghamshire SL0 9EE	Part single/part two storey side/rear extensions. Rear dormer, rooflights to front, hip to gable roof enlargement and changes to front fenestration.	Conditional Permission	29.11.18
PL/18/3259/FA	Iver Parish Council	Mr Jay Verma C/o Mr Harmeet Minhas	27 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Demolition of existing dwelling and erection of new dwelling	Conditional Permission	28.11.18
PL/18/3039/FA	Iver Parish Council	Mrs Jaya Odedra C/o Ajay Modhwadia	17 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Single storey rear extension.	Conditional Permission	23.11.18
PL/18/3429/FA	Iver Parish Council	Mr R McNally C/o Mr Mark Hall	S and S Cars Ltd 26 and 28 Langley Park Road Iver Buckinghamshire SL0 9QR	Redevelopment of site to create 8 flats following demolition of the existing buildings.	Conditional Permission	22.11.18

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PL/18/3941/PNE	Iver Parish Council	Mr & Mrs H & R Sayed C/o Mrs Sevda Kucuk	Beam End Bathurst Walk Iver Buckinghamshire SL0 9AS	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 3.75m, EH 2.55m).	Prior Approval Not Required	22.11.18
PL/18/3948/PNAD	Stoke Poges Parish Council	Mrs J Tarrant C/o Mr Jeff Emmett	High Farm Duffield Lane Stoke Poges Buckinghamshire SL2 4AL	Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for conversion of agricultural barn to dwellinghouse	Prior Approval Not Required	18.12.18
PL/18/4124/KA	Stoke Poges Parish Council	Mr Connolly C/o Jill Macbeth	The Stoke Poges School Rogers Lane Stoke Poges Buckinghamshire SL2 4LN	G1 Elm and 3 x Sycamore - fell, T13 Sycamore - fell. (Stoke Poges Conservation Area).	TPO shall not be made	18.12.18
PL/18/3727/FA	Stoke Poges Parish Council	Jeet Rathor C/o Dalraj Bancil	Park House Park Road Stoke Poges Buckinghamshire SL2 4PA	Erection of boundary wall and gate and relocation of vehicle access	Refuse Permission	17.12.18

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PL/18/3821/FA	Stoke Poges Parish Council	Mr & Mrs Sidhu C/o Mr Michael Dales	Gable End West End Lane Stoke Poges Buckinghamshire SL2 4ND	Demolition of existing garage, part single/part two-storey front and rear extensions, alterations to side fenestration.	Conditional Permission	14.12.18
PL/18/3888/KA	Stoke Poges Parish Council	Ms Shanie Sisodia	Stoke Park Golf Club Park Road Stoke Poges Buckinghamshire SL2 4PG	2 x Oak Trees - Fell/Prune. (Conservation Area Stoke Park).	TPO shall not be made	14.12.18
PL/18/3851/TP	Stoke Poges Parish Council	Mrs Kiran Aujla C/o Mr Ben Mullen	Copperfield House Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LU	T1: Cedar - Fell, T2: Lime - 25% Crown Reduction, T3: Lime - 25% Crown Reduction. (SBDC TPO 02, 1963).	Refuse Permission	13.12.18
PL/18/3750/FA	Stoke Poges Parish Council	Mr & Mrs Hardacre C/o Mrs Sally Ham	Sorret House West End Lane Stoke Poges Buckinghamshire SL2 4ND	Part two storey and part single storey rear extension.	Conditional Permission	04.12.18

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

**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3939/KA	Stoke Poges Parish Council	Mr James Dinmore C/o Mr James Dinmore	The Coach House 105A Rogers Lane Stoke Poges Buckinghamshire SL2 4LP	T1 Thuja - Fell. (Stoke Poges West End Conservation Area).	TPO shall not be made	03.12.18
PL/18/3694/TP	Stoke Poges Parish Council	Mr Doherty C/o Ms Andrea Nias	8 Neville Close Stoke Poges Buckinghamshire SL2 4AQ	T1 Oak: Tip reduce whole crown by up to 4metres and remove snapped limb from over car port. (SBDC TPO 63,1999).	Trees Allowed In Part	30.11.18
PL/18/3902/KA	Stoke Poges Parish Council	Mrs Sue Diamond C/o Mr Paul Morris	The Old Cottage Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	T1 Magnolia, T2 Acacia, T3 Cherry - Reduce and reshape to old cuts, T4 Gum - Reduce by 3.5 m and reshape, T5 Purple Sycamore - Reduce and reshape to old cuts and clearance from telephone wires. (Conservation Area Stoke Poges Framewood Road).	TPO shall not be made	30.11.18
PL/18/3709/EU	Taplow Parish Council	Harvey C/o Mr Emrys Williams	Huntswood Golf Club Taplow Common Road Burnham Buckinghamshire SL1 8LS	Application for a Certificate of Lawfulness relating to the use of the clubhouse in breach of condition 3 of planning permission S/94/0036/00 (granted at appeal ref: T/APP/N0410/A/94/243728/P4) and condition 4 of planning permission 08/0166/FUL, for a period in excess of 10 years	Refuse to Grant Use Certificate	14.12.18

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

**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4004/KA	Taplow Parish Council	Mr P Wyatt C/o Mr Mathew Samways	4 Cedar Chase Taplow Buckinghamshire SL6 0EU	T1 Eucalyptus - Fell. (Conservation Area Taplow Village).	TPO shall not be made	13.12.18
PL/18/3761/SA	Taplow Parish Council	Mr & Mrs R Mawdsley C/o Stephen Varney Associates	Amerden Lodge Amerden Lane Taplow Buckinghamshire SL6 0EE	Certificate of lawfulness for proposed single storey rear extension.	Cert of law for proposed dev/use refused	04.12.18
PL/18/3602/SA	Taplow Parish Council	Mr Gaganjit Dhillon	31 Buffins Taplow Buckinghamshire SL6 0HF	Application for certificate of lawfulness for proposed vehicular access with associated hardstanding.	Cert of law proposed dev or use issued	26.11.18
PL/18/3639/FA	Wexham Parish Council	Mr Justin Core C/o Mr Josh Mears-Smith	Land Adjacent To 1 Valley End Valley End Wexham Buckinghamshire	Erection of dwelling following the demolition of an existing industrial shed	Conditional Permission	14.12.18

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

**PART D
PLANNING COMMITTEE 9TH JANUARY 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3758/FA	Wexham Parish Council	Mrs G Ryan C/o Miss Elaine Kimber	21 Diana Close George Green Wexham Buckinghamshire SL3 6RW	Two storey side and single storey front extensions.	Conditional Permission	12.12.18
PL/18/3861/FA	Wexham Parish Council	Mr Sran C/o Mr Harmeet Minhas	Wildcroft St Marys Road Wexham Buckinghamshire SL3 6BZ	Two storey rear extension, additional window to side elevation and removal of front canopy.	Conditional Permission	12.12.18

SUBJECT:	PLANNING APPEALS
REPORT OF:	Head of Sustainable Development Prepared by - Development Management

Appeal Statistics for the period 1 April 2018 – 30 November 2018

Planning appeals allowed (incl enforcement)

23.3% (7 out of 30) against a target of 30%.

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

21.2% (7 out of 33). No target set.

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

75% (3 out of 4). No target set.

SCHEDULE OF OUTSTANDING MATTERS

HEARINGS

DATE	PREMISES
<p>18/00776/FUL Date TBC</p>	<p><u>BERRY HILL FARM, BERRY HILL, TAPLOW, BUCKINGHAMSHIRE, SL6 0DA</u></p> <p>Appeal against Refusal for: Erection of lattice mast and antennae including satellite dishes and shelter cabin.</p>
<p>PL/18/2069/FA Date TBC</p>	<p><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></p> <p>Appeal against Conditions Imposed on: Outbuilding in front garden.</p>
<p>17/10182/ENCU Date TBC</p>	<p><u>LAND ADJACENT TO SUTTON COURT FARM, SUTTON LANE, SLOUGH</u></p> <p>Appeal against Enforcement Notice alleging: Without planning permission, the material change of use of the land to the storage and parking of motor vehicles in connection with airport parking (a sui generis use) and the erection of an incidental boundary security fence, the erection of a car parking barrier and the laying of hardsurfacing.</p>
<p>PL/18/3297/FA Date TBC</p>	<p><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></p> <p>Appeal against Non-Determination re: Two storey rear, front/side first floor extensions with front porch.</p>

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	20/11/2018	PL/18/3390/FA	Mr Doron Bar	Erection of Radio mast, antennae, and supporting shelter cabin.	Ponds Wood Farm, Parish Lane, Farnham Common
(b)	21/11/2018	18/00507/FUL	Frontier Estates Ltd	Redevelopment of site to provide 82-bed care home (within class C2), with parking, access, landscaping and other associated works.	Roots Garden Nursery, Bath Road, Taplow
(c)	21/11/2018	PL/18/2675/FA	Ms E McShane	Single storey side extension	Boons Cottage, Horseshoe Hill, Littleworth Common, Burnham
(d)	21/11/2018	PL/18/2675/FA	Ms E McShane	Single storey side extension	Boons Cottage, Horseshoe Hill, Littleworth Common, Burnham
(e)	28/11/2018	18/00914/CLUED	Mr P Uppal	Certificate of Lawfulness for an existing operation comprising the digging of trenching to implement enlargements pursuant to GDPO 2015 Sch 2 Pt1 Class A.	Plum Tree Cottage, East Burnham Lane, Farnham Royal
(f)	11/12/2012	PL/18/3592/FA	Mrs Denville	Single storey rear extension and internal alterations.	1 Meadow Cottages, Beaconsfield

Enforcement Appeals Lodged

	Date	Ref	Appellant	Alleged Breach	Site
(a)	13/11/2018	EN/18/2199	Sayful 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) ("the Unauthorised Development").	Land adj to 74 Oxford Road, Denham

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	23/11/2018	18/01126/FUL	Churchill Retirement Living	Redevelopment to form 46 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.	24 Britwell Road, Burnham	Appeal Allowed	CO
(b)	07/12/2018	17/01671/FUL	Mr M Mughal	Retrospective application for change of use from kennels to airport car parking.	Sawyers Green Farm, Wexham	Appeal Dismissed	D
(c)	10/12/2018	18/00061/FUL	Mr Herbert	Detached dwellinghouse.	1 Hazlehurst Road, Burnham	Appeal Dismissed	D

Enforcement Appeal Decisions

	Date	Ref	Appellant	Alleged Breach	Site	Decision
(a)	07/12/2018	18/30001/APPENF	Mr M Mughal	Without planning permission the change of use of land to airport car parking.	Sawyers Green Farm, Wexham	<u>Appeal dismissed and enforcement notice upheld</u>

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

- CO - Committee decision to refuse permission on officer recommendation
- D - Delegated officer decision to refuse permission

Officer Contacts:	Amy King 01895 837283 planning.appeals@southbucks.gov.uk
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