



Planning Committee

Wednesday, 26 June 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 June 2019.

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

*PL/18/2605/FA - Jasmine Cottage, Wood Lane, Iver Heath,
Buckinghamshire, SL0 0LA (Pages 9 - 16)*

*PL/19/0061/FA - Oak Timbers, Beaconsfield Road, Farnham Common,
Buckinghamshire, SL2 3ND (Pages 17 - 28)*

PL/19/0874/FA - 21 Seeleys Road, Beaconsfield, Buckinghamshire, HP9 1SZ (Pages 29 - 40)

PL/19/1002/CONDA - Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG (Pages 41 - 58)

PL/19/1037/CONDA - Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG (Pages 59 - 74)

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

PL/18/4550/FA - Neelam Stables, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PE (Pages 75 - 82)

C. Committee observations required on applications to other Authorities

D. To receive a list of applications already determined under delegated powers by the Head of Planning and Economic Development (Pages 83 - 102)

For information

6. Planning Appeals and Schedule of Outstanding Matters *(Pages 103 - 106)*

For information

7. Revised Local List requirements *(Pages 107 - 108)*

Report to note

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, 24 July 2019

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**INVESTORS
IN PEOPLE** | Bronze

Chief Executive: Bob Smith
Director of Resources: Jim Burness
Director of Services: Steve Bambrick

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PLANNING COMMITTEE

Meeting - 5 June 2019

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

4. MINUTES

The minutes of the Planning Committee held on 17 April and 14 May 2019 were approved and signed by the Chairman as a correct record.

5. DECLARATIONS OF INTEREST

Councillor Hogan declared a Personal Interest under the Council's Code of Conduct as a Member of Beaconsfield Town Council who have made representations about application 17/01763/OUT and PL/18/4882/FA. He reported that he had not attended any meetings when these applications were discussed by the Town Council nor expressed a view on the applications and had not pre-determined the applications.

Councillor Matthews declared a Personal Interest under the Council's Code of Conduct as a Member of Iwer Parish Council who have made representations about application 17/02353/FUL. She had not attended any meetings when this application was discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

Councillor Jordan declared a personal and prejudicial interest under the Council's Code of Conduct in application 17/01763/OUT as a close personal friend of the Inland Homes' Managing Director. She therefore left the room when this item was being discussed.

6. APPLICATIONS AND PLANS

Key to the following decisions:

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

Planning Committee - 5 June 2019

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

		Decision
Plan Number:	17/01763/OUT	P
Applicant:	Mr M Gilpin	
Proposal:	Outline Application for redevelopment of Former Defence School of Languages, Wilton Park, Minerva Way, Beaconsfield comprising 350 dwellings	
Notes: <ul style="list-style-type: none">1. A site visit was undertaken by Members.2. Speaking on behalf of the objectors Alison Wheelhouse and Dr Valerie Scott.3. Speaking on behalf of the applicant Roger Rippon.		
Councillor D Smith proposed that the Officer's recommendation be approved which was seconded by Councillor T Egleton and agreed at a vote.		
RESOLVED: That the Committee were minded to grant conditional permission, with the decision deferred for referral of the application to the Secretary of State. Final decision, including conditions, delegated to the Head of Planning and Economic Development subject to the prior completion of a Section 106 Planning Obligation. Any negotiation or changes to the Legal Agreement to be delegated to the Head of Planning and Economic Development with authorisation to refuse planning permission if an acceptable Legal Agreement is not completed within a timely manner for reasons relating to those matters addressed in the Legal Agreement.		
		Decision
Plan Number:	17/02353/FUL	D (INF)
Applicant:	Link Park Heathrow LLP	
Proposal:	Part retrospective application for use of site as B8 use and rail borne storage and replacement boundary fence and gate.	
Notes: <ul style="list-style-type: none">• A site visit was undertaken by Members.• An officer updated the report as follows:-• Clarification was sought on Network Rail's letter of representation of December 2018. Paragraph 20 on page 133 of the agenda reflected their latest representation.		
Following discussion by Members and as a result of observations on their site visit Councillor R Bagge proposed that the application be deferred to enable Officers to obtain further information and a joint site visit by Officers and the London Borough of Hillingdon and including further discussions with the applicant on hours of use. This proposal was seconded by Councillor J Jordan and agreed at a vote.		
RESOLVED that the application be deferred to enable Officers to carry out further investigations and obtain further information.		
		Decision
Plan Number:	PL/18/4882/FA	P
Applicant:	Logi Homes	
Proposal:	Erection of dormer window to front elevation	
Notes: <ul style="list-style-type: none">1. A site visit was undertaken by Members.2. Speaking on behalf of the objectors Brian Wark.		

Councillor M Bezzant proposed that the application be permitted subject to the conditions in the officers report. 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.

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

None

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

7. ENFORCEMENT UPDATE

The Committee received a verbal report which set out the up-to-date position relating to Enforcement. The Enforcement Manager reported on the following:-

- Good progress had been made. The Technician role in Planning Enforcement had now been changed to a Planning Enforcement Officer and a member of staff had been recruited in April.
- A complete process review had been undertaken which identified areas of improvement which had resulted in changes to the standard template, acknowledgement letter, formal Notice process, template pack which was sent to the legal team for consultation and further streamlining to their internal processes.
- There was a new approach to Temporary Stop Notices which had proved successful in airport parking matters in South Bucks District Council in the first half of 2019.
- In terms of the shared service in 2018/19 513 new cases had been logged, which was a reduction in number possibly due to the improved triage service that had been adopted by the Team over the past year.
- Up until last year there had been a year on year increase in new SBDC enforcement investigations logged in the past 5 years which resulted in a 35% increase in SBDC cases over that period. The cases now logged in Chiltern and South Bucks District Council had become more balanced over that 5 year period with a 53/47 split between Chiltern and South Bucks District Council.
- All new allegations of breaches of planning control were logged and acknowledged within 5 working days.
- In 2018/19 in terms of formal notices issued, there have been 12 planning enforcement notices (most in the last 5 years), 1 section 215 notice and 5 Temporary Stop Notices.
- The Planning Inspectorate have determined 8 appeals against enforcement notices during the last financial year which has resulted in an 81.25% success rate at enforcement appeals with 18 appeals currently in progress.

Planning Committee - 5 June 2019

- In 2018/19 the Team secured its first ever Proceeds of Crime Act Confiscation Order for CDC as part of an associated prosecution. The Order was made in the sum of £17,000 along with a £21,000 fine (6x 3500) and a £23,000 costs award.
- In 2018/19 770 cases were closed this financial year, resulting in a net reduction of cases of 257. The Team have managed to close more cases than it opened in April and May 2019.
- For 2019/20 improvements to the process would continue to be made with an Enforcement Notice review and Section 106 monitoring and enforcement program implemented.

Members welcomed the progress being made by the Enforcement Manager. Following a question, the Enforcement Manager agreed to provide a written response on the number of cases for South Bucks District Council which were currently open.

Members asked that they be updated on Enforcement matters every three months.

RESOLVED that the report be noted.

8. **PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS**

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

RESOLVED that the report be noted

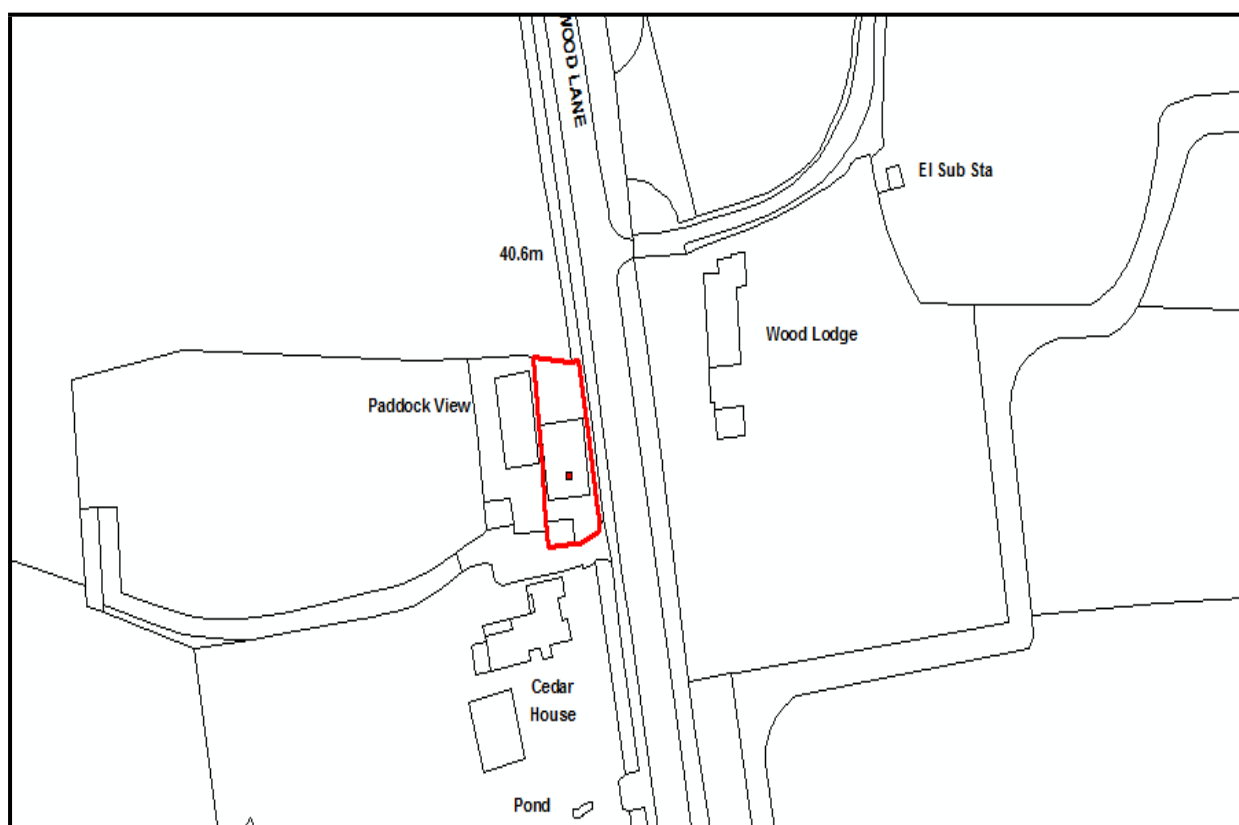
The meeting terminated at 6.32 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:**

26th June 2019

Parish: Iver Parish Council**Reference No:** PL/18/2605/FA**Proposal:** Part retention of side extensions and the erection of a roof in a modified form, following the part demolition of existing unauthorised extensions and demolition of the garage.**Location:** Jasmine Cottage, Wood Lane, Iver Heath, Buckinghamshire, SL0 0LA**Applicant:** Mr N Malik**Agent:** Mr Harmeet Minhas**Date Valid Appl Recd:** 24th September 2018**Recommendation:** Conditional Permission**Case Officer:** Mohammed Nadeem

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



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REASON FOR PLANNING COMMITTEE CONSIDERATION

This application has been reported to planning committee due to extant Enforcement notice.

SITE LOCATION

The application site is located within the Green Belt area of Iwer Heath, on the western side of Wood Lane.

THE APPLICATION

The application proposes part retention of side extensions and the erection of a roof in a modified form, following the part demolition of existing unauthorised extensions and demolition of the garage.

The site comprises a detached bungalow. The property currently has extensive unauthorised extensions including it's a raised roof height incorporating a rooms in the roof space. These extensions are the subject of a valid and extant enforcement notice issued in September 2009. This application proposes to address the breach of planning control whilst providing an appropriate sized dwelling suitable for modern day living.

Council records detail that the 'original dwelling' was a mere 36m². The current building on site has been substantially extended (by virtue of the aforementioned unauthorised developments) and any remnants of the original structure are therefore difficult to identify.

RELEVANT PLANNING HISTORY

ER/2091/72: Rebuilding and improvement of rear half of cottage - Permitted

98/00087/FUL: Demolition of sunroom and garage and erection of single storey rear extension - Conditional permission.

08/00853/FUL: Retention of single storey side/rear extension and roof extension to facilitate creation of rooms in loft space and detached single garage – Refused.

08/10057/ENBEOP: Enforcement case regarding unauthorised development comprising extensions to dwelling and detached garage - Enforcement notice issued on 25th September 2008, but only effective as of 24th July 2009 following dismissal of appeal

13/00082/CLUED - Application for a Certificate of Lawfulness for the use of the part of the building for residential use. - Granted

The Extant Enforcement Notice:

An Enforcement Notice was issued and served by the Council on 25 September 2008 for the following development -

Without planning permission the unauthorised erection of single storey extensions to the rear and both sides of the dwelling, raised replacement roof over the resultant building, single storey front extensions (comprising two bay windows and enclosed porch) and detached garage ("the development").

The Enforcement Notice required the following steps to be taken -

- (i) Demolish the development (as described above), and
- (ii) Remove from the land all materials resulting from compliance.

PARISH COUNCIL:

No objection.

POLICIES:

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies GB1 and EP3.

The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF. As such, it is considered that this application should be assessed against the relevant local policies set out above and it is considered appropriate to afford these policies significant weight. Where there is a difference or conflict in policy, then the NPPF takes precedence.

EVALUATION**Principle of development**

1. As 'retention' is not a form of development this application seeks planning permission for the erection of side extensions and the erection of a roof in a modified form, following the part demolition of the existing unauthorised extensions including the roof and the demolition of the front garage. As the proposal seeks permission for, in part, extensions that are subject to the aforementioned Enforcement Notice, this application is before this committee in line with the requirements of the Council's constitution.

Physical alterations:

2. When compared to the existing unauthorised dwelling on the site, this application, in physical terms, proposes to significantly reduce the size and scale of the existing dwelling by 144m². It is proposed that the majority of the unauthorised extensions will be removed including the removal of the existing roof and the erection of a replacement roof at a significantly reduced height. The removal of the extensions will dramatically reduce the overall size of the dwelling and the reduction in the height would reinstate the dwelling to a single storey by removing all the floor area above ground floor level.

The application also proposes to demolish a detached front garage. This garage has already been demolished.

Green Belt Assessment:

3. There is a general presumption against development in the Green Belt. Paragraph 143 of the NPPF sets out that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

Paragraph 145 states that Local Planning Authorities should regard the construction of new building in the Green Belt as inappropriate development unless the development fits into one of a number of exceptions. One such exception is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The explanatory text in Policy GB10 of the Council's Local Plan (adopted March 1999) states that "Extensions, which together with all previous extensions, are not of a small scale in relation to the original dwelling will be considered unacceptable in the Green Belt. In this connection, extensions or alterations which would result in the original dwelling having increased its floor space by more than half will not be regarded as small scale".

4. The 'original building' is defined by the NPPF as a building as it existed on 1 July 1948 or, if constructed after that date, as it was built originally. Council records, namely in the officers report for application 98/0087/FUL, details the 'original dwelling' as having a mere 36sqm floor area.

5. However, it is important for Members to note the planning permission granted by SBDC planning committee in 1998. At that time, the property benefitted from a detached single garage as well as a number of previously constructed extensions. These extensions essentially provided basic modern day amenities such as a bathroom and new kitchen. As referenced above, in 1998 planning permission was granted for a single storey extension following demolition of a sunroom & garage. Due to the demolition of these elements, whilst the 1998 application proposed extensions far in excess of a 50% increase in floor area from the original dwelling, the physical net gain in floor area was less than 5m². As a result, it was considered that the extension proposed in 1998 was acceptable and planning permission was granted. The 1998 application resulted in planning permission for a dwelling including extensions with a total combined floor area of 85m². This application seeks permission for a dwelling with extension with a total combined floor area on 82m².

The table below demonstrates the increase in floor space of previous planning applications at the property.

Year	m ² proposed	% increase from 'original dwelling'	Decision
Original	36	0	n/a
1972	53	47%	Approved
1998	85	133%	Approved
2008	226	530%	Refused
Current application	82	127%	

6. Officer's recognise that when assessed solely against mathematic calculation, the extensions proposed in this application exceed that of a 50% increase from the original dwelling. However, the test in regards to openness of the Green Belt is primarily an objective one based on size, scale and design and not solely one of arithmetic. The 1998 application referred to above (98/00087/FUL) was approved at SBDC planning committee in April 1998 and is a material consideration in determining this application. In addition, the applicant would also have a legitimate expectation that a proposed development similar to that previously approved would subsequently also obtain planning permission, subject to any major change in local plan policies.

7. The officer's report in 1998 sets out that "In terms of the Green Belt policy GB10 the percentage increases would appear to be far in excess of what is normally considered to be small scale; but this is because the original dwelling was particularly small. I am of the opinion that an exception to Green Belt policy can be justified in this particular case for the following reasons. Firstly, the original dwelling was exceptionally small and would have lacked modern basic amenities. Secondly, in terms of design and appearance the proposed extension would not appear large scale - it would be single storey measuring 2.5 metres to the eaves and 4.5 metres to the ridge and is in keeping with the existing dwelling. Thirdly, in terms of net gain over the existing situation the increase in floor area, at less than 5 sq. metres, is relatively small. Indeed, the applicants have reduced the size of the proposed extension during the processing of this application in recognition of the restrictions embodied in policy GB10."

8. Officers currently share the same opinion as that of the Officer in the 1998 application and concur with the assessment of proportionality and appropriateness of an extension of this size, on this particular site. It is considered that as a result of the very small size of the original dwelling as well as the minimal physical net gain in floor area, the building as proposed would not result in a disproportionate addition over and above the size of the original building and would therefore not unduly impact upon the openness of the Green Belt or impinge on the character of the surrounding area. The proposed development therefore complies with NPPF requirements and policies GB1 and GB10 of the South Bucks District Local Plan (adopted March 1999).

Visual impact/impact on locality:

9. The proposed retention of the single story side and rear extensions will not have an unacceptable effect on the scale and character of the dwelling; the extensions are modest in size, of an acceptable design, would revert the height of the dwelling to a height similar to the original design and would therefore harmonise with the original dwelling design. The proposal would not adversely impact upon the openness of the Green Belt or the visual amenities of the Green Belt in terms of its size, scale, design, materials and character. Therefore the proposal is considered acceptable against policies EP3 and H11 of the Council's Local Plan and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

Neighbour impact:

10. When taking into account the relationship between the application site and the amenity area of the neighbouring dwelling it is considered that the proposed extensions would not appear unduly obtrusive or over dominant nor would it present additional overshadowing or unacceptable levels of overlooking which would warrant refusal of the application. In addition, the development does not adversely affect the amenities of occupants in neighbouring dwellings and does not have an unacceptable effect on the existing context and character of adjacent buildings and the immediate surroundings.

11. Consequently the proposal is considered to comply with Policy EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999).

Parking / access / highway implications:

12. The application site benefits from off street parking and this application also proposes the removal of the front garden garage. There would not result in additional bedrooms and would retain the existing level of parking availability. It is therefore considered that the existing parking provision is acceptable and that no additional parking provision is required.

Conclusion:

13. The dwelling subject to this application, constructed prior to 1948, comprised an 'original dwelling' of a mere 36m². It is considered that whilst this proposal provides percentage increase that appear to be far in excess of what is normally considered that as a result of the very small original dwelling, the limited net gain in floor space and the 1998 permission, the proposal strikes a fair and reasonable balance between the interests of the community and the human rights of the individuals concerned. The proposed development would also suitably modernise the dwelling by providing appropriately sized amenity space creating places with a high standard of amenity for existing and future users. The proposal would not adversely affect the amenities of occupants in neighbouring dwellings and would not have an unacceptable effect on the existing context and character of adjacent buildings and the immediate surroundings.

14. The development is therefore considered to comply with Policies EP3, H11 & GB10 of the South Bucks Local Plan 1999, Core Policy 8 of the Council's Core Strategy and is in accordance with the NPPF requirements.

Working with the applicant

15. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

South Bucks District Council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, amended plans were accepted to overcome initial concerns raised by Officers.

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

RECOMMENDATION:**Conditional Permission**

Subject to the following conditions:-

1. Notwithstanding the provisions of Article 3 and Classes A, B,C, D & 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 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.

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.)

2. The development to which this permission relates must be begun no later than 6 months beginning from the date of this decision notice.

Reason: An extant enforcement notice exists on this site which has not been complied with. To enable the Local Planning Authority to review the expediency of taking further enforcement action to achieve compliance of the aforementioned notice.

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

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

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

LIST OF APPROVED PLANS

Plan Reference

Date received by District Planning Authority

GSB/JC/2017 REV 03

12.11.2018

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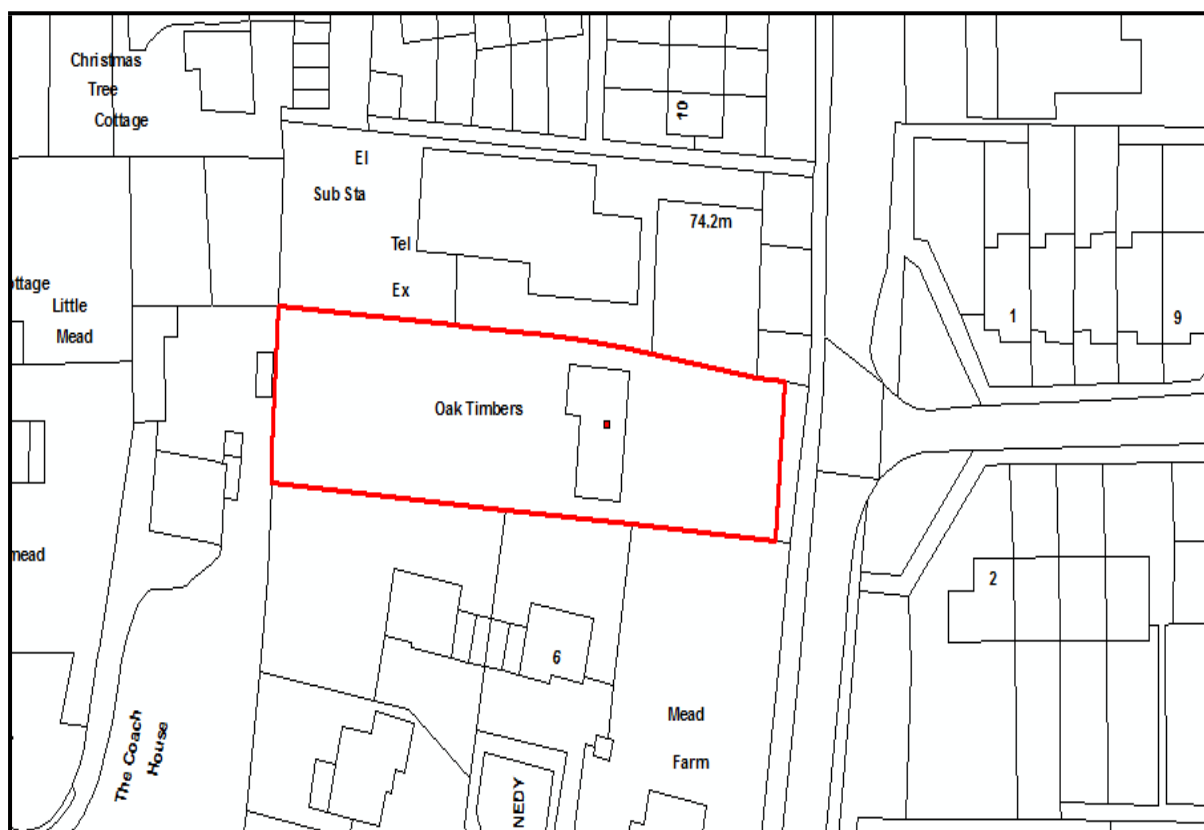
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:**

26th June 2019

Parish: Farnham Royal Parish Council**Reference No:** PL/19/0061/FA**Proposal:** Demolition of attached garage to Oak Timbers and erection of new detached dwelling to rear.**Location:** Oak Timbers, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3ND**Applicant:** Mr Sean Chandiram**Agent:** Mr Shorne Tilbey**Date Valid Appl Recd:** 9th January 2019**Recommendation:** Conditional Permission**Case Officer:** Vicki Burdett

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

REASON FOR PLANNING COMMITTEE CONSIDERATION

This application has been reported to the Planning Committee by virtue of receiving over 10 objection letters and the recommendation being approval.

Due to the significant level of local concern it is considered that value would be added to the decision making process if MEMBERS were to carry out a SITE VISIT prior to their determination of this application.

SITE LOCATION

The application relates to a detached dwelling; 'Oak Timbers' located within Beaconsfield Road, Farnham Common. The dwelling sits within a large plot, which benefits from a large rear garden and is heavily bordered by dense vegetation. The plot is proposed to be subdivided to allow for the erection of a new detached dwelling.

The site lies within a Green Suburban Settlement as defined in the Chiltern and South Bucks Townscape Character Study (2017) and is surrounded by residential development with commercial uses to the north within Farnham Common High Street.

The application site is accessed off the A355; a classified road and also lies adjacent to a Grade II Listed Building known as 'Mead Farm'.

THE APPLICATION

The application proposes the demolition of the attached garage to Oak Timbers and the erection of a new detached dwelling to the rear within the existing garden space and new vehicular access.

The existing vehicular access would be removed and kerbing reinstated, with the creation of a new vehicular access further north which would serve both dwellings.

The existing attached garage/carport sits at the southern flank of the host dwelling and would be demolished to allow for an enlarged driveway area.

The proposed new dwelling would be constructed approx. 21m from the rear elevation of Oak Timbers with a new driveway formed to the north of the existing dwelling. The proposed dwelling would comprise of a 'chalet' style and would have a maximum width of 12.2m, depth of 10.7m - 12.4m with a maximum height of 8.66m (incorporating a gabled roof with hipped ends).

The proposed dwelling would incorporate 3 dormers at both the front and rear elevations and an integral garage. The dwelling would be constructed of both facing brickwork with white render and plain roof tiles.

RELEVANT PLANNING HISTORY

94/00794/FUL - Conditional Permission - Erection of rear conservatory

87/00334/APPLIC - Conditional Permission - Two storey rear extension

PARISH COUNCIL

Farnham Royal Parish Council made the following comments -

31st January 2019:

'The proposed drive for the new house exits on to the A355 where the wall of the adjacent property is less than 1m from the main road; consequently there is no space for a safe, satisfactory vision splay to be constructed. There will be overlooking and loss of privacy for the neighbours in Blackpond Lane and Kennedy Close and the amenity of these properties will be adversely affected. If this development is permitted it should be a condition that the southern boundary with Kennedy Close should have a 2m high fence and that windows on this elevation are none opening and obscured. The plans show no allowance for two or more cars to be able to turn around. If permitted a condition should stipulate that the plans incorporate a turning area on site to enable two or more cars to turn and exit the site forwards. There is no tree report yet there are several mature trees on site that should be protected. At least two oak trees should be considered for TPOs'.

10th April 2019:

'The Parish Council objects to the proposed amendment to the roofline of this architecturally significant property in order to provide access to the proposed new property and believes that this amendment will have a severe detrimental effect on the character of Oak Timbers'.

REPRESENTATIONS

A total of 18 objection letters have been received, with 4 of them being from the same neighbouring property. The objections are summarised as follows:

Design/Character and Appearance

- Poor Design
- I was informed that this would be a small, unobtrusive, single storey bungalow, exclusively for the accommodation of the purchaser's terminally ill father
- I was astonished to see this application was in fact a substantial 4 bedroom house with it's own separate drive
- Overdevelopment of the site
- Character of the area may be affected if all of these trees were removed
- Proposed new plot and retained plot remain inadequate in the context of the surrounding properties and general character and appearance of the area
- The useable rear gardens remain limited and out of keeping with the locality
- The development would appear cramped and overdeveloped and impact adversely on the character of the locality.
- If permitted this 'back garden' proposal will continue the over development that is occurring along this narrow lane which is adversely affecting the rural character of the locality

Neighbouring Amenity

- Loss of Privacy
- Loss of View
- The proposed building will likely be overbearing and bulky when viewed from my property
- Proposed location of the new building is close to the boundary with 5 Kennedy Close
- The new property is going to be closer than the existing one to the boundary fence which will impact our privacy
- There is no indication of how the existing 1 metre high fence plus shrubbery providing screening between the two properties will be retained
- Overlooking from windows
- Proposed building will likely be overbearing and bulky
- Overlook our garden as the plan has three upstairs windows all facing our back garden and back of our house
- New house could lead to increase in light pollution at the back of the house
- The building will dominate the view from the gardens in Kennedy Close

Parking/Highways

- Inadequate Access
- The location of the addition drive would necessitate the unacceptable removal of a number of mature trees

Other

- Detriment to Listed Building
- Loss/Damage to Trees

Traffic/Highways/Parking

- When Mead Farm was purchased the Council insisted the access to the A355 was blocked up
- Such a drive would also provide a high risk access to those wishing to join the A355
- The vision splay is distinctly inadequate for safe visibility of approaching vehicles
- Limited manoeuvring within the site for cars
- Parking for up to 7 vehicles is excessive

[OFFICER NOTE: Following the receipt of the above comments the application has been amended showing the driveway moved adjacent to the Telephone Exchange with a new vehicular access, closing up the existing in line with Highways advice.]

CONSULTATIONS

Natural England made the following comments (23rd May 2019):

'No objection, based on the plans submitted Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes'.

Burnham Beeches Estate Office made the following comments:

'I provide the City of London's (CoL) response as the neighbouring landowner of Burnham Beeches (BB), designated as SSSI, NNR and SAC. The application site is 164m from the boundary of BB as its closest point and will add an additional dwelling in an area is designated as a Green Suburban Road by SBDC. The CoL is concerned about the effect of this proposal on BB, in isolation and in combination with others of the following reasons:

- Increasing the density of housing and urbanising an area designated in the Townscape character study (2014) as a Green Suburban Road (contrary to SBDC policy)
- Contrary to Core Policy 9 stating that development in close proximity of the BB be restricted to ensure no adverse effect on the integrity of the SAC
- Increasing the number of visitors to BB, contributing the wear and tear and causing potentially negative impacts on the protected habitats (it will add an estimated additional 77 visits to BB each year)
- Increase the light, noise and air pollution adjacent to BB

In addition, the application makes no reference to the presence of Burnham Beeches as a protected site and there is no reference to SUDS which is required for applications in proximity to Burnham Beeches. There is no tree report and no protected species survey of the building to be demolished. The City requests that the application is refused, the applicant is required to demonstrate 'No adverse impact on BB alone and in combination with other past and proposed developments'.

[OFFICER NOTE: The application site does not fall within the hydrological catchment areas of Burnham Beeches and therefore a SUDs assessment is not required. It has been advised that for best practice, SUDs should accompany the development but is not compulsory. Natural England has been consulted and raised no objections]

The Districts Arboriculturist made the latest comments (24th April 2019):

'I have reviewed the revised attached arboricultural information and if the size of the building is acceptable in planning terms/policies the arboricultural information submitted has considered BS 5837 guidance. If planning permission is permitted I recommend planning condition ST18 (attached report and tree protection plan)'.

The County Highway Authority made the latest comments (25th February 2019):

'The application seeks planning permission for the demolition of an attached garage to provide a detached dwelling to the rear of Oak Timbers. The site would be served by new access off Beaconsfield Road, which is classified as the A355 and is the main road through Farnham Common. Beaconsfield Road has existing footways adjacent to both edges of the carriageway and the road also benefits from street lighting. In terms of trip generation, I would expect the new dwelling to generate between 4-6 daily additional vehicular movements, two-way. As the site is to be intensified it is imperative to ensure that the access is safe and suitable to accommodate the additional traffic movements. In accordance with guidance contained within Manual for Streets, visibility splays of 2.4m

x 43m are required in both directions from the proposed access commensurate with 30mph speed limit. From the amended Site Plan, I am satisfied that these visibility splays can be achieved within either the ownership of the applicant or the public highway. The proposed access is in excess of 4.8 metres in width for the first 10 metres in to the site and would allow for the simultaneous two-way flow of vehicles and the safe passing of pedestrians along cars. I trust the Local Planning Authority will comment on the adequacy of parking provision provided, from the submitted plan it appears there is adequate space provided within the site for vehicles to turn and egress the site in a forward gear. Given the distance of the proposed dwelling from the highway a bin holding area should be provided near the site access. Mindful of the above, I have no objections to the proposals subject to the conditions and informatives.'

The Districts Historic Buildings Officer made the following comments (6th February 2019):

'As the proposed new house is behind Old Timbers it therefore seems unlikely that a new house would have any impact on the setting of the Listed Building'.

Oxford City Council Ecology provided the latest comments (12th March 2019):

'I have reviewed the Preliminary Ecological Assessment report produced by ASW Ecology (February 2019), which has confirmed that the structures to be impacted by the proposals are of negligible value to roosting bats. Should the house itself be affected, further assessment will be required. If minded to approve, details of ecological enhancements are required to ensure a net gain in biodiversity is achieved'.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011

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

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Chiltern and South Bucks Townscape Character Study (2017).

EVALUATION

Principle of development

1. The site is located within the developed area of Farnham Common where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

2. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). This Council already has such policies in the form of Policy H10 of the Local Plan, which resists the development of residential garden land. The application site does not fall within the designation (Residential Area of Exceptional Character) that Policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by

Policy H10. The South Bucks Townscape Character Study does designate this site as having a 'Green Suburban' typology; however it is not considered that this designation prevents the introduction of additional dwellings, provided they would not adversely affect the character and appearance of the site or locality in general.

3. In addition to the above, chapter 11 of the NPPF encourages local planning authorities to make an effective use of land. Paragraph 117 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4. Paragraph 122 of the NPPF highlights that planning decisions should support development which makes the efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing character and securing well-designed places.

5. In summary, the site is located within the developed area of Farnham Common where new dwellinghouses are considered acceptable subject to other material planning considerations such as the impact on the character area and neighbouring residential amenities. Furthermore, the proposal would align with the aims of the NPPF in providing additional homes, making effective use of land and achieving sustainable development.

Design/character & appearance

6. Local Plan Policy H9 refers to the residential layout and design of development throughout the District. It states that proposals involving the development of land for residential purposes will only be permitted where the proposal would be compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. In assessing whether proposals are compatible the Council will have particular regard to the size and shape of the site and its physical characteristics.

7. As aforementioned above, the proposal would involve the subdivision of the existing plot and the demolition of the existing garage to allow for the erection of a new residential dwelling to the rear. The dwelling would be sited within the western street scene of Beaconsfield Road wherein there is a varied form of development with Oak Timbers being a 'stand-alone' plot with a residential cul-de-sac sited to the south and Mead Farm and a Telephone Exchange to the north followed by a row of terraces fronting Beaconsfield Road. The immediate area is predominantly high in density with the existing plot being much deeper than others within the vicinity. Whilst this form of tandem backland development is not common within the immediate street scene, it is a form of development that has generally been deemed acceptable in principle throughout the District, provided that it would not be detrimental to the character of the area.

8. Within the street scene of Beaconsfield Road, particularly within the residential area, the architectural styles of properties vary between different pockets of development. For example, the western street scene comprises of mainly detached, larger properties fronting Beaconsfield Road but a series of residential cul-de-sacs are evident on both sides of the street scene, which comprise of both detached dwellings and terraces. The proposed dwelling would also be detached and would be similar in size to other residential dwellings in the vicinity. The proposed house would incorporate a gabled roof with hipped ends and cat-slide frontage, representing a chalet-style dwelling with pitched dormers and varying eaves heights. The dwelling would be similar in height to other properties within the locality, and due to its positioning, would not be readily visible within the street scene of Beaconsfield Road. It is acknowledged that it would be visible from some public vantage points. The proposed design is different in comparison to the designs of other pockets of residential development within the street scene, however as aforementioned, the street scene is varied in character and architectural styles and it is not considered that the proposed design of the dwelling would be prominent, obtrusive or uncharacteristic.

9. The resultant plot sizes of both Oak Timbers and the new dwelling would be similar to plot sizes within the vicinity and would not result in cramped forms of development. As aforementioned, Oak Timbers benefits from a very large plot in comparison to surrounding developments therefore the subdivision is not considered to be harmful to the prevailing character of the area. The proposed dwelling is not considered to detrimentally harm the character and appearance of the area, and is considered to integrate acceptably.

10. Overall, the scale, height and design of the dwellinghouse is considered to have a satisfactory impact on the character of the surrounding area. Furthermore, the scale and siting of the development is considered to be acceptable against Local Plan Policies EP3 and H9 and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

Residential amenity

11. Local Plan Policy H9 stipulates that proposals involving the development of land for residential purposes will only be permitted where the proposal would not adversely affect the character or amenities of nearby properties of the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important group of trees, loss of privacy or loss of daylight, and the proposal would be in accordance with Policy EP3. Furthermore, the proposal includes provision for conveniently located, usable amenity space.

12. In regards to the level of amenity space for future occupiers of the dwelling, the garden size would be approx. 11.5m-12m in depth with a width of 21.5m. The resultant rear garden of Oak Timbers would have a depth of 11m and width of 18m which is considered to be adequate for the amount of accommodation proposed.

13. Local Plan Policy EP5 refers to sunlight and daylight and stipulates that development will only be permitted where its design and layout 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. The proposed new dwelling would be sited approx. 10.2m from No. 5 Kennedy Close (which is sited south) and forms the nearest neighbouring property to the proposed development. The proposed dwelling would not fail the 25, 45, or 60 degree rules as set out within the Building Research Establishment (BRE) Report: "Site layout planning for daylight planning for daylight and sunlight: a guide to good practice" (2011) which is utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light. The dwelling comprises of predominantly low eaves with hipped ends, it is considered that sufficient light would reach into, between and around the buildings and would not result in a significant loss of daylight. The test has also been conducted from other neighbouring properties, wherein the degree rules were not intersected.

14. The proposed dwelling would be sited over 17m away from neighbours in Blackpond Lane (sited to the rear) and as aforementioned above, over 10m from properties within Kennedy Close (sited to the south). Given its chalet bungalow design, with low eaves, it is considered that the proposed dwelling would not appear overdominant, or obtrusive when viewed from these neighbouring properties. Furthermore, there would be sufficient distance from the neighbouring property on Blackpond Lane to prevent any unacceptable overlooking of this property and given that no first-floor windows have been incorporated within the south flank elevation there would be no unacceptable loss of privacy to the neighbouring property on Kennedy Close. It is however considered necessary to impose a condition to prevent the installation of any first-floor windows within the southern flank elevation to protect the amenities of No. 5 Kennedy Close.

15. The proposed dwelling would also fall within an existing residential area and would therefore not be out of keeping in regards to any noise pollution.

16. Taking the above into account, it is considered that the proposal would not have a detrimental impact on the amenities of neighbouring properties and would comply with Local Plan Policies EP3, EP5 and H9.

Parking/Highway implications

17. The County Highway Authority have raised no objections to the development subject to the inclusion of 3 conditions and informatives. In regards to parking provisions, both dwellings would benefit from its own driveway with the proposed dwelling also benefitting from an integral garage. Local Plan Policy TR7, appendix 6 provides the parking requirements for new dwellings. This policy states that for a 3-4 bedroom house, 3 car parking spaces should be provided. It is considered that the proposed driveway areas are able to provide this level of parking. The proposed development would be in accordance with this policy and would have a sufficient amount of parking. As such, the proposed scheme would not have any parking or highway implications.

Affordable housing

18. The proposed development would not meet the threshold for the provision of affordable housing or an off-site contribution.

Other matters

19. The Council's Arboriculturist has assessed the proposals and considers that they are acceptable from a tree point of view. A condition shall be included to ensure the works are carried out in accordance with the Arboricultural Method Statement.

20. The County Highway Authority do not raise any objections, and subject to appropriate conditions, considers the proposed development acceptable.

21. The Parish Council continue to object to the application with the main concerns relating to the effects of the character on Oak Timbers. In this instance, it is considered that the proposed development would not detrimentally harm the character and appearance of the area, or impose any harm to the host dwelling at Oak Timbers.

22. The County Ecologist has recommended a condition for the provision of biodiversity enhancements to the site.

23. The proposed dwelling would be separated from the listed building at Mead Farm by other buildings and the Districts Historic Buildings Officer does not consider the development to be significantly harmful to the setting of this listed building.

24. The agent has confirmed in writing to all recommended pre-commencement conditions.

Sustainable Development/Planning Balance

25. 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.

26. 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 built environment.

Working with the applicant

28. In accordance with Section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

South Bucks District Council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, amended plans were submitted during the course of the application which were sufficient to overcome concerns raised by officers.

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

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. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Reason : To ensure that the external appearance of the development is not detrimental to the character of the locality. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

3. No further windows shall be inserted at or above first floor level in the flank elevations of the dwelling hereby permitted.

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. **No works or development shall take place until details of the proposed finished floor levels of the dwelling and of finished ground levels in relation to the surrounding development have been submitted to and approved in writing by the District Planning Authority. Thereafter the development shall be implemented and retained in accordance with these approved details. (SD16)**

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

5. Prior to the commencement of the development the new access to Beaconsfield Road shall be designed/constructed in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Private/Commercial/Industrial Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers).

6. Prior to the commencement of the development minimum vehicular visibility splays of 43 metres from 2.4 metres back from the edge of the carriageway from both sides of the new access onto Beaconsfield Road shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

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

7. Prior to occupation of the development space shall be laid out within the site for parking 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. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers).

8. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)

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

9. Prior the commencement of development, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The scheme will include details of native landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development (Core Policy 9 of the South Bucks Core Strategy February 2011).

10. 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>
1510/1	09.01.2019
4850/2/3/A	10.04.2019
Tree Protection Plan	23.04.2019
4850/2/1/C	10.05.2019

INFORMATIVE(S)

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

Transportation for Buckinghamshire
London road East
Little Chalfont
Amersham
Buckinghamshire
HP7 7DT
2. INFORMATIVE: It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
3. INFORMATIVE: No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
4. INFORMATIVE: Removal of vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.

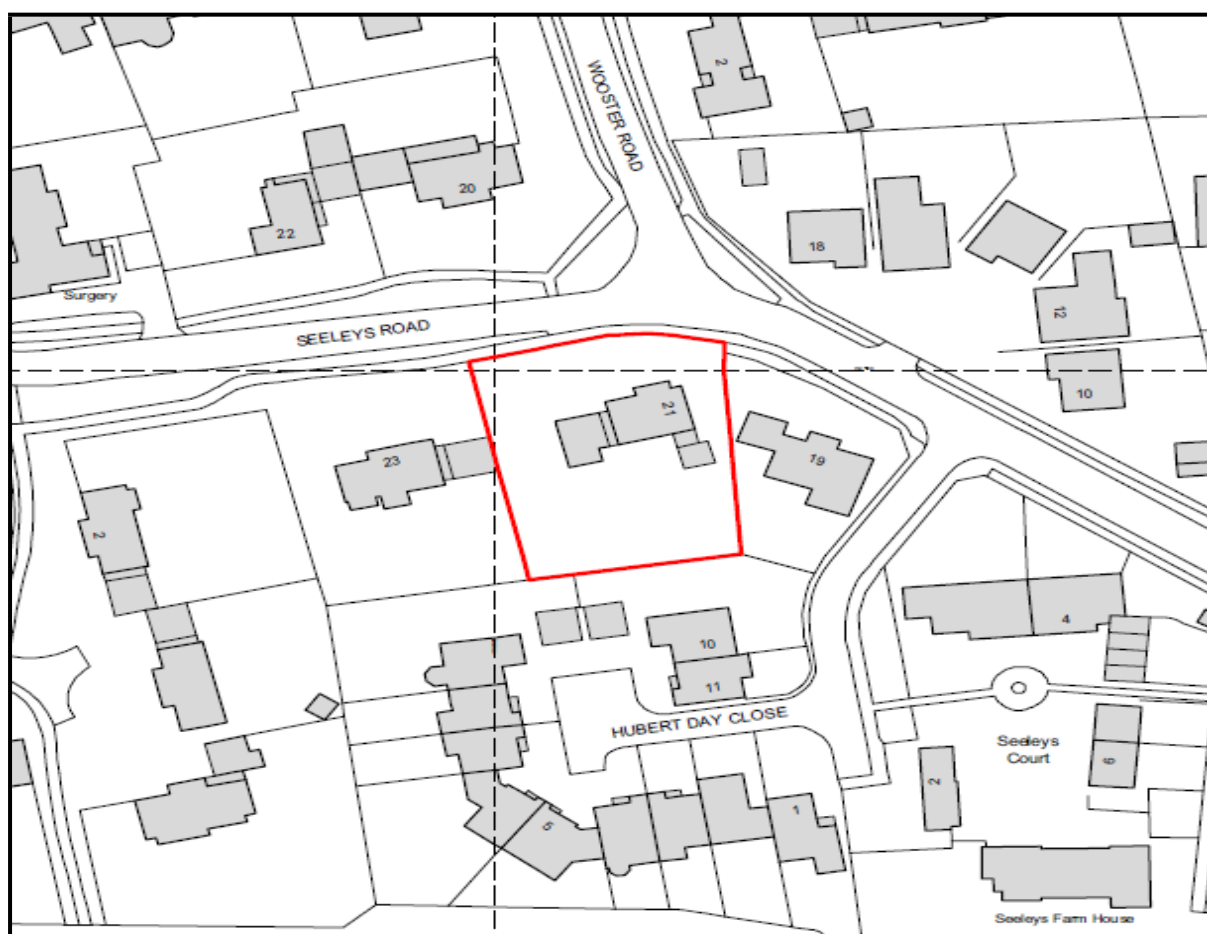
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PART A**South Bucks District Council
Planning Committee**

Date of Meeting: 26th June 2019 **Parish:** Beaconsfield Town Council

Reference No:	PL/19/0874/FA
Proposal:	2 no. replacement 2 storey houses with attached single storey garages, including all associated landscaping.
Location:	21 Seeleys Road, Beaconsfield, Buckinghamshire, HP9 1SZ
Applicant:	Mr Paul Gill
Agent:	Mr David Parker
Date Valid Appl Recd:	13th March 2019
Recommendation:	Conditional Permission
Case Officer:	Richard Regan

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



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NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to the planning committee due to the level of objection that has been received.

Due to the nature of the application and the significant level of local concern it is considered that value would be added to the decision making process if MEMBERS were to carry out a SITE VISIT prior to their determination of this application.

SITE LOCATION

The application site is located within the developed area of Beaconsfield, on the southern side of Seeleys Road. The site is designated as being within the 'Open Plan Suburban' typology, and Seeleys Road Area of Exceptional Character, as set out within the Chiltern and South Bucks Townscape Character Study 2017. The site itself consists of a detached two storey dwelling.

THE APPLICATION

The application proposes the demolition of the existing detached dwelling and its replacement with two detached dwellings.

The scheme involves subdividing the existing plot, into generally two equally sized plots. Both plots would be served by the existing vehicular access point, with driveways leading from this access point that would lead to each dwelling. Both of the dwellings would be very similar overall, being two storey detached dwellings, with the main differences being restricted to the choice of materials to be used on the external elevations of the dwellings, and the size of the single storey side/rear elements, with the dwelling on plot A having a slightly larger rear element.

A minimum gap of 7m would be retained between the proposed dwellings themselves at two storey level, whilst a minimum gap of 3.9m would be retained at two storey level to the neighbouring property to the east, No.19 Seeleys Road, and a minimum gap of 6.3m being retained at two storey level to the neighbouring property to the west, No.23 Seeleys Road.

During the course of the application, to address the concerns of the Highway Authority, the vehicular access arrangements have been revised so that instead of two new vehicular access points being created, the proposed development is now only served by the existing vehicular access point.

RELEVANT PLANNING HISTORY

PL/18/4581/FA: Demolition of existing house and erection of 2 detached houses. Withdrawn.

TOWN COUNCIL

"The Council wished to object to this planning application due to there being 2 driveways in close proximity onto a main road at a junction and a blind bend. This area is also an area of special character and would not be in keeping with neighbouring properties within the area."

REPRESENTATIONS

Letters of objection have been received from 15 separate households. Two further letters were received which provided comments but did not raise an objection.

Concerns raised within the letters of objection include the following:

- Overdevelopment of site;
- Dwellings out of keeping;
- Detrimental to character of area;
- Set a precedent;
- Adverse highway implications;
- Poor visibility from access;
- Poor design;
- Unduly prominent;
- Plot does not support two dwellings;
- Excessive heights;
- Adverse impacts on neighbouring properties
- Insufficient spacing.

CONSULTATIONS

Ecologist:

No objections

Transport for Bucks:

No objections subject to condition.

SBDC Waste:

In accordance with local policies, waste is to be presented for collection on the boundary with Seeley's Road.

Tree Officer:

No objections subject to condition.

Cadent Gas:

They identify that there is apparatus in the form of a low or medium pressure gas pipe in the vicinity of proposal. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

Building Control:

No objections

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP1, CP2, CP3, CP6, CP7, CP8, CP9, CP12, and CP13

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

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Whilst the revised NPPF replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them.

EVALUATION

Principle of development

1. The site is located within the developed area of Beaconsfield where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.
2. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as having an 'Open Plan Suburban' typology, as well as being within the Seeleys Road Area of Special Character, however it is not considered that these designations prevent the introduction of additional dwellings, provided they would not adversely affect the character and appearance of the site or locality in general.
3. In addition to the above, chapter 11 of the NPPF encourages local planning authorities to make an effective use of land. Paragraph 117 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
4. Paragraph 122 of the NPPF highlights that planning decisions should support development which makes the efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing character and securing well-designed places.
5. In summary, the site is located within the developed area of Beaconsfield where new dwellinghouses are considered acceptable subject to other material planning considerations such as the impact on the character area and neighbouring residential amenities. Furthermore, the proposal would align with the aims of the NPPF in providing additional homes, making effective use of land and achieving sustainable development.

Design/character & appearance

6. Paragraph 127 point C of the NPPF states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change. Point E of paragraph 127 seeks to optimise the potential of the site to accommodate an appropriate amount and mix of development.

7. It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 15dph. Whilst an increase over that which currently exists, it is not considered significantly out of keeping with the overall prevailing density of the immediate area. When balanced against the need to make efficient use of land, it is considered that the proposed density of the scheme would not appear inappropriate.

8. Policy H9 states that any development should be compatible with the character and appearance of the immediate locality. As set out above, the property lies within the Seeleys Road 'Area of Special Character', as defined within the Chiltern and South Bucks Townscape Character Study. This document advises on why this area has special character, and what those special characteristics are, as well as providing guidance on how future development should be formed in order to respect and maintain the special character. Its special character is based on its high level of consistency and its landscape and townscape qualities. In addition to this, Seeleys Road also displays the characteristics of what is designated as 'Open Plan Suburban' forms of development, which is again set out within the Townscape Study, and advises that this area is characterised by its sense of openness with no boundary treatment between buildings and the roads.

9. In terms of the proposed dwellings themselves, they have been specifically designed to reflect the design and appearance of dwellings that currently exist within the Seeleys Estate. It is considered that they follow the architectural approach that is consistent within the estate, and which forms part of its special characteristics. They are also similar to the height, size and scale of existing properties, to further reinforce their appropriateness for this locality. The dwellings would be constructed in materials that are common to those seen elsewhere within the Seeleys Estate, with the dwellings themselves using different materials to introduce some differentiation between them, but at the same time harmonising with the general appearance of the Estate.

10. It is considered that the proposed development would not appear out of context or out of keeping with the existing pattern of development in the immediate vicinity. The proposed dwellings would continue the provision of the dwellings fronting the highway, and as such, it is considered that the layout of the proposed dwellings would relate acceptably to the surrounding development and would not be detrimental to the existing pattern of development or character of the area, nor would they appear unduly prominent with the street scene.

11. The level of spaciousness retained on site is considered acceptable with the gaps retained to the site's boundaries and neighbouring properties being considered sufficient. Resultant garden sizes are considered adequate to serve the size of properties proposed. As such, overall, it is considered that the development would not appear cramped or out-of-place, nor would it represent an overdevelopment of the site.

12. The proposed development has been designed to retain the open frontages between the dwellings and road, which is again, an important characteristic of the Seeleys Estate.

13. Overall therefore, it is considered that the proposed development would not adversely impact upon the character or appearance of the site, street scene or locality in general, including its designation within the Seeleys Estate Area of Special Character, and Open Plan Suburban typology.

Residential amenity

14. Distances in excess of 26m would be retained to the neighbouring properties to the rear of the site. Given these distances, it is considered that the proposed dwellings would not lead to any unacceptable loss of privacy to these properties, nor would they result in an unacceptable loss of light or appear overdominant or obtrusive.

15. With regard to the neighbouring properties to either side, the relevant light angles would not be breached by the proposed new dwellings, and due to the juxtaposition of the dwellings to one another, combined with the distances retained between them, it is considered that the proposed new dwellings would not appear overdominant or obtrusive, nor would they lead to an unacceptable loss of light. In terms of privacy, the proposed dwelling closest to No.19 Seeleys Road would have two first floor side windows facing directly towards No.19. However, these windows would both be serving bathroom facilities, therefore it would be acceptable to condition them to be fitted with obscure glass and high level openers only in order to prevent any unacceptable overlooking opportunities. In terms of the other neighbouring property to the side of the proposed development, No.23 Seeleys Road, the proposed dwelling nearest to this property would have a side window serving the staircase that would look directly towards No.23. Again, as this would not be serving a primary habitable room, the use of a condition restricting potential openings as well as requiring the use of obscure glass, would prevent any unacceptable overlooking to occur.

16. Given the distance retained to all other neighbouring properties, it is considered that the proposal would not adversely impact upon their amenities.

Parking/Highway implications

17. The proposed development would be served with an appropriate level of off street parking. Each plot would have sufficient space to allow for up to 3 vehicles to be parked, which would accord with the Council's Parking Standards.

18. The County Highway Authority initially raised highway safety concerns in relation to the provision of a new vehicular access point that was being proposed towards the eastern side of the application site. The application has subsequently been revised to omit the proposed new access points, and instead now incorporates the use of the existing vehicular access point, which will serve both properties. The County highways Authority are now satisfied with the proposed development and consider that the use of the existing vehicular access point would not lead to unacceptable highway and pedestrian danger or implications.

19. Para. 109 of the NPPF sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

20. In light of the NPPF, and given that the County Highways Authority has not raised objections, it is considered that the proposal would not lead to unacceptable impacts on highway safety.

Other matters

21. The Council's Ecologist has not raised any objections, and subject to appropriate conditions, considers the proposed development acceptable.

22. The Council's Waste team do not raise any objections, and advise that waste would be collected in the traditional household manner from the front of the site.

23. The Council's Arboriculturalist has assessed the proposals and considers that they are acceptable from a tree point of view. He considered that the proposals would not lead to unacceptable loss or damage to existing trees and vegetation.

24. The concern of this application setting an undesirable precedent has been raised by local residents, however each application must be assessed on its own merits, and is considered acceptable on one site is not necessarily acceptable in another.

25. The Building Control Department raise no objections in terms of fire brigade and disabled access.

Sustainable Development/Planning Balance:

26. 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.

27. 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.

Working with the applicant

28. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

29. 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.

In this case, amended plans were accepted to overcome initial concerns raised by Officers.

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

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. 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. A schedule of materials to be used in the hardsurfacing of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the laying of such hardsurfacing. 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.)

4. Notwithstanding any indications illustrated on drawings already submitted, prior to the substantial completion of the development hereby permitted, there shall be submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include details of all new planting and indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained.

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

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

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

6. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the

enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND12)

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. No further windows shall be inserted at or above first floor level in the east side elevation of the dwelling on plot A, or the west side elevation of the dwelling on plot B, hereby permitted. (ND17)

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

8. The first floor windows in the east side elevation of the dwelling on plot A hereby approved, and the first floor window in the west side elevation of the dwelling on plot B, serving the staircase, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted and permanently maintained with obscure glass.

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

9. The flat roof areas of the single storey elements of the dwellinghouses hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the District Planning Authority. (SD11)

Reason: To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

10. No wall, fence, hedge or other means of enclosure which may be provided along the site frontage shall exceed a height of 0.6 metres above the level of the centre line of the access.

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

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

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR5 of the South Bucks District Council Local Plan (adopted March 1999) refer.)

12. The development hereby permitted shall be undertaken in accordance with the recommendations provided within the letter from AAE Environmental Consultants (22nd May 2019). The letter provides details of required best practice safeguards for the avoidance of harm to bats. Should any bats or other protected species be encountered during the works, further mitigation measures will be required and agreed in writing with the Local Planning Authority Ecologist.

Reason: The prevention of harm to species within and outside the site. (Core Policy 9 of the South Bucks District Core Strategy (adopted February 2011) refer).

13. Prior to the occupation of the development hereby approved, a scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority to ensure a net gain in biodiversity will be achieved. The scheme will include details of new landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes. The development shall be carried out and maintained in accordance with the approved details.

Reason: In the interests of improving biodiversity and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development. (Core Policy 9 of the South Bucks District Core Strategy (adopted February 2011) refer).

14. 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>
19 SEEB 21B-01 REV A	13.03.2019
19 SEEB 21A -01 REV B	13.03.2019
19 SEEB SL01	13.03.2019
19 SEEB SP03 REV C	10.05.2019

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)

2. INFORMATIVE -It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (SIH23)
 3. INFORMATIVE -No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)
 4. In light of the comments of Cadent Gas, which are available to view on the Councils Website, the applicant is recommended to contact Cadent Gas prior to any works taking place, to discuss the presence of existing gas lines and associated equipment.
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:**

26th June 2019

Parish: Burnham Parish Council**Reference No:**

PL/19/1002/CONDA

Proposal:

Application for approval of details reserved by condition 4, 5, 6, 7(i) and 7(ii) on application PL/18/2406/FA - (Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements).

Location:

Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG,

Applicant:

Mr Adam Snellgrove

Agent:

Mr Edward Landor

Date Valid Appl Recd:

22nd March 2019

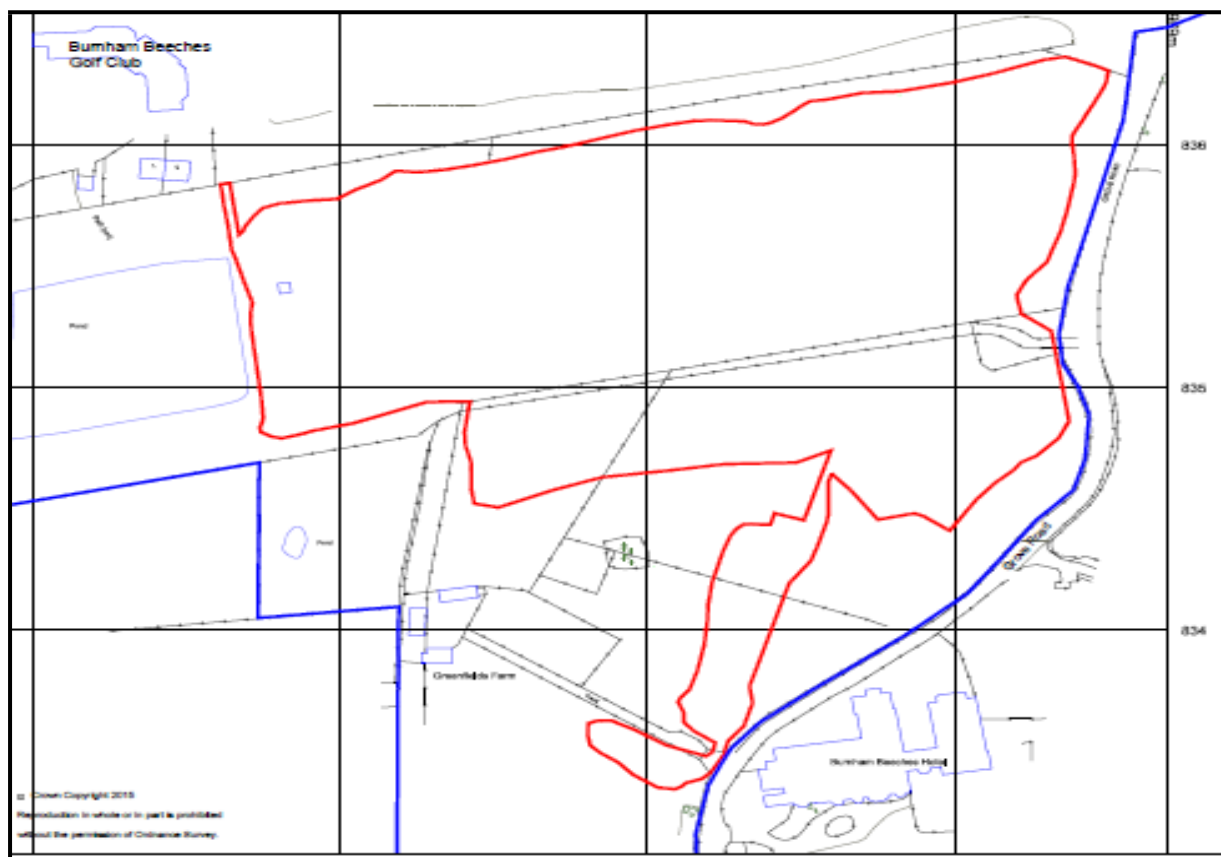
Recommendation:

Condition Accepted

Case Officer:

Mr Graham Mansfield

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



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REASON FOR PLANNING COMMITTEE CONSIDERATION :

The application has been referred to the Planning Committee due to the number of letters of objection having been received exceeding 10.

SITE LOCATION:

The application site comprises Burnham Beeches Golf Club, an 18 hole golf facility with an existing clubhouse. The site is within the Green Belt and is accessed via Green lane. There are neighbouring residential dwellings on the opposite side of Green Lane and the Burnham Beeches SSSI is located to the north of the site.

THE APPLICATION:

On 7th November 2018 the Planning Committee resolved to grant permission for the proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements at Burnham Beeches Golf Club under planning reference PL/18/2406/FA.

Planning reference PL/18/2406/FA was subject to a number of pre-commencement conditions. The subject approval of conditions application seeks the approval of the following conditions:

Condition 4 (required by Ecology Consultant), reads:

Prior to the commencement of development, details of ecological mitigation and enhancements shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures will be detailed to protect species including (but not limited to) bats, breeding birds and badgers, should they colonise the site prior to development. The enhancements scheme will include details of native landscape planting of benefit to wildlife and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

Condition 5 (required by County Drainage), reads:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- o Groundwater monitoring over the winter period in the locations of the proposed sustainable drainage components:
- o Full construction details of the infiltration basins, swales and infiltration trench and other drainage components
- o Detailed drainage layout together with storage volumes of all SuDS components
- o Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Condition 6 (required by County Drainage), reads:

Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.

Condition 7 (required by Council's Strategic Environment department), reads:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A site investigation scheme, based on the Preliminary Risk Assessment (Phase 1 Assessment) prepared by WSP (Document ref. 70045672-11047), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
- ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

RELEVANT PLANNING HISTORY:

PL/18/2406/FA: Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements. Conditional Permission

17/01560/FUL - Replacement outbuilding. Conditional Permission

95/00921/FUL - Demolition of existing and erection of new hut. Conditional Permission.

TOWN/PARISH COUNCIL COMMENTS:

The Committee RESOLVED to OBJECT to the application, their points included: the width of Grove Road was inadequate for the safe and practical passage of multiple HGVs, there would be adverse effects on local biodiversity including bats, there would be increased pollution in terms of noise as well as vehicle emissions, there was a high possibility of soil contamination at the site from the imported material, pedestrians crossing the road would face added danger due to the HGVs, it would lead to the loss of trees and plant life, the significant increase in traffic movements would majorly impact the local transport network and cause disruption, and there was a lack of drainage plans provided by the applicant.

REPRESENTATIONS:

11 letters of objections were received, the contents of which are summarised below:

- Disruption to many people living in the area
- Not enough details regarding condition of existing soil
- Grove Road has tendency to flood.
- Risks in relation to asbestos, noise and dust
- Impact on bats
- Damage to trees
- Dust and fumes
- Impact on ground water
- Contaminated land concerns
- Impact on Burnham Beeches and wildlife
- Flooding concerns
- Loss amenities
- Poor design
- Inadequate access
- Lack of proper drainage

CONSULTATIONS:

Ecology Consultant:

I've reviewed the EMEMP and I'm happy for condition 4 to be discharged.

County Drainage Officer:

Buckinghamshire County Council as Lead Local Flood Authority has reviewed the information provided in the submitted details listed below:

- Drainage Design Addendum (ref. HYG488, 22.05.2019, Hydrogeo Ltd)
- Groundwater Investigation Factual and Interpretative Report (ref. HYG488_R_190311, March 2019, Hydrogeo Ltd).
- Flood Risk Assessment (HYG488 Rev. 2, 17.04.2019, Hydrogeo Ltd).

The LLFA recommends the discharge of Condition 5 in relation to surface water drainage and Condition 6 in relation to maintenance.

Strategic Environment Officer:

I have reviewed the Site Investigation Letter Report prepared by WSP (Document ref. 70045672-004).

I have previously reviewed the Preliminary Risk Assessment (Phase 1 Assessment) (Document ref. 70045672-11047) and the Soil Management Strategy (Document ref. 70045672-11049), prepared by WSP.

I am satisfied with the investigation that has been undertaken. I would agree that the soils management plan and the MMP should be updated to include the recommendations proposed on page 9 of the letter report.

I would recommend that parts i) and ii) of condition 7 be discharged.

I have assumed that the MMP will be submitted at a later date, to support discharge of part iii) of condition 7.

Slough Borough Council

Application ref. PL/19/1002/CONDA relates to pre-commencement conditions such as drainage, flood risk assessment, contaminated land and ecology, as a result of the objection to the consultation for PL/19/1037/CONDA, there may be issues that arise that could potentially impact Slough. We trust that you will consider the implications to Slough's administrative boundary when making a decision to discharge these conditions.

PRINCIPLE OF THE DEVELOPMENT

1. The principle of the development has already been established through the granting of planning permission for the proposed development under planning reference PL/18/2406/FA. The subject application seeks to discharge the technical matters as stipulated by the pre-commencement conditions in relation to drainage, ecological enhancement and contaminated land. As such, this application will only consider whether the technical details required by these conditions are acceptable.

ASSESSMENT OF THE SUBMITTED DETAILS

Condition 4

2. As part of the granted planning application PL/2406/18 a Preliminary Ecological Appraisal was submitted which gave regard to the potential protected species on site. The Council's Ecology officer considered that the impacts on proposals on protected species would be low.

3. However, a planning condition was recommended (condition 4) which required the submission of a series of ecological mitigation and enhancement plans. The applicant has provided a comprehensive plan which includes the provision of bat and bird boxes and a number of specie refuge areas.

4. The above measures have been reviewed by the Council's Ecology consultant who has considered that the measures for bio-diversity are satisfactory and therefore recommends the approval of planning condition 4 attached to planning permission PL/18/2406/FA.

Conditions 5 and 6:

5. A Flood Risk Assessment was submitted as part of the approved applications PL/18/2406/FA. This document identified that the site was at a low risk of flooding. Notwithstanding this, the approved scheme would result in changes to the grading of the site and therefore the applicant proposed a series of drains and swales to take account of the reduction of the grading of the land.

6. The Local Lead Flood Authority reviewed the documents submitted and raised no objection to the scheme subject to the attachment of planning conditions in relation to infiltration rates and a maintenance plan for the proposed drainage system.

7. The subject application has been accompanied by a groundwater investigation report and revised Flood Risk Assessment together with a drainage design for the site. These measures have been reviewed by the County Drainage team who are satisfied with the measures put forward by the applicant in relation to surface water management on site. As such, the Local Lead Flood Authority has recommended the approval of both conditions 5 and 6 attached to planning permission PL/18/2406/FA.

Condition 7:

8. In terms of ground conditions and impacts of contaminated soils, documents were submitted under planning application PL/18/2406/FA which included a Preliminary Risk Assessment (Phase 1 Assessment) (Document ref. 70045672-11047) and the Soil Management Strategy (Document ref. 70045672-11049), prepared by WSP. These documents were reviewed by the Council's Environmental Protection team and were deemed satisfactory, subject to condition 7 which required further investigations in terms of soil investigations.

9. As per the requirements of condition 7 a soil investigation scheme which included a number of areas around the site to be tested for the presence of potential contaminants. Following the soil testing a risk assessment has been produced, together with a remediation strategy for any potential contaminants. These documents have been assessed by the Council's Environmental Protection officer who is satisfied with both the testing and remediation strategy.

10. Noting the above, the Council's Environmental Protection officer has recommended the approval of condition 7 (i) and (ii) attached to planning permission PL/18/2406/FA.

11. In addition to the above, the applicant will be required to submit a further verification plan which cannot be undertaken until the works have completed on site. Part (iii) of condition 7 deals with this and will be required by the applicant to be approved at a later date.

OTHER MATTERS:

12. Whilst the comments from local residents are noted, the majority of concerns were addressed during the assessment of planning permission PL/18/2406/FA. Whilst the concerns regarding drainage, health and ecology are noted, the application above is limited to the acceptability of technical details required by the conditions attached to planning permission PL/18/2406/FA, and as assessed by the Council's appropriate consultants.

CONCLUSION

13. In light of the comments from the Council's Ecology consultant, County Drainage team and Council's Environmental Protection officers, it is considered that the details submitted for conditions 4, 5, 6 and 7 (i)& (ii) are acceptable, and it is recommended that they are approved.

RECOMMENDATION:

Approval of Conditions 4, 5, 6, and 7 (I & II) of planning permission PL/18/2406/FA.

RECOMMENDATION: Condition Accepted

1. After consultation with the Council's Ecology consultant, County Drainage team and Council's Environmental Protection officer, it can be confirmed that submitted details are acceptable. As such this letter can be taken as the formal notice of the approval of conditions 4, 5, 6 and 7 (i and ii) of planning permission PL/18/2406/FA.

**PREVIOUS REPORT TO PLANNING COMMITTEE 07.11.2018 APPENDED
PLEASE SEE ON NEXT PAGE**

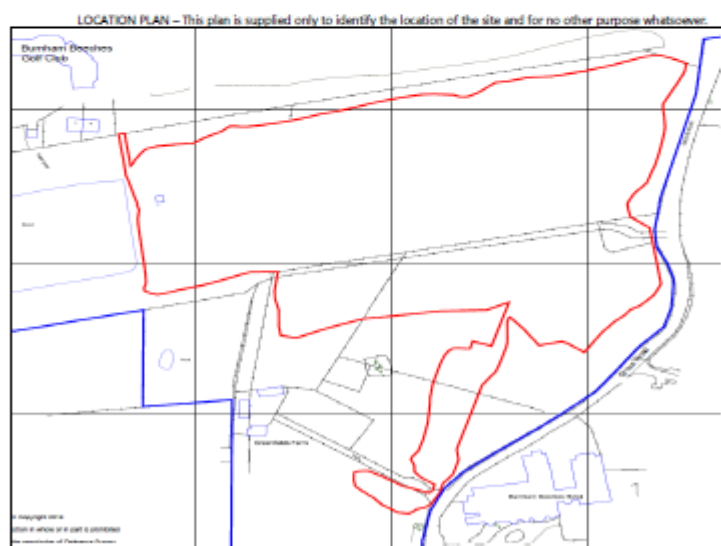
REPORT TO PLANNING COMMITTEE 07.11.2018 APPENDED

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Appendix

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 7th November 2018**Parish:** Burnham Parish

Reference No:	PL/18/2406/FA
Proposal:	Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements
Location:	Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG
Applicant:	Burnham Beeches Golf Club
Agent:	Landor Planning Consultants Ltd
Date Valid Appl Recd:	13 July 2018
Recommendation:	PER
Case Officer:	Shane O'Donnell



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REASON FOR PLANNING COMMITTEE CONSIDERATION

This application has been reported to Planning Committee because it is a major application and the Parish has raised a material objection.

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 Burnham Beeches Golf Club, an 18 hole golf facility with an existing clubhouse. The site is within the Green Belt and is accessed via Green Lane. There are neighbouring residential dwellings on the opposite side of Green Lane and the Burnham Beeches SSSI is located to the north of the site.

THE APPLICATION

Planning permission is sought for the redesign of the existing outdoor practice ground and adjacent pasture in order to improve the existing practice facilities in terms of safety and usability as well as improving the productivity of the adjacent agricultural lane.

The proposed remodelling of the ground area would include the following works and goals:

- re-contouring of the land to raise levels adjacent to the southern boundary as well as raising up the adjoining farmland in order to improve safety and agricultural productivity.
- Reorientation of the tees in order to redirect played balls and improve safety.
- Improved irrigation and drainage of the practice field in order to avoid waterlogging.
- Enhanced landscaping and bio-diversity improvements.
- The proposed access to the site and parking facilities would remain unchanged.

RELEVANT PLANNING HISTORY

17/01560/FUL - Replacement outbuilding. Conditional Permission

95/00921/FUL - Demolition of existing and erection of new hut. Conditional Permission.

TOWN/PARISH COUNCIL**Objection:**

There were concerns that some of the materials used could be contaminated and therefore should be assessed beforehand. Furthermore, the routes specified for the transportation of materials were also questioned, as they would lead to a significant increase in traffic along narrow roads, and increased debris, noise, vibration, and general pollution. This would all adversely affect the surrounding residents. The Committee strongly recommended that the highway authority reviewed the application as there were several matters they would be able to advise on to minimise the detrimental impact of the development.

However, the Committee agreed that the following conditions be imposed and monitored, should the District Council be minded to approve the planning application: restrict the hours that lorries would operate, to minimise their impact; vehicles transporting materials should be fully covered, to prevent the spread of anything they may be carrying, and vehicles exiting the development should be cleaned beforehand for the same reason. The Committee also felt that a contribution from the applicant should be made through a Section 278 agreement with the District Council, to offset the negative elements of the development. This would be for improvements to the road network, footways, and street lighting in the immediate vicinity of the site.

REPRESENTATIONS

There have been 6 letters of objections/concern from neighbouring properties summarised as follows:

- Some of the proposed accesses will lead to a detrimental impact on neighbouring properties.
- The concerns over safety from stray golf balls are over-stated.
- Mitigation of the impact of dust should be conditioned.

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- Wheel washing should be conditioned.
- The number of HGV movements required would result in unnecessary traffic and deterioration of road conditions.
- Concerns over how rubbish area will be managed.
- The routing of this amount of HGV vehicles onto rural roads is contrary to policy.
- Noise disruption from the creation of the driving range.
- Disruption to local residents from operations of the driving range.
- Driving range contrary to Green Belt policy.
- Concern over use of Grove Road.
- Concern over HGV operation hours.
- Request for section 106 agreement to enable financial contributions to the local highway network
- Request for preferred HGV route.
- Request for controlling and monitoring access to the site.
- Request for temporary tarmac on Chandler's Field.

CONSULTATIONS

Buckinghamshire County Highway Authority:
No objection subject to condition:

Green Lane is an unclassified road subject to a speed restriction of 30mph. Proposals include the redesign on the existing practice ground with associated ground re-modelling.

It is my understanding that the site currently has a practice ground as part of the existing golf facilities, with the proposals seeking to provide an enhanced and improved facility for existing members to use. As this is the case, I do not consider that the site would be subject to a material increase in movements once completed.

However, whilst this is the case, I note that the construction period would require the importation of 103,000m² of inert material over a period of six months, which would require the use of a significant number of HGV movements over the course of the construction period. Whilst I note that details have been submitted in the Transport Statement (TS) with regard to routing and number of HGV movements per day during the construction period, this could all be dealt with as part of a Construction Management Plan. For clarity, the Highway Authority would require all deliveries to be made between the hours of 10am - 4pm, in order to avoid the network peak hours.

As part of the Transport Statement, the applicant has put forward two potential routes in which vehicles could use to and from the site. Figure 4.1 shows a route from the south of the site, off of the M4. However, this route does not take into consideration the height and weight restriction on Huntercombe Lane South by way of a railway bridge. An alternative route has been suggested, which shows a potential route to the site from the M40 to the north. This route would appear to utilise the A355 Beaconsfield Road at the Services junction, before travelling south towards Slough. This route would also impact on Sloughs highway network, and as such I trust that they will have been consulted as part of the proposals.

Grove Road would be utilised to access the site during the construction period of the site. This road would also serve Burnham Beeches Hotel and a commercial flower business, and as such would already be expected to cater for vehicle movements by larger vehicles. The Highway Authority would have concerns as to the suitability of this road for construction vehicles; however given that there appears to be room within the existing highway verge for the applicant to provide temporary passing places, and that mitigation measures have also been provided, including the provision of 'give-way' signs along the construction route, I consider that the proposed route is generally suitable in this instance for the temporary period in avoidance of network peaks, with the site having no other suitable alternative options for the routing of construction vehicles.

County SUDS Team:
No objection subject to condition.

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Council's Ecology Consultant:
No Objection

I have reviewed the ecological assessments undertaken by EBS (Preliminary Ecological Appraisal, Great Crested Newt Presence Survey and Reptile Survey - Population Assessment, May 2018) and am satisfied that the potential presence of protected species has been given due regard. Overall the impacts of the proposals on protected species are considered low. If minded to approve please include the following condition to provide details of ecological enhancements and achieve an overall net gain in biodiversity.

Council's Arboriculturist Officer: No objection subject to conditions:

'A Tree Preservation Order covers a number of trees within the site known as no.3, 1951. It would appear from the submitted Arboricultural Method Statement (paragraph 10.2) that none of these trees are to be removed. I have reviewed the landscape appraisal photographs and submitted tree report with tree protection plan by Challice Consulting Ltd (13 June 2018). The revised report (rev 2) appears to be a fair representation on the quality of trees on site and clearly illustrates arboricultural implications to be considered (paragraph 3.1) which includes tree removal and protection measures for all retained tree'.

District Strategic Environmental Team:

No objection subject to condition.

County Planning Policy Team:

'BCC as a statutory Authority has an influencing role over County wide strategic planning matters with each of the Districts within Buckinghamshire and nearby local authorities as part of the duty to co-operate (Localism Act 2011) and a public health obligation to safeguard social, economic and environmental wellbeing of the Buckinghamshire.

The proposal would involve importation of 103,000 m3 of inert waste. Currently, as stated by the applicant, the source of waste is unknown and we therefore unable to comment in relation to appropriateness of the use of the waste and if the use of the waste is Best Practicable Environmental Option for the waste stream used for the project. The proposal would potentially divert inert waste material needed for the restoration of quarries in the area. It is also noted that Chiltern and South Bucks Districts in their representation to the draft Buckinghamshire Minerals and Waste Local Plan raised concerns over lack of inert material which is necessary to complete the restoration of the existing extraction sites. Concerns were raised over shortage of fill material available for sites restoration

We would like to bring to your attention policy CS22 of the Minerals and Waste Core Strategy which requires minerals and waste proposal to be sustainable and minimise the distance materials are transported by road by transporting them in more suitable way. The 103,000 m3 will generate significant amount of HGV movements.

We do acknowledge that the intention is to use recovered material however the potential multiple source sites increases the risks of waste material being disposed of at the golf course. The material to be disposed of is understood to undergo a recovery process. The recovery process should happen on an EA licenced facility and not at application site, and the applicant should provide details of the operator/s and destination of waste. The Appendix 1 suggests that the materials will be sourced from sites as close as possible to the golf club but no detail is being provided. No details of the facilities where the recovery operation will take place are provided. BCC is not satisfactory assured that the material would meet the appropriate CLAIRE standard. If this is not met the deposited material would still fall within waste category.

To ensure that the material deposited on site no longer constitutes waste we would request that the Material Management Plan is secured via a condition, details of the proposed 'recovery sites' are provided prior the development takes place and the soils are tested throughout the development before entering the application site to ensure that the material deposited does not constitutes waste'.

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(OFFICER NOTE: The application has been submitted to South Bucks District Council as the relevant planning authority on the basis that the materials being brought onto the site do not fall to be considered as "waste". If the materials brought on to the site did not meet the appropriate CLAIRE standard, then the development would not be in accordance with the terms of the permission which is sought, as such it is not considered appropriate to control this by way of a condition, but in the event that planning permission is granted an informative is recommended to draw to the applicants attention that any importation of waste would not be in accordance with the terms of this permission and would be in breach of planning control. A further full application would be required).

POLICIES

National Planning Policy Framework (NPPF) (2018)

South Bucks District Local Plan (adopted March 1999) (Saved Policies) - GB1, EP3, EP4, EP5, R9, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) -CP8, CP9 and CP13.

EVALUATION

Development of facilities and the use on site

1. The current golf club has a developed clubhouse and club pro shop and many of the elements necessary to attract and keep members. However, a key element of providing adequate facilities for members and guests is a separated practice facility. Currently on site, the practice facility is poorly orientated and contoured and prone to flooding. The proposed development is therefore an attempt to address this shortcoming. While the proposed practice facility is primarily for the use of members, it is put forward by the applicant that an improved practice facility is a key element in recruiting and retaining members therefore improving the sustainability of the leisure use on site with proposed additional benefits to the surrounding landscape and ecology.

2. While it is accepted that the proposed remodelling of the practice area would improve the facilities on site, the golfing experience of users, and support the development of the leisure business on site, these gains along with any other additional planning gains must be weighed against concerns regarding the impact of the proposed remodelling and reconfiguration on the Green Belt, Landscaping, Ecology, and Transport which is assessed below.

Green Belt

3. Paragraph 145 of the NPPF, bullet point b) allows for 'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.

4. Local Plan policies R9 and R10 relate to golf courses and driving ranges respectively, and support the principle of facilities for outdoor sport and recreation provided that the works/development would preserve the openness of the Green Belt.

5. The proposed development would also include the importation of materials on site and the re-contouring of the landscape. Paragraph 146 of the National Planning Policy Framework (2018) states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes engineering operations.

6. The proposed development would be in support of an outdoor recreational facility however the proposal would include the importation of large amounts of inert materials and reshaping of the landscaping. Therefore considering the proposal as an 'engineering operation' it is necessary to assess whether the proposed development preserves the openness of the Green Belt and the purposes of including land within it.

7. A Landscape and Visual Appraisal was submitted as part of the application and it was observed on the officer's site visit that the existing landscape contains significant contours and it is considered that the proposed development would reshape and re-profile these contours rather than introduce bulk and mass to

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a flat landscape. Therefore, it is considered that the proposed development would preserve the openness of the Green Belt and would not conflict with its purposes.

8. The proposed remodelling in terms of the gradient change on site is considered to have a marginal impact on the openness of the Green Belt. The proposed physical alterations would also support an appropriate use within the Green Belt which would fully accord with the purposes of including land within it. The proposal would therefore meet with the above exceptions to inappropriate development and no objections are raised with regard to the impact on the Green Belt.

Visual Impact/ Landscaping/Trees

9. Given the existing configuration of the application site's landscape, the re-profiling of the landscape in terms of alterations of the gradients on site would not be prominent in the surrounding landscape.

10. The proposed alterations would also include alterations to the planting and trees on site. The applicant has put forward that the proposed landscaping scheme would be a benefit to the local area in terms of introducing more native species and wetland/pond creation.

11. The submitted landscaping plan and associated arboricultural method statement was reviewed by the Council's Arboricultural Officer and he raised no objections subject to condition.

Neighbour Impact

12. Given the distance to neighbouring properties away from the application site, it is considered that the proposed development would not harm the amenities of neighbouring occupiers.

Parking/Highway Implications

13. The application has been accompanied by a Transport Statement which outlines that the proposed works would bring in 103,000m³ of soil and according to applicants' submitted Transport Statement for its construction period, is expected to generate in the region of 114 HGV movements per day (two-way) proposed by the applicant to arrive between 0700 to 1900 hours Monday to Friday for a duration of 6 months.

14. The County Highways Authority raises no overall objection to the proposal but recommends certain details and measures enforceable by means of a Construction Management Plan (CMP) to be agreed by condition prior to development.

15. In order to minimise the disruption caused by traffic movement during the construction that a condition be imposed ensuring deliveries to and from the site are only made between 10am and 4pm.

16. The site is to be accessed via Green Road: 'This road would also serve Burnham Beeches Hotel and a commercial flower business, and as such would already be expected to cater for vehicle movements by larger vehicles'.

17. In terms of the routing of vehicles to the site, the CMP will look to ensure a route from the M40 to the north via the Service Junction along the A355 Beaconsfield Road at the Services junction, before travelling south towards Slough.

Materials

18. The material to be imported into the site is clean naturally occurring soil. The Design and Access statement advises that the materials to be imported will be in accordance with the CLAIRE Code of Practice Guidance which requires a Materials Management Plan to be produced to evidence that the materials are suitable and have certainty of use. As such, no objection are raised in this respect subject to an Informative to draw to the applicants' attention that any importation of waste would not be in accordance with the terms of this permission and a further full application would be required.

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Ecology

19. An Ecological Impact Assessment has been submitted in support of the application which has been found acceptable by the County Ecologist on the condition that works proceed in line with the submitted Ecology information.

Flooding

20. The site lies within Flood Zone 1 at a low risk of fluvial and tidal flooding. A Flood Risk Assessment has been submitted with the application.

21. According to the County's SUDS Team: "this area has a low surface water flood risk meaning that in a given year there is between 1% and 0.1% chance of flooding occurring. The proposed ground re-modelling is shown on drawing no. 1570.02 Rev C - Grading Plan. The proposed works will decrease the gradient of the slope within the existing Practice Ground Outfield. The overall direction of the overland flow route continues to flow from west to east across the site."

22. It is considered that the proposed development will not lead to an increased risk of flooding on the site or in the area.

Conclusion

23. 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 if planning permission were to be granted in this instance.

Working with the applicant

24. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

RECOMMENDATION:**Conditional Permission**

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)

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

2. No development shall take place, 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:

- parking for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- programme of works (including measures for traffic management to include signage, passing bays)
- HGV deliveries and hours of operation
- vehicle routing
- measures to prevent the deposit of materials on the highway
- before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- on-site turning for construction vehicles

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The approved plan shall be adhered to throughout the construction period.**Reason:** To minimise danger and inconvenience to highway users.

3. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)

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

4. Prior to the commencement of development, details of ecological mitigation and enhancements shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures will be detailed to protect species including (but not limited to) bats, breeding birds and badgers, should they colonise the site prior to development. The enhancements scheme will include details of native landscape planting of benefit to wildlife and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Groundwater monitoring over the winter period in the locations of the proposed sustainable drainage components:
- Full construction details of the infiltration basins, swales and infiltration trench and other drainage components
- Detailed drainage layout together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

6. Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for

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7. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A site investigation scheme, based on the Preliminary Risk Assessment (Phase 1 Assessment) prepared by WSP (Document ref. 70045672-11047), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 1.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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10. 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>
1570.4	13.07.2018
1570.03 REV A	13.07.2018
1570.02 REV C	13.07.2018
1570.03/1 REV A	13.07.2018
16/BBGC/JAA/4	13.07.2018
1570.05 REV A	13.07.2018

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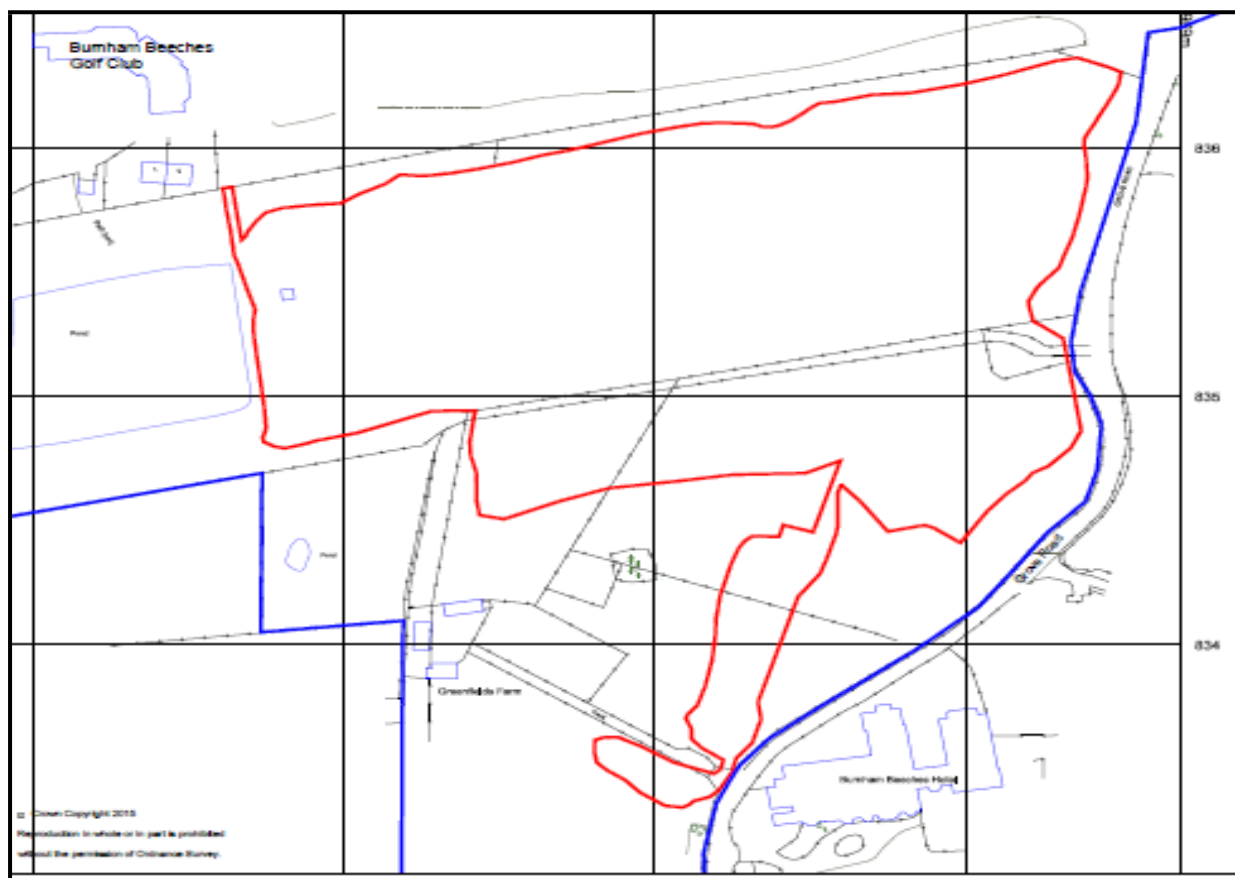
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:**

26th June 2019

Parish: Burnham Parish Council**Reference No:** PL/19/1037/CONDA**Proposal:** Application for approval of condition 2 of Planning Permission PL/18/2406/FA - Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements.**Location:** Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG,**Applicant:** Mr Adam Snellgrove**Agent:** Mr Edward Landor**Date Valid Appl Recd:** 21st March 2019**Recommendation:** Condition Accepted**Case Officer:** Mr Graham Mansfield

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



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REASON FOR PLANNING COMMITTEE CONSIDERATION :

The application has been referred to the Planning Committee due to the number of letters of objection having been received exceeding 10.

SITE LOCATION:

The application site comprises Burnham Beeches Golf Club, an 18 hole golf facility with an existing clubhouse. The site is within the Green Belt and is accessed via Green lane. There are neighbouring residential dwellings on the opposite side of Green Lane and the Burnham Beeches SSSI is located to the north of the site.

THE APPLICATION:

On 7th November 2018 the Planning Committee resolved to grant permission for the proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements at Burnham Beeches Golf Club under planning reference PL/18/2406/FA.

Planning reference PL/18/2406/FA was subject to a number of pre-commencement conditions. The subject approval of conditions application seeks the approval of the following condition:

Condition 2 (required by County Highways), which reads:

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:

- parking for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- programme of works (including measures for traffic management to include signage, passing bays)
- HGV deliveries and hours of operation
- vehicle routing
- measures to prevent the deposit of materials on the highway
- before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- on-site turning for construction vehicles

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

Reason: To minimise danger and inconvenience to highway users.

RELEVANT PLANNING HISTORY:

PL/18/2406/FA - Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements. Conditional Permission

17/01560/FUL - Replacement outbuilding. Conditional Permission

95/00921/FUL - Demolition of existing and erection of new hut. Conditional Permission.

TOWN/PARISH COUNCIL COMMENTS:

The Committee RESOLVED to OBJECT to the application, their points included: the width of Grove Road was inadequate for the safe and practical passage of multiple HGVs, there would be increased pollution in terms of noise as well as vehicle emissions, the HGVs would pass several schools on the route which posed a hazard to children crossing the road, the entrance to Greenfield Farm was on a blind bend, the damage caused by the HGVs to the public highway would be sizeable, the number of vehicle movements were acutely excessive and would majorly disrupt the flow of traffic along the intended route, and it was felt the operating hours should be heavily restricted as they were unsociable and inconvenient for residents and road users.

REPRESENTATIONS:

60 letters of objections were received including a letter from the North East Burnham Residents Association, the contents of which are summarised below:

- Traffic and highway concerns
- Concerns regarding the HGV routing
- Route not suitable
- Risks in relation to asbestos, noise and dust
- Impact on ground water
- Contaminated land concerns
- Impact on Burnham Beeches and wildlife
- Flooding concerns
- Loss amenities
- Poor design
- Inadequate access
- Lack of proper drainage
- Pedestrian safety concerns
- Concerns over the lorry movement restrictions
- Secondary route should be provided
- Road network unsuitable for HGVS
- Proposal has no benefit to the local community
- Pollution in terms of dust and noise and pollution
- Inconvenience to the community
- Congestion concerns
- Damage to roads
- Loss of amenity

- Impact on wildlife
- Concerns of the amount of HGV movements
- Concerns that the route for the lorries won be adhered to
- Slough residents not informed of the development
- Questioning the need for the golf club expansion
- Benefits to golf club not the local community
- Noise pollution and congestion not considered in the transport plan
- Health impacts not taken into account
- Proposed routing is not safe for other road users
- Fails to comply with the low emission zone imposed by Slough Borough Council
- Concerns regarding loads, driver checks, safety control and vehicle operations
- Conflict with school and commuter traffic
- No contingency plan for alternative routes
- No legal agreement for the repairing of roads
- HGVs should travel via the north
- Frequent HGV traffic is a concern
- Unsuitable vehicle routing
- Noise and fume emissions not been considered
- Amount of lorry movements are not acceptable
- Roads around the golf club not wide enough

CONSULTATIONS:

County Highways Department:

The wheel-washing facility has been shown to be in an adequate location within the site, with a tarmac road separating it from the site and the publicly maintained highway. I can confirm that this location for wheel-washing is appropriate, and would minimise the risk of dirt/debris being dragged onto the publicly maintained highway.

Mindful of the above, I can confirm that the construction management plan is adequate in this instance and therefore the condition can be discharged.

Slough Borough Council (SBC)

The Council's position is to object to the application PL/19/1037 to discharge condition 2 of planning permission PL/18/2406/FA.

The scheme proposes HGV movements through the Tuns Lane Air Quality Management Area 3 (AQMA) and, therefore paragraph 181 the National Planning Policy Framework (2019) is relevant, which states the following:

"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local

areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan."

SBC makes the following points:

- No evidence has been provided, which results in the proposal being in breach of the above NPPF policy. This application fails to sustain and contribute towards compliance with EU limits as the significant number of HGV's associated with this development will be travelling via the AQMA 3. The application has failed to take account of cumulative impacts from individual sites in local areas for the proposed routing strategy.
- It has not been demonstrated in this application that there will be no material impact to the AQMA 3 and to public health of Slough's residents. Slough Borough Council object to the proposed routing strategy via AQMA 3.
- There are currently a number of developments (existing and proposed) in the Slough Trading Estate that will be affecting the AQMA 3 and these must be taken into consideration as part of the cumulative development for the proposal.
- Our records show that SBC were not consulted on the original planning application (PL/18/2406/FA). Given the impacts of the proposed development on Slough, please can you provide reasons for failing to consult a neighbouring authority that would be directly impacted by the proposal.
- The comments provided by BCC which recommends the routing strategy via Slough does not explain why the second option is unsuitable for HGV and has not provided other alternative routes which are not via the AQMA 3. To our knowledge, neither BCC or the applicant has discussed any routing strategy with us. Furthermore, the comments do not provide any justification as to why the recommended routing strategy is acceptable and its potential implications. Also at that stage, SBC should have been consulted. Therefore, it is recommended that other options should be considered.
- No air quality assessment has been provided to demonstrate the impact of the proposal.
- We consider that an air quality assessment should have been undertaken to determine the potential for impact and harm on the habitat within Burnham beaches if HGVs are to use the proposed routing strategy which passes directly by this site. SBC believes that this scheme will have a significant impact on air quality levels in the Tuns Lane AQMA 3 which currently experiences levels of NO2 that are in excess of the EU Limit Value. SBC also considers that this proposal will deteriorate the public health of our residents and therefore this application should be refused. You may want to consider whether alternative routing strategies where there are no AQMA's present to the North and West of the site.

PRINCIPLE OF THE DEVELOPMENT

1. The principle of the development has already been established through the granting of planning permission for the proposed development under planning reference PL/18/2406/FA. The subject application seeks to discharge the pre-commencement condition as imposed by the County Highways Authority in relation to construction management. As such, this application will only consider whether the technical details required by the condition are acceptable.

ASSESSMENT OF THE SUBMITTED DETAILS**Condition 2**

1. As part of the granted planning application PL/18/2406/FA a Transport Assessment was submitted which gave regard to the potential traffic movements which would be temporary during the construction of the proposed scheme.
2. However, a planning condition was recommended by County Highway officers (condition 2) which required the submission of a series of details in relation construction management on site, parking management, vehicle routing and hours of operation. The full requirements of this condition are outlined above.
3. A Construction Traffic Management Plan has been submitted which sets out the details in relation to the management of the application site during the temporary construction phase. The submitted plan also sets out the measures for the movements of vehicles, together with vehicle routing. The Construction Traffic Management Plan has been reviewed by County Highways who has considered that the information provided is satisfactory for the purposes of the temporary construction phase and therefore recommends the approval of planning condition 2 attached to planning permission PL/18/2406/FA.

OTHER MATTERS:

4. Whilst the comments from local residents are noted, the majority of concerns were addressed during the assessment of planning permission PL/18/2406/FA. Whilst the concerns regarding the vehicle movements and the construction phase are noted, the application above is limited to the acceptability of technical details required by the condition 2 attached to planning permission PL/18/2406/FA, and as assessed by the County Highways Authority.
5. The response from Slough Borough Council is noted. However, the principle of the development has already been allowed through the granting of permission under PL/18/2406/FA which cannot be reversed. The requirements of condition 2 do not allow consideration for the impact of temporary construction traffic on air quality. Whilst, concerns are noted regarding impact on air quality, construction traffic would only be for a temporary period and therefore an object on these grounds cannot be sustained.

CONCLUSION

6. In light of the comments from the County Highway Officers, it is considered that the details submitted for condition 2 are acceptable, and it is recommended that they are approved.

RECOMMENDATION:**Condition Accepted**

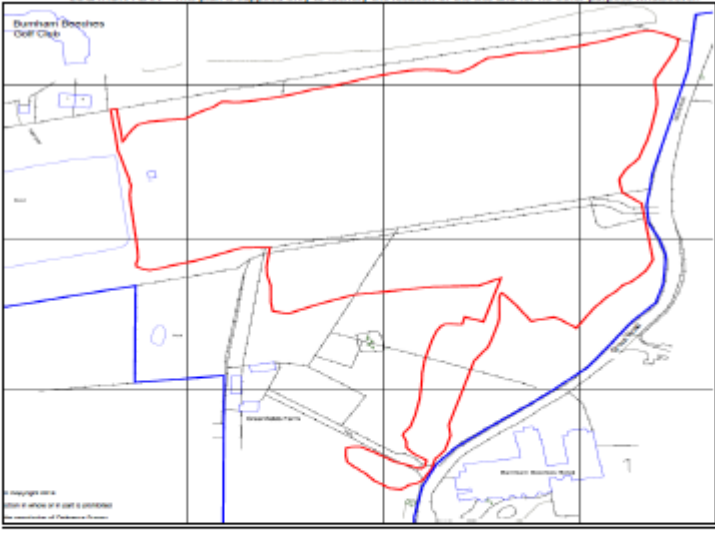
For the following reasons:-

1. After consultation with the County Highways Authority, it can be confirmed that submitted details are acceptable. As such this letter can be taken as the formal notice of the approval of condition 2 of planning permission PL/18/2406/FA.

.....

PREVIOUS REPORT TO PLANNING COMMITTEE 07.11.2018 APPENDED - PLEASE SEE ON NEXT PAGE

PREVIOUS REPORT TO PLANNING COMMITTEE 07.11.2018 APPENDED**REPORT TO PLANNING COMMITTEE 07.11.2018 APPENDED**

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<u>PART A</u>	
South Bucks District Council Planning Committee	
Date of Meeting:	7 th November 2018
	Parish: Burnham Parish
Reference No:	PL/18/2406/FA
Proposal:	Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements
Location:	Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG
Applicant:	Burnham Beeches Golf Club
Agent:	Landor Planning Consultants Ltd
Date Valid Appl Recd:	13 July 2018
Recommendation:	PER
Case Officer:	Shane O'Donnell
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REASON FOR PLANNING COMMITTEE CONSIDERATION

This application has been reported to Planning Committee because it is a major application and the Parish has raised a material objection.

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 Burnham Beeches Golf Club, an 18 hole golf facility with an existing clubhouse. The site is within the Green Belt and is accessed via Green Lane. There are neighbouring residential dwellings on the opposite side of Green Lane and the Burnham Beeches SSSI is located to the north of the site.

THE APPLICATION

Planning permission is sought for the redesign of the existing outdoor practice ground and adjacent pasture in order to improve the existing practice facilities in terms of safety and usability as well as improving the productivity of the adjacent agricultural lane.

The proposed remodelling of the ground area would include the following works and goals:

- re-contouring of the land to raise levels adjacent to the southern boundary as well as raising up the adjoining farmland in order to improve safety and agricultural productivity.
- Reorientation of the tees in order to redirect played balls and improve safety.
- Improved irrigation and drainage of the practice field in order to avoid waterlogging.
- Enhanced landscaping and bio-diversity improvements.
- The proposed access to the site and parking facilities would remain unchanged.

RELEVANT PLANNING HISTORY

17/01560/FUL - Replacement outbuilding. Conditional Permission

95/00921/FUL - Demolition of existing and erection of new hut. Conditional Permission.

TOWN/PARISH COUNCIL

Objection:

There were concerns that some of the materials used could be contaminated and therefore should be assessed beforehand. Furthermore, the routes specified for the transportation of materials were also questioned, as they would lead to a significant increase in traffic along narrow roads, and increased debris, noise, vibration, and general pollution. This would all adversely affect the surrounding residents. The Committee strongly recommended that the highway authority reviewed the application as there were several matters they would be able to advise on to minimise the detrimental impact of the development.

However, the Committee agreed that the following conditions be imposed and monitored, should the District Council be minded to approve the planning application: restrict the hours that lorries would operate, to minimise their impact; vehicles transporting materials should be fully covered, to prevent the spread of anything they may be carrying, and vehicles exiting the development should be cleaned beforehand for the same reason. The Committee also felt that a contribution from the applicant should be made through a Section 278 agreement with the District Council, to offset the negative elements of the development. This would be for improvements to the road network, footways, and street lighting in the immediate vicinity of the site.

REPRESENTATIONS

There have been 6 letters of objections/concern from neighbouring properties summarised as follows:

- Some of the proposed accesses will lead to a detrimental impact on neighbouring properties.
- The concerns over safety from stray golf balls are over-stated.
- Mitigation of the impact of dust should be conditioned.

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- Wheel washing should be conditioned.
- The number of HGV movements required would result in unnecessary traffic and deterioration of road conditions.
- Concerns over how rubbish area will be managed.
- The routing of this amount of HGV vehicles onto rural roads is contrary to policy.
- Noise disruption from the creation of the driving range.
- Disruption to local residents from operations of the driving range.
- Driving range contrary to Green Belt policy.
- Concern over use of Grove Road.
- Concern over HGV operation hours.
- Request for section 106 agreement to enable financial contributions to the local highway network
- Request for preferred HGV route.
- Request for controlling and monitoring access to the site.
- Request for temporary tarmac on Chandler's Field.

CONSULTATIONS

Buckinghamshire County Highway Authority:
No objection subject to condition:

Green Lane is an unclassified road subject to a speed restriction of 30mph. Proposals include the redesign on the existing practice ground with associated ground re-modelling.

It is my understanding that the site currently has a practice ground as part of the existing golf facilities, with the proposals seeking to provide an enhanced and improved facility for existing members to use. As this is the case, I do not consider that the site would be subject to a material increase in movements once completed.

However, whilst this is the case, I note that the construction period would require the importation of 103,000m² of inert material over a period of six months, which would require the use of a significant number of HGV movements over the course of the construction period. Whilst I note that details have been submitted in the Transport Statement (TS) with regard to routing and number of HGV movements per day during the construction period, this could all be dealt with as part of a Construction Management Plan. For clarity, the Highway Authority would require all deliveries to be made between the hours of 10am - 4pm, in order to avoid the network peak hours.

As part of the Transport Statement, the applicant has put forward two potential routes in which vehicles could use to and from the site. Figure 4.1 shows a route from the south of the site, off of the M4. However, this route does not take into consideration the height and weight restriction on Huntercombe Lane South by way of a railway bridge. An alternative route has been suggested, which shows a potential route to the site from the M40 to the north. This route would appear to utilise the A355 Beaconsfield Road at the Services junction, before travelling south towards Slough. This route would also impact on Sloughs highway network, and as such I trust that they will have been consulted as part of the proposals.

Grove Road would be utilised to access the site during the construction period of the site. This road would also serve Burnham Beeches Hotel and a commercial flower business, and as such would already be expected to cater for vehicle movements by larger vehicles. The Highway Authority would have concerns as to the suitability of this road for construction vehicles; however given that there appears to be room within the existing highway verge for the applicant to provide temporary passing places, and that mitigation measures have also been provided, including the provision of 'give-way' signs along the construction route, I consider that the proposed route is generally suitable in this instance for the temporary period in avoidance of network peaks, with the site having no other suitable alternative options for the routing of construction vehicles.

County SUDS Team:
No objection subject to condition.

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Council's Ecology Consultant:
No Objection

I have reviewed the ecological assessments undertaken by EBS (Preliminary Ecological Appraisal, Great Crested Newt Presence Survey and Reptile Survey - Population Assessment, May 2018) and am satisfied that the potential presence of protected species has been given due regard. Overall the impacts of the proposals on protected species are considered low. If minded to approve please include the following condition to provide details of ecological enhancements and achieve an overall net gain in biodiversity.

Council's Arboriculturist Officer: No objection subject to conditions:

'A Tree Preservation Order covers a number of trees within the site known as no.3, 1951. It would appear from the submitted Arboricultural Method Statement (paragraph 10.2) that none of these trees are to be removed. I have reviewed the landscape appraisal photographs and submitted tree report with tree protection plan by Challice Consulting Ltd (13 June 2018). The revised report (rev 2) appears to be a fair representation on the quality of trees on site and clearly illustrates arboricultural implications to be considered (paragraph 3.1) which includes tree removal and protection measures for all retained tree'.

District Strategic Environmental Team:

No objection subject to condition.

County Planning Policy Team:

'BCC as a statutory Authority has an influencing role over County wide strategic planning matters with each of the Districts within Buckinghamshire and nearby local authorities as part of the duty to co-operate (Localism Act 2011) and a public health obligation to safeguard social, economic and environmental wellbeing of the Buckinghamshire.

The proposal would involve importation of 103,000 m3 of inert waste. Currently, as stated by the applicant, the source of waste is unknown and we therefore unable to comment in relation to appropriateness of the use of the waste and if the use of the waste is Best Practicable Environmental Option for the waste stream used for the project. The proposal would potentially divert inert waste material needed for the restoration of quarries in the area. It is also noted that Chiltern and South Bucks Districts in their representation to the draft Buckinghamshire Minerals and Waste Local Plan raised concerns over lack of inert material which is necessary to complete the restoration of the existing extraction sites. Concerns were raised over shortage of fill material available for sites restoration

We would like to bring to your attention policy CS22 of the Minerals and Waste Core Strategy which requires minerals and waste proposal to be sustainable and minimise the distance materials are transported by road by transporting them in more suitable way. The 103,000 m3 will generate significant amount of HGV movements.

We do acknowledge that the intention is to use recovered material however the potential multiple source sites increases the risks of waste material being disposed of at the golf course. The material to be disposed of is understood to undergo a recovery process. The recovery process should happen on an EA licenced facility and not at application site, and the applicant should provide details of the operator/s and destination of waste. The Appendix 1 suggests that the materials will be sourced from sites as close as possible to the golf club but no detail is being provided. No details of the facilities where the recovery operation will take place are provided. BCC is not satisfactory assured that the material would meet the appropriate CLAIRE standard. If this is not met the deposited material would still fall within waste category.

To ensure that the material deposited on site no longer constitutes waste we would request that the Material Management Plan is secured via a condition, details of the proposed 'recovery sites' are provided prior the development takes place and the soils are tested throughout the development before entering the application site to ensure that the material deposited does not constitutes waste'.

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(OFFICER NOTE: The application has been submitted to South Bucks District Council as the relevant planning authority on the basis that the materials being brought onto the site do not fall to be considered as "waste". If the materials brought on to the site did not meet the appropriate CLAIRE standard, then the development would not be in accordance with the terms of the permission which is sought, as such it is not considered appropriate to control this by way of a condition, but in the event that planning permission is granted an informative is recommended to draw to the applicants attention that any importation of waste would not be in accordance with the terms of this permission and would be in breach of planning control. A further full application would be required).

POLICIES

National Planning Policy Framework (NPPF) (2018)

South Bucks District Local Plan (adopted March 1999) (Saved Policies) - GB1, EP3, EP4, EP5, R9, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) -CP8, CP9 and CP13.

EVALUATION

Development of facilities and the use on site

1. The current golf club has a developed clubhouse and club pro shop and many of the elements necessary to attract and keep members. However, a key element of providing adequate facilities for members and guests is a separated practice facility. Currently on site, the practice facility is poorly orientated and contoured and prone to flooding. The proposed development is therefore an attempt to address this shortcoming. While the proposed practice facility is primarily for the use of members, it is put forward by the applicant that an improved practice facility is a key element in recruiting and retaining members therefore improving the sustainability of the leisure use on site with proposed additional benefits to the surrounding landscape and ecology.

2. While it is accepted that the proposed remodelling of the practice area would improve the facilities on site, the golfing experience of users, and support the development of the leisure business on site, these gains along with any other additional planning gains must be weighed against concerns regarding the impact of the proposed remodelling and reconfiguration on the Green Belt, Landscaping, Ecology, and Transport which is assessed below.

Green Belt

3. Paragraph 145 of the NPPF, bullet point b) allows for 'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.

4. Local Plan policies R9 and R10 relate to golf courses and driving ranges respectively, and support the principle of facilities for outdoor sport and recreation provided that the works/development would preserve the openness of the Green Belt.

5. The proposed development would also include the importation of materials on site and the re-contouring of the landscape. Paragraph 146 of the National Planning Policy Framework (2018) states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes engineering operations.

6. The proposed development would be in support of an outdoor recreational facility however the proposal would include the importation of large amounts of inert materials and reshaping of the landscaping. Therefore considering the proposal as an 'engineering operation' it is necessary to assess whether the proposed development preserves the openness of the Green Belt and the purposes of including land within it.

7. A Landscape and Visual Appraisal was submitted as part of the application and it was observed on the officer's site visit that the existing landscape contains significant contours and it is considered that the proposed development would reshape and re-profile these contours rather than introduce bulk and mass to

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a flat landscape. Therefore, it is considered that the proposed development would preserve the openness of the Green Belt and would not conflict with its purposes.

8. The proposed remodelling in terms of the gradient change on site is considered to have a marginal impact on the openness of the Green Belt. The proposed physical alterations would also support an appropriate use within the Green Belt which would fully accord with the purposes of including land within it. The proposal would therefore meet with the above exceptions to inappropriate development and no objections are raised with regard to the impact on the Green Belt.

Visual Impact/ Landscaping/Trees

9. Given the existing configuration of the application site's landscape, the re-profiling of the landscape in terms of alterations of the gradients on site would not be prominent in the surrounding landscape.

10. The proposed alterations would also include alterations to the planting and trees on site. The applicant has put forward that the proposed landscaping scheme would be a benefit to the local area in terms of introducing more native species and wetland/pond creation.

11. The submitted landscaping plan and associated arboricultural method statement was reviewed by the Council's Arboricultural Officer and he raised no objections subject to condition.

Neighbour Impact

12. Given the distance to neighbouring properties away from the application site, it is considered that the proposed development would not harm the amenities of neighbouring occupiers.

Parking/Highway Implications

13. The application has been accompanied by a Transport Statement which outlines that the proposed works would bring in 103,000m³ of soil and according to applicants' submitted Transport Statement for its construction period, is expected to generate in the region of 114 HGV movements per day (two-way) proposed by the applicant to arrive between 0700 to 1900 hours Monday to Friday for a duration of 6 months.

14. The County Highways Authority raises no overall objection to the proposal but recommends certain details and measures enforceable by means of a Construction Management Plan (CMP) to be agreed by condition prior to development.

15. In order to minimise the disruption caused by traffic movement during the construction that a condition be imposed ensuring deliveries to and from the site are only made between 10am and 4pm.

16. The site is to be accessed via Green Road: 'This road would also serve Burnham Beeches Hotel and a commercial flower business, and as such would already be expected to cater for vehicle movements by larger vehicles'.

17. In terms of the routing of vehicles to the site, the CMP will look to ensure a route from the M40 to the north via the Service Junction along the A355 Beaconsfield Road at the Services junction, before travelling south towards Slough.

Materials

18. The material to be imported into the site is clean naturally occurring soil. The Design and Access statement advises that the materials to be imported will be in accordance with the CLAIRE Code of Practice Guidance which requires a Materials Management Plan to be produced to evidence that the materials are suitable and have certainty of use. As such, no objection are raised in this respect subject to an Informative to draw to the applicants' attention that any importation of waste would not be in accordance with the terms of this permission and a further full application would be required.

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Ecology

19. An Ecological Impact Assessment has been submitted in support of the application which has been found acceptable by the County Ecologist on the condition that works proceed in line with the submitted Ecology information.

Flooding

20. The site lies within Flood Zone 1 at a low risk of fluvial and tidal flooding. A Flood Risk Assessment has been submitted with the application.

21. According to the County's SUDS Team: "this area has a low surface water flood risk meaning that in a given year there is between 1% and 0.1% chance of flooding occurring. The proposed ground re-modelling is shown on drawing no. 1570.02 Rev C - Grading Plan. The proposed works will decrease the gradient of the slope within the existing Practice Ground Outfield. The overall direction of the overland flow route continues to flow from west to east across the site."

22. It is considered that the proposed development will not lead to an increased risk of flooding on the site or in the area.

Conclusion

23. 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 if planning permission were to be granted in this instance.

Working with the applicant

24. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

RECOMMENDATION:**Conditional Permission**

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)

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

2. No development shall take place, 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:

- parking for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- programme of works (including measures for traffic management to include signage, passing bays)
- HGV deliveries and hours of operation
- vehicle routing
- measures to prevent the deposit of materials on the highway
- before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- on-site turning for construction vehicles

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The approved plan shall be adhered to throughout the construction period.**Reason:** To minimise danger and inconvenience to highway users.

3. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)

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

4. Prior to the commencement of development, details of ecological mitigation and enhancements shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures will be detailed to protect species including (but not limited to) bats, breeding birds and badgers, should they colonise the site prior to development. The enhancements scheme will include details of native landscape planting of benefit to wildlife and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Groundwater monitoring over the winter period in the locations of the proposed sustainable drainage components:
- Full construction details of the infiltration basins, swales and infiltration trench and other drainage components
- Detailed drainage layout together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

6. Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for

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7. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A site investigation scheme, based on the Preliminary Risk Assessment (Phase 1 Assessment) prepared by WSP (Document ref. 70045672-11047), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 1.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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10. 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>
1570.4	13.07.2018
1570.03 REV A	13.07.2018
1570.02 REV C	13.07.2018
1570.03/1 REV A	13.07.2018
16/BBGC/JAA/4	13.07.2018
1570.05 REV A	13.07.2018

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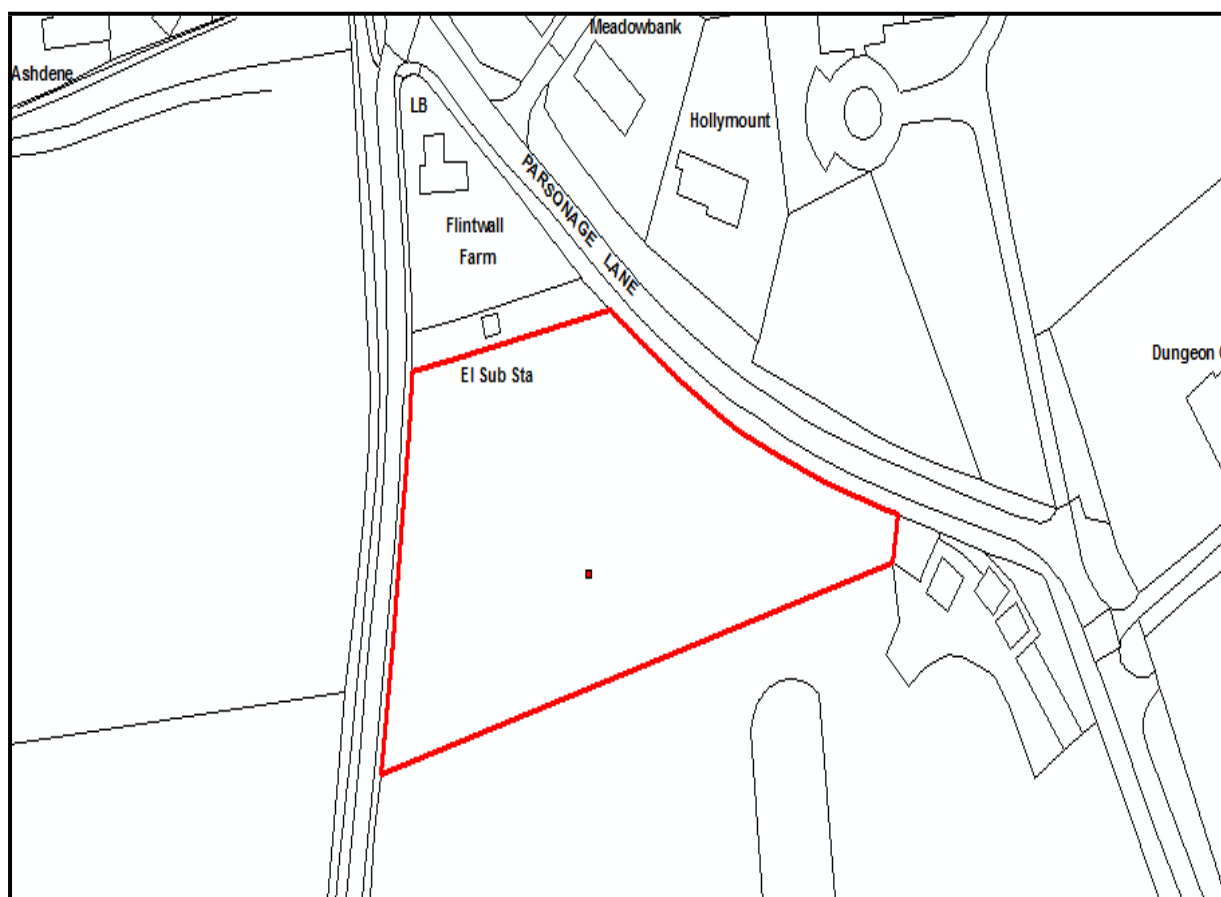
Head of Planning and Economic Development

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

Date of Meeting: 26th June 2019 **Parish:** Farnham Royal Parish Council

Reference No:	PL/18/4550/FA
Proposal:	Erection of stables, incorporating storage area. Provision of vehicular access.
Location:	Neelam Stables, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PE
Applicant:	Mr Zia Hussain
Date Valid Appl Recd:	3rd December 2018
Recommendation:	Conditional Permission
Case Officer:	Ian Severn

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INTRODUCTION

Members will recall that this application, seeking permission for a stable building on the southwest side of Parsonage Lane to the south of Farnham Common, was considered by the Committee at the meeting on 17th April this year. The site had been visited by members before the meeting. As set out in the minutes for the Meeting, after discussion, it was resolved that the application should be deferred pending discussions between Officers and the applicant to find a more appropriate design of the building which would be consistent with its use for the stabling of horses within an agricultural setting.

Members are referred to the report considered in April, which is attached as **Appendix 1** to this report.

This report is to update the Committee on developments since the April meeting, and to move towards determination of this application.

Evaluation

1. The main issues relating to this application remain the same as those set out in the original Committee report in April and it is considered that the principle of the proposed development remains acceptable.
2. In terms of the design of the building, the plans considered at the Planning Committee in April showed the building to be constructed with brick walls and a tiled roof. As per the instructions of Members, Officers' have entered into discussions with the applicant to achieve an appropriate design which would be consistent with its use for the stabling of horses within an agricultural setting.
3. The applicant has submitted a revised elevation plan, floor plan and site layout plan. These show the materials to be used for the walls comprising single skin blockwall clad with weatherboard featheredge cladding of oak colour. The roof will be finished with a green/grey felt.
4. Furthermore, in response to concerns expressed by Members regarding the vehicular track, the applicant has also removed the track itself from the proposal. Although a small amount of hardstanding remains, this is now confined to the areas next to the entrance to allow vehicles to park within the site and also a small area forward of the stable building.
5. The proposed changes to the materials, with wood cladding and felt roof would result in a less substantial building that is more in keeping with its use as a stable building and in keeping with its countryside setting. Furthermore, the removal of the main section of the vehicular track would reduce the amount of built form within the site resulting in a visible increase to the openness of the agricultural land.
6. At the previous Planning Committee Members also queried the wording of proposed condition 3 relating to the restrictions of use of the building. Officers have consulted the Council's Enforcement Team regarding the need for this condition. It is advised that any material change of the use of the building and land from its authorised agricultural use, (in this case the grazing of horses) would require planning permission. As such, it is considered that this condition is not necessary. Full details of materials are also now included on the submitted plans and a specific condition relating to materials is not therefore necessary. A revised list of conditions is therefore provided at the bottom of this report.
7. Taking the above into account it is considered that the proposal has addressed the concerns raised by Members at the April Committee Meeting and would meet with relevant planning policies.

Conclusions

8. 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, subject to appropriate conditions acceptable to the Committee.

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. 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>
PROPOSED ELEVATIONS	08.05.2019
BLOCK PLAN	13.05.2019
SITE PLAN	18.03.2019
FLOOR PLAN	12.06.2019

INFORMATIVE(S)

1. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
2. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

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)

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 17 April 2019**Parish:** Farnham Royal Parish Council

Reference No:	PL/18/4550/FA
Proposal:	Erection of stables, incorporating storage area. Provision of vehicular access.
Location:	Neelam Stables, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PE
Applicant:	Mr Zia Hussain
Date Valid Appl Recd:	26 November 2018
Recommendation:	PER
Case Officer:	Ian Severn

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



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REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to planning committee due to the level of objection that has been received.

Due to the nature of the application and the significant level of local concern it is considered that value would be added to the decision making process if MEMBERS were to carry out a SITE VISIT prior to their determination of this application.

SITE LOCATION

The application site consists of a field located between Purton Lane and Parsonage Lane in Farnham Common and is located within the Metropolitan Green Belt.

THE APPLICATION

Planning permission is sought for a stable block and access track. The building would measure 9.74 metres by 4.1 metres and would have a maximum height of 3.1 metres.

Amended plans were received during the course of the application which reduced the width of the building by approximately 6 metres resulting in the building now matching a previously approved building granted under planning permission 03/00875/FUL. The previous planning permission is a material consideration. The main difference between this application and the 2003 proposal is the addition of a track to allow for the care of the horses.

RELEVANT PLANNING HISTORY

03/00875/FUL: Erection of stables/food store. (Permission granted)

03/00557/FUL: Erection of stables/food store. (Refused)

TOWN/PARISH COUNCIL

Response received prior to receipt of the amended plans (14/01/19) "The Parish Council wishes to object to this application in the strongest possible terms. The Parish Council does not believe that the construction of such a substantial structure in the Green Belt is appropriate and are determined to maintain the long standing policy of resisting development in the Green Belt. The Parish Council requests that S8DC rejects this application."

REPRESENTATIONS

Objections have been raised from twenty addresses (with an additional giving no address). Representations have been received prior to and after the receipt of amended plans, with a number of duplicate responses received by both post and email. All responses are summarised below:

- Overdevelopment
- Would block views from neighbouring dwelling
- Impact on wildlife
- Impact on openness of Green Belt
- Field has not recently been used for keeping of horses
- Existing boundary vegetation inaccurately described
- No height of proposed stable specified
- Will later be subject to a residential change of use application
- Stables on neighbouring land are currently subject to a residential change of use application
- Unnecessary / inappropriate development within Green Belt
- Inappropriate materials proposed
- Would set a precedent for future applications
- Section 106 Agreement should be sought restricting future use to agricultural only
- 2003 permission has expired
- Condition of field is not suitable for horses / grazing
- Incorrect postcode and site name provided

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- No details relating to waste management
- Would decrease value of neighbouring properties
- Insufficient public consultation

CONSULTATIONS

Buckinghamshire Highways (Buckinghamshire County Council)
Summarised as no objection with no requested conditions.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP8 and CP9

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies Local Plan Policies: GB1, EP3, EP5, R5, TR5 and TR7.

EVALUATION

Principle of development / Green Belt

1. The site falls within the Green Belt where the construction of new buildings is generally regarded as inappropriate development. Exceptions to this are provided in Paragraph 145 of the NPPF and Policy GB1 of the Local Plan and these include new agricultural buildings and provision of appropriate facilities for outdoor recreation.

2. In respect of the proposed development it is of relevance that Planning permission (reference: 03/00875/FUL) was granted in 2003 for a stable block of the same size to that currently proposed. The applicant has asserted that the planning permission was implemented such that it remains extant. To this end the applicant has submitted documentation which seeks to demonstrate that the footings for the building were installed in 2004 with the remainder of the development not having been completed. The Case Officer noted during a site visit that, following the removal of overgrowth, that footings have been constructed on site. However, a number of consultee responses assert that these footings were installed earlier this year. In any event, no certificate of lawfulness has currently been granted to demonstrate that planning permission 03/00875/FUL has been implemented and this application will therefore be assessed on the basis of the 2003 permission having expired.

3. Notwithstanding the above, the granting of planning permission 03/00875/FUL does remain a material consideration in the assessment of this application. The relevant Green Belt policies within the Development Plan remain largely unchanged since 2003. Furthermore, the relevant Green Belt Policies set out in the NPPF (2019) remain similar to the Government Guidance and National Policies that existed in 2003. The overall assessment relating to the Green Belt therefore remains largely unchanged. It must therefore be considered that the principle of a stable building in this location is acceptable.

4. In granting planning permission for the stable building in 2003 it was considered that the proposal would be appropriate in size and scale for its intended use and would be appropriate to the character of the area. The proposed stable building is identical in size and siting to that approved in 2003 and the only significant change from the 2003 permission in the introduction of a new access track to serve the building.

5. As per the approved scheme, the proposed stable block is relatively small in size containing two stables and a storage area. It would be located in relatively close proximity to the existing hedgerow lined boundary with the track running roughly parallel to the main highway of Parsonage Lane located on the other side of the hedge. The proposed access track would be 2 metres wide and constructed from porous gravel. Overall it is considered that the stable building and track would appear unobtrusive and would not result in a significant impact on the openness of the Green Belt.

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Design/character & appearance

6. The design of the building is low rise and it would have a functional brick and tile design similar to nearby existing housing. It would also be located adjacent to an existing established hedgerow which would provide an element of screening. This would ensure that the building is visually appropriate for the setting.

Residential amenity

7. Due to the proposed height, size and location of the proposed physical development it is not considered to have a detrimental impact on the amenity of neighbouring properties. Neighbouring amenity considerations are therefore assessed as being acceptable against policy EP3 of the Council's Local Plan.

Parking/Highway implications

8. Buckinghamshire County Highway Authority has reviewed the application and consider that the access is sufficient for the proposed purpose and that its use will not result in additional danger to highways users. NO objections are therefore raised with regard to highway safety.

Other matters

9. The Parish Council has objected to the application on the grounds that it considers the proposal to be a 'substantial' structure in a Green Belt location. Concerns regarding the permanence of the structure by way of proposed materials being brick and tile, and the size of the proposed building are also echoed in a number of objections received through public consultation. The combination of these factors has also led to objections relating to concern that the building will be subject to a change of use application for residential use at a later date.

10. However, the Local Planning Authority can only consider the application as proposed, which in this instance relates to a stable building, and as noted this is considered to be acceptable in terms of the impact on the Green Belt and character of the area.

11. It is also noted that reference has been made to a current application for a change of use of an existing stable block to residential use in a neighbouring field. However, no direct comparison can be drawn between the two with the existing neighbouring building being over twice the size in comparison to the proposed building subject to this report.

12. An objection has been raised in relation to the impact of the application on local wildlife. However, as part of the proposal it is not proposed to remove any trees or any buildings. As such, it is not considered that the proposal would result in a risk to protected species such that an objection to the proposal could be sustained.

14. Objections have been raised on the grounds that the existing field is not currently used for grazing purposes and is felt by objectors to not currently be suitable for the purpose. However, the existing lawful use of the field is agricultural and, as such, reasonable measures will be possible to allow for the facilitation of grazing.

15. Objections have been raised in relation to the applicant's description of existing boundary features and the use of a specific name and postcode for the application site. These matters are not felt to affect the key considerations of the application and have not been given weight in its consideration.

16. An objection has been received on the basis that no details have been provided in relation to waste management for the horses. However, as the stables would only provide for two horses and the land can currently be used for the grazing of horses or other animals it would not be appropriate for a condition relating to waste management to be added to any approval granted, and a refusal on this basis could not be substantiated.

17. An objection has been raised on the potential impact by the proposal on neighbouring property prices. This is not a planning consideration and so cannot be speculated on as part of this assessment.

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18. An objection has been received on the basis of a perceived lack of public consultation. The Council's records show that neighbouring properties were notified where legally required and that a number of other neighbouring properties were also notified at the Council's discretion when taking into account the nature of the proposed development and the relationship of the site with neighbouring properties. In this instance a site notice was also displayed adjacent to the field and the main highway of Parsonage Lane.

Conclusions

19. 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.

Working with the applicant

20. In accordance with Section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. In this case amended plans were submitted to overcome concerns raised by the case officer.

RECOMMENDATION:

Conditional Permission

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)

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

2. No development shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (SM01)

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

3. The stable block hereby approved shall only be used for the keeping of horses in connection with the use of the land edged in red for the keeping of horses and shall not be used as a livery or for any commercial purposes.

Reason: To ensure that no separate commercial use commences without prior consideration of the planning issues by the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) refer and Core Policy 9: Natural Environment of the South Bucks Core Strategy - adopted February, 2011 refers.

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END OF APPENDIX

14 June 2019

Head of Planning and Economic Development

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00137/NMA	Beaconsfield Town Council	Jan Grzyb	10 Shepherds Lane Beaconsfield Buckinghamshire HP9 2DT	Non material amendment to planning permission 17/01722/FUL to allow alterations to rear fenestration.	Accepted	24.05.19
PL/18/4882/FA	Beaconsfield Town Council	Logi Homes C/o Mr David Russell	12 Baring Crescent Beaconsfield Buckinghamshire HP9 2NG	Erection of dormer window to front elevation.	Conditional Permission	07.06.19
PL/19/0612/FA	Beaconsfield Town Council	Mr J O'Mahoney C/o Mr Mathew Cronin	20 Waller Road Beaconsfield Buckinghamshire HP9 2HE	Part two, part single storey rear extension, alterations to ground floor side window and new vehicular access with driveway alterations.	Conditional Permission	30.05.19
PL/19/0746/FA	Beaconsfield Town Council	Mr Peter Morina C/o Mr Jack Cole	13-14 Beacon Close Holtspur Buckinghamshire HP9 1DU	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the property. (Retrospective)	Permission not needed	04.06.19
PL/19/0749/FA	Beaconsfield Town Council	Mr Peter Morina C/o Mr Jack Cole	15-16 Beacon Close Holtspur Buckinghamshire HP9 1DU	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the property. (Retrospective)	Permission not needed	04.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0750/FA	Beaconsfield Town Council	Mr Peter Morina C/o Mr Jack Cole	24-25 Beacon Close Holtspur Buckinghamshire HP9 1DU	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the property. (Retrospective)	Permission not needed	04.06.19
PL/19/0752/FA	Beaconsfield Town Council	Mr Peter Morina C/o Mr Jack Cole	1-22 The Mead Beaconsfield Buckinghamshire HP9 1AW	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the block. (Retrospective)	Permission not needed	03.06.19
PL/19/0753/FA	Beaconsfield Town Council	Mr Peter Morina C/o Mr Jack Cole	1A-1D The Mead Beaconsfield Buckinghamshire HP9 1AW	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the block. (Retrospective).	Permission not needed	04.06.19
PL/19/0754/FA	Beaconsfield Town Council	Mr Peter Morina C/o Mr Jack Cole	23-44 The Mead Beaconsfield Buckinghamshire HP9 1AW	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the block. (Retrospective)	Permission not needed	04.06.19
PL/19/0785/VR C	Beaconsfield Town Council	Stuart Greenwood	Beaconsfield Garden Centre London Road Beaconsfield Buckinghamshire HP9 1SH	Variation of condition 7 of planning application PL/18/3221/DE (Application for reserved matters following outline planning permission 15/02142/OUT (Erection of 9 dwellings, formation of new access and associated driveway and alterations to garden centre carpark) and to allow the discharge of conditions 4, 8, 10 and 11 of the outline permission.)	Conditional Permission	06.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0908/FA	Beaconsfield Town Council	Mr & Mrs Neill C/o DP Architects	52 Penn Road Beaconsfield Buckinghamshire HP9 2LS	Demolition of existing dwelling and erection of new dwelling, linked garage, entrance gates, boundary treatment and associated works.	Conditional Permission	07.06.19
PL/19/0909/FA	Beaconsfield Town Council	Arun Sandhu C/o George Martin	24 London End Beaconsfield Buckinghamshire HP9 2JH	Change of use to Cosmetic Surgery/Dentistry (Use Class D1) to ground, first and second floor.	Conditional Permission	24.05.19
PL/19/1032/FA	Beaconsfield Town Council	Mr and Mrs R Pratchett C/o Mr P Mackrory	The Croft Orchard Road Beaconsfield Buckinghamshire HP9 2DZ	Two storey front extension and insertion of 2 windows to the side elevation.	Conditional Permission	31.05.19
PL/19/1041/FA	Beaconsfield Town Council	Mr David Higham C/o Mrs Trudy Weller	32 Mayflower Way Beaconsfield Buckinghamshire HP9 1UE	Conversion of garage to form habitable accommodation. Alterations to windows and door on rear elevation. Front and rear storage sheds.	Conditional Permission	28.05.19
PL/19/1101/FA	Beaconsfield Town Council	Mr David Warnett C/o Mr Owen Francis	8 Holtspur Close Holtspur Beaconsfield Buckinghamshire HP9 1DP	Single storey rear extension, loft conversion incorporating front and rear rooflights, two front facing dormers and additional windows to side elevation	Conditional Permission	07.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1102/FA	Beaconsfield Town Council	Mr James Morton C/o Mr Owen Francis	30 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Conversion of garage store into habitable space, single storey rear extension, first floor side extensions, front bay window and porch.	Conditional Permission	07.06.19
PL/19/1126/FA	Beaconsfield Town Council	Mr David Blanksby C/o Mr Sam Rodger	42 Baring Road Beaconsfield Buckinghamshire HP9 2NE	First floor side/rear infill extension	Conditional Permission	29.05.19
PL/19/1136/AV	Beaconsfield Town Council	Mr Angelo Mareri C/o Miss Natalie Long	Zizzi 41 Aylesbury End Beaconsfield Buckinghamshire HP9 1LU	Replacement signage comprising 2 externally illuminated fascia signs, 1 externally illuminated hanging sign, 2 internally illuminated menu boxes and 1 non-illuminated logo.	Conditional consent	24.05.19
PL/19/1141/HB	Beaconsfield Town Council	Mr Angelo Mareri C/o Miss Natalie Long	Zizzi 41 Aylesbury End Beaconsfield Buckinghamshire HP9 1LU	Listed Building Consent for replacement signage comprising 2 externally illuminated fascia signs, 1 externally illuminated hanging sign, 2 internally illuminated menu boxes and 1 non-illuminated logo, and repainting of exterior of building	Conditional consent	24.05.19

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PL/19/1194/FA	Beaconsfield Town Council	Mrs T Shawcross C/o Mr P Mackrory	5 Holtspur Close Holtspur Beaconsfield Buckinghamshire HP9 1DP	Conversion of garage to habitable use and erection of front porch	Conditional Permission	11.06.19
PL/19/1218/SA	Beaconsfield Town Council	Mr & Mrs Riddle C/o Mr Alex Bean	Rustenburg 53A Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Application for a Certificate of Lawfulness for a proposed operation relating to erection of outbuilding.	Cert of law proposed dev or use issued	07.06.19
PL/19/1286/FA	Beaconsfield Town Council	Mr & Mrs Etchell C/o Mrs Susanne Hardvendel	Penn Cottage 49 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JH	Single storey infill of existing covered porch to front of house; Demolition of existing single storey to rear and re-construction of part single story part two storey rear extension	Conditional Permission	06.06.19
PL/19/1336/SA	Beaconsfield Town Council	Mr Verma C/o Mr Sam Rodger	12 Ivins Road Holtspur Buckinghamshire HP9 1DS	Application for a Certificate of Lawfulness for proposed: Loft conversion incorporating a dormer to rear elevation	Cert of law proposed dev or use issued	11.06.19
PL/19/1603/NM A	Beaconsfield Town Council	Mrs Rosemary Baxter C/o Mr Mark Biddiss	115 Wattleton Road Beaconsfield Buckinghamshire HP9 1RW	Non-material amendment to planning permission 08/01889/FUL (Single storey front and rear extensions) to allow changes to roof, windows and door	Withdrawn	04.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0824/FA	Burnham Parish Council	Ms Temple-Hughes C/o Mr Chris Rickerby	2 Burn Walk Burnham Buckinghamshire SL1 7EW	Proposed single storey outbuilding. Construction of vehicular access and hardstanding parking area.	Conditional Permission	06.06.19
PL/19/1115/FA	Burnham Parish Council	Mr R Moore C/o Mr N Walford	Leigh Cottage 6 Lincoln Hatch Lane Burnham Buckinghamshire SL1 7HD	First floor side extension	Refuse Permission	11.06.19
PL/19/1146/SA	Burnham Parish Council	Mr Dominic Cardozo	3 Alvista Avenue Burnham Buckinghamshire SL6 0PG	Certificate of Lawfulness for proposed : Extension of existing vehicular access, provision of additional hardstanding and demolition of existing brick wall.	Cert of law proposed dev or use issued	28.05.19
PL/19/1158/FA	Burnham Parish Council	Mr Punit Shukla C/o Mr James Hughes	12 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Two storey side extension replacing existing garage.	Conditional Permission	29.05.19
PL/19/1220/FA	Burnham Parish Council	Mr Neil Harrison-Smith C/o Mr Michael Griffiths	21 Linkwood Road Burnham Buckinghamshire SL1 8AS	Part single part two storey front/side/rear extensions and porch.	Conditional Permission	03.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1221/SA	Burnham Parish Council	Mrs Caroline Christie	11 Oxford Avenue Burnham Buckinghamshire SL1 8HR	Certificate of Lawfulness for proposed use relating to widening of existing vehicular access.	Cert of law proposed dev or use issued	12.06.19
PL/19/1249/FA	Burnham Parish Council	Mr Mohan Karda C/o Mr Suresh Karda	711 Bath Road Burnham Buckinghamshire SL6 0PB	Single storey front and rear extensions, first floor front and side extensions and replacement roof to accommodate a loft conversion with the installation of 7 roof lights.	Conditional Permission	04.06.19
PL/19/1306/SA	Burnham Parish Council	Phil Boshier C/o Mr Paul Cramphorn	5 Lent Rise Road Burnham Buckinghamshire SL6 0JP	Application for a Certificate of Lawfulness for proposed use relation to a roof extension to facilitate a loft conversion, insertion of three rooflights and first floor side window.	Cert of law proposed dev or use issued	07.06.19
PL/19/1307/FA	Burnham Parish Council	Mr Phil Boshier C/o Mr Paul Cramphorn	5 Lent Rise Road Burnham Buckinghamshire SL6 0JP	First floor rear extension and single storey front extension	Conditional Permission	07.06.19
PL/19/1536/FA	Burnham Parish Council	Mr H Sran C/o Mr S Saxena	50A Hogfair Lane Burnham Buckinghamshire SL1 7HQ	Single storey side extension, introduction of a centre dormer with a balcony to rear elevation and changes to windows and doors	Withdrawn	04.06.19

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PL/19/1912/ADJ	Burnham Parish Council	Cornerstone and Telefonica UK Ltd C/o Mr James Guthrie	Out Of Area Telecommunications Site Burnham Railway Station Slough Berkshire SL1 6JD	Consultation from Slough Borough Council re Replacement of the existing 17.5m monopole with a new 17.5m monopole, supporting 9no new antennas and ancillary works (SBC Ref - X/00185/000)	No Objections	10.06.19
PL/19/0604/FA	Denham Parish Council	Mr Mike Innes C/o Miss Hannah Grinsted	Buckhurst 56 Tilehouse Way Denham Green Buckinghamshire UB9 5JD	Alteration to the roof to convert loft into habitable space incorporating increase in ridge height, front and rear dormers, with the addition of two sets of patio doors to the rear.	Conditional Permission	05.06.19
PL/19/0751/FA	Denham Parish Council	Mr Peter Morina C/o Mr Jack Cole	30-41 Oakside Denham Buckinghamshire UB9 4BX	Replacement of timber double glazed windows, with PVCu double glazed windows to the front and rear of the property. (Retrospective)	Permission not needed	03.06.19
PL/19/0828/FA	Denham Parish Council	Mr V Khanna C/o Mr Suresh Patel	De Vere Venues Denham Grove Tilehouse Lane Denham Buckinghamshire UB9 5DU	Raising of roof ridge height.	Conditional Permission	03.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0894/FA	Denham Parish Council	Mr Peter and Mrs Anthea Brough C/o Ms Victoria Manser	Roseneath & The Spinning Wheel Village Road Denham Buckinghamshire UB9 5BE	Part repair and part rebuild of existing brick walls on east and west boundaries and construction of new brick wall on south boundary (part retrospective)	Conditional Permission	31.05.19
PL/19/0895/HB	Denham Parish Council	Mr Peter and Mrs Anthea Brough C/o Ms Victoria Manser	Roseneath & The Spinning Wheel Village Road Denham Buckinghamshire UB9 5BE	Listed Building consent for part repair and part rebuild of existing brick walls on East and West boundaries and construction of new brick wall on South boundary (part retrospective)	Conditional consent	31.05.19
PL/19/1017/TP	Denham Parish Council	Mr Colin Lawless	10 Doggetts Farm Road Denham Buckinghamshire UB9 5EH	Willow - Fell. (Tree Preservation Order).	Conditional Permission	31.05.19
PL/19/1281/FA	Denham Parish Council	Mr Stuart Johnson	14 Edinburgh Gate Denham Garden Village Denham Buckinghamshire UB9 5GB	Rear conservatory (retrospective) and internal alteration to garage to allow for part habitable accommodation.	Conditional Permission	05.06.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1295/ADJ	Denham Parish Council	London Borough Of Hillingdon	Out Of Area Bridge House Oxford Road Uxbridge UB8 1HS Hillingdon	Consultation re: Demolition of existing rooftop plant room and replacement with two storey extension to provide 25 new residential units (Use Class C3), ancillary gymnasium (Use Class D2) plus associated landscaping and parking.(Hillingdon Borough Ref: 40050/APP/2018/1737)	No Objections	06.06.19
PL/19/1298/FA	Denham Parish Council	Mr & Mrs Irvine C/o Mr Mark Pottle	2 Ash Green New Denham Buckinghamshire UB9 4EJ	First floor rear extension	Conditional Permission	10.06.19
PL/19/1305/FA	Denham Parish Council	Mr Malcolm Paice	25 Skylark Road Tatling End Denham Buckinghamshire UB9 4HS	Single storey side/rear extension	Conditional Permission	07.06.19
PL/19/1359/KA	Denham Parish Council	John Stilwell C/o Mrs Goldrick	Denham Lodge Oxford Road New Denham Denham Buckinghamshire UB9 4AB	T1 Willow - Re-Pollard. (Uxbridge Lock Conservation Area).	TPO shall not be made	24.05.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4865/FA	Farnham Royal Parish Council	Mr & Mrs A Speed C/o Mr John Parry	Brackenridge Parsonage Lane Farnham Common Buckinghamshire SL2 3NZ	Erection of dwellinghouse and detached garage following demolition of existing buildings.	Conditional Permission	29.05.19
PL/19/0747/FA	Farnham Royal Parish Council	Mr Peter Morina C/o Mr Jack Cole	1-15 (odds) Langtons Meadow Farnham Common Buckinghamshire SL2 3NQ	Replacement of front, side and rear double glazed timber windows with double glazed PVCu windows.	Permission not needed	03.06.19
PL/19/1058/SA	Farnham Royal Parish Council	Mr Peter Morina C/o Mr Jack Cole	29 - 43 (Odds) Frensham Walk Farnham Common Buckinghamshire SL2 3QF	Application for certificate of lawfulness for proposed: Replacement of double glazed timber windows, with double glazed PVCu windows.	Cert of law proposed dev or use issued	04.06.19
PL/19/1114/FA	Farnham Royal Parish Council	Mr & Mrs Childs C/o Ms Anj Johnson	Meadows One Pin Lane Farnham Common Buckinghamshire SL2 3QY	Two storey side, first floor rear extension incorporating first floor juliette balconies. Loft extension and new skylight.	Conditional Permission	24.05.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0360/FA	Fulmer Parish Council	Mr & Mrs Armstrong-Cerfontaine C/o Mr Chris Davy	Wisteria Cottage Fulmer Road Fulmer Buckinghamshire SL3 6HN	Single storey extension, insertion of four roof lights and fenestration changes to outbuilding.	Conditional Permission	24.05.19
PL/19/1290/FA	Fulmer Parish Council	Mr P Birkenstein C/o Mr Robert Clarke	Woodland Court Fulmer Rise Fulmer Common Road Fulmer Buckinghamshire SL3 6JL	Part two storey, part single storey side and rear extensions incorporating rear dormer and single storey side extension.	Conditional Permission	06.06.19
PL/19/0633/FA	Gerrards Cross Town Council	Mr Wood	Beech Tree House 5A Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7JX	First floor front/side extension incorporating dormers.	Conditional Permission	11.06.19
PL/19/1054/FA	Gerrards Cross Town Council	Mr & Mrs S Mirsadraee C/o Declan Minoli	12 High Beeches Gerrards Cross Buckinghamshire SL9 7HU	Part two storey / part first floor rear extension, single storey front extension and new roof incorporating habitable accommodation with two rear facing dormer windows and side facing rooflights.	Conditional Permission	30.05.19

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SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1134/SA	Gerrards Cross Town Council	Mr Raj Bhardwaj	14 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Application for certificate of lawfulness for proposed: Change of vehicular access from two access points to one central one.	Cert of law proposed dev or use issued	24.05.19
PL/19/1147/TP	Gerrards Cross Town Council	Mr David Turner	Rivendell 115 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	Beech - Fell. (Tree Preservation Order No.14, 2001 Group 29).	Conditional Permission	28.05.19
PL/19/1151/FA	Gerrards Cross Town Council	Mr Sukh Tiwana C/o Mr Pravin Raheja	Five Rivers 51 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Two storey front, single storey side and first floor rear extensions, window changes including insertion of rooflight and 2 sunpipes to front, enlargement and addition of Juliet balconies to front dormers	Conditional Permission	28.05.19
PL/19/1170/TP	Gerrards Cross Town Council	Mrs Oakley C/o Mr Paul Morris	Misty Law 9 Valley Way Gerrards Cross Buckinghamshire SL9 7PL	T1 ash x 2 - reduce by 50%, T2 bay - reduce to height of hedge, T3 yew - reduce to height of hedge, T4 beech - reduction of branch over house by 30% (2-3 metre clearance). (SBDC TPO 25, 1995).	Conditional Permission	28.05.19
PL/19/1172/SA	Gerrards Cross Town Council	Mr Amit Joshi	1 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Certificate of Lawfulness for proposed: Extension of an existing vehicular access	Cert of law proposed dev or use issued	06.06.19

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1213/FA	Gerrards Cross Town Council	Mr & Mrs Woolveridge C/o Mrs Janice Scarr	1 West Common Close Gerrards Cross Buckinghamshire SL9 7QR	Erection of a single storey rear extension with roof lantern.	Conditional Permission	31.05.19
PL/19/1319/KA	Gerrards Cross Town Council	Mr/Ms O'Riordan C/o Mr Neil Smith	Ethorpe Hotel 85 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HX	T1Thuja - Fell. (Conservation Area).	TPO shall not be made	30.05.19
PL/19/1490/PNE	Gerrards Cross Town Council	Clermont Trust (Switzerland) SA As Trustee Of The Brownsword C/o Mr George Martin	Jarretts Hill Bulstrode Park Oxford Road Gerrards Cross Buckinghamshire SL9 8TA	Notification of 2 proposed single storey rear extensions; depth extending from the original rear wall of 8.0 metres, a maximum height of 3.86 metres and a maximum eaves height of 3.86 metres.	Prior Approval Not Required	05.06.19
PL/19/1573/TP	Gerrards Cross Town Council	Dr Harpal Uppal	Kylebrack 1 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	Sycamore T1 - pollard 30% . Oak T2 - pollard 30% . Additionally removal of dead wood (TPO 1984/03)	Withdrawn	03.06.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0748/FA	Hedgerley Parish Council	Mr Peter Morina C/o Mr Jack Cole	18-24 Cottage Park Road Hedgerley Buckinghamshire SL2 3YJ	Replacement windows.	Permission not needed	04.06.19
PL/19/0890/FA	Hedgerley Parish Council	Mr Laurentius MM Westhoff	8 Jones Way Hedgerley Buckinghamshire SL2 3YG	First floor side and single storey rear extensions, window alterations	Conditional Permission	30.05.19
PL/19/1116/FA	Hedgerley Parish Council	Mr Dirk Eachus	Church Meadow Cottage Village Lane Hedgerley Buckinghamshire SL2 3UY	Pair of gates	Conditional Permission	06.06.19
PL/19/1374/KA	Hedgerley Parish Council	Mr Stuart Crossley C/o Mr Peter Harding	Metcalfe Farm Village Lane Hedgerley Buckinghamshire SL2 3UY	T1 Magnolia - Reduce to previous pruning points. (SBDC Hedgerley Village Conservation Area).	TPO shall not be made	30.05.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0611/FA	Iver Parish Council	Mr Kamaljit Kooner C/o Mr Sunny Bahia	10 Wellesley Avenue Iver Buckinghamshire SL0 9BN	Single storey rear extension and garage conversion to habitable space, side/rear conservatory (retrospective)	Conditional Permission	06.06.19
PL/19/0764/FA	Iver Parish Council	Mr Richard Hood C/o Mr Mark Seagrove	36 Mansion Lane Iver Buckinghamshire SL0 9RN	Demolition of existing single storey rear extension and erection of new rear single storey extension.	Conditional Permission	03.06.19
PL/19/0940/FA	Iver Parish Council	Mr H Rashid	59 Richings Way Iver Buckinghamshire SL0 9DB	Single storey side/rear extension and new roof construction.	Conditional Permission	31.05.19
PL/19/0988/FA	Iver Parish Council	Mr & Mrs Mallows C/o Mr Grahame Elton	10 Little Sutton Lane Iver Buckinghamshire SL3 8AN	Single storey rear and side extension with roof lanterns.	Conditional Permission	31.05.19
PL/19/1006/FA	Iver Parish Council	Mr Ron and Chan Hothi C/o Mr Leigh Tugwood	1 Laurel Court Denham Road Iver Buckinghamshire SL0 0PW	Demolition of existing conservatory and erection of single storey side and rear extensions including conversion of existing integral garage to habitable accommodation	Conditional Permission	28.05.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1019/FA	Iver Parish Council	Mr Pamer Hothi C/o Mr Sayeed Rahman	Indian Nights Restaurant 75 Slough Road Iver Heath Buckinghamshire SL0 0DW	Demolition of single storey out building and garage, erection of a new building comprising 5 flats [4x2bed & 1x 1bed] with on-site parking spaces accessed via an existing vehicular access incorporating associated amenity spaces and refuse storage area .	Conditional Permission	24.05.19
PL/19/1045/FA	Iver Parish Council	Mr Kunal Sharma C/o Mr Choda	29 Syke Ings Iver Buckinghamshire SL0 9ER	Replacement dwelling and new vehicular access.	Conditional Permission	03.06.19
PL/19/1053/SA	Iver Parish Council	Mr Peter Morina C/o Mr Jack Cole	63- 69 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB	Application for certificate of lawfulness for proposed: Replacement of double glazed timber windows, with double glazed PVCu windows.	Cert of law proposed dev or use issued	04.06.19
PL/19/1057/SA	Iver Parish Council	Mr Peter Morina C/o Mr Jack Cole	55-61 (Odd) Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB	Application for certificate of lawfulness for proposed: Replacement of double glazed timber windows, with double glazed PVCu windows.	Cert of law proposed dev or use issued	04.06.19
PL/19/1087/FA	Iver Parish Council	Mr & Mrs Bradley C/o Mr Peter Norman	1 Colne Orchard Iver Buckinghamshire SL0 9NA	Two storey side/rear extension	Conditional Permission	11.06.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1219/SA	Iver Parish Council	Mrs Michelle Morten C/o Mr Vishal Patel	58 Leas Drive Iver Buckinghamshire SL0 9RD	Single storey rear extension	Cert of law proposed dev or use issued	11.06.19
PL/19/1356/SA	Iver Parish Council	Mr Cliff Jones C/o Mr James Rush	254 Swallow Street Iver Buckinghamshire SL0 0HT	Application for a Certificate of Lawfulness for proposed: Roof extension incorporating rear dormers and front rooflights.	Part approve/refuse- PROPOSED Cert of Law	13.06.19
PL/19/1532/DM	Iver Parish Council	Mr Tim Sutton C/o Mr Benjamin Makins	35 The Ridgeway Iver Buckinghamshire SL0 9HW	Demolition of single storey masonry industrial building with profile metal sheet roofing.	No Objections	31.05.19
PL/19/0275/NM A	Stoke Poges Parish Council	Mr Stuart Jackson	Gateside Park Road Stoke Poges Buckinghamshire SL2 4PG	Non-material amendment to planning permission PL/18/2117/FA (Two storey rear extension and loft conversion) to allow change to rear dormer window	Accepted	24.05.19
PL/19/0867/FA	Stoke Poges Parish Council	Mr & Mrs Jackson C/o Mrs Michelle Purnell	Stoke End West End Lane Stoke Poges Buckinghamshire SL2 4NA	Part single/part two storey rear extension, single storey side extension, alterations to roof to include 2 side dormers, relocation of front door, erection of double garage with habitable roof space and demolition of existing conservatory and garage	Conditional Permission	05.06.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 26TH JUNE 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0990/SA	Stoke Poges Parish Council	Mr Harshvinder Gill	Wharncliffe House Grays Park Road Stoke Poges Buckinghamshire SL2 4JG	Certificate of Lawfulness for proposed : Replacement of rear double doors and side windows with bi-folding doors and replacement of pebble dashing with render (including removal of some external woodwork).	Cert of law proposed dev or use issued	28.05.19
PL/19/1192/FA	Stoke Poges Parish Council	Mr & Mrs Gizzi C/o Mr Sam Dodd	Fairfield Lodge Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Single storey side and rear extensions	Conditional Permission	30.05.19
PL/19/1199/FA	Taplow Parish Council	Mr & Mrs Norton C/o Mr David Calder	Hitcham Glebe Hunts Lane Taplow Buckinghamshire SL6 0HH	Erection of single storey rear extension.	Conditional Permission	31.05.19
PL/19/0485/FA	Wexham Parish Council	Mr Ash Trowe	Unit 5 Lidstone Court Uxbridge Road George Green Wexham Buckinghamshire SL3 6AG	Insertion of mezzanine floor to building (Retrospective).	Permission not needed	29.05.19

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1340/NM A	Wexham Parish Council	Mr & Mrs D Watkins C/o Chris Connor	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Non Material Amendment to planning permission PL/18/4153/FA (Part single/part 2 storey front extension with dormer window and balcony, rear first floor extension incorporating 2 dormers. single storey side extension with balcony and glass balustrading above, driveway, hardstanding and landscaping.) to allow for UPVC windows instead of timber.	Not Accepted	29.05.19

SUBJECT:	PLANNING APPEALS
REPORT OF:	Head of Planning & Economic Development Prepared by - Development Management

Appeal Statistics for the period 1 April 2019 – 31 May 2019

Planning appeals allowed (incl enforcement)

14.29% (1 out of 7) against a target of 30%.

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

14.29% (1 out of 7). No target set.

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

0% (0 out of 0). No target set.

SCHEDULE OF OUTSTANDING MATTERS

HEARINGS

DATE	PREMISES
PL/18/4888/SA Date TBC	<u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).
PL/18/4472/FA Date 13/08/19	<u>Grange Farm Grange Way Iver Buckinghamshire SL0 9NT</u> Erection of single storey dwelling.

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	27/05/2019	PL/18/4601/FA	Mr Paul Rowley	Construction of car port.	8 Sherbourne Walk, Farnham Common
(b)	06/06/2019	PL/19/0063/FA	Mr & Mrs Torr	Extension to roof	Shaynes Cottage, Dorney Wood Road, Burnham
(c)	11/06/2019	PL/19/0218/FA	Mr Nicholas Herbert	Demolition of garage at 1 Hazelhurst Road and erection of a detached bungalow on the land to the east	Land Adjacent To 1 Hazelhurst Road, Burnham

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	11/06/2019	PL/18/3285/FA	Mr Betts	Rear roof extension with juliet balcony and three front rooflights	3 Bangors Road North, Iver Heath	Appeal Dismissed	D
(b)	11/06/2019	PL/18/3390/FA	Mr Doron Bar	Erection of Radio mast, antennae, and supporting shelter cabin.	Ponds Wood Farm, Parish Lane, Farnham Common	Appeal Dismissed	D

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

CO	-	Committee decision to refuse permission on officer recommendation
CC	-	Committee decision to refuse permission contrary to officer recommendation
D	-	Delegated officer decision to refuse permission
ND	-	Appeal against non-determination of application

Officer Contacts:	Amy King 01895 837283 planning.appeals@chilternandsouthbucks.gov.uk
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PLANNING COMMITTEE – 26 June (SBDC)

REPORT OF THE OFFICERS

Background papers, if any, will be specified at the end of each item.

AGENDA ITEM No.

5 ITEMS FOR NOTING

5.1 PLANNING APPLICATION REQUIREMENTS – PROPOSED REVISED LOCAL LIST.

Chiltern and South Bucks shared Planning Service is reviewing its local list of planning validation requirements and a proposed revised list has recently been produced for consultation.

By way of background Local Planning Authorities are required to publish a list of their information requirements for applications, a 'local list', which should be proportionate to the type, nature and scale of development proposals. These should be reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.

In addition to an up-to-date local list being published on the Local Planning Authority's website, information requested with a particular planning application must be:

- reasonable having regard, in particular, to the nature and scale of the proposed development; and
- about a matter which it is reasonable to think will be a material consideration in the determination of the application.

The new local requirements link to national and local policies and the information is required in order for the Local Planning Authority to be able to consider the submitted proposal and come to a decision on the application. Provision of this information at the point of validation therefore reduces any delay in the processing and determination of planning applications.

Information on the national and proposed local planning application requirements can be found at www.southbucks.gov.uk/planning/par & <https://www.chiltern.gov.uk/planning/par>. The requirements will depend on what type of application and development is being proposed.

Applicants and agents are being directed to the relevant checklists for a breakdown of the requirements and the criteria of when these will apply. There are two checklists, where the requirements for the listed application types are similar. If an application type is not listed on either of the checklists, then it is just the national planning validation requirements that apply and the particular requirements are stated toward the end of the respective application forms.

Public consultation is currently being carried out via the websites. Furthermore, the agents who regularly attend the CDC/SBDC planning agent forums have also been notified direct. All comments received after the closing date of 19 June 2019 will be taken into account when preparing the final list, which will then be published in due course on both Council websites.

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