



Planning Committee

Wednesday, 18 September 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 - 10*)

To approve the minutes of the Planning Committee held on 21 August 2019 and the amended minutes of the Planning Committee 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/18/4490/FA - 14 Coopers Row, Iver Heath, Buckinghamshire, SLO
OHW (Pages 11 - 20)*

*PL/18/4491/FA - 16 Coopers Row, Iver Heath, Buckinghamshire, SLO
OHW (Pages 21 - 34)*

PL/19/1497/FA - 34 and 35 The Ridgeway, Iver, Buckinghamshire, SL0 9JQ (Pages 35 - 50)

PL/19/2062/VRC - Alborough Lodge, 107 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8JD (Pages 51 - 60)

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

PL/18/4394/RC - Parkside House, Windsor Road, Gerrards Cross, Buckinghamshire, SL9 8SS (Pages 61 - 64)

C. Committee observations required on applications to other Authorities
None.

D. To receive a list of applications already determined under delegated powers by the Head of Planning and Economic Development (Pages 65 - 96)

For information

6. Objection to the South Bucks District Council Tree Preservation Order No. 0003 of 2019, Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire SL9 7NX (Pages 97 - 102)

To consider the report of the Head of Planning and Economic Development on the objection the Tree Preservation Order in accordance with the agreed procedure attached in Appendix 6.

Appendix 1 - Tree Preservation Order No. 03, 2019 (Pages 103 - 108)

Appendix 2 - Tree Preservation Order Assessment (Pages 109 - 110)

Appendix 3 - Objection Letter (Pages 111 - 116)

Appendix 4 - Extract of Recorded Delivery Receipt Book (Pages 117 - 118)

Appendix 5 - Photographs of T1-T4 from Public Realm (Pages 119 - 120)

Appendix 6 - Adopted Procedure for Confirming Tree Preservation Orders by Planning Committee When Objections Received (Pages 121 - 124)

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 125 - 126*)

For information

8. Enforcement Update

To receive a verbal update.

9. Exclusion of Public

The Chairman to move the following resolution:-

“That under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act.”

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, 16 October 2019

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PLANNING COMMITTEE

Meeting - 21 August 2019

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

**attended site visits*

Apologies for absence: B Gibbs

19. MINUTES

The minutes of the Planning Committee held on 24 July 2019 were approved and signed by the Chairman as a correct record.

20. DECLARATIONS OF INTEREST

Councillor P Hogan declared a Personal Interest under the Council's Code of Conduct as a Member of Beaconsfield Town Council who had made representations about application PL/19/0654/FA. Councillor Hogan reported that he 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.

21. APPLICATIONS AND PLANS

Key to the following decisions:

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

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

Planning Committee - 21 August 2019

		Decision
Plan Number:	PL/19/0654/FA	P
Applicant:	Mr & Mrs S Fletcher	
Proposal:	Demolition of existing dwelling and erection of new dwelling with changes to vehicular access.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members • There was no public speaking on the application • Officers advised that condition 5 in the report would be amended to show two separate conditions. It was also noted that condition 10 (listed as condition 9 in the report) would be amended to ensure that the ecological enhancement and landscaping schemes submitted would be adhered to. <p>Councillor J Jordan proposed that the application be permitted subject to the conditions outlined in the Officer's report, as verbally amended at the meeting. This proposal was seconded by Councillor Dr W Matthews and agreed unanimously at a vote.</p> <p>RESOLVED: That the application be permitted subject to the conditions outlined in the Officer's report, as verbally amended at the meeting.</p>		

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

None

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

22. 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 4.27 pm

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 Iver 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 [wife of] 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

Planning Committee - 5 June 2019

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

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

		Decision
Plan Number:	17/01763/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	
<p>Notes:</p> <ol 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. <p>Councillor D Smith proposed that the Officer's recommendation be approved which was seconded by Councillor T Egleton and agreed at a vote.</p> <p>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.</p>		
		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.	
<p>Notes:</p> <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. <p>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.</p> <p>RESOLVED that the application be deferred to enable Officers to carry out further investigations and obtain further information.</p>		
		Decision
Plan Number:	PL/18/4882/FA	P
Applicant:	Logi Homes	
Proposal:	Erection of dormer window to front elevation	

Notes:

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.

Planning Committee - 5 June 2019

- 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.
- 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.

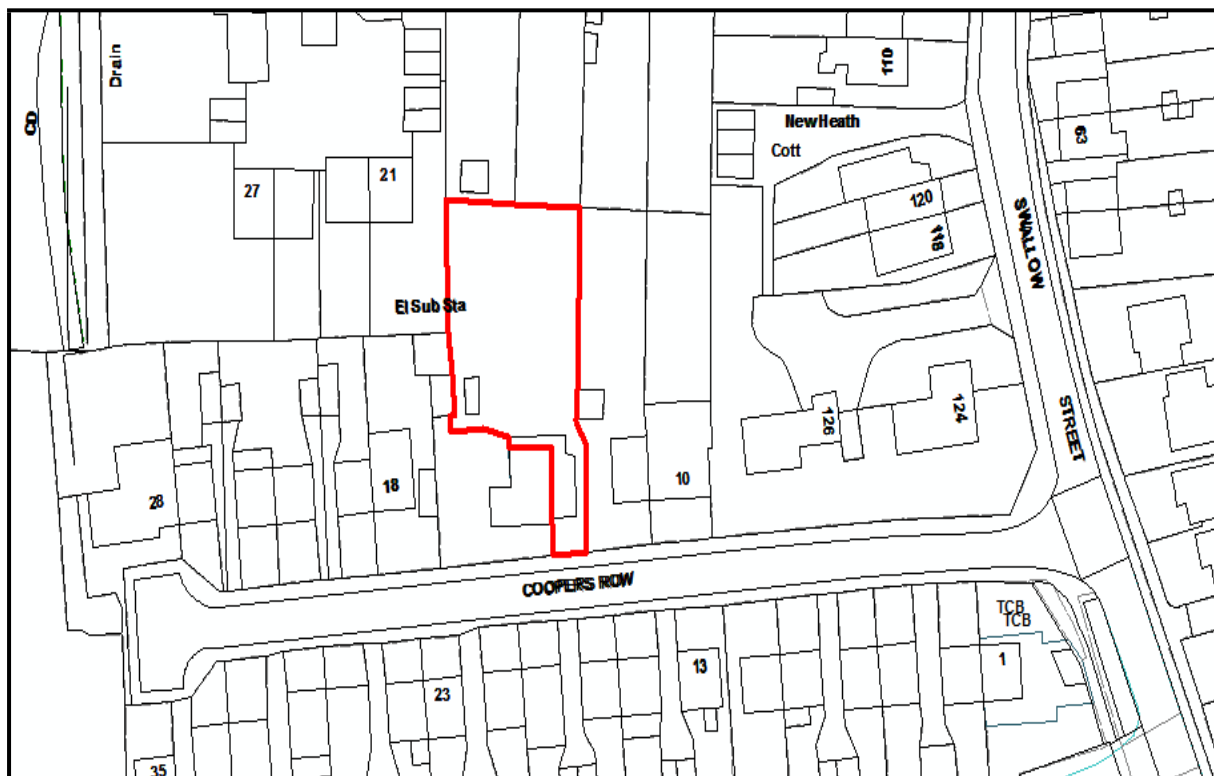
RESOLVED that the report be noted

The meeting terminated at 6.32 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18th September 2019 **Parish:** Iver Parish Council

Reference No:	PL/18/4490/FA
Proposal:	Single storey rear extension, loft conversion incorporating a rear dormer, replacement porch and fenestration alterations.
Location:	14 Coopers Row, Iver Heath, Buckinghamshire, SL0 0HW
Applicant:	Mr Alex Parsons
Agent:	Mr Jack Dowling
Date Valid Appl Recd:	27th November 2018
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

SITE LOCATION

The application relates to a semi-detached dwelling, formerly used as a workhouse cottage dating from the late 18th century. The building comprises a non-designated heritage asset and is sited within the northern street scene of Coopers Row. The site is located within a built up area and is also sited within an 'Inconsistent Settlement' as defined by in the Chiltern and South Bucks Townscape Character Study (2017).

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.

THE APPLICATION

The application proposes the erection of a single storey rear extension, replacement front porch, loft conversion incorporating a rear dormer and two front roof lights and fenestration alterations.

The existing cottage benefits from a single storey rear extension which wraps around the rear of No. 16 Coopers Row.

The proposed single storey rear extension would provide an extension to the existing rear extension, with a total maximum depth of 4.8m from the rear elevation of No. 14 and 3.8m from the rear elevation of No. 16. The proposed single storey rear extension would have a total width of 6.8m and height of 2.8m (incorporating a flat roof).

The proposed loft conversion would provide a bedroom and bathroom, with the first-floor internally amended to feature one bedroom, bathroom and study. The proposed rear dormer would have a projection of 3.5m beyond the rear roof slope, width of 3.58m and height of 2.3m (incorporating a flat roof).

The proposed replacement front porch would be in the same siting and would have a depth of 1m, width of 1.9m and height of 3m (incorporating a pitched roof).

The proposed extensions would be constructed of materials to match the existing dwellinghouse.

RELEVANT PLANNING HISTORY

PL/18/3190/FA - Refused - Demolition of two semi-detached houses and erection of four semi-detached houses

Reasons for Refusal:

1. The proposed development, by virtue of the overall width and bulk of the proposed dwellinghouses, coupled with the limited gaps between the proposed development and the flank boundaries, and between the semi-detached pairs of dwellings would appear cramped and at odds against the prevailing character of development within the street scene and would fail to compensate

for the loss to the character and heritage of the area that the proposed demolition of the existing buildings (which are considered to be non-designated heritage assets) would represent. As such, the proposal would adversely impact upon the character and appearance of the site and locality in general, contrary to Section 7 (Requiring Good Design) and Paragraph 145 of the National Planning Policy Framework, policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999), policy CP8 of the South Bucks Core Strategy (adopted February 2011), the South Bucks Townscape Character Study 2015.

2. Inadequate ecological information, in terms of preliminary bat roost assessment of impacted trees and the buildings has not been submitted with the application and it has not been possible to fully assess the impact of the proposal on biodiversity including the impact of the proposed development on any protected species. The application has therefore failed to demonstrate how net gain for biodiversity will be obtained and is therefore contrary to Core Policy CP9 of the South Bucks Core Strategy (adopted February 2011) and the guidance set out in the NPPF (2018).

3. The inadequate provision of on-site parking within the proposed development of 4 dwellings is likely to lead to vehicles parking on the road resulting in inconvenience to residents and other highway users. As such the proposed development would fail to comply with Paragraphs 105 and 106 of the National Planning Policy, TR5 and Appendix 6 of the South Bucks District Local Plan (adopted March 1999) (Saved policies), and CP7 of the South Bucks Local Development Framework Core Strategy (adopted February 2011).

18/00832/FUL - Withdrawn - Demolition of two semi detached houses., and erection of 4 semi detached houses.

PARISH COUNCIL

[OFFICER NOTE: The application has undergone multiple amendments, wherein the latest comments from the Parish relate to previous plans which have since been superseded. The plans have since been amended to omit a first floor rear extension and new comments have not been received].

Iver Parish Council made the following comments pre-amended plans and application description:

2nd May 2019:

'Objection - the garden layout is at odds with revised site plans for PL/18/4491/FA. This remains an extension to provide a third bedroom with inadequate parking. Still overbearing to No. 12. The site plan does not indicate the proposed reallocation of amenity space as shown in amended PL/18/4491/FUL. If minded to permit, the tree protection measures recommended must be observed and the Conservation Officer must advise on recording any artefacts revealed'.

REPRESENTATIONS

A total of 14 neighbouring properties have raised objections to this application, which are summarised as follows:

- Inadequate parking
- Cramming in a space not designed to accommodate a conversion from a 2 bedroom cottage to a 4 bedroom dwelling

- The existing building has a distinctive character and the proposed application would significantly harm and negatively impact on this heritage asset and the character of the surrounding area
- Proposed extension would contravene the 1m minimum required gap
- Overlooking
- Loss of light
- Original porch adds character to the cottage
- Removal of trees
- Provision for adequate services provided by the water company
- Out of keeping with the character of Coopers Row
- Building work disturbance
- Noise pollution
- Overbearing and dominant

[OFFICER NOTE: It is considered necessary to note that some of the above objections refer to previous plans which have now been superseded and the amount of extensions reduced].

CONSULTATIONS

The Districts Historic Buildings and Conservation Officer made the following comments:

'The amendments to the roof form of the two storey addition to the rear are duly noted however the dormer would be considered unacceptable. It would still appear as a substantial boxy dormer which would result in an uncomfortable relationship between to the dormer and roof form of the two storey addition. Furthermore it would not respect or relate to the traditional appearance of the original building with a very over dominant addition to a simple building'.

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, EP5, H11, TR5 and TR7.

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

Chiltern and South Bucks Townscape Character Study - 2017

Chiltern & South Bucks Draft Local Plan 2036 (2019)

EVALUATION

Principle of development

1. The application site is located within the built up area of Iver Heath wherein residential extensions are considered to be acceptable, subject to complying with all relevant Development Plan Policies.

2. As noted above, the proposed scheme has been significantly amended wherein the proposed replacement front porch, loft conversion and rear dormer would fall within the scopes of permitted development under Classes B, C and D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3. Therefore, whilst this application does not form a Certificate of Lawfulness, regard should be had to the assessment of the proposed development and what could be constructed without the need for planning permission. In this case, the proposed porch, loft conversion including a rear dormer and front roof lights could be implemented and this assessment will be for the erection of a single storey rear extension and fenestration alterations.

4. It is considered necessary to note that the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. The consultation period for comments on the draft local plan has recently come to a close. However, given its current stage, only limited weight can currently be given to this document.

Design/character & appearance

5. Local Plan Policy H11 refers to alterations and extensions to dwellings and in regards to design, states that the extension would be integral to the dwelling and would harmonise with the existing building in terms of scale, height, form and design. Local Plan Policy EP3 further emphasises on this point and states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.

6. As aforementioned above, the site is identified as an 'Inconsistent Suburban' Settlement within the Chiltern and South Bucks Townscape Character Study (2017). This typology refers to suburban areas where there is a noticeable lack of consistency in either the landscape or built form. The study states that the townscape does not have a dominant dwelling type of sizes, building lines are not uniform, but are fairly consistent in groups of buildings, buildings are quite regularly spaced but set backs are inconsistent, building heights predominantly vary between one and two storeys and are consistent along individual roads, materials and detailing also varies and the architectural style may be consistent along an individual road but varies from one road to the next. As such, this area is considered to be slightly more flexible when it comes to design by virtue of the inconsistency.

7. In this case, Coopers Row comprises a mixture of both detached and semi-detached buildings with similar building lines which vary in architectural style. The use of red and brown facing brickwork is a common feature, with the host dwelling and No. 16 finished in white pebble-dash with varying roof materials including grey slate tiles for No. 16.

8. The existing dwelling at No. 14 comprises a semi-detached dwelling and is considered to be a non-designated heritage asset. The building dates from the 18th century and originally formed part of a longer terrace of buildings. Previously, these were the only properties along what would have been a rural lane, surrounded by farmland. No. 14 was originally known as a workhouse cottage which is steeped in historic and communal value contributing towards its significance and importance locally. However, some alterations and the loss of other cottages that made up the full extent of the original row have now diminished its architectural/aesthetic value. With careful consideration, this building and No. 16 are considered to be non-designated heritage assets.

9. The proposed porch would be small in size and is designed with a pitched roof to integrate with the existing dwelling such that it would not appear as a prominent addition. The proposed fenestration alterations include an additional first floor window in the front elevation, additional first floor window in the rear elevation and a proposed ground floor window in the east flank elevation. The existing windows would also be replaced, but would be installed using matching materials. The proposed windows would retain a symmetrical appearance from both the front and rear elevations which would not appear uncharacteristic within the street scene of Coopers Row or to the existing dwelling.

10. The proposed dormer would comprise a large flat roof addition. The Districts Historic Buildings and Conservation Officer has raised concern that it would appear as a substantial boxy dormer that would not respect or relate to the traditional appearance of the original building. However, as aforementioned, the rear dormer would constitute permitted development under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and therefore does not require planning permission. It is not therefore considered that an objection to the dormer could be sustained.

11. The proposed single storey rear extension would provide an extension to an existing single storey element which partly wraps round the rear elevation of the neighbouring dwelling at No. 16 Coopers Row. The extension would be stepped in by 1m from the east flank elevation (to match the existing) and would not extend beyond the existing flank elevations of the existing single storey rear element. It would not be readily visible from the street scene of Coopers Row, but nevertheless would be constructed of materials to match the existing dwellinghouse and would not be any higher than the existing single storey rear element. The proposed extension would not dominate the rear elevation and is considered to integrate acceptably with the host dwelling.

12. It is considered necessary to note that since the submission of the planning application, fencing has been erected under permitted development within the existing rear garden which does not fall part of the assessment of this application.

13. Given the above, no objections are raised with regard to the impact of the development on the character and appearance of the wider locality or the non-designated heritage asset. Therefore, the proposed extensions and alterations would comply with Policies EP3 and H11 of the South Bucks District Local Plan (1999).

Residential amenity

14. Local Plan Policy H11(b) refers to the protection of amenities throughout the District and emphasises that the extension would not adversely affect the amenities of any adjacent properties for example through overlooking, overdominance, obtrusiveness and loss of daylight. The Council will consider the effect of proposals on the amenities of dwellings and their gardens.

15. The application site adjoins to No. 16 Coopers Row and is adjacent to No. 12. The proposed single storey rear extension would extend beyond the rear elevation of the existing rear extension which would continue to wrap around the rear of No. 16. Whilst it is acknowledged that this is an odd arrangement, it is not considered that the proposed extension would result in any adverse harm to the amenities of No. 16. The proposed rear extension would not incorporate any flank windows and only a set of rear bi-folding doors. As such, the proposed single storey rear extension would not result in any overlooking or loss of privacy to neighbouring properties.

16. The proposed single storey rear extension would be visible from No. 12 Coopers Row but given its single storey nature, the existing source of screening and distance retained between the host dwelling and neighbouring property, it is not considered that the proposed extension would result in an overbearing or obtrusive outlook or a loss of privacy. It is acknowledged that a new ground floor window is proposed within the existing east flank elevation of the dwelling to accommodate the lounge area. However, a single storey garage sits between No. 12 and the host dwelling which would prevent the proposed window from directly overlooking the neighbouring property.

17. As such, the proposed single storey rear extension is not considered to adversely affect the amenities of neighbouring properties and would comply with Policies EP3, EP5 and H11 of the South Bucks District Local Plan (1999).

Parking/Highway implications

18. Concerns have been raised from residents and the Parish Council regarding existing parking problems within Coopers Row and the implications this development could have on the parking provision for No. 14.

19. The existing dwelling has two bedrooms at first floor level. The submitted plans show that the first floor layout would be altered to include a bedroom and study and the dormer window would facilitate a new bedroom with en-suite at second floor level. Notwithstanding the submitted plan, the study could be used as a bedroom and for the purposes of this assessment the resultant dwelling should be considered to have three bedrooms.

20. Policy TR7, appendix 6 stipulates that for a dwelling containing 2 or 3 bedrooms, 2 car parking spaces should be provided. The existing site benefits from a small driveway which can accommodate one parking space. The existing dwelling currently has a shortfall of 1 parking space.

21. The parking standard for the resultant 3 bedroom dwelling would remain unchanged at 2 car parking spaces and the parking shortfall for the property would not therefore be increased. It is also relevant that the additional bedroom facilitated by the dormer window could be constructed under permitted development and this would not require the provision of any additional parking.

Furthermore, the site is located within a sustainable location, wherein local amenities including schools, nurseries, health centre, village hall and public houses are located within walking distance.

22. Given the above it is not considered that a reason for refusal on the grounds of parking provision could be sustained in this instance.

Other Matters

23. The Parish Council have risen that the proposed garden layout is at odds with the plan submitted for a separate application at No. 16 Coopers Row. It is considered necessary to note that if granted, this permission would comprise a stand-alone permission which could be implemented irrespective of any other permission.

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.

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, South Bucks District Council has worked pro-actively with the applicant and amended details were submitted to overcome previous concerns.

25. 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. The roof area of the proposed single storey rear extension 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.)

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

LIST OF APPROVED PLANS

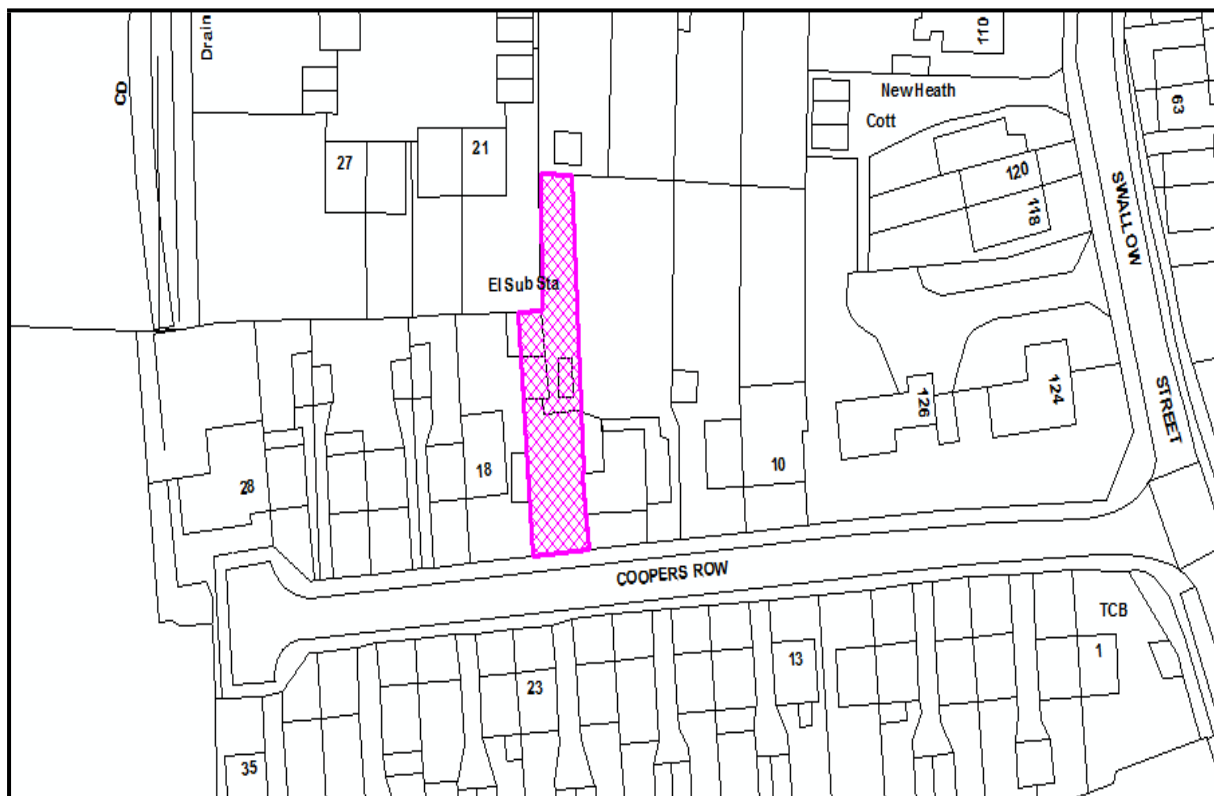
<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
01	27.11.2018
PROPOSED ELEVATIONS	07.08.2019
04 REV A	07.08.2019
PROPOSED PLANS	09.08.2019

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18th September 2019 **Parish:** Iver Parish Council

Reference No:	PL/18/4491/FA
Proposal:	Subdivision of plot and erection of detached dwelling.
Location:	16 Coopers Row, Iver Heath, Buckinghamshire, SL0 0HW
Applicant:	Mr Alex Parsons
Agent:	Mr Jack Dowling
Date Valid Appl Recd:	27th November 2018
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

The application will be attending 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 site comprises a semi-detached dwelling located on the northern side of the street scene within Coopers Row, Iver Heath. The site is located within a built up area and is also designated as an 'Inconsistent Settlement' in the Chiltern and South Bucks Townscape Character Study (2017).

THE APPLICATION

The application proposes the demolition of an existing wall and shed to allow for the subdivision of the plot at No. 16 Coopers Row to enable the erection of a new detached dwelling.

The proposed dwelling would be constructed in between No. 16 and No. 18 Coopers Row and would comprise of a detached two storey dwelling. The proposed dwelling would have a width of 6m, maximum depth of 9.8m (including the front porch), eaves height of 5.4m and ridge height of 8.35m (incorporating a gabled roof with a hipped frontage).

The proposed dwelling would provide 3 bedrooms and an office at first-floor level. Given the size of the proposed first-floor office and the lack of security of this being used as a bedroom in the future, it is considered necessary to assess the proposal on the basis of a new 4 bedroom dwelling.

The proposed dwelling would be constructed of:

- Brickwork: Ibstock Staffordshire Aldridge in 'Multi Rustic'
- Rooftiles: Marley Plain Concrete Tile in 'Dark Red'

RELEVANT PLANNING HISTORY

PL/18/3190/FA - Refused - Demolition of two semi-detached houses and erection of four semi-detached houses.

Reasons for Refusal:

1. The proposed development, by virtue of the overall width and bulk of the proposed dwellinghouses, coupled with the limited gaps between the proposed development and the flank boundaries, and between the semi-detached pairs of dwellings would appear cramped and at odds against the prevailing character of development within the street scene and would fail to compensate for the loss to the character and heritage of the area that the proposed demolition of the existing buildings (which are considered to be non-designated heritage assets) would represent. As such, the proposal would adversely impact upon the character and appearance of the site and locality in general, contrary to Section 7 (Requiring Good Design) and Paragraph 145 of the National Planning Policy Framework, policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999),

policy CP8 of the South Bucks Core Strategy (adopted February 2011), the South Bucks Townscape Character Study 2015.

2. Inadequate ecological information, in terms of preliminary bat roost assessment of impacted trees and the buildings has not been submitted with the application and it has not been possible to fully assess the impact of the proposal on biodiversity including the impact of the proposed development on any protected species. The application has therefore failed to demonstrate how net gain for biodiversity will be obtained and is therefore contrary to Core Policy CP9 of the South Bucks Core Strategy (adopted February 2011) and the guidance set out in the NPPF (2018).

3. The inadequate provision of on-site parking within the proposed development of 4 dwellings is likely to lead to vehicles parking on the road resulting in inconvenience to residents and other highway users. As such the proposed development would fail to comply with Paragraphs 105 and 106 of the National Planning Policy, TR5 and Appendix 6 of the South Bucks District Local Plan (adopted March 1999) (Saved policies), and CP7 of the South Bucks Local Development Framework Core Strategy (adopted February 2011).

18/00832/FUL - Withdrawn - Demolition of two semi detached houses., and erection of 4 semi detached houses.

05/00520/FUL - Conditional Permission - Pitched roof to side extension. Relocation of chimney stack

PARISH COUNCIL

Iver Parish Council made the following comments:

12th December 2018:

'Objection - insufficient amenity space remaining for existing No. 16. Onsite parking spaces for the resultant 2 properties not indicated. This property alone will have 4 bedrooms and limited parking provision. On site parking for 16 and new building is inadequate'.

8th March 2019:

'Objection - subdivision as shown and together with PL/19/4490/FA will result in inadequate amenity space for existing 16. The "office" is unlikely to remain as such and when it becomes a bedroom there would be a requirement for 3 car parking spaces. There is insufficient space on site. Refer to BCC highways comments. Please check windows east flank. Condition to require soft landscaping'.

2nd May 2019:

'Objection - new plans and change of gardens noted, but at odds with plans submitted with PL/18/4490/FA. The proposed garden layout improves amenity space for no. 16 but does not allow sufficient off street parking for the proposed 4 bedroom house. The re designation of bedroom 4 to an office cannot be conditioned and it will likely revert to a bedroom with a requirement for 3 car parking spaces. See Inspectors report APP/N0410/W/3179097 Paras 6 + 7. The subdivision of the rear gardens 14, 16 and new house must not result in the loss of trees. Development must proceed as per the recommendations in the Arboricultural Appraisal attached to PL/18/3190/FA'.

29th July 2019:

'Objection – This is only acceptable if condition possible to prevent the "office" becoming a 4th bedroom, otherwise still insufficient provision of off street parking. If permitted – Remove P.D.R.'

REPRESENTATIONS

A total of 16 neighbouring properties have objected, the comments are summarised as follows:

- Coopers Row is a very small road with inadequate parking for the existing residents
- These plans all involve additional bedrooms and living spaces for yet more adults with more cars
- The proposed development would significantly alter the fabric of the area and amount to unacceptable cramming
- Application form states no trees; however there are some on the application site
- Lack of amenity space for no. 16
- Reduction of light in no. 16 rear bedroom
- House will not be in keeping with the current look of existing properties
- Building works will be disruptive to residents
- Only remaining structures that once formed part of the Iver Workhouse
- Misleading remaining of bedroom 4 as an office
- Trees have been removed from the site

CONSULTATIONS

The County Highway Authority made the following comments:

21st January 2019:

'It is noted that this office has previously commented upon a similar application at this location under application number PL/18/3190/FA within which it was proposed for the demolition of two-semi-detached houses and erection of four semi-detached houses, the Highway Authority raised no objection subject to conditions. The proposed development is located on Coopers Row which is an unclassified cul-de-sac subject to a 30mph speed limit. Within the vicinity of the site there is access to pedestrian footways, public transport link and street lighting. It is noted within the documentation submitted thus far for this application there has been no plan submitted showing the subdivision of plot. Also there has been no block plan submitted which shows the layout of the proposed site, this is required to show parking for the dwellings and turning and manoeuvring space. It is noted that there is to be an additional detached dwelling proposed whilst no additional parking is proposed, the Highway Authority requests this to be clarified. Therefore taking the above into consideration the Highway Authority requested additional information to be submitted as set out above. Once the Highway Authority has received information a final response can be given'.

17th July 2019:

'I write further to my comments made on the 21st January 2019, in which my colleague had asked for additional information to be submitted to show parking for the dwelling along with required turning and manoeuvring space. The parking area has now been shown, with the following comments taking this additional plan into consideration. The following comments should be read in conjunction with the

original response. When considering trip generation, I would expect a dwelling in this location to generate in the region of 4-6 vehicular movements (two-way) per day. As this is the case, the site would be subject to intensification in use of 4-6 vehicular movements (two-way) per day. As the site would be subject to intensification in use, the access arrangements serving the site will need to be assessed in order to determine their suitability to accommodate the additional vehicular movements anticipated. In terms of visibility splays, the Highway Authority would require an 'X' distance of 2.4m in the vast majority of situations,, however, in accordance with Manual for Streets guidance, in limited circumstances, this can be reduced to a distance of 2m. Given that Coopers Row is a cul-de-sac with low vehicle numbers, I would advise that an 'X' distance of 2m is acceptable in this instance, and visibility splays of 2m x 43m are achievable from the proposed access point. Two parking spaces have been demonstrated on the proposed plans. Whilst I note that the Local Planning Authority will comment on the adequacy of the parking provision proposed, I can confirm that the spaces proposed are of adequate dimensions and would allow for vehicles to park within the site. No turning area has been proposed, however given the level of vehicular movements and likely speed of vehicles in this location, I do not consider that I could reasonably insist upon the provision of a turning area in this instance. The parking spaces as shown for the existing dwelling do not comply with the required dimensions for parking, and would result in vehicles parking overhanging the footway fronting the site. However, I would also point out that this is an existing situation and at present, there is nothing preventing the present occupiers of the house from parking in this manner. As this access point would not be subject to a material intensification in use over and above what already exists on site, I do not consider that I could reasonably raise a reason for refusal based on this alone. Mindful of the above, I have no objection to the proposals, subject to the following conditions being included on any planning consent that you may grant'.

The Districts Waste Team provided the following comments:

'Waste Services note the proposal for a new development at 16 Coopers Row. Waste has no objections, collections will facilitate in accordance with council policies'.

The Districts Historic Buildings Officer made the following comments:

8th May 2019:

'The building most likely dates from the late 18th century and originally formed part of a longer terrace of buildings unfortunately it is now only one of two that remains today. From looking at historic OS maps these were the only properties along what would have been a rural lane, surrounded by farmland. The maps show a row small cottages attached to a larger building at the end which is most likely No. 16. The other cottages of which only No. 14 remains were much smaller in size built as a typical two up, two down worker cottages, of their time. Originally the buildings were associated to the parish workhouse with the cottages originally known as the 'workhouse cottages'. No. 16 historically was used as a Methodist chapel and school house before returning to residential use as we see today. This property is set within a wide plot providing an ample gap between the buildings along the street. No. 16 is characterised by its traditional appearance with a painted rough cast rendered external finish and slate tiled shallow roof form. The front elevation features 8 over 8, vertically sliding sash windows with horn detailing. It is inevitable that the building has been altered internally overtime furthermore it appears it has been significantly extended to the rear. With careful consideration, these buildings are considered to be non-designated heritage assets. There is no argument that these buildings are steeped in historic and communal value contributing towards their significance and importance locally however some alterations and the loss of the other cottages that made up the full extent of the original row has diminished its architectural/aesthetic value. Furthermore, disappointingly the setting of these buildings has been severely compromised by the encroachment of the surrounding 1960's housing development. Nevertheless it is important its embodied heritage value is appropriately conserved.

The proposed new detached dwelling would be located within the plot associated to No. 16. It would be located adjacent to the historic building infilling the existing gap and subdividing the plot. Whilst the retention of the existing building is considered commendable the dwelling would result in some harm to the immediate setting of the existing building and result in No. 16 being wedged between two taller properties either side. On balance it is recognised that there is scope for development and an attempt to create an integrated development is duly noted. However it is disappointing the design of the proposal relates to the 1960's housing development rather than the traditional character of the site itself. The gable ended porch with a rendered external finish does however appear rather crude against a predominantly brick building. Ideally the porch should have a hipped roof to match the proposed front roof slope and finished in brick to match the main building. External materials, colours and finishes would need to be appropriately conditioned'.

[OFFICER NOTE: Amended plans have been received to amend the porch roof to hipped, in addition to the use of brickwork instead of render].

14th May and 19th July 2019:

'Amendments to the porch external finish and roof form are duly noted and deemed admissible'.

'No objections to the amended plans'.

The Districts Tree Officer has recommended conditions ST4 and ST12.

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).

Chiltern & South Bucks Draft Local Plan 2036 (2019)

EVALUATION

Principle of development

1. The site is located within the developed area of Iver Heath 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 an 'Inconsistent' 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. It is considered necessary to note that the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. The consultation period for comments on the draft local plan has recently come to a close. However, given its current stage, only limited weight can currently be given to this document.

6. In summary, the site is located within the developed area of Iver Heath wherein the principle of new dwellinghouses is acceptable. Furthermore, the proposal would align with the aims of the NPPF in providing additional homes, making effective and efficient use of land and achieving sustainable development.

Design/character & appearance

7. 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.

8. As aforementioned above, the site is identified as an 'Inconsistent Suburban' Settlement within the Chiltern and South Bucks Townscape Character Study (2017). This typology refers to suburban areas where there is a noticeable lack of consistency in either the landscape or built form. The study states that the townscape does not have a dominant dwelling type of sizes, building lines are not uniform, but are fairly consistent in groups of buildings, buildings are quite regularly spaced but set backs are inconsistent, building heights predominantly vary between one and two storeys and are consistent along individual roads, materials and detailing also varies and the architectural style may be consistent along an individual road but varies from one road to the next. As such, this area is considered to be more flexible when it comes to design by virtue of the inconsistency.

9. In this case, Coopers Row comprises a mixture of both detached and semi-detached buildings with similar building lines which vary in architectural style. The use of red and brown facing brickwork is a common feature, with the host dwelling and No. 14 finished in white pebble-dash with varying roof materials including grey slate tiles for No. 16. The proposed materials for the new dwelling comprise of 'Multi Rustic' brickwork and dark red plain concrete roof tiles. These materials harmonise with surrounding buildings which would not result in a prominent, uncharacteristic addition within the street scene of Coopers Row. A condition shall be included to ensure these materials are used.

10. As aforementioned, the building comprises a non-designated heritage asset which dates back from the 18th century and originally formed part of a longer terrace of buildings. No. 14 and 16 Coopers Row were the only properties along what would have been a rural lane, surrounded by farmland. No. 16 historically was used as a Methodist chapel and school house before returning to residential use. The property is set within a wide plot providing an ample gap between the buildings along the street. With careful consideration, these buildings are considered to be non-designated heritage assets. These buildings are steeped in historic and communal value contributing towards their significance and importance locally; however some alterations and the loss of the other cottages that made up the full extent of the original row has diminished its architectural/aesthetic value. The host dwelling at No. 16 would not be altered from this proposal, albeit for the demolition of the existing wall and shed. As such, it is considered that its embodied heritage valued is appropriately conserved and would not be harmed following the erection of a new dwelling.

11. It is considered necessary to note that since the submission of the planning application and following the officers site visit, fencing has since been erected to subdivide the gardens in associated with the planning application at No. 16 Coopers Row. The subdivision of the garden does not fall part of this assessment.

12. The proposal would involve the subdivision of the existing plot to allow for the erection of a new residential dwelling in between Nos. 16 and 18 Coopers Row. The dwelling would be sited within the northern street scene which comprises predominantly of 1960's semis; some benefitting from front porch extensions with bay window features being a key characteristic. The host dwelling at No. 16 varies in character to other properties within the street scene, by virtue of it being a non-designated heritage asset with a different design finish. Whilst the proposed dwelling is slightly narrower than other detached dwellings in this vicinity it would utilise similar design features to the surrounding 1960's development and within the context of the mixture of dwelling sizes in the area would not appear unduly prominent or out of keeping. The proposed dwelling would be similar in height with a matching eaves height to No. 18 and would also sit within the existing building line in Coopers Row. The development has since been amended following the comments of the Historic Buildings Officer wherein, no objections are now raised.

13. The proposed dwelling would incorporate space to both sides of the dwelling up to the flank boundaries (1m-1.3m) which would prevent the plot appearing cramped within the immediate street scene. The vicinity is made up of both semi-detached and detached dwellings wherein gaps of approx. 2m are retained in between most buildings within Coopers Row. In this case, the proposed detached dwelling would continue this key pattern of development. The proposed dwelling would sit within the existing row of dwellings; with a matching building line, height and similar gaps to neighbouring buildings in addition to similar design features. It is therefore considered that the proposed dwelling would integrate acceptably and would not appear prominent or uncharacteristic within the locality.

14. It is noted that following the proposal, a small area of front greenery would need to be removed to allow for an extended parking area. This would involve the removal of two small trees and flowerbed. Whilst some properties in Coopers Row benefit from small front gardens, this is not considered to be a key characteristic wherein the presence of hardstanding and front driveways are common and therefore the proposed resultant driveway would not appear at odds or result in the loss of established vegetation.

15. Overall, the scale, height and design of the proposed dwellinghouse are 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

16. Local Plan Policy H9 further 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.

17. In regards to the level of amenity space for future occupiers of the dwelling, the garden size would entail a maximum depth of 27m and width of approx. 5-8m which is considered to be adequate for a 4 bedroom house. The resultant garden at No. 16 would be marginally deeper than the proposed dwelling at approx. 30m in depth. Similarly, this is also considered to be acceptable for the amount of accommodation proposed and in comparison to the original garden space, would significantly increase the amount of amenity space for No. 16.

18. 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. 1 - 1.3m from either flank boundary adjoining Nos. 16 and 18, wherein the proposed dwelling would not extend past the rear elevation of No. 18. 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 as aforementioned would be similar in height to No. 18 and it is considered that sufficient light would reach into, between and around the buildings which would not result in a significant loss of daylight.

19. The proposed dwelling would incorporate one first-floor window within the east flank elevation, in addition to two flank roof lights within either flank roof slope. Due to the close proximity to neighbouring properties, it is considered necessary to condition these to be obscurely glazed and non-opening (unless installed 1.7m above floor level) to prevent any direct overlooking or loss of privacy to neighbouring occupiers.

20. By virtue of the positioning of the dwelling within the existing building line and not extending significantly into the garden space beyond the rear elevations of neighbouring properties, it is not considered that the proposed dwelling would appear obtrusive or overbearing.

21. It is considered that there would be very little impact in terms of overshadowing, outlook and daylight on neighbouring properties. The proposed dwelling would fall within an existing residential area and would therefore not be out of keeping in regards to any noise pollution. Subsequently, the proposal is considered to comply with Local Plan Policies EP3, EP5 and H9.

Parking/Highway implications

22. The County Highway Authority have raised no objections to the development, subject to the inclusion of 2 conditions and informatives. In regards to parking provision, the proposed dwelling would benefit from a front driveway area, following the subdivision of the plot and the host dwelling would retain an area of hardstanding to the front which would be used for parking.

23. The Parish Council continue to raise concerns regarding an insufficient level of parking. Local Plan Policy TR7; Appendix 6 provides the parking requirements for new dwellings. This policy states that for a dwelling comprising of 4 bedrooms, 3 spaces are required. In this case, the proposed dwelling would be able to accommodate two parking spaces in which the County Highway Authority have confirmed are of appropriate dimensions. As such, the proposed dwelling would be short of 1 car parking space.

24. The existing dwelling at No. 16 would also be able to accommodate two parking spaces within the existing front driveway. Whilst these spaces are shorter than the Council's adopted standards, they are already in use for the existing dwelling and would continue to be useable in connection with No. 16.

25. Given the above it is acknowledged that the proposal would have a shortfall of one car parking space when considered in relation to the Council's standards. However, Paragraph 105 of the NPPF sets out that local parking standards for residential and non-residential development should take account of the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; and local car ownership levels; together with an adequate provision of spaces for electric and other ultralow emission vehicles. In this case the site is located within a sustainable location, wherein local amenities including schools, nurseries, health centre, village hall and public houses are located within walking distance. Many of the properties in Coopers Row also benefit from similarly modest driveways wherein a maximum of 2 spaces can be accommodated. It is also of relevance that the County Highway Authority has raised no concerns regarding the impacts of the proposal on highway safety and convenience.

26. Overall, it is acknowledged that the proposal would not meet the Council's parking standards. However, given its location and the comments from the Highway Authority it is not considered that this would result in a level of harm that would justify refusing the application on this basis.

Impact on non-designated heritage asset

27. Following amendments, the Historic Buildings Officer has raised no objections to the proposed new dwelling.

Affordable housing

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

Other matters

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

30. The Parish Council have also raised concern over the loss of trees. It is regrettable that trees have already been felled within the application site. It is considered necessary to include a condition for a landscaping scheme to show any proposed trees and vegetation proposed following the proposed development.

Sustainable Development/Planning Balance

31. 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.

32. 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.

33. Overall, it is considered that the proposal would provide for a more efficient use of residential land and would amount sustainable development as envisaged by the NPPF.

Working with the applicant

34. 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, South Bucks District Council has worked pro-actively with the applicant and amended details were submitted to overcome previous concerns.

35. 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. Before the first occupation of the dwelling hereby permitted, the windows and roof lights at first-floor level and above within the flank elevations and roof slopes shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.

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

4. 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.)

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

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

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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 Local Planning Authority gives written consent to any variation.

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.)

- 7. Prior to 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. The ecological enhancements shall be retained in accordance submitted plan to be approved and replaced if damaged or removed.**

Reason: In order to maintain, as far as possible, the character of the locality and in the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

- 8 No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.**

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

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

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

10. In implementing this planning permission, the developer shall ensure that the existing soil levels around the boles of the trees to be retained are not altered. (ST04)

Reason: To ensure that the trees are not damaged during the period of construction. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. The destruction by burning, of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on the required landscaping plan. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site. (ST12)

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

12. 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>
04	15.07.2019
05	30.08.2019
01	15.07.2019
03	16.07.2019
02	16.07.2019

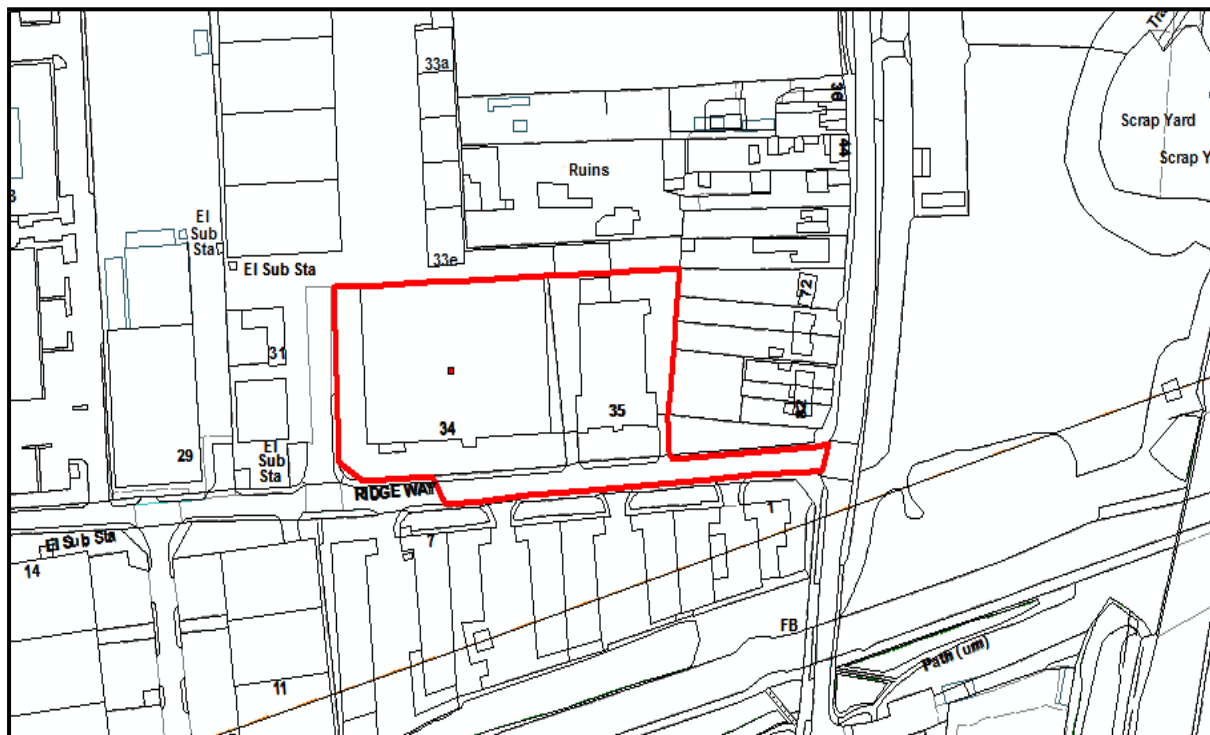
INFORMATIVE(S)

1. 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.
 2. 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.
-

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18th September 2019 **Parish:** Iver Parish Council

Reference No:	PL/19/1497/FA
Proposal:	Redevelopment of the site of 34 and 35 to provide a part two/ part three/ four storey fine arts secure storage and logistics facility with ancillary offices. Servicing to a ground floor undercroft area incorporating landscaping. Security access controls and lorry, car and cycle parking.'
Location:	34 and 35 The Ridgeway, Iver, Buckinghamshire, SL0 9JQ,
Applicant:	Mr Tim Sutton
Agent:	Mr Martin Fellows
Date Valid Appl Recd:	15th May 2019
Recommendation:	Conditional Permission
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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NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to Planning Committee because it is a major application for a commercial development and one objection has been received.

Due to the size and scale of this application it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

SITE LOCATION

The application site relates to an area of approximately 0.91 hectares, situated within the Ridgeway Trading estate. The site is within the Colne Valley Park and is surrounded entirely by the Metropolitan Green Belt.

The Grand Union Canal runs to the south of the Ridgeway Trading Estate and Thorney Lane North is located to the east.

There are residential properties which abut the eastern boundary of the application site namely 72 to 82 (evens) Thorney Lane North.

The building which stood at 34 The Ridgeway has been demolished. The building which was previously on site consisted of a three storey flat roofed building within B2 use.

At the time of the site visit the double pitched brick building at 35 The Ridgeway was still standing. The applicant has the benefit of prior approval in order to demolish the existing structure on site.

No. 35 The Ridgeway was formerly occupied by TD Commercial Limited which specialised in heavy goods vehicle repairs.

THE APPLICATION

Planning permission is sought for a part two, part three and part four storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor 'under-croft' area and associated car and cycle parking.

The proposed building would comprise a secure facility designed to meet the specific requirements of the applicant's business (Constantine Limited) which provides fine art logistics and secure storage.

The ground floor of the building would be split into 4 main areas:

1. Loading and transfer - where deliveries are received, transferred to other locations within the building and loaded for onward transfer
2. Transfer store - an area designated for deliveries which are to be held for a shorter period, for onward transfer
3. Front-of-house - an area dedicated to client-facing activity, and to the associated staff accommodation, along with the requisite accommodation stairs and lift to provide access to all areas

4. Secure storage - longer-term storage accommodation, but at ground floor also providing a flexible presentation space

The first floor is dedicated entirely to storage, with some open plan and some cellular storage space.

The second floor is split between staff and office accommodation and secure storage, which makes up most of the area.

The third floor towards the west of the site would contain further storage.

The proposed building is designed with a pitched roof with double gable and dual ridges. It would have an over-flying first floor providing a covered commercial vehicle yard and a canopy cover over the main entrance area. The elevations would be clad in panels of 5 randomly located shades of grey with the second floor offices in the south east corner served by aluminium framed fenestration. The site would be surrounded by security fencing which, on the north boundary will incorporate a retained existing masonry wall and elsewhere will be 3m high powder coated palisade style fencing.

The proposal would also incorporate landscaping to the site, including semi mature trees.

The applicant states on the application forms that the site will employ 31 full-time members of staff.

The following documents have been submitted in support of the application:

- Planning Statement
- Visual Impact Assessment
- Transport Statement
- Surface Water Management Document

Amendment to previous application: 18/00650/FUL

The current proposal would seek to add a fourth storey to the previously approved scheme. In addition, the application site would include the site of 35 The Ridgeway. A further two storey element would occupy the site of no. 35 The Ridgeway.

The current application would seek to increase the storage capacity on site. There would be no changes to what was previously approved in terms of staff numbers and vehicular movements.

The proposed revised scheme would result in an increase of floor space from 9,247sqm which was previously approved to a proposed floor space of 16,215sqm.

The maximum height of the building at the western end would be approx. 19.8m (an increase of 4.74m from the permitted scheme).

At the eastern end of the application site, the additional two storey addition would have an eaves height of 9.2m.

The revised proposal would also result in an additional four car parking spaces.

RELEVANT PLANNING HISTORY

34 The Ridgeway

95/00209/FUL - Recladding front and side elevation and alternation.

00/00386/FUL - Single storey extension to house compressor. Conditional Permission.

13/01538/FUL - Installation of 4 Microwave transmission dishes, 2 equipment cabinets and ancillary equipment. Conditional Permission.

PL/18/2528/DM - Demolition of industrial building. No objection.

18/00650/FUL - Redevelopment of the site to provide a three storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor 'under-croft' area and associated car and cycle parking. Conditional permission

35 The Ridgeway

92/0991/FUL; Retention of sectional steel building for storage purposes. Conditional Permission

PL/19/1532/DM; Demolition of single storey masonry industrial building with profile metal sheet roofing. No objection

Iver Parish Council

Response dated 28th May 2019:

Iver Parish Council supports this integrated, comprehensive redevelopment with the proviso that Condition 11 of PL/18/0650 is applied to the whole 34/35 Ridgeway site and that the extension will not add to HGV traffic movements. The height increase of the building at 35 Ridgeway has been sensitively managed. Welcome the use of solar panels and grey water harvesting for re-use.

REPRESENTATIONS

One letter was received in response to the neighbourhood notifications. The Comments of which are summarised as follows:

- Concerns regarding size of the building
- Impact of construction works
- Question of whether windows would face residential properties.

CONSULTATIONS

Environmental Health:

I have previously reviewed the following reports: Geoenvironmental & Geotechnical Desktop Study prepared by Campbell Reith (Report ref. 12794); Land Quality Statement prepared by Campbell Reith (Report ref. 12794); Preliminary Geo-Environmental Risk Assessment prepared by Delta Simons (Report ref. 17- 1497.01); Remediation & Verification Strategy prepared by Delta Simons (Report ref. 17-1497.02). I am satisfied with the investigation that has been carried out. The proposed remedial measures are considered to be acceptable.

No objections, subject to conditions.

Bucks County Highways Authority:

The site is accessed via what appears to be an existing private access off The Ridgeway (private), an industrial road subject to a 30mph speed limit changing to a 40mph to the east when connected to Thorney Lane South. The Ridgeway has a partial footway provision and no on-street parking restrictions. I note that this application follows 18/00650/FUL, which sought the redevelopment of the site at No.34 to provide the storage and transfer of art pieces and antiques. This current application seeks the redevelopment of Units 34 and 35 for a new dedicated storage and transfer facility for arts and antiques. An increase of 2,420sqm of floorspace will be added to the permitted development at Unit 34 and an increase of 4,624sqm of floorspace will be added to the existing B2 unit at Unit 35, resulting in an additional 8,151sqm of B8 floorspace. The applicant has submitted a Transport Assessment (TA) to accompany the application. This TA includes TRICS® data related to both the existing and proposed uses of the site.

It is my understanding that the permitted scheme is conditioned so as to only allow the development to be used for the 'logistics and secure storage of fine art (including paintings, sculptures, antiques and collectables) and uses ancillary to this purpose...' This condition would still be applicable as part of this current application, and would not allow the change of use to a more 'traditional' B8 use without planning consent, which would likely result in an increase in HGV movements. These proposed increases in floorspace will consist purely of additional storage space to allow for longer term storage. The proposal would not result in an increase in office floor area, staff numbers or operational/lorry drivers, and as such I do not consider that the proposals would result in any additional vehicular movements over and above the current use of the site (as a B2 use). As per the applicant's data from an existing site in London, that generates 102 vehicular movements per day, of which 28% are classified as HGV movements, resulting in 28 HGVs per day. This demonstrates that the operation of this site would generate fewer movements than could be expected of the site if used under normal B2 or B8 use class. Given the implementation of the previous conditions in relation to storage of antiques to limit the number of HGV movements, I do not consider that the application would lead to an increase in HGV movements compared to the existing and previous uses of the site. Mindful of the above I have no objection to the proposals in this instance.

County Drainage Team:

Buckinghamshire County Council as Lead Local Flood Authority (LLFA) has reviewed the information provided in the Surface Water Management (ref. 12794, April 2019, Campbell Reith). The LLFA has no objection to the above proposals subject to the below conditions being placed on any planning permission. The site covers 0.785ha and consists of impermeable surfacing, the proposals include a reduction in impermeable area due to the incorporation of soft landscaping areas. It is proposed to manage surface water runoff from the development by incorporating rainwater harvesting for non-

potable water requirements along with an infiltration tank. A CCTV survey has been completed at 34 Ridgeway which indicates that the site drains via soakaways. A CCTV survey is underway for 35 Ridgeway. Site investigations have been completed at 34 Ridgeway. The groundwater monitoring for 34 Ridgeway was completed from November 2018 to March 2019. The results of the monitoring demonstrated a 1 metre freeboard between the base of the proposed infiltration device and the water table. Infiltration rate testing was completed in June 2018, and identified infiltration as being feasible on site with rates of $2.99 \times 10^{-5} \text{m/s}$, $4.40 \times 10^{-5} \text{m/s}$ and $4.03 \times 10^{-5} \text{m/s}$. Further ground investigations are to be completed at 35 Ridgeway including groundwater monitoring. The applicant has provided details of the maintenance tasks required, how often they need to be completed and that Constantine Land Ltd will be responsible for carrying out the tasks set out in the Surface Water Management document. We would request the conditions be placed on the approval of the application, should this be granted by the LPA.

Council Ecology Consultant:

I have reviewed the Preliminary Ecological Appraisal produced by The Ecology Consultancy (April 2019) and am satisfied that the impact of the proposed development on protected species has been given due regard. If minded to approve, details of ecological enhancements are required to ensure an overall net gain in biodiversity is achieved. In addition, given the presence of Three-horned Garlic, a non native invasive species, details of its removal and control shall be required.

Canal and River Trust:

No comment to make on the proposal

Cadent Gas:

No objections, subject to informative regarding pipelines.

Council's Tree Officer:

No objection in arboricultural terms.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Policies: CP8, CP9, CP10, CP12 and CP16.

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Policies: EP3, EP4, EP5, TR5, TR7 and TR10.

Chiltern and South Bucks Draft Local Plan 2036 (2019)

EVALUATION

Principle of development

1. The NPPF was updated on 19th February 2019 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.

2. Since the previous application was approved, the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. This document has now gone through the consultation stage. However, given that draft Local Plan has not yet been adopted, only limited weight can currently be given to this document.

3. As highlighted in the planning history, the current application seeks to achieve a comprehensive redevelopment of both sites at 34 and 35 The Ridgeway. Officers note that the principle of the development at No. 34 has already been established under planning permission reference 18/00650/FUL.

4. The current application is for the redevelopment seeks to extend the previously approved footprint onto the adjoining land at No. 35 The Ridgeway to provide further storage space (Use Class B8). The ancillary office space would remain identical to that previously approved.

5. The site is situated within the Developed Area of Iver. Core Policy 10 of the Core Strategy outlines that important employment sites will be retained in employment use (B Use Class, Town and Country Planning (Use Classes) Order 1987 (as amended)). The Ridgeway Trading Estate within which the application site falls is considered an important employment site in the context of Core Policy 10 and has a long established history of commercial/industrial related uses.

6. Core Policy 16 states that the District Council will generally support appropriate employment generating development or redevelopment on Court Lane, Thorney Business Park and the Ridgeway Trading Estate. Particular encouragement will be given to uses that would result in a reduction in HGV movements.

7. It is acknowledged that the proposal would result in the loss of 35 The Ridgeway as a separate commercial unit. However, the increase in B Class Use floorspace overall would ensure the site is retained within an employment use and it is considered that this would maintain and most likely enhance the local economic prosperity of the area which the authority would look to support in line with Policy CP10. No objections are therefore raised with regard to the principle of the proposed development on this site.

Design/character & appearance

8. The proposed use is to be contained within one substantial building with a pitched roof with double gable and dual ridges and an over-flying first floor. As per the previously approved scheme the elevations would be clad in panels of 5 randomly located shades of grey. It is considered that the above has been designed to have a varied front elevation in order to prevent one large monotonous elevation being created.

9. In addition, the various stepped features at roof level help to break up the elevation and add interest to it. It is considered that a combination of the design of the building and the use of the materials proposed result in a building that would not adversely impact upon the character and appearance of the street scene or locality in general, given the wider context of the Ridgeway estate and the variety of industrial buildings contained within it.

10. The current proposal would seek to expand on the previously approved building by additional of a two storey element on the site of former 35 The Ridgeway and an additional fourth floor on the western end of the proposed building.

11. The building would have a maximum height (at the western end) of approximately 19.8 metres. This would make it the tallest building within the Ridgeway Estate, being approximately 8 metres taller than the tallest building on the estate at present. It would also be much taller than the buildings on either side.

12. The applicant has commissioned a visual impact assessment to demonstrate how the proposed building would appear from certain public vantage points namely the Thorney Lane North, Grand Union Canal Tow Path and the public footpaths leading south from Iver Village.

13. The proposed building would be evident from the junction of Thorney Lane North with views westward into the Ridgeway estate. The proposed building would also be apparent from the public footpaths to the south of Iver Village.

14. However, when viewed from within the industrial estate it would be seen in the context of surrounding commercial buildings and would not appear out of character.

15. As per the previously approved scheme, the site would be surrounded by security fencing which, on the north boundary will incorporate a retained existing masonry wall and elsewhere will be 3m high powder coated palisade style fencing. Landscaping would also be incorporated to include semi mature trees and this would assist in softening the overall appearance of the development.

16. Overall it is considered that the development would be compatible with the character of the area and subject to conditions to control the use of materials and landscaping no objections are raised with regard to Policies EP3 and H11 of the South Bucks District Local Plan or guidance within the NPPF.

Residential amenity

17. Under the current proposal, it is proposed to replace the existing building at 35 The Ridgeway with a two storey element which would hipped away towards the boundary with the residential properties on Thorney Lane North.

18. The proposed eastern flank elevation of the building would be situated at a minimum distance of 3.5m and maximum distance of 9.0m to the common boundary with 72-82 Thorney Lane North, owing to the splayed nature of the boundary.

19. It is noted that consultation comments have noted concerns with the size of the building and potential impacts in terms of privacy. However, there would be a back to back distance of between 48 metres and 51 metres between the side elevation and rear elevations of properties on Thorney Lane North.

20. Whilst officers recognise that views across to the application would change, there are no right to views across third party land in planning terms. The proposed building would be apparent from the properties on Thorney Lane North. However, in terms of daylight, the proposed eastern flank of the building would not interrupt a 25 degree upward light splay from either the ground floor or first floors of the adjacent residential properties.

21. No windows are proposed in the eastern flank elevation of the proposed development and therefore the privacy impacts of the proposal would be acceptable. Officers also note that the proposed storage use of the site would be an improvement on the former business on site which would have included vehicular movements and noise associated with the HGV repair works.

22. The proposed loading area would be located on the western side of the proposed building away from the residential dwellings on Thorney Lane North. As such, potential noise and disturbance from the proposed development is considered not to be unacceptable.

23. In terms of the western end of the proposed development, due to the similar surrounding land uses and location is not considered to adversely affect the character or amenities of the buildings that immediately surround the site to the west.

24. Overall, the proposed development is considered to be satisfactory in regards to impacts on neighbouring residential amenity.

Parking/Highway implications

25. The proposed development would seek to increase the floor space of the previously approved scheme for the purposes of increased storage.

26. It is noted that the previously approved scheme on site had a shortfall of parking spaces required for a B8 Use Class when assessed against the South Bucks District Council parking standards as laid out in appendix 6. However, a condition was attached to the previous reference 18/00650/FUL which restricted the use of the building to the activities connected with the specific art storage use.

27. The increase of storage space under the current scheme would continue to represent a shortfall in parking when assessed against the Council parking standards, despite a proposed increase of 4 car parking spaces. However, officers would consider it reasonable to attach the same worded condition in order to restrict other Use Class B8 uses from using the site.

28. The comments of the County Highway Authority has raised no objection to the proposed B8 use in terms of highways safety or capacity grounds as it would result in a reduction of HGV movements compared to that which could occur under the existing B2 use at 35 The Ridgeway.

29. The Highway Authority regards the reduction in movements of a significant number of HGVs in this location to be a highway gain. This reduction would also meet the aims of Core Policy CP16 to encourage a reduction in HGV movements.

30. As per the previously approved development on site, the applicant has provided a transport statement which sets out the specific parking needs for the development proposed. It is stated that the level of parking proposed accounts for the specific demographic to be employed on site as well as the public transport links to be provided from Iver station. It is noted that the proposed development would not seek to increase the number of employed staff on site compared to the previous scheme under 18/00650/FUL. A Framework Travel Plan and Delivery and Servicing Plan, setting out how the site will be managed on a daily basis would be secured by way of condition.

31. In terms of the access arrangements, these would be as per the previously approved application with deliveries taking place from the vehicular access located at the western end of the site. An entrance to the east would provide access for staff parking. County Highways have raised no objections to the access arrangements in terms of vehicle safety.

32. To conclude on parking provision, it is acknowledged that the proposal would not meet the Council's parking standards. However, the previous developments on site already had a significant parking shortfall and more intensive use in terms of vehicular movements. Having regard to the information submitted regarding the parking need for this development as well as the sustainable location of the site it is not considered that an objection to the level of the parking could be sustained in this instance. A condition would be attached to the permission to ensure the building operates in B8 use, for the specific activities of art storage.

Sustainable Drainage

33. Ground and infiltration investigations were secured as part of planning permission 18/00650/FUL. These details have been formally approved by the Lead Local Flood Authority under planning reference PL/19/1183/CONDA.

34. The County Drainage officer has raised no objection to the amended scheme on site, subject to conditions securing further investigative work at the neighbouring site of 35 The Ridgeway.

Sustainable Energy

35. Core Policy 12 requires that all developments of 1,000sqm or more should provide at least 10% of their energy from decentralised and renewable or low-carbon sources, unless demonstrated that it is not viable or feasible. The submitted Planning Statement sets out that the development would utilise photo-voltaic panels. Details of which were secured and approved following the granting of the previous scheme on site.

36. In addition, the proposed development would include other measures such as sensor controlled LED lighting and the use of rainwater harvesting system.

Contaminated Land

37. Following the demolition of the building at 34 The Ridgeway ground investigation works have been carried out and approved by the Council's strategic environment team under planning reference PL/19/0332/CONDA. No objections are raised in relation to the current scheme on site, subject to further planning conditions in relation to contamination remediation.

Other Matters

38. Consultation responses have referred to the issue of construction noise. Whilst, construction would not be a material planning consideration, issues relating to building works and noise are generally covered under other legislation such as Environmental Health.

39. Notwithstanding the above, applicants are encouraged to comply with the Considerate Constructors code of practice. An informative in relation to this is attached to the permission.

CONCLUSIONS

40. 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

41. 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.

42. 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, South Bucks District Council has considered the details as submitted which were considered acceptable.

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 materials to be used for the external elevations of the development hereby permitted shall be completed in accordance with the details as approved under planning reference PL/19/0892/CONDA and retained thereafter.

Reason: To safeguard the visual amenities of the area (Policy EP3 of the South Bucks District Local Plan (1999) refers).

3. Notwithstanding any indications illustrated on drawings already submitted, no development shall proceed above ground level until there has been submitted to and approved by the District Planning Authority in writing a scheme of soft and hard landscaping. (ST01)

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

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (ST02)

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

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 level monitoring;**
- **Demonstration that the 1m freeboard between the proposed soakaway and highest groundwater level can be achieved;**
- **Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below;**
- **Permission from Thames Water to discharge to foul sewer network;**
- **CCTV survey of the existing network and details of any drainage components that are to be retained as part of the new scheme;**
- **Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, 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. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: The reason for this pre-occupation condition is to ensure the Sustainable Drainage System is designed to the technical standards.

7. Following completion of the measures identified in the approved Remediation & Verification Strategy prepared by Delta Simons (Report ref. 17-1497.02) 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 and must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

8. 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, and where remediation is necessary a remediation scheme must be prepared, 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.

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. Before any above ground works commence, full details of the measures to provide at least 10% of the energy supply of the development secured from renewable or low-carbon energy sources, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The renewable energy equipment shall be installed in

accordance with the approved details prior to the occupation of the building and shall thereafter remain operational.

Reason: To increase the proportion of energy requirements arising from the development from decentralised and renewable or low-carbon sources.

10. The scheme for parking and manoeuvring and access indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and those areas shall not thereafter be used for any other purpose. (NH46)

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

11. No part of the development shall be occupied until a Travel Plan framework for the site has been submitted to and approved by the local planning authority. The Travel Plan framework shall set out measures to reduce single occupancy journeys by the private car and indicate how such measures will be implemented and controlled. The Travel Plan framework shall include a full analysis of the modal split at existing sites and indicate targets for modal shift in the forthcoming year. No part of the development shall then be occupied until the approved Travel Plan has been implemented and continued thereafter, subject to annual review as specified in the Plan. For the avoidance of doubt the Travel Plan framework must specify the appointment of a Travel Plan Co-ordinator.

Reason: In order to influence modal choice and to reduce single occupancy private car journeys and comply with national and local transport policy. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

12. The development hereby permitted shall only be used for purposes relating to the logistics and secure storage of fine art (including paintings, sculptures, antiques and collectables) and uses ancillary to this purpose and shall not be used for any other purposes whatsoever including any other uses falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987.

Reason: In order that the local planning authority can properly assess the impacts of any alternative use in terms of the level of parking provision and to minimise danger, obstruction and inconvenience to users of the highway and the application site.

13. 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>
18073-13-E-1	30.04.2019
18073-13-E-2	30.04.2019
18073-13-T1 (5)	30.04.2019
18073-13-B-R	30.04.2019

18073-13-B-G	30.04.2019
P201B	30.04.2019
P201C	30.04.2019
P202F	30.04.2019
P203F	30.04.2019
P204F	30.04.2019
P205F	30.04.2019
P211D	30.04.2019
P212D	30.04.2019
P213C	30.04.2019

INFORMATIVE(S)

1. **It is the responsibility of the developer/applicant to ensure that the development proceeds in accordance with the approved details and in compliance with any conditions on the planning permission. The condition(s) on this planning permission that appear in bold text are known as conditions precedent. These are conditions which require compliance before any development whatsoever starts on site. Where conditions precedent have not been complied with any development purporting to benefit from the planning permission will be unauthorised and a breach of planning control. The Development Control section will not normally approve details required by a condition precedent retrospectively. A new planning application will usually be required under these circumstances.**

Conditions precedent must be formally confirmed as being complied with by the District Planning Authority prior to commencement of work. Formal discharge/compliance may also be required for other conditions. Any requests for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee. (SIN02)

2. 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)
3. 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)

4. 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)
5. To comply with paragraph 080 of the Planning Practice Guidance (PPG) 'the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
 - into the ground (infiltration);
 - to a surface water body;
 - to a surface water sewer, highway drain, or another drainage system;
 - to a combined sewer.
6. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadents legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadents Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadents Plant Protection Team to see if any protection measures are required.

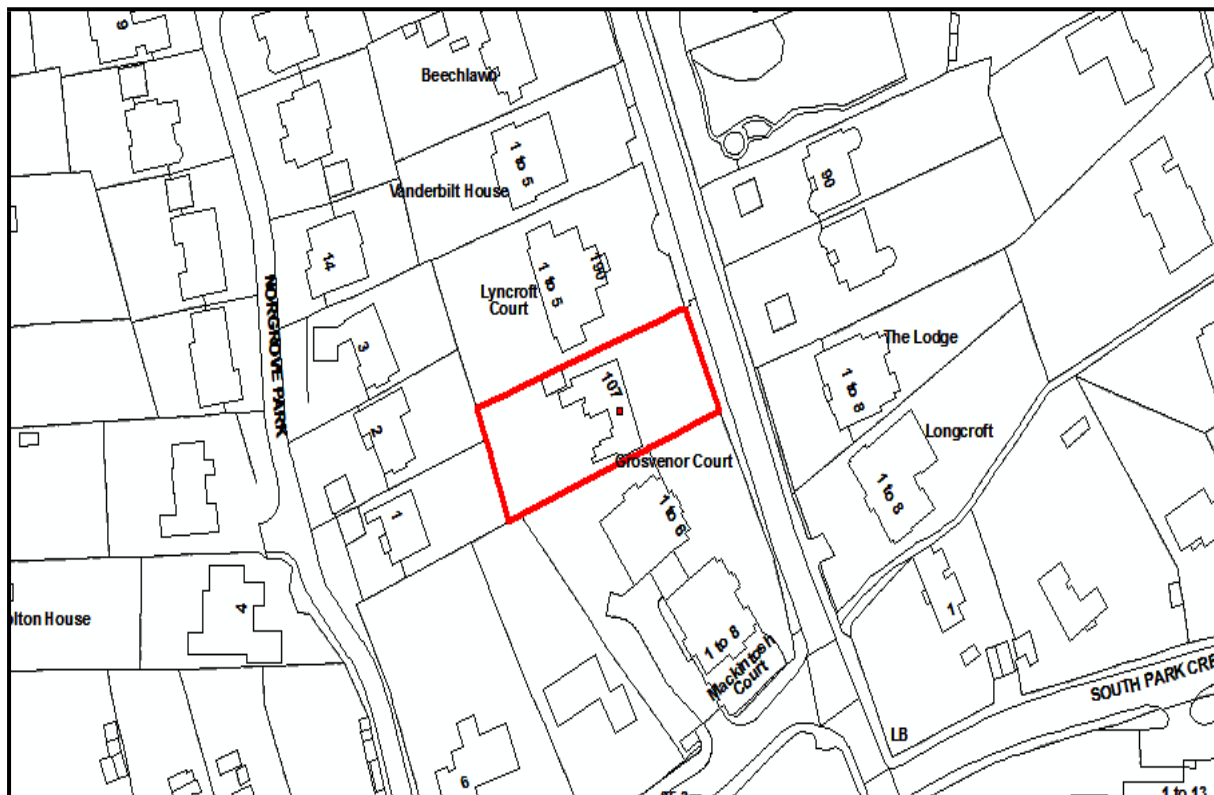
All developers are required to contact Cadents Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: plantprotection@cadentgas.com Tel: 0800 688 588

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 18th September 2019 **Parish:** Gerrards Cross Town Council

Reference No:	PL/19/2062/VRC
Proposal:	Variation of Condition 13 of planning permission PL/18/4350/FA (Redevelopment of the site to provide 8 flats incorporating hardstanding and demolition of existing dwelling) to amend the internal design and add an additional parking space.
Location:	Alborough Lodge, 107 Packhorse Road, Gerrards Cross , Buckinghamshire, SL9 8JD
Applicant:	Quarterhill / Baker
Agent:	Mr Andy Ryley
Date Valid Appl Recd:	17th June 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 planning committee due to the level of objection that has been received.

SITE LOCATION

The application site is within a primarily residential area of Gerrards Cross which comprises large properties with substantial gardens set back from the road and with a backdrop of mature trees. Many nearby properties have been demolished and replaced with apartments or converted to flats/apartments with communal parking and amenity space. The area is characterised as Green Suburban Road. Packhorse Road is a 'B' class road with parking restrictions.

THE APPLICATION

Planning permission PL/18/4350/FA allows for the redevelopment of the site to provide a block of 8 flats, subject to a number of conditions. Condition No.13 requires the development to be carried out in accordance with the approved plans and details.

This application has been submitted as the applicant wishes to make some amendments to the approved development. These amendments have been submitted as a variation of condition application due to the fact that they are of a scale and nature that would not constitute a non-material amendment.

The proposed amendments relate only to the outbuilding and can be summarised as follows:

1. Internal alterations to apartment no.2 to change it from a 1 bed flat from a 2 bed flat;
2. Alterations to parking layout to incorporate an additional parking space.

All other aspects are the same as what has been approved, therefore it is considered that it is appropriate that this report will only concentrate on determining whether or not these changes are acceptable.

RELEVANT PLANNING HISTORY

PL/19/2368/NMA: Non Material Amendment to planning permission PL/18/4350/FA (Redevelopment of the site to provide 8 flats incorporating hardstanding and demolition of existing dwelling.) to allow for the rewording of condition 12 to read 'No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway to a point 1m into the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.' NMA Accepted.

PL/18/4350/FA: Redevelopment of the site to provide 8 flats incorporating hardstanding and demolition of existing dwelling. Conditional Permission.

17/02290/FUL: Redevelopment of site to provide 8 residential apartments together with associated car parking and landscaping. Refused. Dismissed at appeal.

TOWN/PARISH COUNCIL

No objections provided there is no further loss of greenery/vegetation.

REPRESENTATIONS

Letters of objection have been received from 12 separate households. Concerns raised include the following:

- Introducing elements previously rejected;
- Insufficient room for extra parking space;
- No turning space;
- Loss of landscaping;
- Adverse highway implications - Increase in traffic - increase use of access - vehicles reversing onto busy road;
- Not a minor variation - should be dealt with as an entirely new application;
- Introduction of an extra 2 bed unit renders the scheme out of scale;
- Overdevelopment of site;
- Siting of waste bin will impact on amenities of neighbouring properties in terms of vermin and odour

CONSULTATIONS

Transport for Bucks:

No objections

Tree Officer:

No objections

Waste:

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

Chiltern & South Bucks Draft Local Plan 2036 (2019)

Other material considerations:-

Chilterns and South Bucks Character Townscape Study 2017

Affordable Housing SPD

South Bucks Residential Design Guide

EVALUATION

Principle of development

1. The NPPF was revised on 19th February 2019 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 fully adopted policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered appropriate to still assess this current application against the relevant local policies set out above.

2. In addition to this, the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. However, given its current stage, only limited weight can currently be given to this document.

3. This application is submitted under Section 73 of The Town and Country Planning Act 1990 and seeks a variation of Condition 2. Applications made under Section 73 must be considered against the Development Plan and any other material considerations, under Section 38(6) of the 2004 Act, and conditions attached to the existing permission. The NPPG also states that "local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission".

4. There have been no changes to the national or local development plan policies, including the publication of the revised NPPF, and the publication of the draft Chiltern and South Bucks Local Plan, that would affect the previous decision of the Planning Authority in relation to the redevelopment of this site to provide a block of 8 flats, as previously approved. As such the principle of the development is agreed.

Design/character & appearance

5. The proposed building itself would, externally, be identical to that previously considered acceptable and granted planning permission. As such, it is considered that the proposed building would continue to be of an acceptable size, scale, design and appearance so as to not appear overdominant or

obtrusive within the street scene, nor would it appear out of keeping or detrimental to the character and appearance of the locality in general.

6. The internal change which would see an approved one bed flat become a two bed flat is not considered to materially affect the intensity at which the site would be used in terms of levels of activity and vehicular movements. It is acknowledged that this change does require the provision of an extra parking space, which in turn results in a minor reduction in the level of soft landscaping at the front of the site. However, it is considered that these changes would not materially alter the levels of hardstanding or soft landscaping to the extent that would alter the appearance of the development over that which has already been approved, or to a level that would appear out of keeping or detrimental to the character and appearance of the site or the locality in general.

Residential amenity

7. The proposed changes would not lead to any unacceptable impacts on the amenities of any neighbouring properties in terms of loss of light, loss of privacy, overdominance or noise and disturbance.

Parking/Highway implications

8. Whilst the number of units is not changing, the change of one of the flats from a 1 bed to a 2 bed unit requires an additional parking space to be provided in order to meet the Council's parking standards as set out in the current Local Plan. The current application proposes the provision of an extra space, therefore the scheme continues to meet the Council's current parking standards.

9. The Highway Authority does not raise any objections to the proposal in terms of the amount of space available within the site for vehicles to turn and manoeuvre, and consider that the proposal would not result in a material intensification in use.

10. It is considered therefore that the proposal would not lead to any unacceptable highway implications, and the development would continue to meet the requirements of policies TR5 and TR7.

Affordable housing

11. No objections were previously raised by the Council in terms of affordable housing provision and given that the number of units is not increasing, no new objections are raised in this respect.

Other matters

12. The Council's Arboriculturalist raises no objections.

13. The proposals do not alter the waste storage and collection, and the Council's Waste department do not raise any objections.

Working with the applicant

14. 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.

15. 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, South Bucks District Council has considered the details as submitted which were considered acceptable.

16. 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 planning permission ref: PL/18/4350/FA granted on 8th February 2019.

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. (ST02)

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

6. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of planning application PL/18/4350/FA and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)

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

7. The windows at first floor level and above in the north and south (side) elevations of the development hereby permitted shall be fitted and permanently maintained with obscure glass and the windows shall be non-opening below 1.7m above the floor level of the room in which they are located. (ND04)

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

8. Prior to any construction works commencing, a Construction Management Plan shall be submitted and approved in writing by the District Planning Authority. Details shall include hours of construction work and deliveries, as well as details of how the site will accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period. Thereafter the scheme shall be implemented in accordance with this Construction Management Plan.

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

9. 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, and where remediation is necessary a remediation scheme must be prepared, 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.

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. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refer.)

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

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers).

11. Details of balcony screens to be installed on the first floor rear balconies shall be submitted to and approved in writing by the District Planning Authority. The approved screens shall be installed prior to the first use of the balcony, and thereafter maintained in accordance with the approved details.

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.)

12. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway to a point 1m into the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

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

13. 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>
PL 106 D	02.01.2019
PL 100	17.06.2019
PL 101 E	17.06.2019
PL 102 D	17.06.2019
PL 103 D	17.06.2019
PL 104 C	16.11.2018
PL 105 C	16.11.2018

PL 016 C	02.01.2019
PL 110 C	02.01.2019
PL 109 B	21.12.2018
PL 107 D	21.12.2018
PL 108 D	21.12.2018

INFORMATIVE(S)

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

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

2. INFORMATIVE: The applicant is advised that the off-site works will need to be constructed under a section 184 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 6 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 184 application form. Please contact Highways Development Management at the following address for information: -

Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY Telephone 0845 2302882

3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)
4. It is contrary to section 163 of the Highways Act 1980 (as amended) for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system. (SIH11)
5. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the appropriate Water Authority may be necessary. (SIH12)

6th September 2019

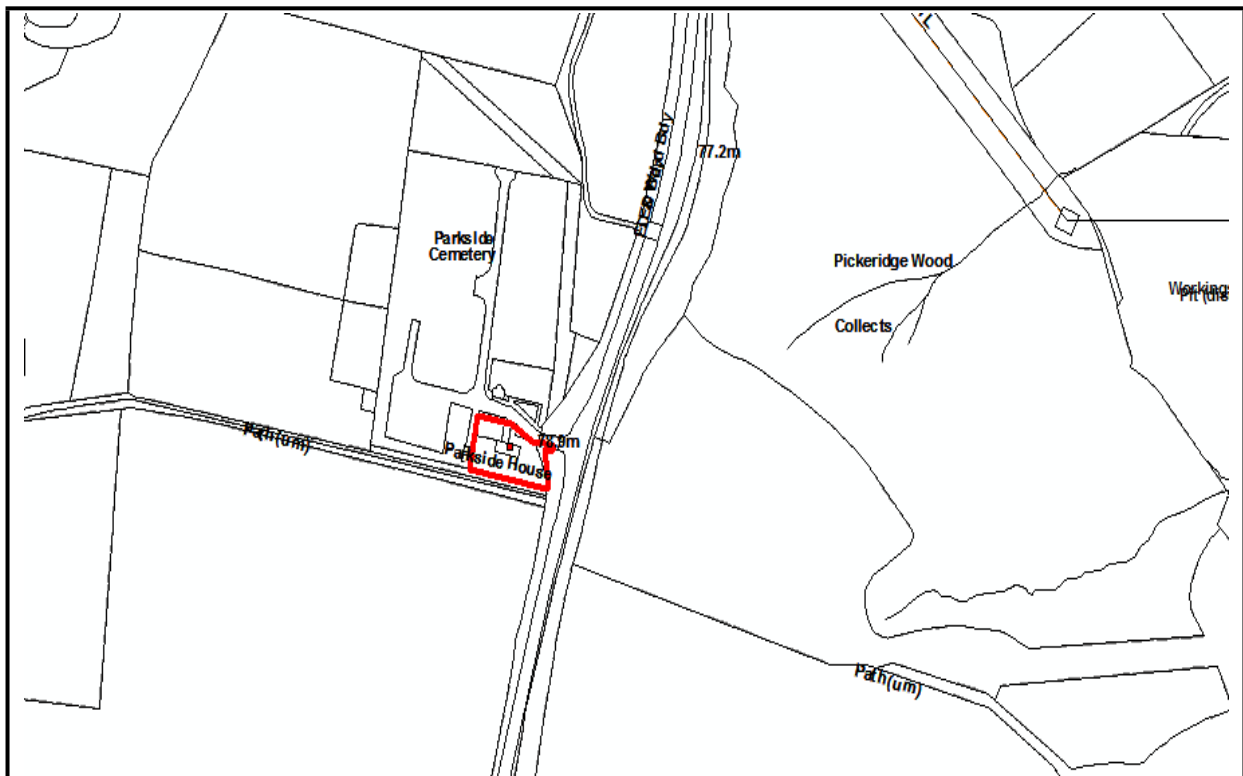
Head of Planning & Economic Development

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PART B**South Bucks District Council
Planning Committee****Date of Meeting:** 18th September 2019 **Parish:** Hedgerley Parish Council

Reference No:	PL/18/4394/RC
Proposal:	Change of use to residential (Use Class C3), formation of access road and erection of boundary fence
Location:	Parkside House, Windsor Road, Gerrards Cross, Buckinghamshire, SL9 8SS
Applicant:	South Bucks District Council
Agent:	Susanna Salata
Date Valid Appl Recd:	12th December 2018
Recommendation:	Conditional Permission
Case Officer:	Mr Ben Robinson

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 because the applicant in this case is South Bucks District Council

SITE LOCATION:

The application site comprises of parcel of a land that contains a two storey building which has been used historically for residential purposes in connection with the existing Cemetery.

The site is located in the south-east corner of the wider site adjoining Windsor Road. The proposed red edge also includes the unit's garden area.

The application site is located within the Metropolitan Green Belt.

THE APPLICATION:

The application seeks planning permission for the change of use to residential (Use Class C3) of the site, formation of an access road, erection of boundary fence and bin storage, and the creation of 3 parking spaces.

The proposed close boarded boundary fence would have a height of 1.8 metres and would enclose the site within the red edge.

The proposed would not alter or increase the built form of the existing buildings on the site.

RELEVANT PLANNING HISTORY:

PL/19/0268/FA - Change of use to cemetery (Use Class: Sui Generis). Currently under consideration.

PARISH COUNCIL COMMENTS:

No comments received.

REPRESENTATIONS:

No representations have been received have been received at the time of writing report.

CONSULTATIONS:

Highways:

No objection

Cadent Gas:

No Objection.

BPA Pipelines:

No Objection.

Environmental Health:

No objection.

POLICIES:

National Planning Policy Framework (NPPF) revised 2019.

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (SBDLP), adopted March 1999 (Saved policies): GB1, EP3, H9, H13, TR5 and TR7.

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

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

EVALUATION

Principle of development

1. The application site comprises a detached house and garden located within the Green Belt which has historically been occupied as a dwellinghouse by staff associated with the adjoining cemetery. The application is seeking the change of use of the site to Use Class C3 and is in effect seeking confirmation that the dwelling can be used as a dwellinghouse separately from the adjoining cemetery.

2. The existing house is not subject to any conditions restricting its use to occupants employed with the cemetery. Given its historical use as a dwellinghouse the property already falls within Use Class C3 and it is considered that its occupation independently of the adjoining cemetery would not result in a material change of use. No objections are therefore raised with regard to the use of the property in Use Class C3.

Character of Area / Green Belt / Amenity

3. The application also proposes the erection of a boundary fence, a bin storage area and the laying of hardstanding to provide parking and to form an access point onto the existing cemetery driveway in order to enable vehicles to access the dwelling from Windsor Road. Such works can be constructed as permitted development under Class F of Part 1 and Class A of Part 2 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Notwithstanding this, the works are also of a relatively minor nature and given their location would not give rise to any unacceptable impacts on the Green Belt, the character of the area or the amenities of any neighbouring residential properties. No objections are therefore raised with regard to policies GB1, EP3 and H9 of the South Bucks District Local Plan. The development is considered to be in accordance with guidance set out in the NPPF (2018).

Parking / Highways

4. The County Highway Authority has also raised no objections with regard to the impact on the highway safety and the parking area is considered to be acceptable to serve the existing dwelling. It is therefore considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that sufficient parking availability would be retained at the property to comply with Policy TR7.

Working with the applicant:

5. In accordance with Section 4 of the National Planning Policy Framework (2019), 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.

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

7. 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.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990. (SS01A)

2. 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, and where remediation is necessary a remediation scheme must be prepared, 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.

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.

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

LIST OF APPROVED PLANS**Plan Reference**

2469-PL-101 Rev A

**Date received by District
Planning Authority**

05.12.2018

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

**PART D
PLANNING COMMITTEE 18TH SEPTEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0654/FA	Beaconsfield Town Council	Mr & Mrs S Fletcher C/o Robert Clarke	7 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PJ	Demolition of existing dwelling and erection of new dwelling with changes to vehicular access.	Conditional Permission	23.08.19
PL/19/1268/FA	Beaconsfield Town Council	Mr & Mrs L Blunt C/o Robert Clarke	Land To The Rear Of Wycombe End House Wycombe End Beaconsfield Buckinghamshire HP9 1NB	Demolition of a garage and erection of 3 two and a half storey dwellings with basements and integral garages. Formation of a vehicular access with associated hardstanding and landscaping.	Conditional Permission	08.08.19
PL/19/1639/FA	Beaconsfield Town Council	Mr & Mrs Adam Dack C/o Mr Jonathan Heighway	Autumn Cottage 53 Aylesbury End Beaconsfield Buckinghamshire HP9 1LU	Single storey rear extension, rooflights to existing single storey rear projection and outbuilding	Conditional Permission	22.08.19
PL/19/1640/HB	Beaconsfield Town Council	Mr & Mrs Adam Dack C/o Mr Jonathan Heighway	Autumn Cottage 53 Aylesbury End Beaconsfield Buckinghamshire HP9 1LU	Listed Building Consent for single storey rear extension, rooflights to existing rear projection and outbuilding, bricking-up of side window and internal alterations including replacement staircase	Conditional consent	22.08.19

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PL/19/1726/FA	Beaconsfield Town Council	Cairn Group C/o Mr Robert Clarke	Crowne Plaza Hotel London Road Beaconsfield Buckinghamshire HP9 2XE	Erection of a fourth floor infill rear extension to accommodate 6 additional bedrooms.	Conditional Permission	19.08.19
PL/19/1740/FA	Beaconsfield Town Council	Mr & Mrs G Telfer C/o Mr D Russell	6 One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Part single / part two storey rear extension, first floor front and side extensions, single storey side extension.	Conditional Permission	23.08.19
PL/19/1978/FA	Beaconsfield Town Council	Mr Yiacoumi C/o Mr Sam Rodger	153 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BD	Two storey front, ground floor front bay window, gable roof extensions, conversion of existing garage into habitable space, changes to the existing fenestration and proposed vehicular access.	Conditional Permission	16.08.19
PL/19/1989/FA	Beaconsfield Town Council	Mr & Mrs P. Bennett and Mrs D Holmes C/o Mr Jack Dusek	33 and 35 Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LJ	Demolition of existing ground floor structures. Single storey rear extensions and loft conversions to both properties incorporating an increase in roof heights and front dormer windows and front/rear rooflights. Porch canopies to both properties.	Conditional Permission	08.08.19
PL/19/1991/FA	Beaconsfield Town Council	Mr K Vernon C/o Mr N Walford	44 Candlemas Mead Beaconsfield Buckinghamshire HP9 1AP	Vehicular access and hardstanding.	Conditional Permission	30.08.19

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PL/19/2001/FA	Beaconsfield Town Council	Mr Geoffrey Hutchinson	43 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EL	Rebuild a wall at the front of the property	Conditional Permission	09.08.19
PL/19/2057/FA	Beaconsfield Town Council	Mr & Mrs Gary Winfield C/o Mr Jason Wood	12 Oakdene Beaconsfield Buckinghamshire HP9 2BZ	First floor rear extension and part garage conversion	Conditional Permission	12.08.19
PL/19/2082/TP	Beaconsfield Town Council	Mrs Beaver C/o Mr Paul Morris	14 Seeleys Road Beaconsfield Buckinghamshire HP9 1BY	G1 2 X red oaks - pruning back regrowth to previously cut low overhanging branches (SBDC TPO 4, 1994).	Conditional Permission	13.08.19
PL/19/2105/FA	Beaconsfield Town Council	Mr & Mrs R McCullagh C/o Mr Paul Luard	Dogwoods Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Conversion of garage into habitable accommodation; raising of existing flat roofs to front and rear; removal of dormer and insertion of two rear dormers; alterations to front and rear windows and doors, stone string course, new stone portico, cornice and soffit on side and rear elevations; rendering, replacement roof tiles, Entrance gates and railings, hardstanding and landscaping.	Conditional Permission	19.08.19

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PL/19/2136/FA	Beaconsfield Town Council	Mr & Mrs Patton C/o Mrs Linda Darby	5 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	Conversion of loft into habitable roofspace with front and rear dormers and rooflight to front	Conditional Permission	19.08.19
PL/19/2156/TP	Beaconsfield Town Council	Mrs Angi Baggett C/o Mr Paul Morris	Cambridge House 10 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	T1 lime - removal of epicormic growth and 6m crown lift of outer canopy branches from ground level. G2 hornbeams - reduction/pruning back of selected low overhanging branches by 2.5m. (SBDC TPO 14, 1995)	Conditional Permission	21.08.19
PL/19/2203/FA	Beaconsfield Town Council	Mr Karun Chandhok C/o Mr Hannes du Plessis	66A Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DT	Single-storey rear extension	Conditional Permission	21.08.19
PL/19/2214/FA	Beaconsfield Town Council	Mr John Bolwell C/o Mr Nicholas Spruce	23 Upper Riding Holtspur Beaconsfield Buckinghamshire HP9 1BJ	Part single, part two storey rear and side extension and changes to rear fenestration.	Withdrawn	27.08.19

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PL/19/2226/TP	Beaconsfield Town Council	Jago Brown C/o Miss Angel O'Brien	Mount House 18 Burgess Wood Road Beaconsfield Buckinghamshire HP9 1EQ	T1 beech - fell, T2 robinia - fell. (SBDC TPO 18, 1995)	Conditional Permission	19.08.19
PL/19/2230/TP	Beaconsfield Town Council	Mr Chris Nowers C/o Mr Paul Morris	Oakland House 1 Burgess Wood Grove Beaconsfield Buckinghamshire HP9 1EH	T1 oak - canopy reshaping of selected branches by 2.5m over swimming pool (SBDC TPO 48, 1995).	Conditional Permission	21.08.19
PL/19/2254/TP	Beaconsfield Town Council	Mrs J Harris C/o Mr Tom Hunnings	14 Orchard Close Beaconsfield Buckinghamshire HP9 1TN	Oak - crown reduction and shape by 2.5-3m. (SBDC 10, 1987)	Refuse Permission	30.08.19
PL/19/2279/FA	Beaconsfield Town Council	Mr & Mrs D Lafferty C/o Mr John Parry	The Knoll 24 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EX	Two storey side / rear extension with rear dormer to facilitate loft conversion (amendment to approval 18/00205/FUL)	Conditional Permission	02.09.19

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PL/19/2320/KA	Beaconsfield Town Council	Mr Terry Goodman C/o Mr Tom Furlonger	8 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	T1 Lawson Cypress - Reduce branches by 2-3m over Driveway and Building, T2 Scots Pine x 2 - Reduce Branches by 2-3m over Driveway and Building, T3 Silver Birch - Fell, T4 Ash - Reduce Limb by 50%, T5 Robinia - Fell. (Conservation Area Hampden Hill).	TPO shall not be made	13.08.19
PL/19/2329/FA	Beaconsfield Town Council	Mr & Mrs Whatling C/o Mr Phillip Brooks	72 Wattleton Road Beaconsfield Buckinghamshire HP9 1RY	Single storey rear extension (including alterations to existing rear extension) and decking	Conditional Permission	30.08.19
PL/19/2347/FA	Beaconsfield Town Council	Mr & Mrs A Melville-Smith C/o Mr Simon Davis	Oak Tree House 96 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Single storey side extension and raised parapet above existing single-storey rear extension with new rooflight.	Conditional Permission	30.08.19
PL/19/2388/TP	Beaconsfield Town Council	Mr Saint C/o Miss Helen Taylor	8 Alastair Mews Beaconsfield Buckinghamshire HP9 2FE	T1 oak -2m clearance from building and 1m from outbuilding, crown lift from ground level by 4.5m over driveway. (SBDC TPO 12,1999)	Conditional Permission	30.08.19
PL/19/2410/KA	Beaconsfield Town Council	Andrew Cantelo	Bradbury House Windsor End Beaconsfield Buckinghamshire HP9 2JW	Holly - 20% Crown Reduction (8% reduction in overall branch length). (Beaconsfield Conservation Area).	TPO shall not be made	21.08.19

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PL/19/2493/KA	Beaconsfield Town Council	Mr & Mrs Daniel & Margriet Vandezande-Crump C/o Ian Brice	The Greyhound Windsor End Beaconsfield Buckinghamshire HP9 2JN	T1 Sycamore - Fell, T2 Eucalyptus - Reduce Height to 12m and spread to 9.4m with Crown Lifting 3m from ground level, T3 Cherry - Fell, T4 Mountain Ash - Reduce Height to 5.25m and spread to 3.6m, T5 Purple Norway Maple - Reduce Height to 7m and spread to 3.6m.(Conservation Area).	TPO shall not be made	22.08.19
PL/19/2597/ADJ	Beaconsfield Town Council	Ms Alexia Dodd	Land Adjacent Whitehouse Lane Wooburn Moor Buckinghamshire	Consultation from Wycombe District Council re: Erection of stable block and secure container, construction of new hardstanding area and use of land for equestrian (Wycombe District Council Application Ref: 19/06593/FUL)	No Objections	13.08.19
PL/19/1203/FA	Burnham Parish Council	Mr Ramash Ram and Joanne Hodgson C/o Mr Robert Clarke	Garden Cottage East Burnham Lane Burnham Buckinghamshire SL2 3TL	Change of use to equestrian and erection of stable and associated vehicular access (Crown Lane) with entrance gates.	Refuse Permission	16.08.19
PL/19/1226/FA	Burnham Parish Council	Mr and Mrs Walker C/o Mr Andrew Placito	51 Orchardville Burnham Buckinghamshire SL1 7BD	Single storey side extension, part single part two storey rear extension, loft extension with increased ridge height incorporating first floor, dormer window to side elevation, insertion of rooflights and alterations to doors and windows.	Refuse Permission	13.08.19

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PL/19/1550/TP	Burnham Parish Council	Mr Edward Goodwin	The Priory Stomp Road Burnham Buckinghamshire SL1 7LU	G1 mixed species x 7 - crown lift by 3m over car park, G1 sycamore x 2 - fell, T10 oak - crown lift by 3m, A1-A12 mixed species - fell SBCD TPO/1950/04). C1-C9 cypress - fell (Conservation Area)	Conditional Permission	21.08.19
PL/19/1597/EU	Burnham Parish Council	Mr & Mrs Jay C/o Mr David Lomas	Rose Hill Farm Rose Hill Burnham Buckinghamshire SL1 8LW	Certificate of Lawfulness for an existing use of Rose Hill Farm as a dwellinghouse (Use Class C3) without compliance with Condition 1 of planning permission 92/00616/VC	Cert of Law - existing use - granted	29.08.19
PL/19/1869/FA	Burnham Parish Council	Mr & Mrs G Frost C/o Mr I J Clarke and Mr J W Barrett	Westbourne House Poyle Lane Burnham Buckinghamshire SL1 8JZ	Single storey side/rear extension and detached garage	Withdrawn	27.08.19
PL/19/1898/VR C	Burnham Parish Council	Mr & Mrs L White C/o Mr Robert Clarke	Site Of Ladysgate Poyle Lane Burnham Buckinghamshire SL1 8LA	Variation of conditions 6, 8, 9 & 14 of planning permission PL/18/2819/FA (Demolition of existing dwelling and erection of two detached dwellings and detached garages (amendment to planning approval 15/02383/FUL)) to allow for : additional vehicular access, changes to plot 1 garage and alterations to landscaping.	Conditional Permission	09.08.19

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PL/19/2034/SA	Burnham Parish Council	Mr & Mrs R Wetherall C/o Mr Simon Davis	Brick House Brickfield Lane Burnham Buckinghamshire SL1 8LF	Certificate of Lawfulness for proposed outbuilding to provide an indoor swimming pool.	Cert of law proposed dev or use issued	08.08.19
PL/19/2103/PNO	Burnham Parish Council	Mr B Glass C/o Mr Yossi Shahar	111 High Street Burnham Buckinghamshire SL1 7JZ	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (B1(a)) use to residential (C3) use to create 12 units at ground and first floors.	Prior Approval Not Required	14.08.19
PL/19/2111/FA	Burnham Parish Council	Mr & Mrs Winyard C/o Mrs Sarah Wolstenholme	20 Hogfair Lane Burnham Buckinghamshire SL1 8BU	Single storey rear extension, single storey front/side infill extension, first floor rear/side infill extension, roof extension incorporating side dormer and rear gable with Juliet balcony, replacement front porch, window and door changes	Conditional Permission	19.08.19
PL/19/2123/FA	Burnham Parish Council	Mr & Mrs Stillingfleet C/o Mr S Dodd	61 Coalmans Way Burnham Buckinghamshire SL1 7NX	Part two storey, part single storey rear extension	Conditional Permission	23.08.19

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PL/19/2213/FA	Burnham Parish Council	MC Housing Limited C/o Mr Motti Ifergan	Land To The Rear Of 21 Tockley Road Burnham Buckinghamshire SL1 7DQ	2 dwellings and associated hardstanding and landscaping	Refuse Permission	22.08.19
PL/19/2287/FA	Burnham Parish Council	Mr Clement Francis C/o Mr Anil Hallan	21 Tockley Road Burnham Buckinghamshire SL1 7DQ	Garage conversion with changes to windows	Conditional Permission	27.08.19
PL/19/2321/PNE	Burnham Parish Council	Mr Tariq Mehmood	73 The Fairway Burnham Buckinghamshire SL1 8DY	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (depth extending from rear wall 5m, maximum height 3.9m, eaves height 2.8m).	Prior Approval Not Required	15.08.19
PL/19/2331/FA	Burnham Parish Council	Mr Dean Dixon C/o Mr Robert Hillier	132A Lent Rise Road Burnham Buckinghamshire SL1 7BH	Single storey side/rear extension to garage with pitched roof.	Conditional Permission	02.09.19
PL/19/2378/SA	Burnham Parish Council	Mr Daniel Brett C/o Mr James Dredge	15 Alvista Avenue Burnham Buckinghamshire SL6 0PG	Demolition of existing rear extension and replacing with single storey rear extension	Withdrawn	02.09.19

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PL/19/2571/PNE	Burnham Parish Council	Mr Raj Sahota C/o Mr Alberto Ochoa	23 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (depth extending from rear wall 8m, maximum height 3m, eaves height 3m).	Prior Approval Not Required	02.09.19
PL/19/2692/NMA	Burnham Parish Council	Ms Kirsty and Emma Cameron C/o Mr Pete Nicholson	182 Lent Rise Road Burnham Buckinghamshire SL1 7AX	Non Material Amendment to planning permission PL/18/3850/FA (Single storey rear extension and two additional windows to side elevation) to allow for changes to windows and doors.	Accepted	30.08.19
PL/18/3982/FA	Denham Parish Council	Mr S McDonnell C/o Mr Richard Clark	9 - 10 Oxford Road Gerrards Cross Buckinghamshire SL9 7AZ	Demolition of existing office building and erection of three storey building comprising of six flats.	Refuse Permission	30.08.19
PL/19/0126/FA	Denham Parish Council	Radiate Global International Ltd C/o Mr David Holmes	Farmhouse Denham Court Farm Village Road Denham Buckinghamshire UB9 5BG	Conversion of garage to habitable accommodation including internal alterations and addition of window to rear elevation.	Conditional Permission	29.08.19
PL/19/1380/FA	Denham Parish Council	Mrs Evelyn Broniarski	3 Hollybush Lane Denham Buckinghamshire UB9 4HH	Remove the existing porch and erect a new porch.	Conditional Permission	20.08.19

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PL/19/1759/VR C	Denham Parish Council	Mr Baljit Dulai C/o Mr Ehsan Ul-Haq	Land Rear Of 52a, 52B and 52C Newtown Road New Denham Buckinghamshire	Variation of conditions 2, 7 and 11 of planning permission 17/01141/FUL (Detached dwelling with associated vehicular access)	Conditional Permission	09.08.19
PL/19/1775/VR C	Denham Parish Council	Mr K. S Gata-Aura C/o Mr Steven Doel	Land Adj To 4C Middle Road Denham Buckinghamshire	Variation of condition 12 of planning permission of PL/19/0340/FA (Detached dwelling and construction of vehicle access) to allow provision of canopy to front	Conditional Permission	12.08.19
PL/19/1856/FA	Denham Parish Council	Mr Bobby Grewal C/o Mr Andy Jacob	Five Rivers Bakers Wood Denham Buckinghamshire UB9 4LG	Part retrospective: Single storey rear extension to lower ground floor. Demolish existing external stair and erect new stair. Pillars either side of both entrances and amendment to boundary wall.	Conditional Permission	20.08.19
PL/19/1861/FA	Denham Parish Council	Maureen Griffiths C/o Mr Mark Pottle	83 Knighton Way Lane New Denham Buckinghamshire UB9 4EH	Part two storey, part single storey rear extension and additional windows to side elevation.	Conditional Permission	15.08.19

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PL/19/1936/FA	Denham Parish Council	Mrs Stacey Sangha C/o Mr Asim Hussain	12 Ash Green New Denham Buckinghamshire UB9 4EJ	Demolition of existing conservatory, erection of a part two storey, part single storey rear extension and an additional window to side elevation	Conditional Permission	03.09.19
PL/19/2037/FA	Denham Parish Council	Mr Joel Vianello C/o Mr Ken McArdle	Martin Baker Aircraft Co Ltd 61 Lower Road Higher Denham Denham Buckinghamshire UB9 5AJ	Replacement of tanks to be self bunding.	Conditional Permission	12.08.19
PL/19/2170/FA	Denham Parish Council	Mr Paul Newman C/o Mr Mike Holdbrook	12 Savay Lane Denham Buckinghamshire UB9 5NH	Single storey rear extension and front porch extension	Conditional Permission	21.08.19
PL/19/2172/FA	Denham Parish Council	Mr and Mrs D Emere C/o Mr David Donohoe	Mount Dairy Farm Mount Lane Denham Buckinghamshire UB9 4HP	Conversion of outbuilding/garage into residential annexe ancillary to main dwelling	Conditional Permission	23.08.19

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PL/19/2183/VR C	Denham Parish Council	Mrs Hemstock C/o Mr David Webb	37 Penn Drive Denham Green Buckinghamshire UB9 5JP	Variation of condition number 7 of planning permission PL/18/3049/FA (Single storey side/rear extension and hip to gable roof extensions incorporating increase in ridge height, front dormers and rear rooflights.) to allow removal of proposed side and rear extensions.	Conditional Permission	21.08.19
PL/19/2220/SA	Denham Parish Council	Mr Colin Dennison	Helensburgh 90 Lower Road Higher Denham Denham Buckinghamshire UB9 5ED	Application for a Certificate of Lawfulness for proposed: Single storey side extension replacing open sided structure	Cert of law proposed dev or use issued	16.08.19
PL/19/2236/FA	Denham Parish Council	C/O Agent C/o Miss Frost	Glebe Cottage Tilehouse Lane Denham Buckinghamshire UB9 5DA	Swimming Pool (Retrospective)	Conditional Permission	23.08.19
PL/19/2269/FA	Denham Parish Council	Mr Faheem Thalib C/o Mr Clive Miller	The Paddock Building (Former Ammunition Store) Denham Green Lane Denham Buckinghamshire UB9 5LA	Change of use of existing building and associated land for Class B8 storage and distribution uses (retrospective)	Refuse Permission	27.08.19

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PL/19/2281/SA	Denham Parish Council	Mr Sameh Ayoub C/o Mr Emmanuel Andreopoulos	Winford 16 Denham Green Close Denham Buckinghamshire UB9 5NB	Application for a Certificate of Lawfulness for proposed: Loft conversion with rear/side dormer and front porch.	Cert of law proposed dev or use issued	27.08.19
PL/19/2416/TP	Denham Parish Council	Mr Sawyer C/o Mr John Clark	Bakers Wood Denham Buckinghamshire	Various trees - as detailed in submitted tree work schedule. (SBDC TPO/ER/6809).	Conditional Permission	03.09.19
PL/19/1227/FA	Dorney Parish Council	Mr Balvinder Singh Bains C/o Tecon Limited	Highfield 7 Old Marsh Lane Dorney Reach Buckinghamshire SL6 0DZ	Erection of outbuilding incidental to the residential occupation of 7 Old Marsh Lane	Conditional Permission	09.08.19
PL/19/2278/KA	Dorney Parish Council	Mr Roger Marrett C/o Mr Richard Burton	Little Paddock Village Road Dorney Buckinghamshire SL4 6QJ	Walnut - Crown Reduction by 30% is equivalent to a 12% reduction in overall branch length, Magnolia -Crown Reduction by 30% is equivalent to a 12% reduction in overall branch length). (Dorney Conservation Area).	TPO shall not be made	13.08.19

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PL/19/2563/KA	Dorney Parish Council	Mr James Dinmore	The Old Post Office Village Road Dorney Buckinghamshire SL4 6QW	T1. Pine - Fell. (Dorney Conservation Area)	TPO shall not be made	03.09.19
PL/19/2575/KA	Dorney Parish Council	Mr Paul Gannon C/o Andrea Nias	Boveney Court Farmhouse Boveney Road Dorney Buckinghamshire SL4 6QG	T1 willow - reduce to previous pruning points by approx 3m, T2 & T3 sycamore - reduce side lateral branches by 3.5m over paddock, T4 ash - reduce lowest lateral branches by 2.5m over paddock, G1 hazel - reduce lateral branches over paddock. (Conservation Area)	TPO shall not be made	03.09.19
PL/19/1511/FA	Farnham Royal Parish Council	Mr Khatkar C/o Mr Dean Bowie	5 - 6 North Cottages Farnham Road Farnham Royal Buckinghamshire SL2 3AT	Change of use to accommodate two flats (Use Class C3).	Conditional Permission	28.08.19
PL/19/1810/VR C	Farnham Royal Parish Council	Signature Senior Lifestyle C/o Mr Peter Dines	Haymill Automotive Beaconsfield Road Farnham Common Buckinghamshire SL2 3HX	Variation of condition 2 of planning permission 16/02250/FUL (Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping.) to allow for internal alterations and changes to windows.	Conditional Permission	23.08.19

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PL/19/2035/SA	Farnham Royal Parish Council	Mr & Mrs Pepper	Broomhill Old Beaconsfield Road Farnham Common Buckinghamshire SL2 3LR	Certificate of Lawfulness for two proposed outbuildings following demolition of garage and shed	Withdrawn	27.08.19
PL/19/2100/FA	Farnham Royal Parish Council	Mr & Mrs Kumar C/o Mrs Alexandra Hull	Park Wood Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Front porch canopy	Conditional Permission	19.08.19
PL/19/2179/VR C	Farnham Royal Parish Council	Mr Hardeep Samra C/o Mr David Webb	Site Of Samra Place Clare Drive Farnham Common Buckinghamshire	Variation of condition 2 of planning permission 16/2086/FUL (detached dwellinghouse) to allow insertion of 7 rooflights	Conditional Permission	27.08.19
PL/19/2221/TP	Farnham Royal Parish Council	New Green C/o Mrs Kirstie Harvey	Farnham Common House Beaconsfield Road Farnham Common Buckinghamshire SL2 3HU	T1 Horse Chestnut - Provide 1.5m clearance from Overhead service, T3 Sycamore - Crown Reduction by 2-2.5m, T9 Beech - Provide 2m Clearance from Outbuilding/Shed, T10 Horse Chestnut - Provide 2-3m Clearance from Building, T13 London Plane - 5m Crown Lift over Driveway and provide 2m Clearance from Overhead Services/Building, T14 Ash - Removal of hanging Branch. (SBDC/2000/28).	Conditional Permission	22.08.19

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PL/19/2239/FA	Farnham Royal Parish Council	Mr & Mrs David Evans C/o Mr Shorne Tilbey	Ash House Kingsway Mews Farnham Common Buckinghamshire SL2 3UR	Single storey rear extension	Conditional Permission	29.08.19
PL/19/2274/FA	Farnham Royal Parish Council	Mr G Singh C/o Mr Mark Schnull	1A The Clock House The Broadway Beaconsfield Road Farnham Common Buckinghamshire SL2 3PQ	Change of use to ultrasound scanning clinic (Use class D1)	Conditional Permission	23.08.19
PL/19/2370/TP	Farnham Royal Parish Council	Ms Mary Ann Harding C/o Mr Mark Jago	Red Pines Orchard Gate Farnham Common Buckinghamshire SL2 3HD	T1 oak - reduce height by 1.5-2m, reduce lateral branches by 1.5-3m on Dipping Well side and by 1.5m on Red Pines side. (SBDC TPO 1987/01)	Conditional Permission	30.08.19
PL/19/2827/SA	Farnham Royal Parish Council	Mr & Mrs Pepper C/o Frah Sheikh	Broomhill Old Beaconsfield Road Farnham Common Buckinghamshire SL2 3LR	Application for a Certificate of Lawfulness for proposed: Demolition of existing single storey garage and timber shed. Erect two single storey garden rooms. Provide new soakway for rain water disposal of both buildings and foul water connection to main drainage of one building.	Cert of law proposed dev or use issued	30.08.19

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 18TH SEPTEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3554/FA	Fulmer Parish Council	Mr W Smith C/o Mr Oliver Thompson	Alderbourne Manor Farm Fulmer Lane Fulmer Buckinghamshire SL9 7BL	Demolition of existing buildings and construction of a dwelling house.	Conditional Permission	02.09.19
PL/19/2055/FA	Fulmer Parish Council	Mr & Mrs Clifford and Mrs Pamela Saunders C/o Robert Clarke	Dunrobin Stoke Common Road Fulmer Buckinghamshire SL3 6HA	Single storey extension to outbuilding	Conditional Permission	13.08.19
PL/19/1059/TP	Gerrards Cross Town Council	Mr Nicholas Vargassoff	36 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	T1 oak - 20% crown thinning and reduction/reshape of lateral branches by 1m. (SBDC 2001/46)	Conditional Permission	27.08.19
PL/19/1240/FA	Gerrards Cross Town Council	Mr & Mrs Charles Babumba C/o Mr Paul Dickinson	Dukesville 2 Windsor Road Gerrards Cross Buckinghamshire SL9 7NA	Demolition of existing dwelling and detached garage and construction of 8 apartments with associated parking and altered vehicular access	Refuse Permission	21.08.19

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1420/FA	Gerrards Cross Town Council	Mr Hall C/o Mr Frost	40 - 42 Packhorse Road Gerrards Cross Buckinghamshire SL9 8EB	Provision of outdoor seating.	Conditional Permission	09.08.19
PL/19/1454/FA	Gerrards Cross Town Council	Forays Homes C/o Mr Duncan Gibson	Esra Lodge 87 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HU	Demolition of existing dwelling and erection of 5 x 1 bedroom apartments with associated landscaping and parking	Conditional Permission	03.09.19
PL/19/2067/FA	Gerrards Cross Town Council	Mr Paul Griffin C/o Mr David Boucher	16 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Single storey rear infill, first floor rear extension, re-location of front door, changes to fenestration and alterations to front parking.	Conditional Permission	12.08.19
PL/19/2073/FA	Gerrards Cross Town Council	Mr Nicholas Woolf C/o Mr David Boucher	Gerrards Cross Sports Centre 7 Dukes Lane Gerrards Cross Buckinghamshire SL9 7JZ	Demolition of existing terrace overlooking cricket field and disabled ramp, and construction of new ramp and terrace.	Conditional Permission	13.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2122/TP	Gerrards Cross Town Council	Mr Reg Gubb C/o Mr Paul Sickenger	7A Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HH	Oak - crown reduction/reshape not to exceed 2-3m. (TPO SBDC 0318).	Conditional Permission	21.08.19
PL/19/2312/SA	Gerrards Cross Town Council	Mr Kamjar Irani C/o Mr Jawahar Lal Bhasin	The Willows 9C Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	Application for a Certificate of Lawfulness for proposed: Single storey rear extension and an additional window to side elevation	Withdrawn	22.08.19
PL/19/2332/TP	Gerrards Cross Town Council	Mrs Harding C/o Mr Paul Morris	5 Marsham Lodge Gerrards Cross Buckinghamshire SL9 7AB	T1 yew - crown reduce height not to exceed 2m and 1.5m reduction of lateral branches (TPO 1966 No.1)	Conditional Permission	27.08.19
PL/19/2338/TP	Gerrards Cross Town Council	Mr Marc Wastle C/o Mr Marc Wastle	The Rectory Oxford Road Gerrards Cross Buckinghamshire SL9 7DJ	T25 Scots pine - fell. (SBDC TPO 30, 1995)	Refuse Permission	29.08.19
PL/19/2367/KA	Gerrards Cross Town Council	Mr David Howells	Shire House West Common Gerrards Cross Buckinghamshire	T1 Thuja - Fell, T2 Thuja - Fell, T3 Sorbus - Fell, T4 Sorbus - Fell, T5 Sorbus - Fell. (Gerrards Cross Common Conservation Area)	TPO shall not be made	27.08.19

**SOUTH BUCKS DISTRICT COUNCIL
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2368/NM A	Gerrards Cross Town Council	Quarterhill / Baker C/o Mr Andy Ryley	Alborough Lodge 107 Packhorse Road Gerrards Cross Buckinghamshire SL9 8JD	Non Material Amendment to planning permission PL/18/4350/FA (Redevelopment of the site to provide 8 flats incorporating hardstanding and demolition of existing dwelling.) to allow for the rewording of condition 12 to read 'No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway to a point 1m into the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.'	Accepted	19.08.19
PL/19/2369/TP	Gerrards Cross Town Council	Mrs Harpreet Madra C/o Mr Paul Morris	18 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NX	T1 beech - prune back overhanging branches over driveway by 2.5m and should not exceed 6.5m from ground level. (SBDC TPO 0617).	Conditional Permission	30.08.19
PL/19/2409/TP	Gerrards Cross Town Council	Miss Amy Hopcroft	Pinstone Farm Oxford Road Gerrards Cross Buckinghamshire SL9 7AL	T3 Oak tree - Fell. (TPO 2009/05)	Refuse Permission	03.09.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2475/KA	Gerrards Cross Town Council	McDonnell C/o Mrs Kirstie Harvey	Woodlands and Brackenwood Oxford Road Gerrards Cross Buckinghamshire SL9 7DL	T1 Yew - Clearance from Telephone Line, T3 Leyland Cypress - Remove Broken Hanging Branch, G2 Holly x 2 - Fell.	TPO shall not be made	27.08.19
18/00406/FUL	Iver Parish Council	Mr Devinder Singh C/o Mr Kaleem Janjua	Land West Of Mansion Lane Iver Buckinghamshire	Installation of security fence and bund to boundary (Retrospective)	Withdrawn	08.08.19
PL/19/1405/PNE	Iver Parish Council	Mr A Jandu	Ruscombe House 7A North Park Iver Buckinghamshire SL0 9DH	Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class a 4 for a proposed single storey rear extension (depth extending from rear wall 8.0m, maximum height 3.3m, eaves height 3.3m)	Prior Approval Not Required	16.08.19
PL/19/1606/FA	Iver Parish Council	Mr Owen Lloyd C/o Mr Owen Lloyd	Iver Heath Junior School St Margarets Close Iver Heath Buckinghamshire SL0 0DA	Installation of 2m high fence at the front of the school incorporating gate for pedestrian and wheelchair access.	Withdrawn	16.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1646/FA	Iver Parish Council	Mr Karnvir Bath C/o Mrs Maria Rozycka	3 Potters Cross Iver Heath Buckinghamshire SL0 0BS	Addition of first floor and two storey front extension to convert outbuilding into dwellinghouse, erection of garage, subdivision of plot and formation of vehicular access onto Bangors Road South	Conditional Permission	15.08.19
PL/19/1887/PNE	Iver Parish Council	Mr Robert Harris C/o Mr James Biggs	225 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.1 metres, a maximum height of 3.1 metres and a maximum eaves height of 2.6metres.	Prior Approval Not Required	30.08.19
PL/19/1894/FA	Iver Parish Council	Mr Sambhy C/o Mr Manpreet Matharoo	15 Richings Way Iver Buckinghamshire SL0 9DA	Demolition of existing dwelling and erection of detached dwelling	Withdrawn	22.08.19
PL/19/1928/FA	Iver Parish Council	Mr Alan Franklin C/o Mr Andrew Franklin	42 Syke Ings Iver Buckinghamshire SL0 9EU	First floor rear extension, single storey side and rear extensions, loft conversion and rear dormer.	Conditional Permission	23.08.19
PL/19/1965/FA	Iver Parish Council	Mrs Kirpal Kaur C/o Mr Jhonny Nunes Silva	17 The Poynings Iver Buckinghamshire SL0 9DS	Demolition of existing dwelling and construction of one new dwelling	Conditional Permission	03.09.19

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**PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1969/FA	Iver Parish Council	Mr & Mrs Bhullar C/o Mr Noman Sheikh	92 Swallow Street Iver Buckinghamshire SL0 0HQ	First floor rear extension and hip to gable roof extension with rooflights and rear dormer	Conditional Permission	14.08.19
PL/19/2033/FA	Iver Parish Council	Mr & Mr R and D Webb & Robinson C/o Mr Paul Luard	206 & 208 Swallow Street Iver Buckinghamshire SL0 0HS	Demolition of outbuilding and erection of single storey front and part two storey/part single storey rear extension (No 206) and erection of single storey ground and first floor extensions (No 208)	Conditional Permission	21.08.19
PL/19/2089/FA	Iver Parish Council	Mr Chris Sleep C/o Ray Fletcher	11 Post Meadow Iver Heath Buckinghamshire SL0 0DU	Part two, part single storey rear, single storey side and porch extensions and demolition of garage and carport	Conditional Permission	14.08.19
PL/19/2101/VR C	Iver Parish Council	Mr & Mrs Robert Pearson C/o Mr Leigh Tugwood	43 Langley Park Road Iver Buckinghamshire SL0 9RE	Variation of condition 3 of planning permission 17/00462/FUL (Redevelopment of site for two detached dwellinghouses and vehicular accesses) to allow a change to the roof tiles.	Conditional Permission	14.08.19
PL/19/2127/SA	Iver Parish Council	Hillcroft Ventures Limited C/o Mr Emrys Williams	Romily Slough Road Iver Heath Buckinghamshire SL0 0EA	Certificate of Lawfulness for proposed: Single storey side extension.	Cert of law proposed dev or use issued	21.08.19

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PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2198/SA	Iver Parish Council	Hillcroft Ventures Limited C/o Mr Emrys Williams	Hillcroft Slough Road Iver Heath Buckinghamshire SLO 0EA	Application for a Certificate of Lawfulness for proposed: Single-storey side extension	Cert of law proposed dev or use issued	21.08.19
PL/19/2202/NM A	Iver Parish Council	Mr & Mrs Tovey C/o Mr G Choda	16 Syke Cluan Iver Buckinghamshire SLO 9EH	Non-material amendment to planning permission PL/19/0351/VRC (Variation of condition 5 of planning permission PL/18/3827/FA (Part two storey/part first floor front/side/rear extension and front porch extension, changes to fenestration. Roof extension with rear facing dormer and rooflights. Conversion of garage to habitable accommodation) to allow amended plans) to allow changes to layout	Withdrawn	08.08.19
PL/19/2207/FA	Iver Parish Council	Mr Horwood	Esso Tesco Express Garage 4 - 6 Uxbridge Road Iver Heath Buckinghamshire SLO 0LR	Single storey side extension to provide additional storage space. Reconfiguration of fencing and relocation of existing AC unit.	Conditional Permission	22.08.19
PL/19/2235/FA	Iver Parish Council	Mr A Hill C/o Mr S McKechnie	Brinlee 57 Bathurst Walk Iver Buckinghamshire SLO 9EE	Single storey front extension	Conditional Permission	22.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2336/FA	Iver Parish Council	Mr Jagdip Bhachu C/o Mr Gurdev Benipal	To The Rear Of Richings Park Library 38 Bathurst Walk Iver Buckinghamshire SL0 9BH	Erection of new dwelling	Refuse Permission	29.08.19
PL/19/2407/FA	Iver Parish Council	Mr Haroon Rashid	59 Richings Way Iver Buckinghamshire SL0 9DB	Demolition of existing dwelling and erection of a new dwelling house	Withdrawn	28.08.19
PL/19/2564/FA	Iver Parish Council	Mr Chana C/o Mr Harmeet Minhas	20 Lossie Drive Iver Heath Buckinghamshire SL0 0JS	Retention of existing outbuilding (retrospective)	Declined to Determine	16.08.19
PL/19/0925/TP	Stoke Poges Parish Council	Mr Oliver Thompson C/o Mr Oliver Thompson	Timber Wood Adjacent To 8 Heatherside Gardens Farnham Common Buckinghamshire	T6723 Oak - 2m clearance from building, T6724 ash - repollard at 2.5m, hollies - trim back from boundary (SBDC TPO 22, 1989).	Conditional Permission	21.08.19

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1634/FA	Stoke Poges Parish Council	Mr Tony McGovern C/o Miss Lydia Prince	Macs Farm Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Change of use of the existing ancillary outbuilding to an independent dwelling (Use Class C3).	Refuse Permission	19.08.19
PL/19/1857/FA	Stoke Poges Parish Council	Mr Kuldip Seth C/o Cityscape Pa	Lane Lodge Grays Park Road Stoke Poges Buckinghamshire SL2 4HX	First floor side extension	Refuse Permission	28.08.19
PL/19/2021/OA	Stoke Poges Parish Council	Mr & Mrs Gizzi C/o Mr S Dodd	Fairfield Lodge Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Outline application for demolition of existing dwelling and erection of new dwelling.	Withdrawn	21.08.19
PL/19/2149/FA	Stoke Poges Parish Council	Mr and Mrs R Randhawa C/o Mr Sunil Mann	The Hermitage West End Lane Stoke Poges Buckinghamshire SL2 4ND	Two storey rear and front extensions, loft conversion with additional dormer windows to rear and front elevations	Refuse Permission	21.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2240/TP	Stoke Poges Parish Council	Mr Terrence Duffy	Little Corner Lakeside Drive Stoke Poges Buckinghamshire SL2 4LX	T45 Cedar - Crown lift up to 3-4m from ground level by pruning back branches by 25% (SBDC TPO 11, 2010).	Conditional Permission	27.08.19
PL/19/2253/TP	Stoke Poges Parish Council	Mr Mathew Samways C/o Mr Mathew Samways	Orchard House 3 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	T1 Beech - Crown Reduction by 2-3m, T2 Yew x 2 - Reduce Height by 1-2m and Lateral Spread by 2-3m. (SBDC TPO 13, 2003).	Refuse Permission	29.08.19
PL/19/2335/TP	Stoke Poges Parish Council	Sefton Park Ltd C/o Mr Chris Gallifent	Sefton Park Bells Hill Stoke Poges Buckinghamshire	T1 Horse Chestnut - Fell. (SBDC TPO 1,1947).	Conditional Permission	22.08.19
PL/19/2298/KA	Taplow Parish Council	Mrs Davinder Brar	Thamesbank River Road Taplow Buckinghamshire SL6 0AT	(TA) Sycamore - Reduce Height by 5-6m and Lateral Branches by 2m, (TB) Laurel - Crown Reduction by 2m, (TC) Sycamore - Fell, (TD) Cherry - Fell, (TE) Laurel x 4 - Fell, (TF) Lawson Cypress x 10 - Fell, (TG) Lawson Cypress x 2- Fell, (TH) Lawson Cypress - Fell, (TI) Sycamore - Fell, (TJ) Sycamore - Fell, (TK) Sycamore - Fell, (TX) Privet x 2 - Fell. (Taplow Riverside Conservation Area).	TPO shall not be made	15.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2420/KA	Taplow Parish Council	Mrs Coriston C/o Miss Helen Taylor	1 River Court Taplow Buckinghamshire SL6 0AU	G1 Sycamores -3m clearance from buildings, T1 Sycamore - raise crown over road, T2 Ash - raise crown over road (Taplow Riverside Conservation Area).	TPO shall not be made	22.08.19
PL/19/2683/PNE	Taplow Parish Council	Mrs Kamaljit Kaur Heer C/o Mr Albert Ogunsanya	Kingsdown Marsh Lane Taplow Buckinghamshire SL6 0DE	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 8.0m, maximum height 4.0m, eaves height 2.8m)	Withdrawn	02.09.19
PL/19/1746/FA	Wexham Parish Council	Mr M Franke C/o Ms Louise Gregory	Cherry Orchard Nursery Trenches Lane Middle Green Wexham Buckinghamshire SL3 6DH	Change of use to part of a glasshouse to storage (Use Class B8) (retrospective).	Conditional Permission	13.08.19
PL/19/2005/FA	Wexham Parish Council	Absolute Effects UK Ltd C/o Jane Carter	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Change of use of the site to a mixed use comprising residential, equestrian, agricultural, storage and workshop uses and erection of field shelter (retrospective).	Conditional Permission	09.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2059/FA	Wexham Parish Council	Mr Navin Walia C/o Mr Kamal Panesar	Waldeck 6 Church Grove Wexham Buckinghamshire SL3 6LF	Roof extension with two rear dormers, roof lights to front and side elevations, single storey rear extension and front porch extension.	Refuse Permission	12.08.19
PL/19/2110/FA	Wexham Parish Council	Mr & Mrs D Watkins C/o Mr Chris Connor	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Part single storey, part two 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, and demolition of existing chimney and erection of new chimney. New driveway, hardstanding and landscaping (amendment to approved scheme ref. PL/18/4153/FA).	Conditional Permission	23.08.19
PL/19/2142/FA	Wexham Parish Council	Mr Daniel Newson	The Ramblers Wexham Street Wexham Buckinghamshire SL3 6NX	Formation of a new vehicle access	Conditional Permission	19.08.19
PL/19/2256/FA	Wexham Parish Council	Mr Mahzar Hussain C/o Mr Kaleem Janjua	Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD	Change of use to Storage (Use Class B8)	Refuse Permission	23.08.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2531/NM A	Wexham Parish Council	Mrs Sabita Kaushal C/o Mrs Maria Rozycka	10 August End George Green Wexham Buckinghamshire SL3 6RP	Non-Material amendment to planning permission 17/01810/FUL(Front porch, single storey front and rear extensions incorporating conversion of garage into annexe and widening of existing vehicular access) to allow changes to porch.	Accepted	30.08.19

SUBJECT:	Objection to the South Bucks District Council Tree Preservation Order No. 03, 2019 at Tamarisk, 26 Howards Thicket Gerrards Cross SL9 7NX
REPORT OF:	Head of Planning and Economic Development
REPORT AUTHOR	Richard Garnett, Arboriculturalist

1. Purpose of Report

- 1.1 This report presents objections raised to the above Tree Preservation Order.
- 1.2 The Committee is requested to determine whether to confirm the Order as made, not to confirm the Order or to modify the Order to exclude one or more of the trees.

2. Links to Council Policy Objectives

- 2.1 The placing of Preservation Orders on trees makes an important contribution to the Council's aim of "a sustainable and clean environment" and its objective of "ensuring all planning decisions; applications, consultation responses, enforcement, tree protection orders, are of high quality and contribute towards the Council's aims".

3. Background

- 3.1 The South Bucks District Council Tree Preservation Order No. 03, 2019 was made in respect of four trees situated within the above property. A copy of the TPO with plan is appended at 'Appendix 1'.
- 3.2 The Order was made following a written request from a member of the public on the 3 August 2018 because the property was going to be put on the housing market and they were concerned that trees may be removed especially in regards to a mature beech tree located in the front garden. On the 19 September 2018 Mr Garnett emailed the member of the public advising that he had assessed the expediency and amenity value of the trees and he had recommend a new Tree Preservation Order to protect all the significant trees. This recommendation would then be considered by the Planning Department. A copy of this assessment is appended in 'Appendix 2'.

- 3.3 The Order was made on 28 March 2019 by the Planning Department and remains in force for a period of 6 months (i.e. until 28 September 2019). If the Order is confirmed the protection becomes permanent but can be modified; if the Order is not confirmed it ceases to have effect.

4. Statements by the Objectors

- 4.1 An email objection to this Order was received on 9 May 2019 from the new owners of this property. A copy of this objection is appended at 'Appendix 3'.
- 4.2 To ascertain whether a site visit was required because of the raised objection, an email was sent to the landowner on the 9 August 2019 with a copy of the drafted report. On the 15 August 2019 an email was received with further comments and a copy of this email is appended at 'Appendix 3'.
- 4.3 In regards to these additional comments (4 points) received:
1. I do not consider the silver birch to be of very low amenity value.
 2. I do not consider it to be a poor specimen with a short life span.
 3. In my opinion both birch trees contribute to the visual amenities and screening between both properties.
 4. Noted that no intention of felling the silver birch or that it should be protected by a Tree Preservation Order.

5. Discussion

- 5.1 The Objections to this Order on the 9 May 2019 are listed below with officer response to the points raised:

5.1.1 *"It is appreciated that the intent of the incoming owners is unclear to the Council but for the record we would like to state that we never had or currently have any intention in felling the trees in question".*

Response: Noted.

5.1.2 *"The 2 Beech trees at the front of the property (identified as T1 & T2) can be seen from the public realm and therefore provide amenity value. It is understood why these substantial trees have had a TPO placed on them.*

Response: A copy of the Tree Preservation Order assessment for both beech trees (T1 and T2) can be found in Appendix 2 of this report.

5.1.3 *"The 2 trees at the rear (Tulip - T3 & Birch - T4) are not clearly visible from the public highway and thus do not provide any amenity value to the local community. They are not a notable feature in the local area and cannot be used as a waypoint. Moreover they do not provide substantial screening between properties, as there are already trees and hedges present".*

Response: A copy of the Tree Preservation Order assessment for the Tulip and Birch tree's (T3 and T4) can be found in Appendix 2 of this report. As can be seen from this assessment the tulip tree scored the same amenity value score as beech T1 so I disagree that it does not have any amenity value. The birch did score lower but it is visible from the public highway and does help to provide some screening between properties.

5.1.4 *"Furthermore there are already trees as part of a woodland which are protected at the rear of the property, so a further TPO seems unreasonable and not expedient for the following reason; the TPO may have been served to enhance amenity and provide natural screening (T3 & T4), however this is already addressed with the previous TPO (South Bucks District Council TPO No.20, 2006) thus TPO 0003, 2019 is not expedient. Added to this, if screening between properties was ever an issue further down the line due to any development, it can and should be secured through planning conditions".*

Response: Tree Preservation Order known as No.20, 2006 is a woodland designated Order which covers woodland situated within the rear gardens of properties situated in Fulmer Drive and Howards Thicket. The reason for including Tulip (T3) and Birch (T4) in Order No.03, 2019 is that they were considered to be worthy of a Tree Preservation Order status as outlined in the assessment in 'Appendix 2' and are visible from the public realm. Before recommending the creation of any new Order, the amenity value of the trees to be protected is one of the arboriculturalist primary considerations. There are no specific, prescribed criteria for calculating a tree's visual amenity with a view to considering its justification in a new Order; instead Local Planning Authorities are advised to establish a consistent approach to such considerations.

A planning condition is only for 5 years so if the Council wants to protect trees because they are deemed to be of high amenity value because they are visible from the public realm the Town and Country Planning Act 1990 provides the mechanism for protecting trees by making a new Tree Preservation Order.

5.1.5 *"Lastly, we believe the TPO has not been served correctly on all persons interested in the land (property exchange took place on 15th March and the TPO was served on 28th March) but no copy of the order was provided until it was queried. Was this served in a number of ways? Is there evidence to prove this was served correctly on all persons interested in the land. Please provide this evidence. If it is confirmed that the TPO was not served correctly or evidence of this cannot be shown, please provide information of the revocation of the TPO at least 24 hours prior to re-serving, to follow best practice. This should be in the form of written confirmation, to the email address this has been sent from".*

Response from Planning Support Team: We comply with the service process set out in the Town and Country Planning (Tree Preservation) (England) Regulations 2012 and in Government Guidance "Tree Preservation Orders and trees in conservation areas". Although the Council was aware that the property was likely to be sold we were not aware that contracts had been exchanged. In order to check the owners of 26 Howards Thicket and of adjacent properties who might have a right to work on the trees we carried out a Land Registry search on 27th March 2019. A "day list" search showed no pending applications for 26 Howards Thicket. Notification letters were sent to those listed on the Land Registry Title documents and to the occupiers by Royal Mail recorded delivery. A copy of an extract from our recorded delivery receipt book is appended in 'Appendix 4'.

Letters were sent by first class to post to the owners /occupiers of 39 Howards Thicket, 94 and 96 Fulmer Drive, Buckinghamshire County Council and the Town Council.

- 5.1.6 Photographs of the trees are appended and annotated at 'Appendix 5' and it is considered in this instance that a Member site visit is not necessary and has not therefore been recommended. The objectors do of course have the right to request a Member site visit if they believe it necessary but have confirmed that a site visit by the Committee is not required.

6. Resource and Wider Policy Implications

- 6.1 There are no additional resource implications arising from the decision whether or not to confirm or modify the Order.
- 6.2 The referral of this matter to Planning Committee is in accordance with Article 6 of the Human Rights Act 1998, the right to a fair hearing, which is an absolute right. Those persons who made representations in objection to the TPO, will be sent a copy of this report and invited to make written representations on it to the Committee, and invited to attend the Committee meeting to make any further verbal representations at the meeting. The Planning Committee must give full consideration to any such representations.
- 6.3 Article 8 and Article 1 of the First Protocol – the right to respect for private/family life and the protection of property – also needs to be considered. These are qualified rights and can only be interfered with in accordance with the law and if necessary to control the use of property in accordance with the law and if necessary to control the use of property in accordance with the general interest. The recommendation to continue the protection of the subject trees by confirming the TPO with modifications is considered to be in the general interest of the community and is considered to be both proportionate and justified.

7. Recommendation

7.1 It is recommended that the Order be confirmed as made, without any modification.

Officer Contact:	Richard Garnett, Arboriculturalist Tel: 01895-837376 Email: Richard.Garnett:chilternandsouthbucks.gov.uk
Background Papers:	Appendix 1: Tree Preservation Order No. 03, 2019 Appendix 2: Tree Preservation Order Assessment Appendix 3: Objection Appendix 4: Extract of Recorded Delivery Receipt Book Appendix 5: Photographs of T1-T4 from public realm

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DATED: 28th MARCH 2019

TOWN AND COUNTRY PLANNING ACT 1990

THE SOUTH BUCKS DISTRICT COUNCIL

**TAMARISK, 26 HOWARDS THICKET
GERRARDS CROSS
BUCKINGHAMSHIRE
SL9 7NX**

TREE PRESERVATION ORDER 2019

No. 0003 of 2019

TOWN AND COUNTRY PLANNING ACT 1990**THE SOUTH BUCKS DISTRICT COUNCIL
TAMARISK, 26 HOWARDS THICKET
GERRARDS CROSS
BUCKINGHAMSHIRE
SL9 7NX****TREE PRESERVATION ORDER 2019
NUMBER 0003 OF 2019**

The South Bucks District Council, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 make the following Order:-

Citation

1. This Order may be cited as The South Bucks District Council – Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire SL9 7NX
Tree Preservation Order 2019
Number 0003 of 2019

Interpretation

2. (1) In this Order "the authority" means the South Bucks District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to Article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (Power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 28th day of March 2019

Signed on behalf of the
SOUTH BUCKS DISTRICT COUNCIL



.....
Head of Planning and Economic Development (Proper Officer)
Authorised by the Council to sign in that behalf.

SCHEDULE**SPECIFICATION OF TREES****TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)**

Reference on Map	Description	Situation/Grid Reference
T1	Beech	499420 186865
T2	Beech	499407 186878
T3	Tulip	499431 186902
T4	Birch	499443 186890

**TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the map)**

Reference on Map	Description	Situation/Grid Reference
	None	

**GROUPS OF TREES
(within a broken black line on the map)**

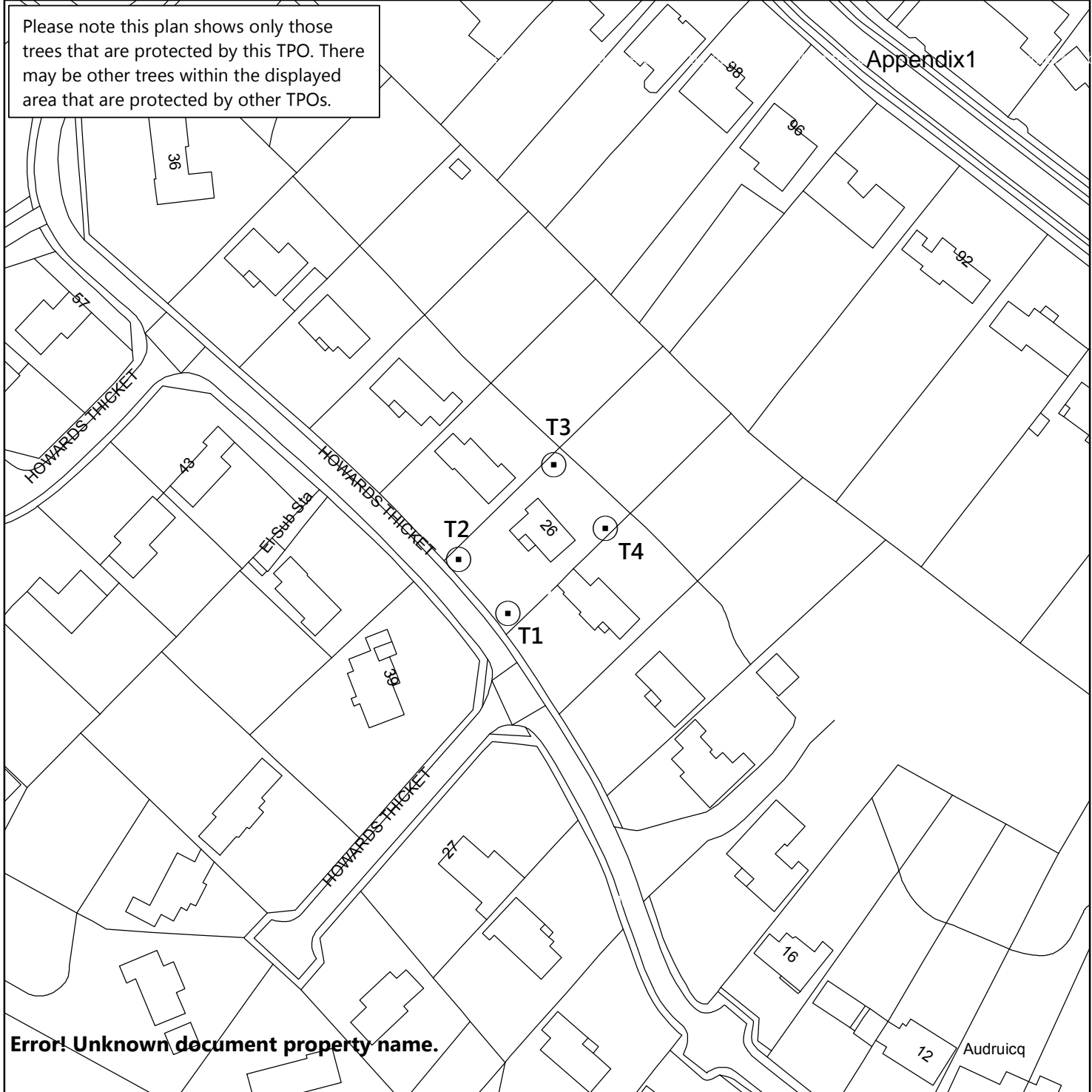
Reference on Map	Description	Situation/Grid Reference
	None	

**WOODLANDS
(within a continuous black line on the map)**

Reference on Map	Description	Situation/Grid Reference
	None	

Please note this plan shows only those trees that are protected by this TPO. There may be other trees within the displayed area that are protected by other TPOs.

Appendix 1



Error! Unknown document property name.

This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Bucks District Council 100025874 (2015)

The South Bucks District Council

TREE PRESERVATION ORDER No. 0003, 2019

Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire SL9 7NU

Mark Jaggard

Head of Planning and Economic Development

Grid Ref: 499427 186890

Scale: 1:1250



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FORM FOR COMPLETION BY THE TREE OFFICER

Trees at Tamarisk, 26 Howards Thicket, Gerrards Cross, SL9 7NU
Planning Reference None
1). Tree reference number(s) T1 T2 T3 T4
2). Species Beech Beech Tulip Birch
3). Tree conditions/defects No significant defects and trees appear healthy.
4). Tree form Normal for proximity to adjacent trees and boundaries.

5). What are the addresses of adjacent lands ?

Little Caldy 24 Howards Thicket Gerrards Cross SL9 7NX
 Hope Cottage 28 Howards Thicket Gerrards Cross SL9 7NU
 96 Fulmer Drive Gerrards Cross SL9 7HE
 94 Fulmer Drive Gerrards Cross SL9 7HE
 BCC - highway

6). General comments (including the amenity benefits and conservation values)

Beech trees are notable trees within the landscape setting of the road. The tulip and birch contribute to the greenery of the local area and help with screening and privacy. These trees are considered to be of high amenity value.

The expediency tests:**7). What tree works are necessary?**

Crown lifting or building clearance in future years, possibly thinning.

8). What threats exist to the trees?

Property is likely to be sold and an email request has been received for a new TPO to be considered.

9). Are the trees visible to the general public? Yes.**10). Is the land likely to remain under good arboricultural/silvicultural management? Unknown.****11). Could works to trees significantly harm the local environment and its enjoyment by the public? Insensitive pruning or removal will reduce the visual amenities of the local area.****12). Which trees have mostly future amenity value? T2 because of its younger age.****13). What liabilities might the owner incur? None additionally to those which already exist.****14). What liabilities might the LPA incur? None anticipated.****15). What exemptions might apply to these trees? Removal of deadwood in future years.**

Helliwell factor:	T1 beech	T2 beech	T3 tulip	T4 birch				
Size	7	6	7	5				
Life Expectancy	2	2	2	2				
Importance	2	2	2	2				
Tree cover	2	2	2	2				
Suitability	3	3	3	3				
Form	1	1	1	1				
Total	168	144	168	120				

Multiplication of the values gives the Helliwell score. Benchmark for making TPOs is 144pts and woodlands 64pts..

14). Is it expedient in the interests of amenity to make a TPO? Yes

Arboricultural Officer : Richard Garnett

Date 19/09/2018

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Classification: OFFICIAL

Sent: 09 May 2019 08:04

To: Planning Mailbox: Planning

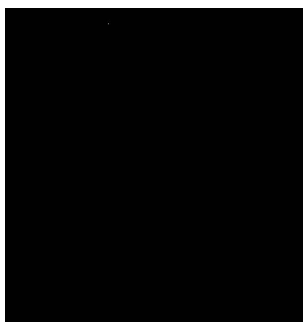
Subject: [EXTERNAL] - Tree Preservation Order 2019, No. 0003 of 2019

Dear Planning Department,

We would like to submit the following observations and objection with regards to the South Bucks District Council Tree Preservation Order 2019, No. 0003 of 2019 on Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire, SL9 7NX dated 28th March 2019.

1. It is appreciated that the intent of the incoming owners is unclear to the Council but for the record we would like to state that we never had or currently have any intention in felling the trees in question.
2. The 2 Beech trees at the front of the property (identified as T1 & T2) can be seen from the public realm and therefore provide amenity value. It is understood why these substantial trees have had a TPO placed on them.
3. The 2 trees at the rear (Tulip - T3 & Birch - T4) are not clearly visible from the public highway and thus do not provide any amenity value to the local community. They are not a notable feature in the local area and cannot be used as a waypoint. Moreover they do not provide substantial screening between properties, as there are already trees and hedges present.
4. Furthermore there are already trees as part of a woodland which are protected at the rear of the property, so a further TPO seems unreasonable and not expedient for the following reason; the TPO may have been served to enhance amenity and provide natural screening (T3 & T4), however this is already addressed with the previous TPO (South Bucks District Council TPO No.20, 2006) thus TPO 0003, 2019 is not expedient. Added to this, if screening between properties was ever an issue further down the line due to any development, it can and should be secured through planning conditions.
5. Lastly, we believe the TPO has not been served correctly on all persons interested in the land (property exchange took place on 15th March and the TPO was served on 28th March) but no copy of the order was provided until it was queried. Was this served in a number of ways? Is there evidence to prove this was served correctly on all persons interested in the land. Please provide this evidence. If it is confirmed that the TPO was not served correctly or evidence of this cannot be shown, please provide information of the revocation of the TPO at least 24 hours prior to re-serving, to follow best practice. This should be in the form of written confirmation, to the email address this has been sent from.

Yours Sincerely,



Classification: OFFICIAL

Classification: OFFICIAL

On 9 Aug 2019, at 12:45, Richard Garnett <Richard.Garnett@chilternandsouthbucks.gov.uk> wrote:

Dear 

Following our telephone conversation earlier in the week and today I confirm the attached draft report 'Without Prejudice' will go to September committee. The council's adopted procedure for confirming Tree Preservation Orders when objections are received allows objectors to request a site visit by members.

Please could you confirm if you would like a site visit by members to take place so that it can be scheduled accordingly for the September committee meeting.

Kind regards

Richard

Richard Garnett
Arboriculturist
South Bucks District Council

Sent: 12 August 2019 09:12

To: Richard Garnett

Subject: [EXTERNAL] - Re: Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire, SL9 7NU [OFFICIAL]

This message has originated from outside of the Chiltern and South Bucks network. Please be vigilant when opening links or carrying out actions.

Hi Richard,

Thank you for the draft report.

As discussed last week I can confirm there is no need to arrange a site visit.

However, there were a couple of amendments we wanted to add to the report. Would we do this through you or direct to committee?

Kind regards,



Sent from my iPhone

From: Richard Garnett

Sent: 12 August 2019 09:31

To:

Subject: RE: [EXTERNAL] - Re: Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire, SL9 7NU [OFFICIAL]

Classification: OFFICIAL

Classification: OFFICIAL

Dear 

I have been told that I can consider any further comments within a finalised report so please can you send me your comments.

You will receive a link from the planning support team before the planning committee on the 18 September which will allow you to view the final report with supportive appendices.

Any further written comments or representation you would like to make would then be heard at the committee meeting or if you are unable to attend will be read out on your behalf. Further information can be found on the following link <https://www.southbucks.gov.uk/decisionmaking>.

I trust this information is useful.

Kind regards

Richard

Richard Garnett
Arboriculturist
South Bucks District Council

From:

Sent: 15 August 2019 11:05

To: Richard Garnett

Subject: Re: [EXTERNAL] - Re: Tamarisk, 26 Howards Thicket, Gerrards Cross, Buckinghamshire, SL9 7NU [OFFICIAL]

Hi Richard,

Hope you are well.

Having had advice, please see below for comments that we would like to have included in the final report - thank you

Conclusion:

This matter was brought to the attention of the council by the public having concerns in regards to the Beech trees at the front of the property that provide the majority of the amenity to the street and surrounding area as this was their primary concern. In addition although we may disagree that the Tulip tree needs a TPO, however we can understand due to its size and appearance that it does provide some visual amenity although to a lesser extent to the Beech trees.

However, we would recommend that the TPO order is changed to remove the Silver Birch from it. Having consulted an arboriculturist they have suggested:

Classification: OFFICIAL

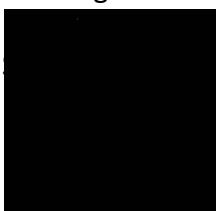
Classification: OFFICIAL

1. It is a tree of very low amenity value
2. The tree itself is a poor specimen with a short life span
3. The Silver Birch tree off-site (see picture) is in close proximity (approx. 1.5m) and is a better specimen (taller and has a larger canopy) which is providing sufficient screening between properties but is also providing most of the visual amenity
4. Lastly, just because we are asking to have the Silver Birch tree removed from the TPO does not mean we have any intention in the near future of felling it but we believe due to the reasons above it does not require a TPO for visual amenity purposes

Below I have highlighted on the picture the blue circle which represents the neighbouring tree that I was referring to in point 3.



Kind regards



Classification: OFFICIAL

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Recorded Signed For posting receipt **Royal Mail®**

Your company name South Bucks District Council

Address King George V House, King George V Road,
Amersham

Postcode HP6 5AW

Details of each item being sent

Delivery address	Item reference
[Redacted]	KX 0914 2266 9GB
[Redacted]	KX 0914 2267 2GB
[Redacted]	KX 0914 2270 9GB
[Redacted]	KX 0914 2269 0GB
[Redacted]	KX 0914 2268 6GB
[Redacted]	KX 0914 2271 2GB
Delivery address _____ Postcode _____	Item reference _____
Delivery address _____ Postcode _____	Item reference _____
Delivery address _____ Postcode _____	Item reference _____
Delivery address _____ Postcode _____	Item reference _____

Total no. items _____

Sender's signature _____ Sender's printed name _____ Date _____

For official use
Date Stamp

Photographs of Trees from the Public Realm



T3 Tulip

T2 Beech

T1 Beech



T4 Birch

T1 Beech

T4 Birch



T3 Tulip



PART C

SECTION G: Adopted Procedure for Confirming Tree Preservation Orders by Planning Committee When Objections Received (adopted 27 February 2018)

Note:*In advance of the Committee meeting*

- *All objections would have been acknowledged.*
- *A copy of the committee report would have been supplied to all objectors – together with any additional papers as applicable.*
- *Objectors would have been asked if they request a site visit to be undertaken by members. Unless recommended by the councils arboriculturist or requested by an objector no site visit will be arranged.*
- *Objection letters will be included in the committee report in full.*
- *Objectors will be invited to the committee to address the meeting on their objection – in person or by a representative – and/or invited to submit further comments on the officers' report.*
- *Any further comments received from an objector after the agenda has been circulated will be tabled at the meeting.*

1. Site Visits

- 1) The purpose of a site visit – if there is one - will be for “visual fact finding” by Members of the Planning Committee – there will not be a debate of the issues which will be dealt with at the Committee meeting in public.
- 2) The Council’s Arboriculturist or other Officer who is “promoting” the TPO (Promoting Officer) and the Objectors – or their representative - will be invited to attend the site visit.
- 3) If the Objector/s or their representative cannot attend the site visit then neither will the Council’s Arboriculturist/Promoting Officer. In this case Members will be accompanied by a Development Management Officer who is not “promoting” the TPO –who are on the Members minibus – although they do not act as a substitute for the Arboriculturist/Promoting Officer.
- 4) If attending, the Arboriculturist/Promoting Council officer will make their own way to the Site Visit and not go on the Members minibus.

2. At the Planning Committee Meeting

- 1) The Council’s Arboriculturist/Promoting Officer will start the proceedings by confirming if a site visit was undertaken – and if so, who attended– and will table any additional comments, reports etc. not forming part of the printed Agenda.
- 2) Both the Councils Arboriculturist/Promoting Officer and each Objector (or their representative) will be given the opportunity to address the Committee – each will be given an equal amount of time. This will not be time limited as a matter of course - objectors will be given a reasonable amount of time to put their objections – although a time limit can be applied at the Chairman’s complete discretion.
- 3) Members can ask any questions arising from the report and site visit and the Objectors/their representative and the Council’s Arboriculturist/Promoting Officer will be given the opportunity to respond - as applicable.

- 4) Objectors/their representative and the Council's Arboriculturist/Promoting Officer will be given an equal opportunity to make any Final Comments.
- 5) If an Objector, having been invited to attend, the Committee does not attend or is not represented, the meeting will continue and the Council's Arboriculturist/Promoting Officer will be permitted to address and respond to the Committee as necessary – unless an Objector has requested a deferral, in which case the matter will be adjourned to the next Planning Committee meeting time permitting or delegated to the Head of Planning and Economic Development/Director of Services in consultation with the Chairman as necessary. The Committee will normally only agree to one deferral (time permitting).
- 6) Members will then proceed to make their decision whether or not to confirm the TPO with or without modification.
- 7) If the Planning Committee is not able to make a decision i.e. because a report or further information is required then the matter may be adjourned to the next Planning Committee – time permitting – or delegated to the Head of Planning and Economic Development/Director of Services in consultation with the Chairman if necessary.
- 8) If during the consultation period representations are received supporting the TPO then those persons supporting the TPO will be afforded the same opportunities as Objectors to the TPO – for "Objector" also read "Supporter").

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

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

Planning appeals allowed (incl enforcement)

13.04% (3 out of 23) against a target of 30%.

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

13.04% (3 out of 23) 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</u> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).
PL/18/4106/FA Date 04/12/19	<u>Site Of Electron Works, Willow Avenue, New Denham</u> Redevelopment of site to provide 9 residential flats incorporating parking spaces.

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	27/08/2019	PL/19/0934/FA	Mr Ashwani Chopra	Demolition of existing conservatory, part two/part single storey rear extension, first floor side/front extensions including habitable space to roof above. Loft conversion incorporating roof lights and side dormer and changes to existing dormers to rear elevation.	Maple Tree Cottage, 9B Elmwood Park, Gerrards Cross

Appeal Decisions

Planning Appeal Decisions

Page 126

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	21/08/2019	PL/18/4472/FA	Mr Tim Hurley	Erection of single storey dwelling	Grange Farm, Grange Way, Iver	Appeal Dismissed	D
(b)	29/08/2019	PL/19/0254/VRC	Mr & Mrs R Pomeranke	Variation of condition 16 of planning permission 17/01853/ FUL (Redevelopment of site to provide 8 detached dwellings with integral garages) to amend design of houses on plots 2 and 3	Cut Heath House, Parsonage Lane, Farnham Common	Appeal Allowed	ND

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

- 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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