

PLANNING COMMITTEE

Meeting - 18 September 2019

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

*Attended site visits

Apologies for absence: M Bezzant and P Hogan

23. MINUTES

The minutes of the Planning Committee held on 21 August 2019 were approved and signed by the Chairman as a correct record. The amended minutes of the Planning Committee held on 5 June 2019 were approved and signed by the Chairman as a correct record. The Amendment corrected Councillor Jordan's declaration of interest in application 17/01763/OUT by inserting "wife of" into the declaration. The declaration shall now read "as a close personal friend of the wife of....".

24. DECLARATIONS OF INTEREST

Councillor Dr W Matthews declared a Personal Interest under the Council's Code of Conduct as a Member and current Chairman of Iver Parish Council who have made representations about applications PL/18/4490/FA, PL/18/4491/FA and PL/19/1497/FA. Councillor Dr W Matthews explained that she had not expressed a view on any of these applications when they had been discussed at meetings of Iver Parish Council and had not pre-determined the applications.

Councillor J Jordan declared a Personal Interest under the Council's Code of Conduct in application PL/19/2062/VRC as she had in the past socialised with the applicant. Councillor J Jordan left the room whilst the application was being considered.

25. 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

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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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.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:	PL/18/4490/FA	P
Applicant:	Mr Alex Parsons	
Proposal:	Single storey rear extension, loft conversion incorporating a rear dormer, replacement porch and fenestration alterations.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members • Officers advised the committee that 3 additional letters of objection had been received which referred to objections already covered in the report. • Speaking on behalf of the objectors Cllr Carol Gibson • Speaking on behalf of the applicant Lloyd Gold • A proposal was made that an informative be added advising the applicant to consider a scheme of ecological enhancements to encourage an overall net gain in biodiversity. Ecological enhancements can include both bird and bat boxes. <p>Councillor B Gibbs proposed that the application be delegated to the Head of Planning and Economic Development to approve subject to the receipt of amended plans to align the floor plans with the elevations. This proposal was seconded by Councillor T Egleton and agreed at a vote.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1) That the application be delegated to the Head of Planning and Economic Development to approve subject to the receipt of amended plans to align the floor plans with the elevations. 2) An informative be added advising the applicant to consider a scheme of ecological enhancements to encourage an overall net gain in biodiversity. Ecological enhancements can include both bird and bat boxes. 		
		Decision
Plan Number:	PL/18/4491/FA	P
Applicant:	Mr Alex Parsons	
Proposal:	Subdivision of plot and erection of detached dwelling.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members • Speaking on behalf of the objectors Cllr Carol Gibson • Speaking on behalf of the applicant Lloyd Gold • Officers advised that there was space on the proposed driveway for 3 spaces if the proposed landscaping were to be removed. <p>Councillor T Egleton proposed that the application be delegated to the Head of Planning and Economic Development to approve subject to the receipt of amended proposed plans for 3 parking spaces on the driveway rather than 2. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p>RESOLVED that the application be delegated to the Head of Planning and Economic Development to approve subject to the receipt of amended proposed plans for 3 parking</p>		

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spaces.		
		Decision
Plan Number:	PL/19/1497/FA	P
Applicant:	Mr Tim Sutton	
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.'	
<p>Notes:</p> <ul style="list-style-type: none"> • Councillor B Gibbs left the room and did not take part in the consideration of this item • A site visit was undertaken by Members • There was no public speaking on the application <p>Councillor J Jordan proposed that the Officer's recommendation be approved which was seconded by Councillor T Egleton and agreed at a vote.</p> <p>RESOLVED that conditional permission be granted subject to the conditions and informatives as set out in the report.</p>		
		Decision
Plan Number:	PL/19/2062/VRC	P
Applicant:	Quarterhill / Baker	
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.	
<p>Notes:</p> <ul style="list-style-type: none"> • Councillor J Jordan left the room while the application was being considered • Councillor B Gibbs was not in the room and therefore did not take part in the consideration of this item • Speaking on behalf of the objectors Stephen Finnerty • Speaking on behalf of the applicant Peter Rutter • Officers advised that the following wording should be removed from page 52, fifth paragraph down: "relate only to the outbuilding and" <p>Councillor D Smith proposed that the Officer's recommendation be approved which was seconded by Councillor Dr W Matthews and agreed at a vote.</p> <p>RESOLVED that conditional permission be granted subject to the conditions and informatives as set out in the report.</p>		

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

		Decision
Plan Number:	PL/18/4394/RC	P
Applicant:	South Bucks District Council	
Proposal:	Change of use to residential (Use Class C3), formation of access road and erection of boundary fence	

Notes:

- Councillor J Jordan and Councillor B Gibbs returned to the room at 17:35 to consider this item.

RESOLVED that conditional permission be granted subject to the conditions as set out in the report.

(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.

26. OBJECTION TO THE SOUTH BUCKS DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 0003 OF 2019, TAMARISK, 26 HOWARDS THICKET, GERRARDS CROSS, BUCKINGHAMSHIRE SL9 7NX

The Committee considered a report setting out the objections raised to the Tree Preservation Order No 0003 of 2019.

The objections were dealt with following the Procedure for Confirming Tree Preservation Orders adopted by the Committee on 27 February 2018. In accordance with this procedure the objectors had been invited to attend and address the meeting but the Committee noted that none of the objectors was in attendance and that neither a deferral nor a site visit had been requested.

The Councils Arboriculturalist addressed the meeting explaining why the Tree Preservation Order should be confirmed without modifications.

Following a discussion the Committee

RESOLVED that the South Bucks District Council Tree Preservation Order No 0003 of 2019 be confirmed without modifications.

27. 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

28. ENFORCEMENT UPDATE

The Committee received a verbal report which updated the Committee on the position relating to Enforcement, including

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- Recent recruitments which had taken place within the Enforcement Team including the appointment of a 6 month temporary CIL/s106 Officer to assist with back office setup in advance of the Council's implementing a CIL charging schedule;
- The number of enforcement notices which had been issued in last three months and the number which were currently being processed;
- Enforcement issues relating to Airport Parking Sites; and
- With regards to section 106, over £800,000 of income had been received in the past 2 months; and
- 237 cases had been logged for South Bucks District Council compared to 271 cases in Chiltern District Council.

The Committee thanked the Enforcement Manager and the Enforcement Team for their excellent work.

29. EXCLUSION OF PUBLIC

The meeting terminated at 5.56 pm