



## Planning Committee

**Wednesday, 13 November 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 draft minutes of the Planning Committee held on 16 October 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/19/1348/FA - 6 Fairfield Lane, Farnham Royal, Buckinghamshire  
(Pages 11 - 20)*

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

*PL/18/4669/FA - 11 Britwell Road, Burnham, Buckinghamshire (Pages  
21 - 36)*

*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 37 - 68)*

For information

6. Objection to the South Bucks District Council Tree Preservation Order No. 0010 of 2019, 21 Anslow Gardens, Iver Heath, Buckinghamshire, SL0 0BW (*Pages 69 - 72*)

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 4.

*Appendix 1 - Tree Preservation Order No. 10, 2019 (Pages 73 - 78)*

*Appendix 2 - Tree Preservation Order Assessment (Pages 79 - 80)*

*Appendix 3 - Objection Letter (Pages 81 - 82)*

*Appendix 4 - Adopted Procedure for Confirming Tree Preservation Orders by Planning Committee When Objections Received (Pages 83 - 86)*

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 87 - 90*)

For information

**Note:** All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

**Membership: Planning Committee**

Councillors: R Bagge (Chairman)  
J Jordan (Vice-Chairman)  
D Anthony  
M Bezzant  
T Egleton  
B Gibbs  
P Hogan  
M Lewis  
Dr W Matthews  
D Smith

**Date of next meeting –TBC**

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**PLANNING COMMITTEE**

**Meeting - 16 October 2019**

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

\*Attended site visits

Also Present: L Hazell

Apologies for absence: M Bezzant

**30. MINUTES**

The minutes of the Planning Committee held on 18 September 2019 were approved and signed by the Chairman as a correct record.

**31. 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 had made representations about application 17/02353/FUL. Councillor Dr W Matthews explained that she had not expressed a view on the application when it had been discussed at meetings of Iver Parish Council and she had not pre-determined the application.

Councillor R Bagge declared a Personal Interest under the Council's Code of Conduct as a Member and Current Chairman of Stoke Poges Parish Council who had made representations about application PL/19/1470/FA. Councillor Bagge stated 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.

Councillor R Bagge also declared a Personal Interest under the Council's Code of Conduct in application PL/19/1470/FA as he was an acquaintance of the objector but did not have a close association with him.

**32. 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

**Planning Committee - 16 October 2019**

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:**

		<b>Decision</b>
<b>Plan Number:</b>	17/02353/FUL	D (NEG)
<b>Applicant:</b>	Link Park Heathrow LLP	
<b>Proposal:</b>	Part retrospective application for use of site as B8 use and rail borne storage and siting of 4 ancillary buildings, an electric substation, 9x lighting columns and replacement boundary fence and gate at Link Park Heathrow, Thorney Mill Road, Iver	
<p>Notes:</p> <ul style="list-style-type: none"> <li>• A site visit was undertaken by Members.</li> <li>• There was no public speaking on the application as it had previously been deferred by the Planning Committee on 5 June 2019.</li> <li>• Officers from Bucks County Council Highways attended the meeting to respond to questions from Members.</li> <li>• An addendum from the agent had been forwarded to Members prior to the meeting.</li> <li>• Members were informed that an application submitted to the London Borough of Hillingdon covering the part of the site which fell within Hillingdon had been refused on 15 June 2018.</li> </ul> <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 proposed plans limiting the height of the portacabins on the site to one storey and subject to the satisfactory prior completion of a section 106 planning agreement. If a variation cannot be agreed with the applicant, the application should be returned to the Planning Committee for determination. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p><b>RESOLVED</b></p> <ol style="list-style-type: none"> <li>1) That the application be delegated to the Head of Planning and Economic Development to approve subject to the receipt of amended proposed plans limiting the height of the portacabins on the site to one storey and subject to the satisfactory prior completion of a section 106 planning agreement covering the matters in the heads of terms set out in the report.</li> <li>2) That if a variation cannot be agreed with the applicant, the application should be returned to the Planning Committee for determination.</li> <li>3) If the section 106 agreement cannot be completed, authority is delegated to the Head of Planning and Economic Development to refuse the application for such reasons as he considers appropriate.</li> </ol>		

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		Decision
<b>Plan Number:</b>	PL/19/0938/FA	P
<b>Applicant:</b>	Mr Robin Moxon	
<b>Proposal:</b>	Erection of 4 no. single storey decks to form 270 additional spaces within the car parking areas of Plots 1,2,3 and 4 Uxbridge Business Park with associated landscaping and infrastructure at Uxbridge Business Park, Oxford Road, New Denham, Denham.	
<p>Notes:</p> <ul style="list-style-type: none"> <li>• A site visit was undertaken by Members.</li> <li>• There was no public speaking on the application.</li> <li>• Officers advised that mitigations to the objections raised by the Parish Council had been agreed with the applicant.</li> </ul> <p>Councillor J Jordan proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p><b>RESLOVED</b> that conditional permission be granted subject to the conditions and informatives as set out in the report.</p>		
		Decision
<b>Plan Number:</b>	PL/19/1470/FA	P
<b>Applicant:</b>	Mr Sean Chandiram	
<b>Proposal:</b>	Redevelopment of the site to provide 4 dwellings with associated parking & landscaping at Brookdale, Bells Hill, Stoke Poges.	
<p>Notes:</p> <ul style="list-style-type: none"> <li>• A site visit was undertaken by Members.</li> <li>• Speaking on behalf of the objectors, Mr Stephen James.</li> <li>• Speaking on behalf of the applicant, the agent, Mr Jake Collinge.</li> </ul> <p>Councillor T Egleton proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Councillor J Jordan and agreed at a vote.</p> <p><b>RESOLVED</b> that conditional permission be granted subject to the conditions and informatives set out in the report.</p>		
		Decision
<b>Plan Number:</b>	PL/19/1742/FA	P
<b>Applicant:</b>	Mr Nigel Armstrong	
<b>Proposal:</b>	Demolition of the existing building, construction of three storey building incorporating landscaping, hardstanding, drainage infrastructure and substation. Relocation of outdoor sports facilities and removal of trees at Burnham Grammar School, Hogfair Lane, Burnham	
<p>Notes:</p> <ul style="list-style-type: none"> <li>• A site visit was undertaken by Members.</li> <li>• There was no public speaking on the application.</li> </ul>		

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- Officers advised that as the application site was within the Green Belt, the applicant had provided a set of very special circumstances to support the proposal.
- In response to a query, officers advised the Committee that it would be possible to add an informative noting that the assessment for the new building in the Green Belt was based on the fact that the area on which the existing building is sited would be restored to open recreational space, and that this would be a material consideration for any future application relating to the site.
- The Committee were also advised that a condition could be added to require that, following the completion of the new building, the existing building be demolished and the land restored for use for recreational purposes only.

Councillor B Gibbs proposed that the Officer’s recommendation to grant conditional permission be approved, subject to the inclusion of the additional informative and condition as set out above. This proposal was seconded by Councillor J Jordan and agreed at a vote.

**RESOLVED**

- 1) That conditional permission be granted, subject to the conditions and informatives as set out in the report.
- 2) That an additional informative be added to note that the assessment for the new building in the Green Belt was based on the fact that the area on which the existing building is sited would be restored to open recreational space, and that this would be a material consideration for any future application relating to the site.
- 3) That an additional condition be added to require that, following the completion of the new building, the existing building be demolished and the land restored for use for recreational purposes only.

		<b>Decision</b>
<b>Plan Number:</b>	PL/19/2211/FA	P
<b>Applicant:</b>	Silkwood Developments Ltd	
<b>Proposal:</b>	Redevelopment of the site to provide one pair of semi-detached dwellings, with associated car parking and amenity space at land rear of Honey Cottage and The Brooms, Green Lane, Farnham Common.	

Notes:

- A site visit was undertaken by Members.
- Speaking for the objectors, Mrs Tracey Thorne.
- Speaking for the applicant, the agent, Ms Nicki Broderick.
- Officers advised that additional informatives could be added to:
  1. encourage the applicant to sign up to the Considerate Contractors Scheme; and
  2. Suggest that the materials should harmonise with the adjacent development (in particular the yellow bricks).

Councillor J Jordan proposed that the Officer’s recommendation to grant conditional permission be approved, with the inclusion of the additional informative as set out



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above. The proposal was seconded by Councillor M Lewis and agreed at a vote.

**RESOLVED** that conditional permission be granted subject to the conditions and informatives as set out in the report, with the addition of two informatives to

1. Encourage the applicant to sign up to the Considerate Contractors Scheme; and
2. Suggest that the materials should harmonise with the adjacent development (in particular the yellow bricks).

**(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.

**33. 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 6.38 pm

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 13th November 2019 **Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	PL/19/1348/FA
<b>Proposal:</b>	Change of use to supported living facility (Use Class C2) - retrospective. Alterations to rear elevation to allow for changes from a window to a door.
<b>Location:</b>	6 Fairfield Lane, Farnham Royal, Buckinghamshire, SL2 3BX
<b>Applicant:</b>	Lotus Housing
<b>Agent:</b>	Mr Tom Rumble
<b>Date Valid Appl Recd:</b>	16th April 2019
<b>Recommendation:</b>	Conditional Permission
<b>Case Officer:</b>	Richard Regan

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



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NOT TO SCALE

**REASON FOR PLANNING COMMITTEE CONSIDERATION:**

This application has been reported to the planning committee due to the level of objection that has been received. Due to the level of local concern that has been raised, 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 detached dwelling located on the north side of Fairfield Lane within the developed area of Farnham Royal. Fairfield Lane is a short residential road which links the A355, Beaconsfield Road in the east with Blackpond Lane in the west. Part of the rear garden has been separated off and developed as part of a group of residential dwellings to the rear.

**THE APPLICATION**

The application seeks retrospective planning permission for the change of use of the dwelling to a supported living facility (Use Class C2), together with minor alterations to the buildings fenestration including the change of a ground floor window to a door.

The building has been altered internally to reflect the layout as shown on the submitted plans. Seven separate studios have been created, which all have their own bathroom facilities and kitchenette. There are two communal living room areas.

The user profile for the facilities is to cater for people with learning difficulties/mental health needs. The occupants comprise adults who have differing mental health disorders such as autism and Asperger's on the lower end of the corresponding spectrum. The needs of residents can be described as low mental health needs. They require limited care and support, however from time to time they require the help and assistance of the warden. They are placed in the accommodation by referrals from the NHS or Social Services

The building has the ability to house up to 7 occupants, who share the house with the warden. The occupants all have their own separate bedrooms and en-suite bathrooms and cooking facilities yet have shared living accommodation and communal garden with the warden responsible for any additional support when requested by residents. Whilst the wardens would not live on the site, there would be a 24hr warden presence. It is set out in the application there is a ratio of one warden for every 3 to 4 occupants, which equates to up to 2 wardens on site.

The residents can go about day to day activities largely independently including cooking and washing while enjoying the shared communal living accommodation and garden area.

There is an area of existing hardstanding to the front of the building, and this would be altered to enable a greater number of vehicles to be parked on the site, if required.

**RELEVANT PLANNING HISTORY**

17/00288/FUL: Single storey rear extension. Conditional Permission.

10/00114/FUL: Front boundary gates. Conditional Permission

SBD/705/90: First floor side and rear extensions. Conditional Permission

BD/46/77: Single storey extension. Conditional Permission

**TOWN/PARISH COUNCIL**

The Parish Council is concerned that the property is not appropriate for assisted living of the type proposed due to fire safety and other regulatory issues specific to this area of the care sector.

The Parish Council also submit a set of standard comments requesting that all relevant matters are duly taken into consideration.

**REPRESENTATIONS**

Letters of objection have been received from 13 separate households as well as 1 petition which oppose the application, and correspondence from the Local MP. Concerns raised include the following:

- Property has been used as a HMO already - no license;
- Impacts on character of area;
- Numerous police/ambulance/fire brigade visits;
- Anti-social behaviour and noise disturbance;
- Impact on neighbouring amenities;
- Insufficient care being provided;
- Inappropriate location for a care facility of this nature;
- Insufficient parking;
- Building and facilities are inadequate to operate support such a care facility/do not meet relevant regulations;
- Lack of local amenities/services;
- No longer feel safe;
- Site unkept/untidy;
- Not a C2 care use;
- Theft;
- Numerous different owners over recent years;
- Drug Use;
- Impact on House Prices.

**CONSULTATIONS**

Transport for Bucks:

No objections

Environmental Health:

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, H6, H9, TR5, and TR7.

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

Chiltern & South Bucks Draft Local Plan 2036 (2019)

Other material considerations:-

Chilterns and South Bucks Character Townscape Study 2017

**EVALUATION**

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. It was submitted for independent examination on 26 September 2019. However, given its current stage, only limited weight can be given to this document.

**Principle of development**

3. Policy H6 of the South Bucks District Local Plan (1999) sets out the conditions whereby specialist residential accommodation will be permitted. These include factors such as the impact on the character of the area, the site is located conveniently for shops, services and transport, adequate garden space is provided for future residents and that the proposal complies with all other policies within the South Bucks District Local Plan (1999). These issues are further explored in the report below.

4. It is noted that currently there is no specific policy which resists the loss of residential dwellings. The Draft Chiltern and South Bucks Local Plan (2036) has been submitted for examination and Officers note that Policy DM LP10 (Protecting the Built Stock) states that planning permission will only be granted for development that results in the net loss of one or more self-contained homes on a site if the a change of use of a C3 home or homes to a non-self-contained C2 extra care, specialist or supported housing, sheltered accommodation or care home is proposed. However, as previously stated, the application of the above draft policy, although a material planning consideration can only be given limited weight owing to the stage of the emerging draft local plan.

5. In light of the above, it is considered that the proposed change of use would be acceptable in principle subject to all other material planning considerations.

### **Design/character & appearance**

6. Physically, the alterations to the site and building are small scale and minor, and the property would continue to appear as a single dwelling. As such, it is considered that physically, the proposal would not alter the visual appearance of the site to an extent that would result in it appearing out of character or detrimental to the character of the area.

7. With regard to the impact of the proposed use, the main consideration in this instance is the fact that the introduction of a C2 facility of the nature proposed could potentially adversely impact upon this existing character, by virtue of an increase in the intensity of the use of the site, as well as how the use would differ in terms of other types of activities.

8. It is considered that a material consideration in the assessment of this proposal is the Use Classes Order which allows residential dwellings - Use Class C3(b) - to be occupied by up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. The Use Class also allows the change of use to Class C4 under permitted development. Use Class C4 relates to Houses in Multiple Occupation, and which allow for up to 6 unrelated individuals to live within a property when sharing one or more basic amenity, without the need for planning permission.

9. Therefore, given that the current property could at present be used by up to 6 unrelated individuals as a HMO, or 6 people living together receiving care without requiring planning permission, it is considered that an assessment needs to be made to determine whether a further 1 additional person living at the site would have a materially greater impact on the character and appearance of the site or locality, the amenity of neighbouring properties, and the overall intensity of the use of the site, than that of 6 individual people living at the property which could be undertaken without planning permission.

10. Whilst it is noted that the application sets out that the residents would not have access to their own vehicle, even if they did, it is considered that the increase that would occur would not be significant, and it would not be materially different from that which could occur without planning permission. In terms of general activities that would take place on the site, it is again considered that the nature of the activities of the occupants would not be materially different from that which could be undertaken if the property was occupied by a large single family, a 6 person HMO or 6 person household receiving care. The level of activities is also considered to be comparable. The need for

waste facilities is another matter that would not be materially different to a level of occupancy that which could be undertaken on the site without requiring planning permission.

11. Overall, it is considered that the proposal would not result in a change in the physical appearance of the site, and it would not result in a material change in the general character and appearance of the site over and above that which could occur without the need for planning permission. Given this view, it is considered that the characteristics of the locality as set out in the Townscape Character Study would not be prejudiced. As such, it is considered that it would be unreasonable and inappropriate to refuse the scheme on the grounds that it would adversely impact upon the character and appearance of the site and locality in general.

### **Residential amenity**

12. The physical alterations to the property do not adversely impact upon the amenities of any neighbouring properties.

13. In terms of the potential noise and disturbance that could be created by the development, it is acknowledged that the site and immediate vicinity is made up of large detached single family dwellings, set within a fairly quiet location. It is also acknowledged that a number of the objections received have raised concern over the specific issue of anti-social behaviour taking place, including noise, disturbance, confrontations and theft. On this matter, whilst the Council's Environmental Health Department do not have a log of such complaints and disturbances, the Police have confirmed that they have been called out on a number of occasions to Fairfield Lane. A majority of these responses have though been related to missing person's report, intelligence and crime rather than specifically anti-social behaviour.

14. It is acknowledged that there has been an increase in police visits to the site since the current unauthorised use has been taking place, however, it is important to note that you can't control the tendencies or personal activities that a person wants to undertake. The same type of incidents could very well take place if the property was being occupied by a large single family, a HMO, or a household whereby up to 6 people are receiving care, and no planning permission would be required. You are unable to control how a person acts.

15. It is considered that the scheme would not result in any significant demand for off-site parking or that if it were to do so that this would necessarily have a harmful effect on the living conditions of local residents.

16. Overall, it is considered that the occupation of the property for the purposes proposed would not lead to a material increase in the level of noise and disturbance over and above that which could occur at the site without planning permission. On this basis, it is considered that there are insufficient grounds to object to the proposal on such matters.



**Residential amenity of occupiers**

17. Local Plan Policy H6 requires proposals for specialist accommodation to be provided with suitable amenities and conveniently located for shops, services and public transport.

18. The application property benefits from an adequately sized rear garden and therefore would provide occupiers of the development with sufficient outdoor amenity space.

19. In terms of being located close to services, whilst it is acknowledged that the site is not immediately adjacent to any shops, it is in close proximity to the existing bus service that travels along the main A355 towards the shopping centre of Farnham Common to the north and Slough to the south, every 30 mins. The centre of Farnham Common, which offers a range of shops a service is 0.9m away and is reachable on foot within 17mins. The Farnham Pump convenience store in Farnham Royal is located 0.4m away and a 9m walk. It is noted that the application sets out that taxis would be an alternative mode of transport available to the occupants.

20. Overall, it is considered that the site is located within sufficient distances of local facilities and services so as to comply with the requirements of Policy H6.

21. Comments relating to the standard of accommodation and the control and checks by relevant health and care legislation is noted, however these are not material planning considerations, but rather matters that are addressed and regulated by different legislation outside of Planning.

**Parking/Highway implications**

22. The Highway Authority raise no objections to the proposals from a highway safety point of view.

23. In terms of parking provision, it is stated that none of the residents would drive a vehicle, and therefore the only vehicles that would require parking at the site would be the carers. There is sufficient space at the front of the site to provide parking for up to 3 vehicles, and therefore in this scenario, it is considered that a sufficient level of off street parking would be provided for.

24. If assessed against the Council's current parking standards for C2 Care use, the proposal would need to provide 1 space for every 4 residents, as well as 1 space for every member of staff. As set out earlier in the report, the facility would typically operate on a ratio of 1 member of staff to every 3 to 4 occupants. As such, it is likely, that when fully occupied, there would be up to 2 members of staff on the site. On this basis, there would be a requirement for 4 parking spaces. Given the space available to the front of the site, this may result in the requirement of 1 vehicle having to parking on the street. However, given that there are no parking restrictions along the road, and given its quiet nature, it is considered that this would not lead to an unacceptable level of parking congestion on the highway that would lead to highway danger or inconvenience.

25. The concerns of the local residents regarding parking are acknowledged, however it is considered that although the proposed development might result in some additional off-site parking on Fairfield Lane, there is no evidence that indicates that any such parking would be of a character or volume that would have a significant effect on the character and appearance of the area.

**Other matters**

26. In terms of other comments received the concerns in relation to property ownership and house values are noted. However, these issues are not considered to be material planning considerations.

27. The comments submitted in relation to the site being untidy are also noted, however the tidiness of a site is not controllable under planning legislation.

**Working with the applicant**

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

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

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

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

30. 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 number of residents associated with the use hereby permitted occupying the building known as 6 Fairfield Lane shall not exceed a total of 7.

Reason: To ensure that there is no intensification in the use of the site in the interests of safeguarding the character and amenities of this site and locality in general. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

3. The development hereby permitted shall be used only as a supported living facility and for no other purposes within Class C2 of the Town and Country Planning (Use Classes) Order 1987, as amended.

Reason: In order to protect the amenities of nearby residents having regard to noise and disturbance and also to ensure sufficient car parking is provided.

4. Within 1 month of the date of this decision, the scheme for parking and manoeuvring indicated on the submitted plans shall be laid out and that area shall not thereafter be used for any other purpose. (Policy EP3 and TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

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.)

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

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
013394 04	13.09.2019
013394 06	16.04.2019
Location Plan	16.04.2019
013394 05	16.04.2019
013394 08	16.04.2019

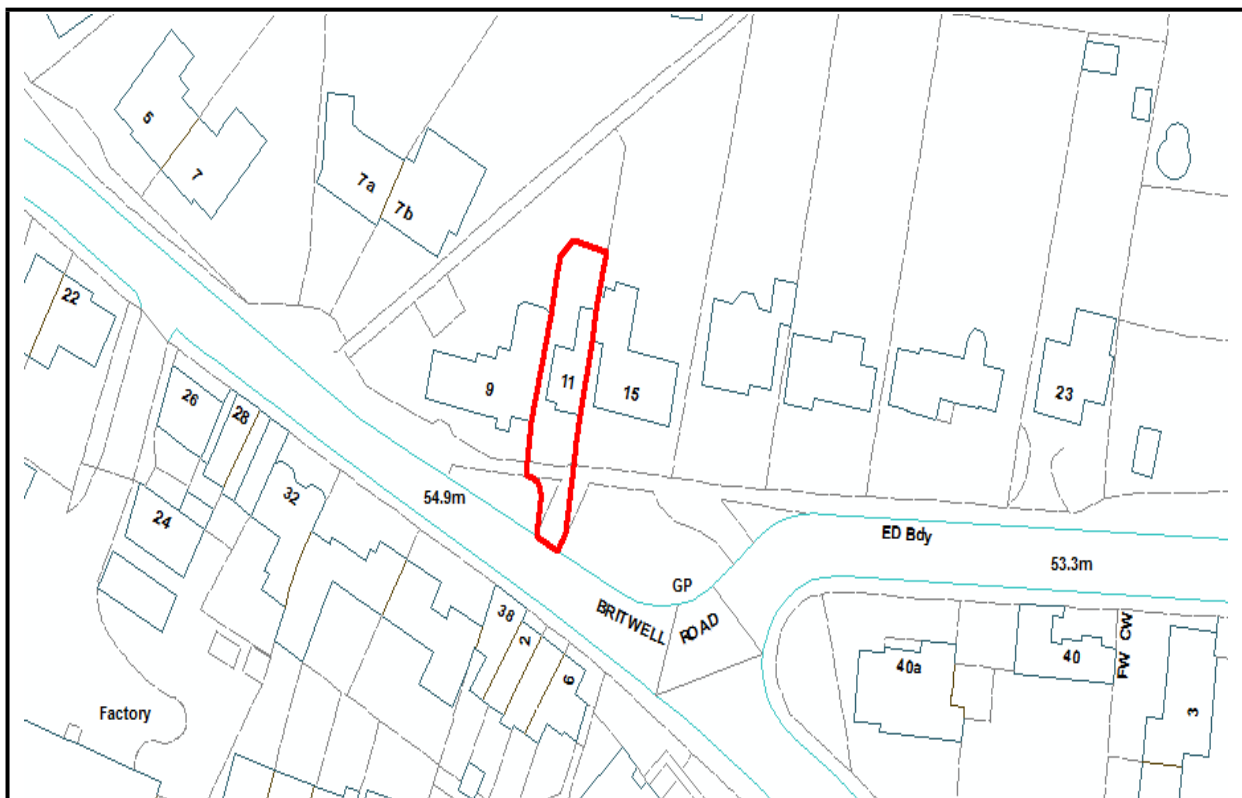
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**PART B****South Bucks District Council  
Planning Committee****Date of Meeting:** 13th November 2019 **Parish:** Burnham Parish Council

<b>Reference No:</b>	PL/18/4669/FA
<b>Proposal:</b>	Demolition of existing house and erection of new detached dwelling, creation of vehicular access.
<b>Location:</b>	11 Britwell Road, Burnham, Buckinghamshire, SL1 8AQ
<b>Applicant:</b>	Mr Sameer Mohidin
<b>Agent:</b>	Mr Abdul Wajid
<b>Date Valid Appl Recd:</b>	11th December 2018
<b>Recommendation:</b>	Conditional Permission
<b>Case Officer:</b>	Ian Severn

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



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## **INTRODUCTION**

Members will recall that this application, seeking permission a replacement dwelling at 11 Britwell Road, Burnham was considered by the Committee at the meeting on 17th April this year. The site had been visited by members before the meeting. As set out in the minutes for the Meeting, it was resolved that the application should be deferred to enable further discussion between officers and the applicant seeking to resolve the issues around the shared wall with the neighbouring property, and to enable officers to obtain further legal advice.

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

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

## **Evaluation**

1. The main issues relating to this application remain the same as those set out in the original Committee report in April and it is considered that the principle of the proposed development remains acceptable.

2. As per the instructions of Members, Officers' consulted the Council's Legal team and entered into discussions with the applicant to achieve an appropriate resolution to the potential removal of a wall acting as an external wall to a single storey projection at 15 Britwell Road.

3. The rear part of the existing dwelling is currently attached to the neighbouring property at No. 15 Britwell Road. The originally submitted scheme showed that the new dwelling would be detached from No. 15 and there were concerns that the proposal would remove the existing party wall with no provision for its replacement. Revised plans have now been received and interested parties were re-consulted. The amendments now show the addition of a short length of boundary wall which would be attached to No. 15 in a similar manner to the existing situation. This is considered to resolve Councillor concerns that the neighbouring property could have potentially been left with a gap in their external flank wall.

4. During the consultation period a letter was received from the owner of 15 Britwell Road confirming that both they and the applicant have appointed Party Wall Surveyors, and that they are in negotiation to ensure that works would be undertaken appropriately. Although the neighbour has repeated their concerns regarding overlooking from proposed rear facing window, as per the Officer's Report, it is considered that the resultant overlooking would be consistent with a developed area where neighbouring dwellings are aligned in relatively close proximity, and could not be considered to be detrimental to neighbouring amenity.

5. Taking the above into account it is considered that the proposal has addressed the concerns raised by Members at the April Committee Meeting and would meet with relevant planning policies.

## **Conclusions**

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

**PREVIOUS REPORT TO PLANNING COMMITTEE 17.04.2019 APPENDED****RECOMMENDATION:****Conditional Permission**

Subject to the following conditions:-

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

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

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

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

3. The windows at first floor level in the side elevation of the dwelling hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining neighbours (number 15) (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. No further windows shall be inserted at or above first floor level in the side elevation(s) of the dwelling hereby permitted. (SD17)

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties (numbers 9 and 15). (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

5. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD12)

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

6. Prior to the commencement of the development the new access to 11 Britwell Road shall be designed and constructed in accordance with details to be submitted to and approved by the Local Planning Authority. The access shall be constructed in accordance with; Buckinghamshire County Council's Guidance note, "Private/Commercial/Industrial Vehicular Access within Highway Limits" 2013.

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

7. Prior to the commencement of the development, minimum vehicular visibility splays of 43m from 2.3m back from the edge of the carriageway, from both sides of the new access onto Britwell Road, shall be provided in accordance with approved plans to be submitted to and approved by the Local Planning Authority. Visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

8. The development shall not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the public highway. Details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise danger and inconvenience to highway users.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To minimise danger and inconvenience to highway users.

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

#### **LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
PROPOSED FRONT AND REAR ELEVATIONS	17.09.2019
PROPOSED SIDE ELEVATIONS	17.09.2019
LOCATION MAP	04.02.2019
PROPOSED BLOCK PLAN	17.09.2019
EXISTING PLAN	11.12.2018
PROPOSED GROUND FLOOR	17.09.2019
PROPOSED FIRST FLOOR & ROOF PLAN	17.09.2019



**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](http://www.ccscheme.org.uk). (SIN35)

4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority. A period of 10 days must be allowed for the issuing of the licence, please contact the Streetworks team at the following address for information.

Streetworks  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 01296 395000

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

Streetworks  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 01296 395000

6. 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.
- .....

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

<b>Reference No:</b>	PL/18/4669/FA
<b>Proposal:</b>	Demolition of existing house and erection of new detached dwelling, creation of vehicular access.
<b>Location:</b>	11 Britwell Road, Burnham, Buckinghamshire, SL1 8AQ
<b>Applicant:</b>	Mr Sameer Mohidin
<b>Agent:</b>	Mr Abdul Wajid
<b>Date Valid Appl Recd:</b>	11 December 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Ian Severn

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**REASON FOR PLANNING COMMITTEE CONSIDERATION:**

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

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

**SITE LOCATION**

The application site comprises of a detached dwelling with a shared ground floor wall to a single storey projection to the dwelling at 15 Britwell Road. The property comprises a plot located on the north side of Britwell Road within a developed area of Burnham. The application site is bounded by 9 Britwell Road to the west, the garden of which also wraps around the rear of the application site, and 15 Britwell Road to the east (there is no number 13). For the purposes of the Chiltern and South Bucks Townscape Character Assessment the application site is located in an area categorised as being a Suburban Road.

**THE APPLICATION**

The application seeks planning permission for a replacement dwelling at 11 Britwell Road, Burnham. The application site currently contains a dwelling of similar size and design to that proposed with hardstanding recently installed in accordance with Permitted Development rights forward of the dwelling.

**RELEVANT PLANNING HISTORY**

None

**TOWN / PARISH COUNCIL:**

Response received (18/01/19) 'The Committee RESOLVED to state they had NO OBJECTIONS, on the proviso the applicant was to submit an appropriate construction management plan, which outlined how the transportation of materials and traffic management would be dealt with. This was vital as the dwelling was located in a compacted area, by a busy junction.'

**REPRESENTATIONS:**

17 objections received from 12 addresses. Representations have been received prior to and after the receipt of amended plans, all responses are summarised below:

- Inaccuracies on application form and Design and Access Statement relating to existing development on the site
- Would create highway danger to motorists and parked vehicles
- Would create highway danger to pedestrians
- Loss of public open space to form new driveway leading to property
- Loss of front garden for car parking
- Poor standard of application
- Applicant does not have control of existing side elevation boundary treatments and so cannot comply with requested visibility splays
- Would result in removal of a telegraph pole, two utility boxes and planting troughs
- Disruption during works (should request Construction Management Plan)
- No gain in number of bedrooms or dwellings
- Structural impact on neighbouring dwelling from removal of party wall
- Appearance would be out of character with the locality
- No vehicle turning possible within application site
- No specified building materials
- No bin store
- No site notice displayed / lack of public consultation
- Applicant is not owner of the property
- Overlooking of neighbouring property

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**CONSULTATIONS:**

Building Control (South Bucks District Council)

No response received to date.

Buckinghamshire Highways (Buckinghamshire District Council)

Summarised as no objection subject to four specified conditions and four specified informatives.

Waste Management (South Bucks District Council)

No response received to date.

Access For The Disabled Officer (South Bucks District Council)

No response received to date.

**POLICY:**

National Policy:

National Planning Policy Framework (NPPF) (published March 2012).

Planning Practice Guidance.

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies):

Local Plan Policies: EP3, EP4, EP5, H9, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011):

Core Strategy Policies: CP1, CP2, CP8, CP9 and CP12.

Other material considerations:

Interim Guidance on Residential Parking Standards.

South Bucks District Residential Design Guide SPD (published October 2008).

Chiltern and South Bucks Townscape Character Assessment (published November 2017)

**EVALUATION**

**Principle of development**

1. The application site is located within a developed settlement area where the principle of development is acceptable in principle provided that it conforms with all relevant policies and guidance as set out in the 'policies' section of this report.

**Design/character & appearance**

2. The front elevation of the proposed dwelling would present a projected gable end with bay window. The gable would be subordinate in height to the main ridgeline. In this regard it would present a similar front facing appearance to the existing dwelling and would remain in keeping with the existing street scene.

3. The proposed dwelling would maintain a distance of 1m to the boundary with 9 Britwell Road when viewed from the street scene, with this elevation then narrowing to 85cm at the nearest point above ground level. It is considered that when viewed from the street scene the proposed dwelling would retain sufficient spaciousness on this side when taking into account the existing inconsistent spacing between buildings along Britwell Road, and that the front elevation would maintain a 1m distance such that this relationship is considered acceptable. Although the dwelling would be set at two storey level immediately adjacent to the boundary with number 15, this is consistent with the existing side elevation building line, as such it is considered that the built form cannot be argued to be more harmful to the street scene than the existing dwelling.

4. Although the side elevation facing the footpath running between 7b and 9 Britwell Road would largely be obscured by the dwelling at 9 Britwell Road, any views afforded to this elevation would present a far more unified elevation than the existing dwelling. When viewed from this angle the most noticeable aspect would be the reduction of depth of the existing two storey rear projection which has a width of approximately a

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third of the overall width of the dwelling and is located along the boundary with 15 Britwell Road. This would be replaced by a single storey element spanning the width of the replacement dwelling, which would be slightly wider than existing.

5. Overall it is considered that the proposed dwelling would remain in keeping with the locality in terms of size, height, width and design and would also remain consistent with recommendations made within the Chiltern and South Bucks Townscape Character Assessment with regard to the character of and setting of a Suburban road and would comply with policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999), with proposed materials conditioned to be agreed with the Council to ensure that there is no adverse impact on the street scene.

### **Residential amenity**

6. The proposed dwelling would be set on the boundary with number 15 Britwell Road. Along this elevation it would feature similar eaves heights at two storey level as the existing dwelling. Although the ridge height would be higher than the existing dwelling it is considered that additional bulk and mass at roof level is mitigated by the design allowing for a side facing gable end limiting the size and area of the roof form which would be set higher than existing.

7. The neighbouring dwelling at number 15 incorporates a staggered side elevation with the main two storey part set in slightly from the shared boundary and then a single storey rear projection which extends to the boundary line. Currently this single storey element is located immediately adjacent to a two storey flat roof section of the existing application dwelling.

8. By contrast, the proposal seeks to improve this relationship by restricting the proposed two storey element of this side elevation to the area where a space exists between the buildings by providing only a single storey projection immediately adjacent to the neighbour rear projection.

9. Taking into account the above, overall, it is considered that the proposed dwelling would not present substantial additional amenity harm to number 15 by way of overshadowing, loss of light to the side elevation, obtrusiveness or general appearance.

10. The building line of the side elevation facing number 9 would be set slightly nearer to the neighbouring dwelling and would have a deeper elevation along this side than existing. This is considered to be compensated by the depth of the neighbouring dwelling being similar to that proposed. Additionally where the existing application dwelling currently presents a haphazard and incohesive appearance when viewed from this neighbouring property the side elevation of the proposed dwelling would be more traditional and less obtrusive in appearance.

11. Taking into account the above, overall, it is considered that the proposed dwelling would not present substantial additional amenity harm to number 9 by way of overshadowing, loss of light to the side elevation, obtrusiveness or general appearance.

12. Whilst a first floor side elevation window is shown facing number 15, this would serve a bathroom and as such, in the event of planning permission being granted, it would be reasonable and necessary to condition it to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy.

13. It is considered that any overlooking of neighbouring properties from proposed front and rear facing windows would be comparative to existing overlooking and would be consistent with a developed residential area. The application is therefore not considered to afford any significant overlooking which would be detrimental or warrant refusal of the application.

14. It is therefore considered that the proposal will not adversely affect the residential amenities of adjacent properties. Consequently the proposal is considered to comply with policies EP3, EP5 and H9 of the South Bucks District Local Plan (adopted March 1999).

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### **Parking/Highway implications**

15. The application allows for sufficient parking to comply with policy TR7 of the South Bucks District Local Plan (adopted March 1999) for the resultant dwelling and the Highways Authority have raised no objection to the application. Consequently, it is considered that the application is acceptable in terms of highways and parking matters.

16. The Highways Authority has provided the following comments in relation to the amended plans.

'Thank you for your consultation dated 8th February 2019, regarding an amendment to the proposed application PL/18/4669/FA at the above location.

In my previous response, I highlighted concerns regarding a proposed new access to the property. I note that the proposed access has now been amended in light of these concerns, and the comments below are in reference to the new block plan.

The alternative access proposal does now align with the proposed driveway and parking spaces of 11 Britwell Road. I am satisfied that the vehicular visibility splays of 2.4m x 43m are now achievable. These will remain as recommended conditions for this application.

It is noted from the new plan that the existing utility cabinet is proposed to be moved, so as to avoid the new access driveway. This relocation should be sought through the relevant party who are responsible for this cabinet.

I would normally advise that pedestrian visibility splays of 2m x 2m be required either side of the access to allow emerging vehicles to see pedestrians on the footway. The amended plan demonstrates that some visibility is achievable with 2 cars parked on the driveway, assuming 5m x 2.8m parking spaces as per Buckinghamshire guidance. However, given these spaces will not be formally marked as bays, it is likely that 2m visibility can be achieved either side of the two parked vehicles and within the applicants land.

It is noted that pedestrian visibility at a number of neighbouring properties does not conform to guidance and it would therefore be deemed unfair to stipulate that this driveway should go above and beyond to meet this guidance. There is also the consideration, that by providing off-street parking for this property, the applicant is removing potential on-street parking along Britwell Road, providing a highway safety benefit. For these combined reasons, in this particular circumstance, minimum pedestrian visibility splays will not form a condition...'

17. The requested conditions and informatives have been reviewed in the context of the application and are agreed to be reasonable and necessary in the event that permission is granted. Consequently it is considered that the application is acceptable in terms of highways and parking matters.

### **Other matters**

18. The Parish Council have raised no objection to the application but have requested that a condition be added requiring the submission of a Construction Management Plan to any approval granted. This request has also been echoed through public consultation. This aspect of the application has also been considered by the Highways Authority who requested a Construction Management Plan to be submitted. Taking this into account and given the scale of development proposed it is not considered reasonable or necessary to in this instance to include a condition regarding construction management. In the event that planning permission is granted it an informative can be included advising of a Considerate Constructors Scheme which South Bucks District Council recommends in relation to such matters.

19. Objections have been raised regarding inaccuracies on the application form and Design and Access Statement relating to existing development on the site. Whilst the various discrepancies are noted it is not considered that they should materially affect the outcome of the application as they relate to the existing dwelling whilst the focus of consideration should be the impact of the proposed dwelling. The existing

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dwelling is not a Listed Building and is not otherwise felt to be of specific merit, it is worth noting that none of the consultation responses received objected to the principle of demolition of the existing dwelling.

20. Notwithstanding this, concern has been raised with regard the potential loss of or relocation of a telegraph pole, two utility boxes and planting troughs. It is considered that the removal or relocation of these items would not be detrimental to the street scene or locality.

21. The inaccuracies noted by consultees include that hardstanding has been created forward of the dwelling. This appears to have occurred following the submission of the application but prior to its determination. The works appear to conform with Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and so, in terms of development, cannot be considered to be unacceptable in principle.

22. Concern has been raised regarding whether the demolition of the existing dwelling would also result in the removal of a shared wall with the neighbouring dwelling at number 15. It should be noted that the demolition of the dwelling itself could be undertaken independently of this application and without the need for planning permission. To this extent the proposed works would be subject to compliance with Building Control Regulations and potential Third Party Wall Agreements which be independent of any planning permission granted. As such the Council would only be able to recommend that relevant parties seek independent legal advice.

23. An objection has been raised relating to there being no provision of a bin store for the proposed dwelling. On this note it must be considered that the site currently contains an existing dwelling of similar size, the current dwelling has no specified bin storage but instead bins are kept where it is felt appropriate within the property, it is considered that the proposed site layout would allow for this arrangement to be continued. Additionally, it is noted that dedicated bin stores forward of dwellings do not form part of the characterised street scene, as such were one to be proposed its incorporation would need to be considered in terms of its impact on the locality as well the site and neighbouring properties. Although no consultation response has been received from the Council's Waste team, when taking the above factors into account it is considered that sufficient space exists within the proposed property for bins to be located at the occupier's discretion with bins then presented at the front of the property on collection days in line with current arrangements.

24. An objection has been received on the basis of a perceived lack of public consultation and specifically because no site notice was displayed. The Council's records show that neighbouring properties were notified where legally required and that a number of other neighbouring properties were also notified at the Council's discretion when taking into account the nature of the proposed development and the relationship of the site with neighbouring properties. In this instance no site notice was displayed as it would not have been appropriate to do so when taking account of the nature of the application.

25. No consultation response was received from Building Control in relation to the application, however, compliance with Building Control regulations and legislation would be required separately in the event that planning permission is granted.

26. The applicant has stated that no trees or hedges will be affected by the proposal. It is considered that a sufficient amount of amenity space would remain within the site curtilage to serve the resulting dwelling, although when taking into account the size of the application site it would be appropriate and necessary to remove relevant Permitted Development rights relating to further development in order to ensure that sufficient amenity space is retained and that further extension and outbuildings are considerably undertaken.

### **Conclusions**

27. 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.



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### **Working with the applicant**

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

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

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

In this case, amended plans been provided and considered following conversation with the applicant. The amended plans addressed concerns relating to vehicular access for the property, with further plans correcting the rear elevation's positioning.

### **RECOMMENDATION:**

#### **Conditional Permission**

Subject to the following conditions:-

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

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

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

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

3. The windows at first floor level in the side elevation of the dwelling hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining neighbours (number 15) (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. No further windows shall be inserted at or above first floor level in the side elevation(s) of the dwelling hereby permitted. (SD17)

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties (numbers 9 and 15). (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

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5. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD12)

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

6. Prior to the commencement of the development the new access to 11 Britwell Road shall be designed and constructed in accordance with details to be submitted to and approved by the Local Planning Authority. The access shall be constructed in accordance with; Buckinghamshire County Council's Guidance note, "Private/Commercial/Industrial Vehicular Access within Highway Limits" 2013.

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

7. Prior to the commencement of the development, minimum vehicular visibility splays of 43m from 2.3m back from the edge of the carriageway, from both sides of the new access onto Britwell Road, shall be provided in accordance with approved plans to be submitted to and approved by the Local Planning Authority. Visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

8. The development shall not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the public highway. Details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise danger and inconvenience to highway users.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To minimise danger and inconvenience to highway users.

Classification: OFFICIAL

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

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
PROPOSED ELEVATIONS	02.04.2019
LOCATION MAP	04.02.2019
PROPOSED BLOCK PLAN	04.02.2019
EXISTING PLAN	11.12.2018
PROPOSED GROUND FLOOR	11.12.2018
PROPOSED FIRST FLOOR & ROOF PLAN	03.04.2019

**INFORMATIVE(S)**

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

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

Classification: OFFICIAL

4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority. A period of 10 days must be allowed for the issuing of the licence, please contact the Streetworks team at the following address for information.

Streetworks  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 01296 395000

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

Streetworks  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 01296 395000

6. 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.
- .....

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PL/19/1135/FA	Beaconsfield Town Council	Kerry Collinge C/o Mr Dave Chamberlain	17 Park Lane Beaconsfield Buckinghamshire HP9 2HR	Single storey rear extension, loft conversion with roof extension, garden room and alterations to doors and windows.	Refuse Permission	15.10.19
PL/19/1895/FA	Beaconsfield Town Council	Mr & Mrs Rosie Keegan C/o Mr Simon Parkes Poole	72 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Erection of porch to front elevation and replacement windows to first floor.	Conditional Permission	22.10.19
PL/19/2138/FA	Beaconsfield Town Council	Mr Hossain Kamyab C/o Mr David Barker	121 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Demolition of existing house and the erection of new dwelling with associated hardstanding and landscaping	Conditional Permission	21.10.19
PL/19/2330/TP	Beaconsfield Town Council	Mrs Barbara Matthews C/o Mr Carl Featherstone	5 Maplewood Gardens Beaconsfield Buckinghamshire HP9 1BU	T1 to T4 Ash - Fell. (Tree Preservation Order).	Conditional Permission	18.10.19

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PL/19/2479/FA	Beaconsfield Town Council	Mr David Howells	Michael Shanly Group Ltd Sorbon 24-26 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	Single storey side extension.	Conditional Permission	15.10.19
PL/19/2553/OA	Beaconsfield Town Council	Mr & Mrs Coppock C/o Mr Jake Collinge	Land To The Side Of 43 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Outline application for erection of detached chalet-style dwelling with vehicle access, parking and amenity space.	Refuse Permission	22.10.19
PL/19/2580/HB	Beaconsfield Town Council	Mr & Mrs Daniel & Margriet Vandezande-Crump C/o Mr Ian Brice	The Greyhound Windsor End Beaconsfield Buckinghamshire HP9 2JN	Listed Building application for : Alterations including replacement windows to front elevation, layout changes to WC area, additional internal glass screens and internal redecoration.	Conditional consent	24.10.19
PL/19/2604/FA	Beaconsfield Town Council	Mr S Dad C/o Mr Michael Reed	4 Waller Road Beaconsfield Buckinghamshire HP9 2HE	Part Retrospective: Division of existing house into 2 two-bedroom residential units, demolition of existing garage, single storey side and rear extensions, loft conversion including rear dormers, new porches and replacement windows. Widening of existing vehicular access, associated landscaping and a new boundary fence (amendment to planning permission PL/19/1399/FA)	Conditional Permission	08.10.19

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PL/19/2644/FA	Beaconsfield Town Council	County Homes Chiltern Ltd C/o Mr George Martin	113 Wattleton Road Beaconsfield Buckinghamshire HP9 1RW	Redevelopment of site to provide two semi detached houses, detached outbuildings and new vehicular access.	Conditional Permission	18.10.19
PL/19/2721/KA	Beaconsfield Town Council	Mr Laurence Smaje	22 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	T2 Cherry - Reduce in height by 50% and shape, T3 Cherry - Reduce in height by 25% and shape, T20 Purple Plum -reduction of overhanging branch. (Hampden Hill Conservation Area).	TPO shall not be made	04.10.19
PL/19/2777/TP	Beaconsfield Town Council	Mr & Mrs Tagg C/o Mr Lawrence Thor Stephen	21 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	2 x Oaks (TG1) - Crown reduction removing no more than 3m in height and 2m in lateral growth. (Tree Preservation Order 1991 No.18).	Refuse Permission	22.10.19
PL/19/2812/SA	Beaconsfield Town Council	Mr Marc Payne	29 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Application for a Certificate of Lawfulness for proposed: Vehicular access and additional gravel driveway	Withdrawn	11.10.19
PL/19/2815/FA	Beaconsfield Town Council	Ms Joanna Carvalho C/o Mr Alexandre Durao	3 Burkes Close Beaconsfield Buckinghamshire HP9 1ES	Two storey side extension, single storey front extension including new garage, loft conversion, alterations to window on rear elevation and additional rooflights.	Conditional Permission	23.10.19

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PL/19/2816/FA	Beaconsfield Town Council	Mr P Gill C/o Mrs Holly Ferrar-Coulson	21 Seeleys Road Beaconsfield Buckinghamshire HP9 1SZ	Demolition and replacement of the existing single storey garage, alterations to porch roof, addition of rendered finish to first floor walls and installation of new replacement windows and doors.	Conditional Permission	09.10.19
PL/19/2819/FA	Beaconsfield Town Council	Mr & Mrs Millard and Cheung C/o Mr Sammy Chan	9 & 11 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RD	Part two storey, part single storey rear extensions (to both 9 and 11 Garvin Avenue) including front porch extension (11 Garvin Avenue).	Conditional Permission	09.10.19
PL/19/2822/FA	Beaconsfield Town Council	Mr R Vora C/o Mr Rajan Patel	Revital Health and Beauty 12 The Highway Station Road Beaconsfield Buckinghamshire HP9 1QQ	Sub-division of existing retail unit to form 2 self-contained retail units (use class A1) (retrospective)	Conditional Permission	28.10.19
PL/19/2861/FA	Beaconsfield Town Council	Mr C McCall C/o Mr N Walford	8 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Two storey rear extension, first floor side and single storey front extension with ramped access.	Conditional Permission	28.10.19



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PL/19/2871/FA	Beaconsfield Town Council	Mr Ben French C/o Mr Richard Sedgley	HSBC 9 Penn Road Beaconsfield Buckinghamshire HP9 2PW	Installation of CCTV camera to front elevation	Conditional Permission	14.10.19
PL/19/2875/TP	Beaconsfield Town Council	Mr Tim Warren C/o Mr Paul Morris	117 Gregories Road Beaconsfield Buckinghamshire HP9 1HZ	G1 Mixture of hazel, elder, cherry - 3m clearance from building. (SBDC TPO 14 1995).	Conditional Permission	09.10.19
PL/19/2940/FA	Beaconsfield Town Council	Mr Tim Clark C/o Mr George Martin	Land at Byways Gregories Farm Lane Beaconsfield Buckinghamshire HP9 1HJ	Construction of one dwelling and new vehicular access and hardstanding	Conditional Permission	28.10.19
PL/19/2941/FA	Beaconsfield Town Council	Mr Tim Clark C/o Mr George Martin	Byways Gregories Farm Lane Beaconsfield Buckinghamshire HP9 1HJ	Construction of one dwelling and new vehicular access and hardstanding	Conditional Permission	28.10.19

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PL/19/2942/TP	Beaconsfield Town Council	Mrs Jennifer Gowland	Blaydon House 83 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	Conifer - trim top/side (crown reduction) not to exceed 1.5m; Yew - trim back (reduction not to exceed 1.5m) (TPO SBDC 1995 20).	Conditional Permission	18.10.19
PL/19/2952/VR C	Beaconsfield Town Council	Mr M Till C/o Mr Stewart Green	Stanton 6A Sandels Way Beaconsfield Buckinghamshire HP9 2AB	Variation of condition 10 of PL/18/3990/FA (Demolition of existing bungalow and erection of replacement dwelling) to convert the internal garage to habitable accommodation and to erect a detached double garage.	Conditional Permission	18.10.19
PL/19/3003/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	24.10.19
PL/19/3008/EU	Beaconsfield Town Council	Mr Alex Robinson	48 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Certificate of Lawful Development for existing use : Rear dormer	Withdrawn	25.10.19
PL/19/3010/FA	Beaconsfield Town Council	Mr Salamov C/o Mr Charles Phu	84 Wattleton Road Beaconsfield Buckinghamshire HP9 1RY	Single storey rear extension	Conditional Permission	24.10.19

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PL/19/3183/ADJ	Beaconsfield Town Council	Ms Lucy Wenzel	Whitethorn House Long Grove Seer Green Beaconsfield Buckinghamshire HP9 2QH	Consultation from Chiltern District Council re : Demolition of existing dwelling and construction of two dwellings and two detached garages (CDC Ref PL/19/2971/FA)	No Objections	03.10.19
PL/19/3273/NM A	Beaconsfield Town Council	The Burnham Trust C/o Mr Nigel Garrett	Little Hall Barn Windsor End Beaconsfield Buckinghamshire HP9 2JW	Non Material Amendment to planning permission PL/18/3080/FA (Change of use from dwellinghouse (Use Class C3) to medical surgery (Use Class D1) and associated offices (Use Class B1) and demolition of garage extension.) to allow for changes to the car parking layout.	Accepted	24.10.19
PL/18/4102/SA	Burnham Parish Council	Mr Mandeep Takhar C/o Mr Michael Jaquiss	Old Bacon House Church Street Burnham Buckinghamshire SL1 7HZ	Application for certificate of lawfulness for proposed : Change of use to residence (Use Class C3).	Withdrawn	15.10.19
PL/19/1655/FA	Burnham Parish Council	C/o Mr Jake Collinge	Burnham Football Club Wymers Wood Road Burnham Buckinghamshire SL1 8JG	Replacement of existing grass pitch with 3G Artificial Turf Sports Pitch, and formation of 3G Multi Use Games Area with associated fencing.	Conditional Permission	07.10.19

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PL/19/2115/FA	Burnham Parish Council	Mandeep Takhar	Abbeyfield Society Briony House 3 - 5 Church Street Burnham Buckinghamshire SL1 7HX	Creation of 3 residential/HMO units (Use Class C4) in loft space including 2 front rooflights and 2 rear dormer windows, 1 rear rooflight and removal of chimney	Conditional Permission	14.10.19
PL/19/2310/FA	Burnham Parish Council	Mr J Willcocks C/o Ms Katie Teodorska	2 New Cottages Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PR	Demolition of garden store and toilet and erection of single storey side and rear extension.	Conditional Permission	04.10.19
PL/19/2594/FA	Burnham Parish Council	Mr Raj Sahota C/o Mr Alberto Ochoa	Pooh Corner 23 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Two-storey rear / side extension including removal of chimneys	Refuse Permission	14.10.19
PL/19/2650/PN AD	Burnham Parish Council	Mr Steve Baldwin C/o Mr Jack Clegg	Land South Of Nashdom Lane and East Of Brickfield Lane Burnham Buckinghamshire	Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed change of use of an agricultural building to dwelling with associated operational development.	Prior Approval Refused	07.10.19

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PL/19/2729/FA	Burnham Parish Council	Mr Turna C/o Mr Harmeet Minhas	Tyler Cottage Taplow Common Road Burnham Buckinghamshire SL1 8LP	Two storey side and part single/part 2 storey rear extensions. Demolition of garages and outbuildings.	Conditional Permission	23.10.19
PL/19/2783/PNO	Burnham Parish Council	Mr Malkit Purewal C/o Mr Sam Dodd	Beechwood Court 5 Gore Road Burnham Buckinghamshire SL1 8AA	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 (Use Class B1(a)) to ten residential units (Use Class C3).	Prior Approval Not Required	25.10.19
PL/19/2996/PNE	Burnham Parish Council	Mr Dan Brett C/o Mr James Dredge	15 Alvista Avenue Burnham Buckinghamshire SL6 0PG	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 6.0 metres, maximum height 3.3 metres, eaves height 3.0 metres)	Prior Approval Not Required	09.10.19
PL/19/3000/SA	Burnham Parish Council	Mr Martin Day C/o Mr David Featherstone	14 Hatchgate Gardens Burnham Buckinghamshire SL1 8DD	Application for a Certificate of Lawfulness for proposed: Single storey rear extension, demolition of existing conservatory and addition of widened bi-folding doors to rear.	Cert of law for proposed dev/use refused	25.10.19
PL/19/3001/FA	Burnham Parish Council	Mr & Mrs Terry Caulton C/o Mr Shorne Tilbey	88 Fairview Road Burnham Buckinghamshire SL6 0NQ	Single storey rear extension	Conditional Permission	24.10.19

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PL/19/3073/TP	Burnham Parish Council	Mr Keith Greenough C/o Mr Mark Jago	22 Kimbers Drive Burnham Buckinghamshire SL1 8JE	T1 - horse chestnut - fell, T2 Scots pine - reduce lower limb up to 2 metres. (SBDC TPO No. 33, 1995).	Conditional Permission	30.10.19
PL/19/3074/TP	Burnham Parish Council	Mr John Bibby C/o Mr Mark Jago	11 Bredward Close Burnham Buckinghamshire SL1 7DL	T2 Purple Beech - crown shaping not to exceed 1-2m. (TPO 1974.09).	Conditional Permission	30.10.19
PL/19/3199/NM A	Burnham Parish Council	Churchill Retirement Living C/o Miss Hilary Jackson	24 Britwell Road Burnham Buckinghamshire SL1 8AG	Non Material amendment to planning permission PL/19/0318/VRC to allow: Re-positioning of parking spaces, accommodation of additional spaces and minor alterations to the landscaping.	Not Accepted	14.10.19
PL/19/0938/FA	Denham Parish Council	Mr Robin Moxon	Uxbridge Business Park Oxford Road New Denham Denham Buckinghamshire	Erection of 4 no. single storey decks to form 270 additional spaces within the car parking areas of Plots 1, 2, 3 and 4 Uxbridge Business Park with associated landscaping and infrastructure.	Conditional Permission	18.10.19

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PL/19/1324/ADJ	Denham Parish Council	Mr Andy Clark C/o Mr Brian Owen	Out Of Area Pynesfield Land at Denham Park Farm Denham Way Maple Cross Rickmansworth Hertfordshire	Consultation on PL/0090/19 - Section 73 application to vary conditions 2 & 3 to amend plans and timescales regarding mineral extraction, processing and importation of sand and gravel and reclamation materials from Denham Park Farm with restoration to agriculture and a small wetland area at Pynesfield, Off Tilehouse Lane, Maple Cross, Rickmansworth, Herts.	Letter Replied/Responded to	15.10.19
L/19/1609/FA	Denham Parish Council	Mr Kenneth Hughes	47 Skylark Road Denham Buckinghamshire UB9 4HS	Removal of existing boundary wall and hedge, new fencing at sides, replacement and enlarged hardstanding and widening of existing vehicle access (part retrospective)	Conditional Permission	11.10.19
PL/19/2671/SA	Denham Parish Council	Mr Mahmoud Afsharzagdegan	53 Savay Close Denham Buckinghamshire UB9 5NQ	Certificate of Lawfulness for a proposed vehicular access and permeable hardsurfacing to site frontage	Cert of law proposed dev or use issued	28.10.19
PL/19/2753/SA	Denham Parish Council	Mr David Webster C/o Mr Benjamin Smith	5 Denham Way Denham Buckinghamshire UB9 5AX	Certificate of Lawfulness for proposed vehicular crossover and driveway	Cert of law proposed dev or use issued	11.10.19
PL/19/2775/FA	Denham Parish Council	Mr Steve Wright C/o Mr Sandeep Saddal	65 Savay Close Denham Buckinghamshire UB9 5NQ	Two storey side extension and internal alterations	Conditional Permission	24.10.19

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PL/19/2865/FA	Denham Parish Council	Mr Mark Lea C/o Mr Nigel Fallon	52 Lower Road Higher Denham Denham Buckinghamshire UB9 5EB	Single storey side extension and conversion of garage to habitable space	Refuse Permission	25.10.19
PL/19/2933/FA	Denham Parish Council	Mr Christopher Mather	51 Denham Green Close Denham Buckinghamshire UB9 5NA	Single storey rear extension	Conditional Permission	18.10.19
PL/19/2950/SA	Denham Parish Council	Mr Tom Garrett C/o Mrs Rebecca Lock	Northmoor WTW North Orbital Road Denham Green Buckinghamshire UB9 5HE	Application for a Certificate of Lawfulness for proposed: Development of operational plant and machinery for water supply.	Cert of law proposed dev or use issued	18.10.19
PL/19/3030/PNO	Denham Parish Council	Mr Sudhir Taparia	Waters Meet Willow Avenue New Denham Buckinghamshire UB9 4AF	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 (Use Class B1(a)) to 3 residential units (Use Class C3).	Withdrawn	08.10.19



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PL/19/3086/ADJ	Denham Parish Council	Ms Faye Mesgian	Out Of Area Swan and Bottle 98 Oxford Road Uxbridge Hillingdon UB8 1LZ	Consultation from London Borough of Hillingdon re: internal refurbishment and minor alterations. New external 'Festoon' lighting on new posts. External redecoration . New picket fencing and planters to replace existing rope fence.	No Objections	23.10.19
PL/19/3089/ADJ	Denham Parish Council	Ms Faye Mesgian	Out Of Area Swan and Bottle 98 Oxford Road Uxbridge Hillingdon UB8 1LZ	Consultation from London Borough of Hillingdon re: internal refurbishment and minor alterations. New external 'Festoon' lighting on new posts. External redecoration . New picket fencing and planters to replace existing rope fence.	No Objections	23.10.19
PL/19/3232/KA	Dorney Parish Council	Mrs Nimba C/o Andrea Nias	New Dimmings Village Road Dorney Buckinghamshire SL4 6QW	T1 Cherry - 2.5m crown reduction, T2 Elder - fell, T3 Hawthorn - trim and lower by up to 1.5m. (Dorney Conservation Area)	TPO shall not be made	25.10.19
PL/19/2056/FA	Farnham Royal Parish Council	Palama Developments Ltd. C/o Mr T Rumble	8 Fairfield Lane Farnham Royal Buckinghamshire SL2 3BX	Erection of a detached double garage with first floor storage space	Conditional Permission	11.10.19

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PL/19/2211/FA	Farnham Royal Parish Council	Silkwood Developments Ltd C/o Ms N Broderick	Land Rear Of Honey Cottage and The Brooms Green Lane Farnham Common Buckinghamshire	Redevelopment of the site to provide one pair of semi-detached dwellings, with associated car parking and amenity space.	Conditional Permission	18.10.19
PL/19/2217/FA	Farnham Royal Parish Council	Mr Antony Smith C/o Mrs Eva Wallen	50 Crispin Way Farnham Common Buckinghamshire SL2 3UE	Single storey rear and front extension, erection of new dormer to side elevation, demolish part of garage, additional/changes to windows/doors including additional bay windows to front elevation and new fence	Conditional Permission	09.10.19
PL/19/2768/FA	Farnham Royal Parish Council	Mr D Maker C/o Mr Gianfranco Cipolla	Land Rear Of Graphic House Kingsway Farnham Common Buckinghamshire	Erection of block of 6 flats with associated parking and landscaping.	Withdrawn	23.10.19
PL/19/2854/FA	Farnham Royal Parish Council	Mr Colin Wells C/o Mr Mark Nicholson	7 Long Close Farnham Royal Buckinghamshire SL2 3EJ	Single storey rear extension	Conditional Permission	16.10.19

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PL/19/2890/SA	Farnham Royal Parish Council	Mr Kuljit Bhattel C/o Mr M Ahmed	Little Dormers Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Application for a Certificate of Lawfulness for proposed: Erection of an outbuilding.	Cert of law proposed dev or use issued	15.10.19
PL/19/2899/SA	Farnham Royal Parish Council	Mr Stuart Greenwood	3 One Pin Place Farnham Common Buckinghamshire SL2 3AG	Application for a Certificate of Lawfulness for proposed: extend parking area of driveway to facilitate the creation of a parking bay.	Cert of law proposed dev or use issued	14.10.19
PL/19/2915/FA	Farnham Royal Parish Council	Mr & Mrs Simms C/o Robert Hillier	Newlands Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Proposed first floor side extension	Conditional Permission	15.10.19
PL/19/3069/TP	Farnham Royal Parish Council	Mr Carter-Roberts C/o Andrea Nias	Oak End 6 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	T1 oak - 10% crown thinning and crown lift not to exceed 4m from ground level, T2 oak - 10% crown thinning and crown lift not to exceed 4m from ground level, T3 oak - 10% crown thinning and crown lift not to exceed 5m from ground level, T4 oak - 10% crown thinning and crown lift not to exceed 5m from ground level, tip reduction of branches by up to 1.5m on garden side is not to exceed 7m from ground level, T5 oak - 10% crown thinning and crown lift not to exceed 4m from ground level. (TPO BCC 1950 12).	Conditional Permission	30.10.19

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PL/19/3133/NM A	Farnham Royal Parish Council	Mr John Mathews	Redwood Cages Wood Drive Farnham Common Buckinghamshire SL2 3JZ	Non material amendment to planning permission PL/19/0848/FA to allow: The removal of the roof extension and loft conversion works	Accepted	18.10.19
PL/18/3653/SA	Fulmer Parish Council	Mr Gee Bafhtiar C/o Mr Ching Liu	The Birches Windmill Road Fulmer Buckinghamshire	Application for a Certificate of Lawfulness for proposed: Building operations to complete the erection of a replacement detached dwelling in accordance with planning permission 15/01724/FUL.  use relating to installation of proposed drainage work to implement planning consent 15/01724/FUL (Erection of replacement detached dwelling)	Withdrawn	17.10.19
PL/19/2754/FA	Fulmer Parish Council	Mr & Mrs P & H Singh Khanghura and Bhatti C/o Mrs Anjali Gupta	Woodcroft Fulmer Common Road Fulmer Buckinghamshire SL0 0NP	Single storey side extension, first floor front and side extensions and construction of rear dormer.	Conditional Permission	03.10.19
PL/19/3213/KA	Fulmer Parish Council	Mrs Louise Brown C/o Mr Paul Morris	5 Church Row Cottages Hay Lane Fulmer Buckinghamshire SL3 6HW	T1 Ash - 4m clearance from the house. (Fulmer Conservation Area).	TPO shall not be made	24.10.19

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PL/19/0772/FA	Gerrards Cross Town Council	Mr Sean Reardon C/o Mr Michael Graham	Alpine Lodge 3 Lower Road Gerrards Cross Buckinghamshire SL9 0NL	Erection of 5 terraced dwellings, formation of vehicular access and associated landscaping	Refuse Permission	22.10.19
PL/19/0944/FA	Gerrards Cross Town Council	Mr & Mrs R Phippen C/o Mr Paul Luard	Maresfield 11 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Demolition of the existing dwelling and detached garage and erection of a new dwelling.	Conditional Permission	15.10.19
PL/19/1016/FA	Gerrards Cross Town Council	Mr Tony Boon C/o Mr David Webb	Linden 26 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Demolition of existing dwelling and garage and erection of two semi-detached dwellings with new vehicular access	Withdrawn	22.10.19
PL/19/1257/FA	Gerrards Cross Town Council	Mr Ian Black	Cranford 7 Layters Way Gerrards Cross Buckinghamshire SL9 7QZ	Erection of gates and fencing.	Conditional Permission	14.10.19

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PL/19/1318/FA	Gerrards Cross Town Council	Mr Sagoo C/o Mr David Webb	Brookleigh 90 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HE	Replacement dwelling	Withdrawn	24.10.19
PL/19/1404/FA	Gerrards Cross Town Council	Mr B Peck C/o Gino Ferdenzi	Clusters 11 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Construction of one apartment block comprising six flats and basement parking.	Conditional Permission	10.10.19
PL/19/1525/FA	Gerrards Cross Town Council	Mr Dean Martin C/o Mr Ben Lowe	St Marys School 94 Packhorse Road Gerrards Cross Buckinghamshire SL9 8JQ	Single storey classroom building with external decking area.	Conditional Permission	11.10.19
PL/19/1884/FA	Gerrards Cross Town Council	Mr S Mattoo C/o Mr Mark Baldwin	9 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Single storey front, first floor front / side / rear, front porch extensions. Increase in roof height to convert loft into habitable space incorporating front dormers, rear and side roof lights.	Refuse Permission	03.10.19

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PL/19/2313/VR C	Gerrards Cross Town Council	Mr & Mrs Sangha C/o Mr Jhonny Nunes Silva	Garden Cottage 54 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HL	Variation of condition 8 of planning permission 17/00869/FUL (Replacement dwelling) to allow: Condition 8 to be varied to allow for the removal of trees on site	Conditional Permission	18.10.19
PL/19/2635/KA	Gerrards Cross Town Council	Mrs Moffat	Wildwood 1 West Common And Turning Circle at Junction With Packhorse Road Gerrards Cross Buckinghamshire SL9 7QN	T1 & T2 Whitebeam - Crown lift to 3m and 2m clearance from building, T3 & T4 Lime - Crown lift to 4.5m over road and 2.5m over footpath, T5 Beech - Crown lift to 3m over grass area. (Conservation Area).	TPO shall not be made	04.10.19
PL/19/2724/FA	Gerrards Cross Town Council	Dr and Mrs Ashwin Dixit and Preeti Kulkarni C/o Mrs Anupama Srivastava	Maybank 6 Moreland Drive Gerrards Cross Buckinghamshire SL9 8BB	Single storey rear extension, garage conversion to habitable space.	Conditional Permission	17.10.19
PL/19/2747/FA	Gerrards Cross Town Council	Mr & Mrs R Pinn C/o Mr Paul Lugard	Cedar Lodge 36 Marsham Lane Gerrards Cross Buckinghamshire SL9 8HD	Single storey rear / side extension. Conversion of loft to habitable accommodation incorporating roof lights.	Conditional Permission	03.10.19

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PL/19/2755/TP	Gerrards Cross Town Council	Miss Chiu-Mei Huang C/o Mr Neil Whyte	Rowanberri 109 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	T3 x 3 cypress - fell. (TPO/SBDC/2001/14).	Conditional Permission	04.10.19
PL/19/2764/TP	Gerrards Cross Town Council	Mrs Beverley Craven C/o Andrea Nias	Greenwoods 19 Windsor Road Gerrards Cross Buckinghamshire SL9 7NB	T1 Monterey pine - Crown shaping by tip reduce southern side by up to 1.75 metres and by 1.5 metres on eastern, western and northern sides. Crown lifting not to exceed 5.2 metres from ground level and crown thinning not to exceed 10%. (TPO/SBDC/1995/30).	Conditional Permission	04.10.19
PL/19/2805/TP	Gerrards Cross Town Council	Mr Frank Russell	Winnards Perch 47 Windsor Road Gerrards Cross Buckinghamshire SL9 7ND	T1 Beech - Reduce height by up to 3m, T2 Conifers x 4 - Reduce height by up to 3m, T3 Sycamore - Reduce height by up to 3m. (SBDC TPO 30, 1995).	Trees Allowed In Part	08.10.19
PL/19/2835/TP	Gerrards Cross Town Council	Mr Boyev C/o Mrs Goldrick	10 Oak Wood Place Gerrards Cross Buckinghamshire SL9 7FH	T1 Poplar - Crown reduction up to 2m, G1 Hazel - Reduce in height by approx 1.5m and overhang to boundary. (SBDC TPO 13, 1988).	Conditional Permission	08.10.19



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PL/19/2841/VR C	Gerrards Cross Town Council	Mr Guy Meno C/o Mr James Hughes	Craigmore Dukes Ride Gerrards Cross Buckinghamshire SL9 7LD	Variation of condition 4 of PL/19/0265/FA (Demolition of existing garage, erection of part single/par two storey side extension, and enlargement of roof) to change the external material finish of first floor from tiles to bricks.	Conditional Permission	11.10.19
PL/19/2856/FA	Gerrards Cross Town Council	Mrs Belinda Wilson	Bulstrode House 52 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	Part conversion of existing detached garage to habitable accommodation to be used as ancillary to main house	Conditional Permission	18.10.19
PL/19/2877/TP	Gerrards Cross Town Council	Mrs Angela Penney C/o Mr Paul Morris	45 Marsham Way Gerrards Cross Buckinghamshire SL9 8AB	T1 purple beech - 20% crown thinning, 2m clearance from building, crown lift outer canopy branches up to 4m from ground level.	Conditional Permission	22.10.19
PL/19/2944/FA	Gerrards Cross Town Council	Mr H Bains C/o Mr Rodney Plummer	19 High Beeches Gerrards Cross Buckinghamshire SL9 7HX	Single storey rear extension	Conditional Permission	24.10.19
PL/19/2946/KA	Gerrards Cross Town Council	Barres Baker C/o Mrs Kirstie Harvey	Brackenwood Oxford Road Gerrards Cross Buckinghamshire SL9 7DL	G1 Cypress species - Reduce height to 2.5m, T1 Sycamore - cut back overhang branches to boundary. (Conservation Area Gerrards Cross Common).	TPO shall not be made	04.10.19

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PL/19/2949/KA	Gerrards Cross Town Council	Norman C/o Jill Macbeth	Downe House 5 Vicarage Way Gerrards Cross Buckinghamshire SL9 8AR	T1 Scots Pine - Fell, T2 Crab Apple - Crown reduce by 3m, reshape and balance, T3 Eucalyptus - Reduce height by 5m, T4 Ash - Fell, T5 Holly - contain and reshape. (Conservation Area Gerrards Cross Centenary).	TPO shall not be made	04.10.19
PL/19/3028/TP	Gerrards Cross Town Council	Mrs Paula Blellock	Leonard Cheshire Disability Chiltern House 82 Packhorse Road Gerrards Cross Buckinghamshire SL9 8JT	T11 copper beech - 2m crown reduction or fell (SBDC TPO 2005 41).	Conditional Permission	22.10.19
PL/19/3048/FA	Gerrards Cross Town Council	Mr Amir Ijaz C/o Mr Noman Sheikh	Pentire 1 Uplands Close Gerrards Cross Buckinghamshire SL9 7JH	Two storey rear, single storey part side extension, extension of front dormers and loft conversion with rear dormer	Withdrawn	30.10.19
PL/19/3054/TP	Gerrards Cross Town Council	Mr / Ms Vedi C/o Mrs Goldrick	30A Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HN	T2 birch - fell, G1 mixed species - reduction of overhanging branches not to exceed 2-3m clearance from building or 3m clearance from ground level in rear garden. (SBDC TPO 46, 2001)	Trees Allowed In Part	23.10.19

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PL/19/3062/KA	Gerrards Cross Town Council	Charlotte Marshall	60B Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RA	Lime - Reduce height by 4m trim/reshape. (Gerrards Conservation Area).	Withdrawn	16.10.19
PL/19/3212/KA	Gerrards Cross Town Council	Mrs H Modson C/o Mr Paul Morris	4 Vicarage Way Gerrards Cross Buckinghamshire SL9 8AS	T1 Lime - crown lift over garden up to 3.5m, T2 Yew - reduce/shape by 1.5m-2m, T3 Gum - reduce height to 3m. (Conservation Area)	TPO shall not be made	23.10.19
PL/19/3216/KA	Gerrards Cross Town Council	Mr Michael Underwood C/o Mr Paul Morris	20 East Common Gerrards Cross Buckinghamshire SL9 7AF	T1 Cherry - 1m crown reduction/reshape, T2 Sweet Gum - reshape by 1m, T3 Willow - fell. (Conservation Area Gerrards Cross Common).	TPO shall not be made	24.10.19
PL/19/3239/NM A	Gerrards Cross Town Council	Mr Brian Peck C/o Mr Andy Smith	The Coach House 29 West Common Gerrards Cross Buckinghamshire SL9 7QS	Non Material amendment to planning permission 18/00018/FUL to allow substituting facing brick for timber cladding for front of plot 2.	Withdrawn	15.10.19
PL/19/1922/AV	Hedgerley Parish Council	Welcome Break Ltd C/o Mr Matthew Pearce	Beaconsfield Services Windsor Road Beaconsfield Buckinghamshire	Installation of non-illuminated billboard signage	Withdrawn	15.10.19

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PL/19/0400/FA	Iver Parish Council	Mr S Patel C/o Mr Prabh Singh	1 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Hip to gable loft conversion incorporating rear dormers and front/rear rooflights (retrospective). Single storey front extension.	Conditional Permission	18.10.19
PL/19/2300/FA	Iver Parish Council	Mr Cheema C/o Mr Abdul Wajid	Burnage 75 Old Slade Lane Iver Buckinghamshire SL0 9DX	Demolition of existing dwelling and construction of one new dwelling and boundary wall.	Refuse Permission	04.10.19
PL/19/2429/FA	Iver Parish Council	Mr Vinod Mitra C/o Mr Raj Atra	11 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW	Front infill extension to garage	Conditional Permission	24.10.19
PL/19/2439/FA	Iver Parish Council	Mr F Ahmad C/o Andrew Pegley RIBA	21 Syke Cluan Iver Buckinghamshire SL0 9EL	Two storey front, rear and side extension including a cellar, rear dormer, rooflights and front gable to facilitate loft conversion, front canopy, changes to fenestration and new vehicular access	Conditional Permission	24.10.19
PL/19/2518/TP	Iver Parish Council	Mr Huker C/o Mr Mark Jago	Cedar House Main Drive Iver Buckinghamshire SL0 9DP	T1 turkey oak - reduction of lateral branches by 1-2m up to 9m from ground level; T2 turkey oak - reduction of lateral branches by 2-3m up to 9m from ground level. (TPO SBDC 8, 1952)	Trees Allowed In Part	21.10.19

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PL/19/2600/EU	Iver Parish Council	Mr Nigel Brett C/o Mr S Dodd	Wood Lodge Wood Lane Iver Heath Buckinghamshire SL0 0LB	Application for a Certificate of Lawfulness for existing: to certify that the existing dwelling as in situ, including all existing extensions, is lawful.	Cert of Law - existing use - granted	18.10.19
PL/19/2703/FA	Iver Parish Council	Mr Jan Devos C/o Mr Mark Seagrove	36-38 Mansion Lane Iver Buckinghamshire SL0 9RN	Joint application for single storey rear extensions sharing a party wall.	Conditional Permission	17.10.19
PL/19/2767/FA	Iver Parish Council	Mrs S Hatton C/o Mr N Walford	43 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SJ	Single storey side/rear extension and insertion of window to rear	Conditional Permission	11.10.19
PL/19/2778/TP	Iver Parish Council	Mrs Rosalyn Garrett	10 Copse Wood Iver Heath Buckinghamshire SL0 0PT	T16 Corsican Pine - Crown thinning by 15% (including crossing branches) and up to 2/2.5 metre reduction on side lateral branches from oak and long limbs in neighbouring garden. (SBDC TPO 01, 1965).	Conditional Permission	07.10.19
PL/19/2779/TP	Iver Parish Council	Miss Amy Hopcroft C/o Miss Amy Hopcroft	Fairleigh 6 Love Lane Iver Buckinghamshire SL0 9QZ	Poplar - Fell. (TPO 11, 1957).	Consent not needed	07.10.19

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PL/19/2789/RM	Iver Parish Council	Cornerstone C/o Mr Peter Maynard	Thorney Business Park Thorney Lane North Iver Buckinghamshire	Installation of 20m lattice tower supporting 12 antennas and 4 dishes, the installation of 5 cabinets and a meter cabinet within a fenced equipment compound, and ancillary development	Prior Approval Given	09.10.19
PL/19/2796/VR C	Iver Parish Council	Mr S Ghai C/o Mr G Choda	7 Richings Way Iver Buckinghamshire SLO 9DA	Variation of condition 5 of planning permission PL/18/4387/FA (First floor rear extension and conversion of loft into habitable space incorporating front, side, rear dormers and side rooflights.) to allow for: increase in the first floor rear extension and loft space with roof alterations, enlarged dormer window and juliette balcony.	Withdrawn	10.10.19
PL/19/2830/FA	Iver Parish Council	Mrs S Heer C/o Mr J Singh	57 Richings Way Iver Buckinghamshire SLO 9DB	Single storey side and rear infill, front extension, construction of first floor and loft incorporating rear dormer and roof windows to all elevations	Conditional Permission	24.10.19
PL/19/2883/FA	Iver Parish Council	Mr/Ms Singh C/o Mr Oliver Thompson	Iver Flowerland Norwood Lane Iver Heath Buckinghamshire SLO 0EW	Change of use of part of the Garden Centre to a Builder's merchant with retail sales (retrospective)	Refuse Permission	14.10.19

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PL/19/2951/SA	Iver Parish Council	Mr David Epps	9 Leacroft Road Iver Buckinghamshire SL0 9QP	Certificate of lawful development for proposed : Removal of front boundary wall and widening of existing vehicle access	Cert of law proposed dev or use issued	18.10.19
PL/19/2959/NM A	Iver Parish Council	Mr Jo Thiara C/o Mr Gary Edwards	Ashleigh Bangors Road North Iver Heath Buckinghamshire SL0 0BH	Non-material amendment to planning permission PL/18/2212/FA (Replacement dwelling with associated hardstanding) to allow changes to windows and rendering of porch	Accepted	18.10.19
PL/19/2966/FA	Iver Parish Council	Mr & Mrs Way C/o Mr David Parry	Rivendell Langley Park Road Iver Buckinghamshire SL0 0JQ	Garage conversion with single storey rear and front extensions	Conditional Permission	22.10.19
PL/19/2970/FA	Iver Parish Council	Mr S S Viridi C/o Mrs Anupama Srivastava	Palmer's Moor House Palmer's Moor Lane Iver Buckinghamshire SL0 9LG	First floor rear extension, following demolition of existing ground floor and first floor elements.	Conditional Permission	23.10.19

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PL/19/2979/EU	Iver Parish Council	Mr H Firman and Mrs S Firman C/o Mr David Holmes	Watergate Farm Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE	Application for a Certificate of Lawfulness for Existing: installation of an area of hardstanding to the north east of Watergate Farm	Certificate of Lawful Development Oper	23.10.19
PL/19/3068/FA	Iver Parish Council	Mr & Mrs Perkins C/o Mr Nathan Turner	Pine Lodge Hollybush Lane Iver Buckinghamshire SL0 0JU	Demolition of conservatory, construction of single storey rear infill extension. Alterations to existing rear extension roof, doors and windows	Conditional Permission	30.10.19
PL/19/3076/PNE	Iver Parish Council	Mr Robert Harris	225 The Parkway Iver Heath Buckinghamshire SL0 0RQ	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 the original rear wall of 5.963 metres, maximum height 3.1 metres, eaves height 2.6 metres)	Prior Approval Not Required	15.10.19
PL/19/3161/FA	Iver Parish Council	Mr T Balra C/o Mr G Choda	31 Syke Cluan Iver Buckinghamshire SL0 9EP	Demolition of existing dwelling and erection of new dwelling with associated parking	Withdrawn	29.10.19



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PL/19/1470/FA	Stoke Poges Parish Council	Mr Sean Chandiram C/o Mr Shorne Tilbey	Brookdale Bells Hill Stoke Poges Buckinghamshire SL2 4ED	Redevelopment of the site to provide 4 dwellings with associated parking & landscaping.	Conditional Permission	18.10.19
PL/19/2517/FA	Stoke Poges Parish Council	Mr Amrit Sall C/o Mr Mark Carter	Jolanka Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LU	Demolition of existing garage. Two storey side, front, part two storey, part single storey side extensions incorporating rear balconies and internal alterations.	Conditional Permission	14.10.19
PL/19/2583/SA	Stoke Poges Parish Council	Mr Paul Brennan	Yew Tree Cottage Wexham Street Stoke Poges Buckinghamshire SL3 6NB	Application for a Certificate of Lawfulness for proposed: Single storey side extension to existing ancillary outbuilding used as a residential studio	Cert of law proposed dev or use issued	07.10.19
PL/19/2785/TP	Stoke Poges Parish Council	Dr Kemal Malik	Oakwood House and Fairways West End Lane Stoke Poges Buckinghamshire SL2 4NA	Pine - Fell. (TPO -SBDC/2002/29).	Conditional Permission	07.10.19

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PL/19/3063/PNE	Stoke Poges Parish Council	Mr Tajinder Jagdev C/o Mr Matyas Szalay	Purbeck 4 Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LT	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 5.0 metres, maximum height 3.5 metres, eaves height 3.5metres)	Withdrawn	17.10.19
PL/19/3106/TP	Stoke Poges Parish Council	C/o Mr Chris Gallifent	Land at Sefton Park Bells Hill Stoke Poges Buckinghamshire SL2 4JS	Group 1 Conifer Hedge - Fell. (SBDC TPO.1, 1947, TPO.12, 1998).	Consent not needed	09.10.19
PL/19/0852/OA	Taplow Parish Council	Mr & Mrs J R L Adcock C/o Mr Peter Lerner	Lamont House River Road Taplow Buckinghamshire SL6 0BG	Outline permission for erection of new dwelling following demolition of existing dwelling	Conditional Permission	24.10.19
PL/19/2417/PNO	Taplow Parish Council	Mr J Ware	The Hermitage Bath Road Taplow Buckinghamshire SL6 0AR	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 of ground and first floor offices (Use Class B1(a)) to 10 residential flats (Use Class C3).	Prior Approval Refused	04.10.19

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PL/19/2895/KA	Taplow Parish Council	Mr Steven Warren	St Nicolas Church Of England Combined School Rectory Road Taplow Buckinghamshire SL6 0ET	Sycamore trees - fell. (Taplow Village Conservation Area).	TPO shall not be made	04.10.19
PL/19/2937/KA	Taplow Parish Council	Mrs Davinder Brar	Thamesbank River Road Taplow Buckinghamshire	Sycamore - Fell. (Conservation Area Taplow Riverside).	TPO shall not be made	04.10.19
PL/19/3024/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)	Prior Approval Not Required	22.10.19
PL/19/2201/FA	Wexham Parish Council	Mr John Weir C/o Mr Barry Kitcherside	Wexham Park Golf Course Wexham Street Wexham Buckinghamshire SL3 6ND	New vehicular access to Wexham Park Golf Club.	Withdrawn	23.10.19

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

**PART D  
PLANNING COMMITTEE 13 NOVEMBER 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/2843/FA	Wexham Parish Council	Mr Adam Wheatcroft C/o Mr David Howell	3 Rixon Close George Green Wexham Buckinghamshire SL3 6RH	First floor front and side extension.	Refuse Permission	11.10.19

<b>SUBJECT:</b>	Objection to the South Bucks District Council Tree Preservation Order No. 010, 2019 at Tamarisk, 21 Anslow Gardens, Iver Heath, SL0 0BW
<b>REPORT OF:</b>	Head of Planning and Economic Development
<b>REPORT AUTHOR</b>	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 or not to confirm the Order or to modify the Order.

## 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. 10, 2019 was made in respect of two oak 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 19 August 2019 outlining that 'the oak tree was going to be cut down and both oak trees in the garden are thriving, big and beautiful, and should be placed under protection'. On the 21 August 2019 Mr Garnett assessed the expediency and amenity value of the trees and recommended a new Order. A copy of this assessment is appended in 'Appendix 2'.
- 3.3 The Order was made on 23 August 2019 and remains in force for a period of 6 months (i.e. until 23 February 2020). If the Order is confirmed (with or without modifications) the protection becomes permanent; if the Order is not confirmed it ceases to have effect.

## 4. Statements by the Objectors

- 4.1 Written objection to this Order was received by Planning Support on 5 September 2019 from the landowners of this property with an acknowledgement letter sent by the Planning Support Team. A copy of this objection is appended at 'Appendix 3'.

## 5. Discussion

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

- 5.1.1 “I live at the property mentioned and although the actual tree (named tree 1) is not located on our land a great deal of the tree actually overhangs into our garden. There is another tree (named tree 2) which is situated in my garden and this is the one I want to remove. However, tree 1 really needs to be cut back”.

**Response:** The tree positions can be verified during planning committee site visit which would likely require a modification to the TPO plan and Order. In regards to the cutting back of overhanging branches a written application would be required.

- 5.1.2 *“With these trees on either side of my garden, and growing into each other, the complete area of my garden is shaded from the sun. As the trees cover my garden from sunlight the grass is always moist and causes mushrooms to grow which is not what I want”.*

**Response:** Agree that the rear garden will be cast in shade during the majority of the day. However, the loss of light due to shading from trees is not, in English Law, an actionable nuisance so there is no inherent right to light. Mushrooms are naturally occurring and can appear on any lawn given certain weather or ground conditions. They are part and parcel of the growing environment and are generally a sign of a healthy lawn with good organic matter and carbon rich soil.

- 5.1.3 *“I want to remove the tree from my garden and plant other, smaller trees, in its place. Which will also give me some privacy from neighbours whose houses overlook my garden and also living room. I would also like to plant flowers and grow vegetables which I have tried and failed before, due to the garden getting no sunlight”.*

**Response:** The removal of the oak would be a significant loss of amenity within the public realm as both trees are visually important landscape trees within the estate as outlined in the visual assessment in ‘Appendix 2’. 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.

The planting of smaller trees would likely create similar shade issues as they grow and mature in future years. Shade tolerant grasses, bulbs, flowers and shrubs should be able to be established but plant selection needs to be carefully chosen for site conditions. Gardens shaded by trees or buildings are common and can present some creative opportunities with well-chosen shade tolerant plants.

- 5.1.4 *“I have noticed other people in Anslow Gardens removing trees from their gardens without any problems. It is only my property that has trees totally overshadowing my garden from sunlight so I find it difficult to understand why removal of the tree in my garden seems to be causing such an issue”.*

**Response:** The remnants of old hedgerow trees growing along the rear boundaries of the odd number properties situated in Anslow Gardens border onto Trewarden Avenue properties and helps to emphasize the historical landscape character of these resident estates. Trees within neighbouring gardens are not subject to a Tree Preservation Order status which has resulted in tree removal as outlined by the objector as well as being unsympathetically pruned which has resulted in the loss of visual greenery/amenity of the local area. A request was made for the Council to consider a new Tree Preservation Order which will hopefully promote good arboricultural practice and not reduce the visual amenities any further. A number of oak trees situated to the rear gardens of no.84-108 Trewarden Avenue were made subject to a Tree Preservation Order status in 2003.

- 5.1.5 *“I have 4 children aged from 3 years old and whilst playing in the garden they have to be very careful not to get hit from falling particles from the tree, including dead branches. In fact a*

*while ago a branch fell from the tree and caught one of my sons on his head. Luckily his injury not too serious. However, they also have to contend with falling acorns. A while ago my husband was lying down in our swimming pool, an acorn actually fell from the tree, hitting him in the face which is dangerous. Had this been one of my children, this could have been more dangerous. As these trees are so big and tall it is impossible for us to manage”.*

**Response:** A Tree Preservation Order does not prevent the management of trees but promotes good husbandry as part of the written application process. The removal of dead branches does not require written permission from the council. Leaf loss and other debris shed by a tree are not considered to be actionable nuisance but a natural process of the tree. The ‘legal duty of care’ in regards to trees is the responsibility of the landowner and current best practice recommends trees should be visually assessed every two years to reduce foreseeable risks to people and property.

- 5.1.6 *“For several years now we have problems with our drains as the drain is located in my garden. I have had numerous people out over the years, as we, and our next door neighbours have suffered from cracked pipes caused by the tree, which has led to blockages. This is still an ongoing issue”.*

**Response:** Tree roots can cause problems by blocking drains. They do not usually cause the initial damage to the drain and will only enter drains which are already damaged and leaking. Therefore, if drains are watertight, roots should not normally affect them. If your drains are blocked by roots you will need a drainage company to assist. It is possible that the drains will require lining or replacing. Removing the tree seldom resolves the problem as the drain remains damaged and can leak (possibly causing foundation damage) or may be infiltrated by the roots of other plants unless the drain is repaired.

- 5.1.7 *“Even if I were just to have tree 2 trimmed it would grow back, so would have the same problem. When my husband and I purchased the property at 21 Anslow Gardens checks were done to ensure there were no orders like this one, and found nothing in place. Had there been we would not have bought the property”.*

**Response:** Agree that certain types of pruning operations can create further issues in regards to the management of these two trees as well as increased cost to the landowner. The council always advises residents to seek 2-3 arboricultural advice from competent and qualified tree contractors so that they can make an informed decision on appropriate tree work.

Fully understand that you would not have bought the property if trees were already legally protected but the council has a statutory duty under the Town and Country Planning Act 1990 Section 198 to consider the preservation of trees in the interests of amenity.

## 6. Resource and Wider Policy Implications

- 6.1 There are no 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 can make further written representations to the Committee. Objectors have requested a site visit and this will be carried out on the 13 November 2019 and they will be invited to attend the Committee meeting if they want to make any further verbal representations. 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 with any modification required following Planning Committee site visit.

<b>Officer Contact:</b>	Richard Garnett, Arboriculturalist Tel: 01895-837376 Email: Richard.Garnett:chilternandsouthbucks.gov.uk
<b>Background Papers:</b>	Appendix 1: Tree Preservation Order No. 10, 2019 Appendix 2: Tree Preservation Order Assessment Appendix 3: Objection

1<sup>st</sup> November 2019

Head of Planning and Economic Development



**DATED: 23 AUGUST 2019**

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE SOUTH BUCKS DISTRICT COUNCIL**

**21 Anslow Gardens, Iver Heath,  
Buckinghamshire SL0 0BW**

**TREE PRESERVATION ORDER 2019**

**No. 0010 of 2019**

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE SOUTH BUCKS DISTRICT COUNCIL**

**21 ANSLOW GARDENS, IVER HEATH,  
BUCKINGHAMSHIRE SL0 0BW**

**TREE PRESERVATION ORDER 2019  
NUMBER 0010 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 – 21 Anslow Gardens, Iver Heath, Buckinghamshire SL0 0BW  
Tree Preservation Order 2019  
Number 0010 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 23<sup>rd</sup> day of August 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)**

<b>Reference on Map</b>	<b>Description</b>	<b>Situation/Grid Reference</b>
T1	Oak	502712 183326
T2	Oak	502702 183321

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

<b>Reference on Map</b>	<b>Description</b>	<b>Situation/Grid Reference</b>
	None	

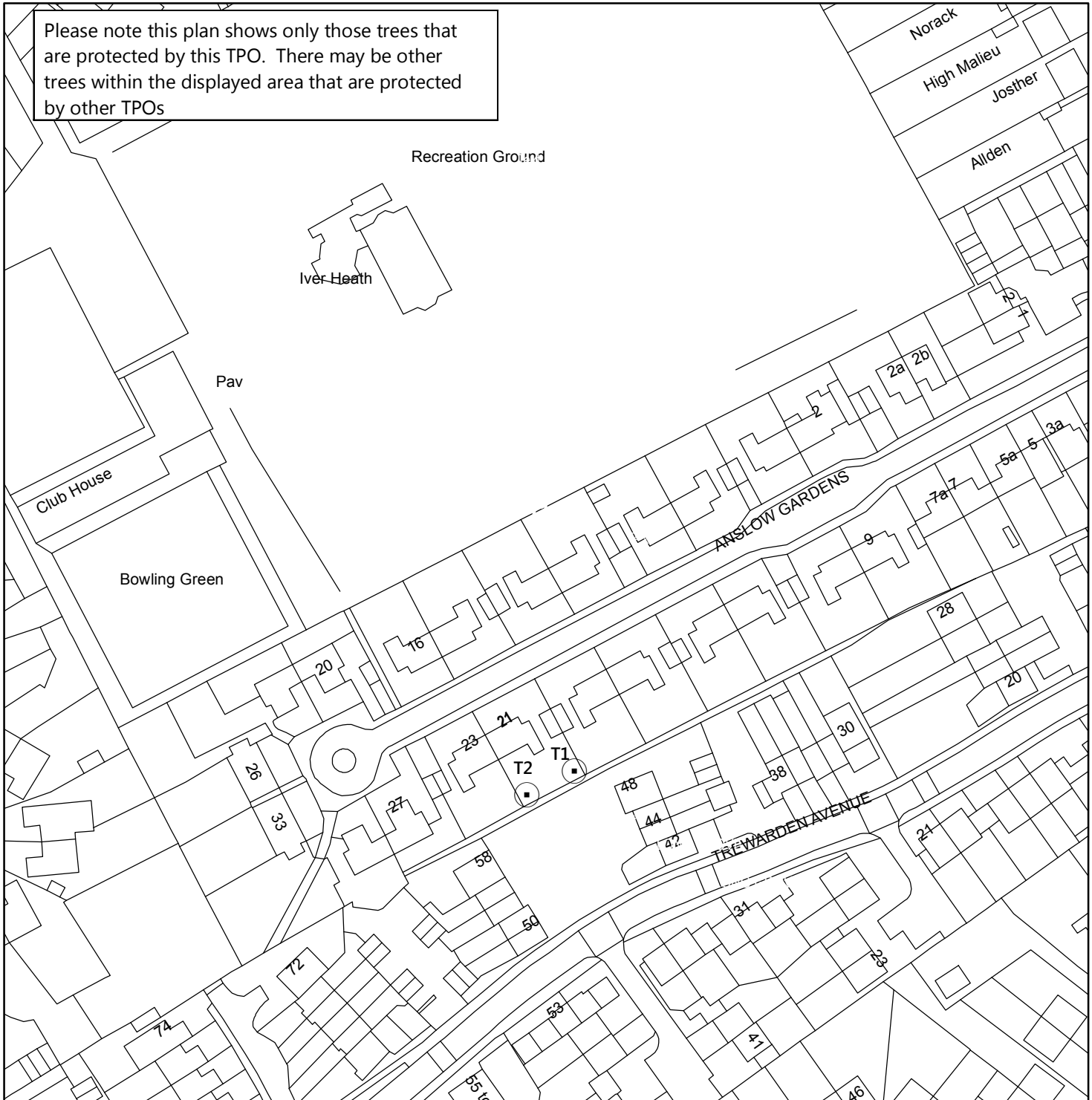
**GROUPS OF TREES  
(within a broken black line on the map)**

<b>Reference on Map</b>	<b>Description</b>	<b>Situation/Grid Reference</b>
	None	

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

<b>Reference on Map</b>	<b>Description</b>	<b>Situation/Grid Reference</b>
	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



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller 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. 0010, 2019**

21 Anslow Gardens, Iver Heath, Buckinghamshire SL0 0BW

*Mark Jaggard*

Head of Planning and Economic Development



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Classification: OFFICIAL

**FORM FOR COMPLETION BY THE TREE OFFICER**

Trees at 21 Anslow Gardens Iver Heath SL0 0BW  
 Reference TPO Request PQ/19/40455/ACKL  
 1). Tree reference numbers T1 T2  
 2). Species Oak Oak

**3). Tree conditions/defects**

Trees have not been inspected from within the property but from adjacent public open space.  
 Trees appeared to be healthy and one of the submitted photographs show no issues with the stem/bole of tree (T1). Both are in good condition.

4). Tree form mature specimens of good open form..

**5). What are the addresses of adjacent lands ?**

POS land adjacent to 40-58 Trewarden Avenue SL0 0SB  
 Anslow House 23 Anslow Gardens Iver Heath SL0 0BW

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

Both oaks are attractive trees of good form and notable landscape features within the public realm because of its size and stature. They are visible from nearby public footpath linking Anslow Gardens and Trewarden Avenue as well as from different aspects along both roads. Trees likely to have formed an old hedgerow boundary to the rear of the above property and a number of oaks along this boundary are already subject to a TPO status. Oaks are considered to be of high amenity value.

The expediency tests:

**7). What tree works are necessary?**

Removal of deadwood and branch clearance from nearby buildings in future years.

**8). What threats exist to the tree(s)?**

It has been alleged that the landowner of these trees has received quotes for the removal of these trees and an email request has been received for a new TPO was received on the 19 August.

**9). Are the trees visible to the general public?**

Yes.

**10). Is the land likely to remain under good arboricultural/silviculture management?**

Unknown but could be determined as no if as alleged both trees are being removed for "vanity reasons"..

**11). Could works to trees significantly harm the local environment and its enjoyment by the public?**

Removal will reduce the visual amenities of the local area as well as screening, wildlife habitat.

**12). Which trees have mostly future amenity value?**

Both

**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.

<b>Helliwell factor:</b>	T1 Oak	T2 Oak						
<b>Size</b>	8	7						
<b>Duration</b>	2.5	2.5						
<b>Importance</b>	2	2						
<b>Tree cover</b>	2	2						
<b>Suitability</b>	3	3						
<b>Form</b>	1	1						
<b>Total</b>	240	210						

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

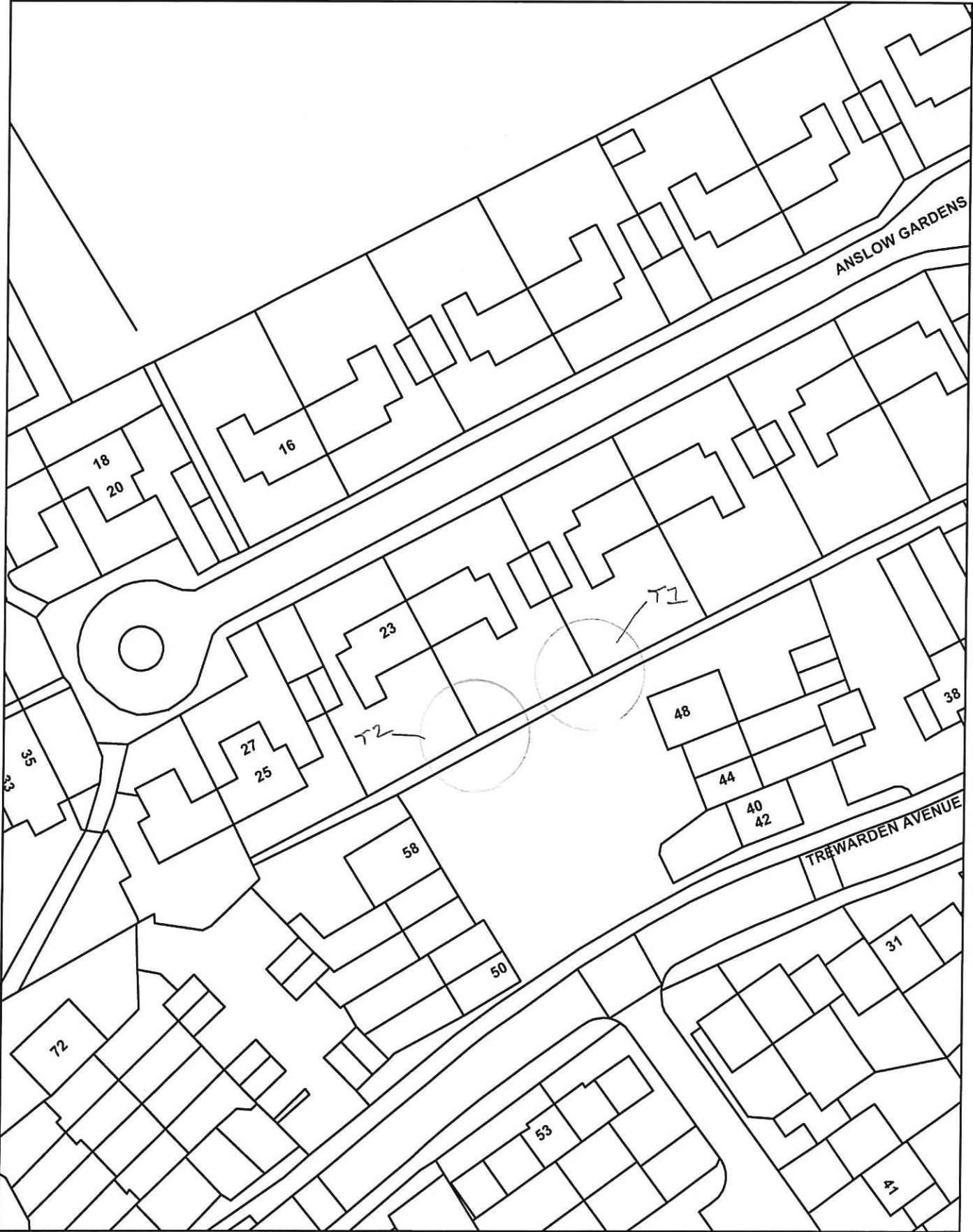
Arboricultural Officer: Richard Garnett



Date 21 Aug 2019

# Officer Site Visit Plan

TPO/19/0010





Ref: TPO/2019/0010

21 Anslow Gardens

Iver Heath

Buckinghamshire

SLO OBW

10 SEP 2019

5 September 2019

Dear Sirs,

I refer your letter dated 23 August 2019 advising that you have put in place Tree Preservation Order No. TPO/2019/0010 – 21 Anslow Gardens.

I am now writing to you to object to the Preservation Order being put in place, as I live at the property mentioned, and although the actual tree (named tree 1) is not located on our land, a great deal of the tree actually overhangs into our garden, There is another tree (named tree 2) which is situated in my garden, and this is the one I want to remove. However, tree 1 really needs to be cut back.

The reason why I want to remove the tree 2 is for a number of reasons, which I list below.

1. With these trees on either side of my garden, and growing into each other, the complete area of my garden is shaded from the sun.
2. I want to remove the tree from my garden and plant other, smaller trees, in its place. Which will also give me some privacy from neighbours, whose houses overlook my garden and also living room. I would also like to plant flowers and grow vegetables, which I have tried, and failed, before due to the garden getting no sunlight.
3. I have noticed other people in Anslow Gardens, removing trees from their gardens, without any problems. It is only my property that has trees totally overshadowing my garden from sunlight, so I find it difficult to understand why removal of the tree in my garden seems to be causing such an issue.
4. I have 4 children, aged from 3 years old, and whilst playing in the garden they have to be very careful not to get hit from falling particles from the tree, including dead branches. In fact a while ago, a branch fell from the tree and caught one of my sons on his head. Luckily his injury was too serious. However, they also have to contend with falling acorns. A while ago my husband was lying down in our swimming pool, an acorn actually fell from the tree, hitting him in the face, which is dangerous. Had this been one of my children, this could have been more dangerous. As these trees are so big and tall it is impossible for us to manage.  
Our neighbours
5. For several years now, we have problems with our drains as the drain is located in my garden. I have had numerous people out over the years, as we, and our next door neighbours have suffered from cracked pipes, caused by the tree, which has led to blockages. This is still an ongoing issue.
6. Even if I were just to have tree 2 trimmed, it would grow back, so would still have the same problem.

7. When my husband and I purchased the property at 21 Anslow Gardens, checks were done to ensure there were no orders, like this one, and found nothing in place. Had there been, we would not have bought the property.
8. AS the trees cover my garden from sunlight, the grass is always moist, and causes mushrooms to grow, which is not what I want.

These are some of the reasons why I would like to remove tree 2 which is in my garden and have tree 1 cut back considerably, so at least I can attempt to have a nice garden, plus ensuring I can get problems with drainage resolved and my children can play happily without the worry of getting injured by falling debris from the trees.

Thanking you in advance for taking the time to consider my concerns, and look forward to hearing from you with a favourable response for myself and my family.

Yours faithfully

A solid yellow horizontal bar used to redact the signature of the sender.

## **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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<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT OF:</b>	<b>Head of Planning &amp; Economic Development Prepared by - Development Management</b>

**Appeal Statistics for the period 1 April 2019 – 31 October 2019**

**Planning appeals allowed (incl enforcement)**

19.35% (6 out of 31) against a target of 30%.

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

19.35% (6 out of ). 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**

<b>DATE</b>	<b>PREMISES</b>
<b>PL/18/4888/SA Date TBC</b>	<b><u>14 Wooburn Green Lane, Beaconsfield</u></b> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).
<b>PL/18/4106/FA Date 04/12/19</b>	<b><u>Site Of Electron Works, Willow Avenue, New Denham</u></b> Redevelopment of site to provide 9 residential flats incorporating parking spaces.

**Appeals Lodged**

**Planning Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>
(a)	24/10/2019	PL/19/2415/HB	Mr Peter and Mrs Anthea Brough	Listed building consent for: Internal and external alterations to facilitate conversion of The Spinning Wheel and Roseneath into one dwelling including: changes to windows and doors; dormers to the rear amendments to rear porch	Roseneath and The Spinning Wheel, Village Road, Denham
(b)	24/10/2019	PL/19/2414/FA	Mr Peter and Mrs Anthea Brough	Internal and external alterations to facilitate conversion of The Spinning Wheel and Roseneath into one dwelling including: changes to windows and doors; dormers to the rear and amendments to rear porch.	Roseneath and The Spinning Wheel, Village Road, Denham
(c)	28/10/2019	PL/19/2843/FA	Mr Adam Wheatcroft	First floor front and side extension.	3 Rixon Close, George Green, Wexham

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**Enforcement Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Alleged Breach</b>	<b>Site</b>
(a)	11/10/2019	17/10120/ENBEOP	Mr and Mrs Jaswant and Ranjit Chana	Without planning permission the erection of an outbuilding to the rear of the property.	20 Lossie Drive, Iver Heath



**Appeal Decisions**

**Planning Appeal Decisions**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>	<b>Decision</b>	<b>See key</b>
(a)	24/10/2019	PL/18/3474/FA	Bell Cornwell LLP	Erection of two storey building to provide 1 apartment with ground floor parking. Reconfiguration of car park layout to provide 42 no. spaces, with associated tree and soft landscape planting. Demolition of garage block.	Land Rear Of 23 To 35, High Street, Iver	Appeal Dismissed	D
(b)	24/10/2019	PL/19/1507/OA	Elite Homes Ltd	Erection of 6 no. apartments with ground floor parking. Reconfiguration of car park to provide 44 no. spaces, with associated tree and soft landscape planting. Demolition of garage building.	Land Rear Of 23 To 35, High Street, Iver	Appeal Dismissed	D

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

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

<b>Officer Contacts:</b>	<p><b>Amy King 01895 837283</b></p> <p><b>planning.appeals@southbucks.gov.uk</b></p>
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