



Planning Committee

Tuesday, 17 December 2019 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

A G E N D A

Item

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

To approve the minutes of the Planning Committee held on 13 November 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/19/2297/FA - 50A Hogfair Lane, Burnham, Buckinghamshire, SL1 7HQ (Pages 9 - 16)

PL/19/2328/FA - Land Rear Of 9B To 11 Elmwood Park, Fronting Fulmer Road, Gerrards Cross, Buckinghamshire, SL9 7EF (Pages 17 - 32)

*PL/19/2728/FA - Land To The Rear Of 25, Brownswood Road,
Beaconsfield, Buckinghamshire, HP9 2NU (Pages 33 - 46)*

*PL/19/2844/FA - 18 Southlands Road, Denham, Buckinghamshire, UB9
4HD (Pages 47 - 62)*

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

*16/01548/RVC - Ponderosa, Love Lane, Iver, Buckinghamshire, SL0 9QZ
(Pages 63 - 74)*

*PL/19/3515/FA - 17 Long Close, Farnham Royal, Buckinghamshire, SL2
3EJ (Pages 75 - 80)*

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 81 -
126)*

For information.

6. Planning Appeals and Schedule of Outstanding Matters (*Pages 127 - 130*)

For information.

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

Membership: Planning Committee

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

Date of next meeting – Wednesday, 15 January 2020

Audio/Visual Recording of Meetings

This meeting might be filmed, photographed, audio-recorded or reported by a party other than the Council for subsequent broadcast or publication. If you intend to film, photograph or audio record the proceedings, or if you have any questions please contact Democratic Services. Members of the press please contact the Communications Team.

If you would like this document in large print or an alternative format, please contact 01895 837236; email

democraticservices@chilternandsouthbucks.gov.uk

This page is intentionally left blank

PLANNING COMMITTEE**Meeting - 13 November 2019**

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

*Attended site visits

Apologies for absence: J Jordan, M Bezzant and B Gibbs

34. MINUTES

The minutes of the Planning Committee held on 16 October 2019 were approved, subject to an amendment which corrected the Members attendance on site visits, and signed by the Chairman as a correct record. The following members attended site visits and were amended: Cllr R Bagge, Cllr J Jordan, Cllr T Egleton, Cllr B Gibbs, Cllr P Hogan, Cllr M Lewis and Cllr Dr W Matthews.

35. DECLARATIONS OF INTEREST

There were no declarations of interest.

36. APPLICATIONS AND PLANS

Key to the following decisions:

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

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

		Decision
Plan Number:	PL/19/1348/FA	R (AO)
Applicant:	Lotus Housing	
Proposal:	Change of use to supporting living facility (Use Class C2) – retrospective. Alterations to rear elevation to allow for	

Planning Committee - 13 November 2019

	changes from a window to a door at 6 Fairfield Lane, Farnham Royal, Buckinghamshire, SL2 3BX.
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by members • Officers clarified that the floorplan was incorrect as the communal living space was actually used as staff office and accommodation. • It was confirmed that there would be staff living on site when completing a 24 hour shift. • Speaking on behalf of the objectors, Mr Philip Norvill. • Speaking on behalf of the applicant, the agent, Mr Thomas Rumble. • Speaking as Local Member, Councillor Dev Dhillon. <p>Councillor D Anthony proposed that the Committee refuse the application due to the detrimental impact it would have on the amenities of the occupiers of the adjacent dwellings, and the inadequate and substandard level of amenity for occupiers of the development by virtue of the poor layout and configuration of the accommodation, and the lack of communal cooking and other facilities. The site is not conveniently located for shops and services, and therefore those facilities are not easily accessible for the occupants in view of their disabilities. This proposal was seconded by Councillor T Egleton and agreed at a vote.</p> <p>RESOLVED that the application be refused for the following reason:</p> <p>The NPPF sets out in Section 12 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Development should create places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion and resilience. The use, by virtue of its more intensive nature is giving rise to a greater and more noticeable level of noise, activity and general disturbance, than that expected to be generated by a single dwelling house in a quiet suburban location such as this. The use is therefore having and would continue to have a detrimental impact on the amenities of the occupiers of the adjacent dwellings and an adverse impact on the general residential amenities of the locality, and its character and appearance. Further to this the property provides an inadequate and substandard level of accommodation by virtue of the poor layout and figuration of the accommodation which is inappropriate for its intended use and the number of occupants, including inadequately sized rooms, small garden area, limited cooking facilities, size and design of the bathroom facilities, use of communal areas to access private areas, and the overall quality of the premises themselves. In addition, the site is not conveniently located for shops and services, and therefore those facilities are not easily accessible for the occupants. As such, an unacceptable level of residential amenity and quality of life is provided for the current and future occupants of the premises. Overall, the proposal would result in a poor design that fails to create better places for people to live. The proposal is therefore contrary to policies EP3 and H6 of the South Bucks District Local Plan (adopted March 1999), as well as Core Policy 7 of the South Bucks District Local Development Framework Core Strategy (adopted February 2011), and the NPPF.</p>	

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

		Decision
Plan Number:	PL/18/4669/FA	P
Applicant:	Mr Sameer Mohidin	

Planning Committee - 13 November 2019

Proposal:	Demolition of existing house and erection of new detached dwelling, creation of vehicular access at 11 Britwell Road, Burnham, Buckinghamshire, SL1 8AQ.
Councillor T Egleton proposed that the Officer's recommendation to grant conditional permission be approved which was seconded by Councillor D Anthony and agreed at a vote.	
RESOLVED that conditional permission be granted subject to the conditions as set out in the report.	

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

37. OBJECTION TO THE SOUTH BUCKS DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 0010 OF 2019, 21 ANSLOW GARDENS, IVER HEATH, BUCKINGHAMSHIRE, SL0 0BW

The Committee considered a report setting out the objections raised to the Tree Preservation Order No 0010 of 2019.

The objections were dealt with following the Procedure for Confirming Tree Preservation Orders adopted by the Committee on 27 February 2018. In accordance with this procedure the objector had been invited to attend and address the meeting. The objector was in attendance and addressed the meeting reiterating the points raised in her objection letter dated 5 September 2019.

The Council's Arboriculturalist addressed the meeting explaining why the Tree Preservation Order should be confirmed with modifications. The modifications were to change the title of the order to 21 and 23 Anslow Gardens and amend the tree locations on the map to show their actual positions.

Following a discussion, Councillor Dr W Matthews proposed that the Tree Preservation Order be confirmed with modifications to be made under delegated authority to the Head of Planning and Economic Development. This proposal was seconded by Councillor D Anthony and agreed at a vote.

RESOLVED that the South Bucks District Council Tree Preservation Order No 0010 of 2019 be confirmed and delegated authority be granted to the Head of Planning and Economic Development to modify the order as follows:

- 1) That the title of the order be changed to 21 and 23 Anslow Gardens.
- 2) That the position of the trees be amended on the Tree Preservation Order Map to show their actual positions.

38. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

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

RESOLVED that the report be noted.

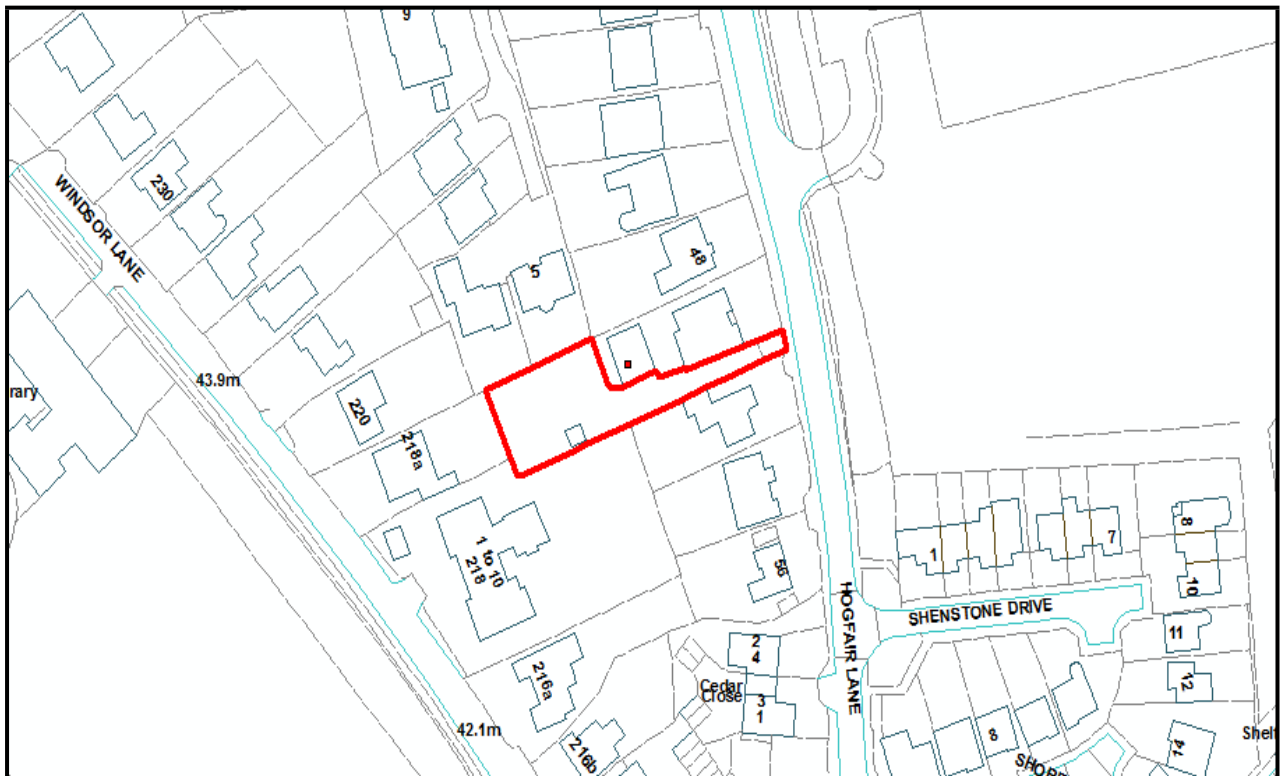
The meeting terminated at 5.26 pm

DRAFT

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

Reference No:	PL/19/2297/FA
Proposal:	Erection of new detached dwelling (alterations to Planning Permission PL/18/2313/FA)
Location:	50A Hogfair Lane, Burnham, Buckinghamshire, SL1 7HQ,
Applicant:	Mr H Siran
Agent:	Mr S Saxena
Date Valid Appl Recd:	3rd July 2019
Recommendation:	Conditional Permission
Case Officer:	Adam Pegley

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

The application meets the criteria to be heard at planning committee with regard to the number of objections received within the initial 21 day consultation deadline, prior to amended plans being received on 23 September 2019.

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

SITE LOCATION

The application site consists of part of the rear garden of No.50 Hogfair Lane, which is mainly laid to lawn along with a variety of natural vegetation and some trees. The area is bounded on all sides by residential properties, with limited screening in place along these boundaries. The site falls within the developed area of Burnham, and the area is characterised by a variety of different dwellings in terms of their size and design. The application site is located within an area designated as a 'Suburban Road' in terms of its character and appearance, as set out within the Townscape Character Study.

THE APPLICATION

The application proposes the erection of a detached dwelling on land to the rear of No.50 Hogfair Lane. This application follows two previously approved schemes for a detached dwelling on this site (17/00111/FUL, PL/18/2313/FA).

This current application sought revision to the design and appearance of dwelling, namely in the form of the introduction of an enlarged rear dormer window with balcony, a single storey side extension and alterations to the roof to facilitate larger roof space.

Amended plans were then received on 23 September 2019. These plans made significant changes to the proposal in that the proposed enlarged rear dormer window was completely removed from the application; the rear dormer windows to remain therefore identical to the previous planning approval (PL/18/2313/FA).

The two other proposed changes remain. This includes the alteration of the roof angle in order to accommodate an increased roof space (this change is most visible on the side elevations) and the proposed single storey side extension on the Northern elevation. It would extend along the Northern side of the dwelling, set back 1 metre from the front elevation. It would be 2.9m in width, 2.85m to the eaves with a maximum height of 3.4m.

RELEVANT PLANNING HISTORY

PL/18/2313/FA - Detached dwelling on the land to the rear of 50 Hogfair Lane. Conditional Permission.

17/00111/FUL - Detached dwellinghouse. Conditional Permission.

17/00068/FUL - Two detached dwellings. Refused Permission.

PARISH COUNCIL

Object to the application for several reasons:

The proposal was grossly excessive in relation to the size of the plot, it would further densify the area, the development had majorly deviated from the original application (which enforcement action should have been taken against), there was insufficient parking provision for the site, the pre-commencement conditions of the original application had not been met, and there was insufficient space to position refuse bins for collection. It would also have an adverse impact on neighbouring individuals' enjoyment of their amenities, as well as mutually overlook the closest properties; notably through the placement of the dormer and balcony, and the proximity to the fence of the property at the rear.

Additionally, it was felt the application should be considered in the context of the extant permissions for no. 50, to gauge the true impact and potential scope for issues relating to the increase in the number of vehicle movements, the lack of parking provision, and the increased denseness.

The Committee concluded that the proposal was largely unfit and if accepted could set a precedent for similar applications to follow.

REPRESENTATIONS

12 letters of objection have been received prior to the amended plans being received on 23 September 2019, raising the following issues (summarised):

- Out of keeping
- Overlooking/loss of privacy
- Scale and location of the property contrasts with its surroundings
- Overcrowding of site
- Large dormer window overbearing
- Insufficient parking spaces/access
- Garage not fit for purpose and may be utilised for living accommodation

3 further letters of objection received following re-consultation in light of amended plans received 23 September 2019, raising the following issues (summarised):

- No specified location of bin store
- Adding extra room overbearing on neighbouring properties
- Oversized property for the plot
- Concern over site area incorrectly referenced in the report [OFFICER'S NOTE: The site area is approximately 770 sq.m. including the driveway]
- Concern over inaccuracies in the application, including description of proposed, whether the site is vacant or not, applicant details, whether the site can be viewed from Hogfair Lane and waste storage and collection [OFFICER'S NOTE: It is not considered that the above will have a

material impact on the officer's recommendation - officers have been to the site and completed the report with regard to the site visit, as well as the application documents]

CONSULTATIONS

Buckinghamshire County Council Highways (26 July 2018):

- No objection, subject to conditions.

Buckinghamshire County Council Highways (16 October 2019):

- Amended plans would not have a material impact on the highway and therefore no objections raised.

Chiltern and South Bucks Waste Management Team:

- Residents to present their waste & recycling containers at their property boundary in accordance with Council policies.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP8, CP9, CP12 and CP13.

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

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013.

Chiltern and South Bucks Local Plan 2036.

EVALUATION

Principle of development

1. The principle of erecting a detached dwelling on this site has already been established via the granting of planning permission PL/18/2313/FA, and prior to that planning permission 17/00111/FUL. There has been no change in planning policy of the circumstances of the site to warrant a different view now being taken. The new Chiltern and South Bucks Local Plan 2036 has not yet been adopted so is afforded limited weight.

Design/character & appearance

2. The NPPF (2019) at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually

attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

3. Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area. Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.

4. The proposed alterations to the existing approval would result in an enlargement of the roof space (without increasing the overall ridge height) which is most visible on the side elevations of the dwelling. Given the significant set-back of the dwelling from the highway, the dwelling has previously been assessed as having a minimal visual presence within the street scene and wider locality, and the situation is the same here as no alterations bring the dwelling physically closer to the Hogfair Lane. The roof enlargement does not contribute to an increase in footprint, and space to the front and rear of the dwelling will help preserve its setting within the plot.

5. In relation to the single storey rear extension, this would be set back 1 metre from the front of the house and therefore not readily be visible from the street. The size of the single storey side extension is modest in height and width and of an appropriate pitched roof design. No objections therefore raised in relation to the new proposals design, character and appearance within the locality, including having regard to the special characteristics of the 'Suburban Road' designation, as set out within the South Bucks Townscape Character Study.

Residential amenity

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

7. Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land. Policy H11 states that the impact of proposals on the amenities of dwellings and their gardens will be considered, to ensure that the extension would not adversely affect the amenities of any adjacent properties.

8. The original plans for this application included an enlarged rear dormer window, which raised initial concerns over overlooking/perception of overlooking risks to neighbouring properties. Since the amended plans received on 23 September 2019, this enlarged dormer window has been removed. In relation to the enlarged roof space, this is only visible from the side elevations. To the South, there is ample space between the property and the distance to the neighbouring property. To the North, whilst there is less distance between buildings, the dwelling is located at the end of the garden of the

adjacent property and it is not considered there would be any significant additional amenity impact above and beyond that which has already been approved.

9. The single storey side extension is modest in height, and presents a lower eaves height immediately adjacent to the boundary. Given its location at the bottom end of the gardens of neighbouring properties, no objections with reference to neighbouring amenity raised in this regard.

Parking/Highway implications

10. Sufficient parking would be provided for onsite and no objections have been raised to the amendments by Buckinghamshire County Council Highways. The comments of contributors regarding the potential use of the garage as habitable accommodation are noted; however no condition was imposed on the previous approval requiring the garage to remain as such. Therefore, it was not considered substantially harmful if the garage was utilised as habitable accommodation and it is considered appropriate parking can be provided on the site. No objections therefore raised in this regard.

Conclusions

11. The proposed roof alteration (to provide additional roof space) and single storey rear extension would not contravene design policies, nor result in a dwelling at odds with the street scene. It is not considered any additional significant impact to the amenities of neighbouring properties would arise as a result of the modifications. As such, the officer's recommendation is conditional permission.

Working with the applicant

12. In accordance with paragraphs 186 and 187 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.

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

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

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

14. 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. Within 3 months of the date of this permission, 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.)

2. **Within 3 months of the date of this permission, a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (SM02)**

Reason: To ensure that such works do not detract from the development itself or from the appearance of the locality in general. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. None of the trees, shrubs or hedgerows shown for retention on Proposed Landscape Plan 50AHOGFAIR/PL10A (received on 3 July 2019) shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (ST01)

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

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

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

5. 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 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. No windows shall be inserted at or above first floor level in the north or south side elevations of the dwellinghouse hereby permitted. (ND05)

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

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

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

8. Prior to the occupation of the dwelling, visibility splays must have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway. (NH39)

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

9. The northern most first floor dormer window in the rear elevation of the dwellinghouse hereby permitted shall be fitted and permanently maintained with obscure glass. (ND04)

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

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

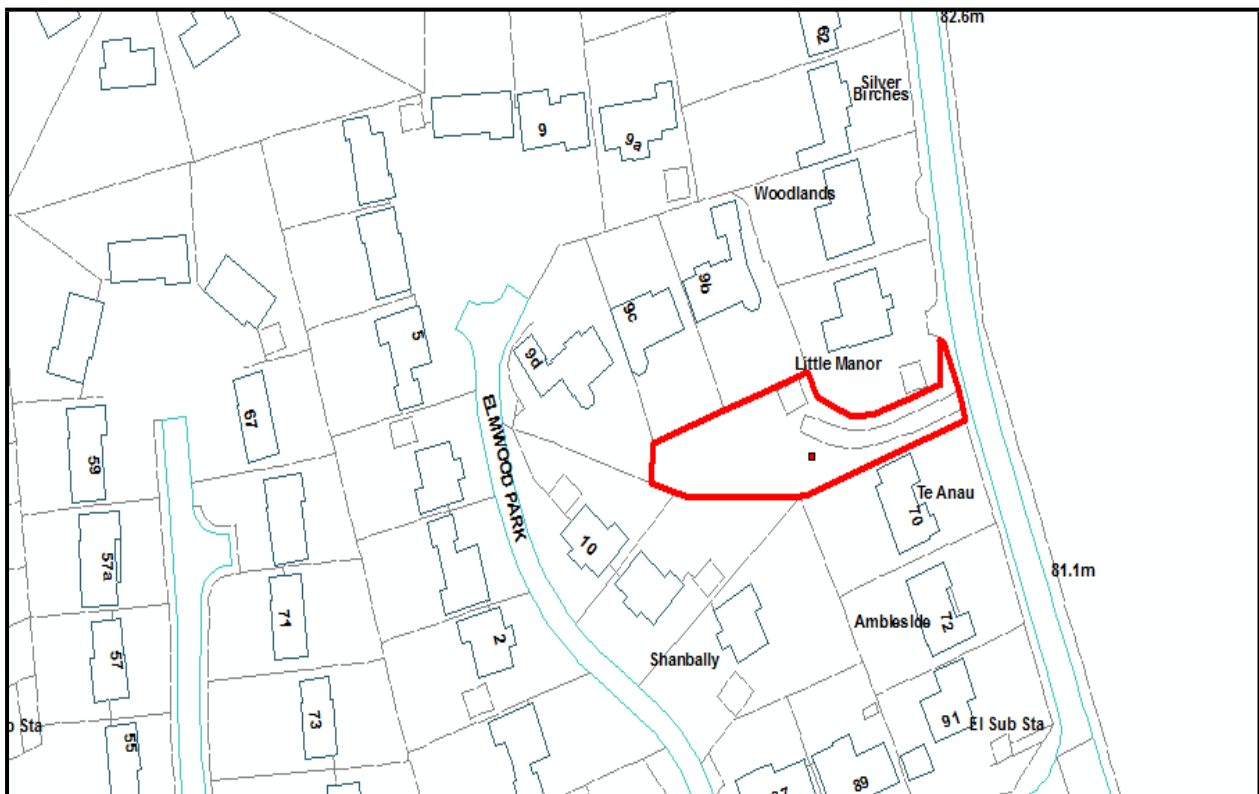
LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
50AHOGFAIR/PL30A	23.09.2019
EXISTING SITE LOCATION PLAN- 50HOGFAIR/PL01	03.07.2019
PROPOSED LANDSCAPE PLAN 50AHOGFAIR/PL10A	03.07.2019

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 17th December 2019 **Parish:** Gerrards Cross Town Council

Reference No:	PL/19/2328/FA
Proposal:	Erection of dwelling with retention of garage using existing access.
Location:	Land Rear Of 9B To 11 Elmwood Park , Fronting Fulmer Road, Gerrards Cross, Buckinghamshire, SL9 7EF
Applicant:	Mr Paul Taylor
Agent:	Mr David Parker
Date Valid Appl Recd:	4th July 2019
Recommendation:	Conditional Permission
Case Officer:	Mr Graham Mansfield

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION

The application is being referred to the Planning Committee by virtue of receiving over 10 objection letters and the recommendation being approval.

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

SITE LOCATION:

The application site is located within developed area of Gerrards Cross for the purposes of the Chiltern & South Bucks Townscape Character Study is designated as a Woodland Road.

The site is not located in an area of exceptional character or conservation area.

The application site, together with the properties to the north and west on Elmwood Park were once part of the former curtilage of 'Felbrigg', a large two storey dwelling which was situated in a substantial plot and demolished in the early 1990's.

The site in question, which has a plot size of 0.11 hectares, is the last piece of land left over from the Felbrigg site. Part of the site comprises of the former driveway and access to 'Felbrigg', a single storey garage is the only structure which exists on the application site.

A number of properties adjoin the application site with 9b, 9c and 9d Elmwood Park located to the north and no. 68 Fulmer Road (Little Manor) and 70 Fulmer Road (Sheridan Lodge) located either side of the access to the site to the east.

No.10 and 11 Elmwood Park adjoin the application site to the south.

THE APPLICATION:

The application seeks planning permission to erect a two storey detached dwellinghouse which would include the retention of the existing garage incorporated into the new dwelling by a single storey link element measuring 4.0m in depth and 3.0m in width.

The main two storey element of the dwelling would measure approx. 12.0m in width and 8.7m in depth with an eaves height of 5.2 and a maximum ridge height of 8.9m.

The proposed dwelling would have a small hipped roof single storey projection attached to the south elevation which would measure approx. 3.4m in width and 5.6m in depth. A single storey rear projection would also feature adjacent to the northern boundary. This would consist of a flat roof at a height of 2.8m and would be 4.5m in width and 6.2m in depth.

In terms of design, the proposed detached property would be of a Georgian style. Hardsurfacing would feature to the front to accommodate parking area and there would be an element of soft landscaping to both the rear and front of the proposed development.

AMENDMENTS TO APPLICATION:

The application was amended during the course of the application which included an amended design to the windows at front first floor level and changes to the design of the roof on the proposed single storey rear projection.

The entrance gates and associated piers were also removed from the proposed scheme. A condition has been recommended in order for the District Council to control the installation of any future entrance gates.

RELEVANT PLANNING HISTORY:

864/79; Erection of 9 detached dwellings Land at Felbrigg, Junction of Fulmer Road and St Huberts Close; Outline permission.

84/00382; Erection of 6 Detached Houses with garages and construction of estate road off St. Huberts Close; conditional permission.

86/00843; Erection of six detached garages off Elmwood Park; Conditional permission.

92/00552/OUT; Demolition of Felbrigg and erection of 3 detached dwellings with garages.

93/00629/OUT; Demolition of Felbrigg and erection of 4 detached dwellings with garages; Refuse Permission.

T/APP/N0410/A/93/230113/P2; Appeal of the above; Appeal dismissed.

96/00358/FUL; Erection of detached dwelling; retention of double garage; Refuse Permission on amenity and disturbance grounds.

GERRARDS CROSS TOWN COUNCIL:

Response dated: 28th October 2019

Council objects to this proposal which it considers to be contrary to policies EP3 and H9 of the Local Plan. The proposal represents overdevelopment of the site and is unneighbourly to eight surrounding properties. The 2-storey development is positioned very close to the backs of existing properties, The development leaves very little amenity space. Both properties, on either side of the driveway (Nos. 70 and 68), will be affected by parking and turning of vehicles on the site too close to their back gardens and rear elevations.

REPRESENTATIONS:

14 letters of objections were received, with 6 letters received from adjoining households. The concerns are summarised as follows:

- Overdevelopment of the plot
- Over-dominant development.
- Reference to previously refused schemes and appeal.
- Reference to 'illegal' existing garage.
- Impacts on the character of the area

- Size of the proposed dwelling.
- Loss of Privacy
- Loss of views and visual amenity
- Impacts in terms of daylight and overshadowing
- Removal of trees
- Impact on drainage
- Noise and disturbance as a result of the use of the driveway/gates
- A single storey dwelling would be preferable
- Loss of light to surrounding properties
- Proposed parking and access would impact on highway safety
- Impacts in terms of flooding and drainage
- Inaccuracies in design and access statement
- Amended plans do not address previous concerns

CONSULTATIONS:

County Highways:

Fulmer Road is a C-class road subject to 30mph speed restrictions. The road is not subject to parking or waiting restrictions and benefits from a pedestrian footway. The application proposes the erection of a single dwelling using an existing access onto Fulmer Road. When considering trip generation, I would expect a dwelling in this location to generate in the region of 4-6 vehicular movements (two-way) per day. As this is the case, the access arrangements serving the site will need to be assessed in order to determine its suitability to accommodate the vehicular movements anticipated. I am satisfied that these movements can be accommodated on the local highway network. However, as the site is to be subject to intensification in use, the access point serving the development will need to be assessed in order to determine its suitability to accommodate the additional vehicular movements. In accordance with guidance contained within Manual for Streets, visibility splays of 2.4m x 43m are required in both directions commensurate with a speed limit of 30mph. Having reviewed the submitted plans, I am satisfied that sufficient visibility splays can be achieved within the publicly maintained highway or land owned by the applicant. The application proposes the retention of 2 parking spaces in the existing garage and an additional 3 parking spaces on the proposed hard standing. The parking standards specify that each parking space should be a minimum of 2.4m x 4.8m wide. Whilst I trust that the Local Planning Authority will consider the level of parking proposed, I can confirm that these spaces are of adequate dimensions and would allow for vehicles to park, turn and leave the site in a forward gear. In regards to sustainability, the proposed development is located within 200m of bus stops with regular services to High Wycombe and Slough providing a genuine option for sustainable transport. Mindful of the above, the Highway Authority raises no objections to this application.

South Bucks District Council Waste Services

Waste services note the proposal for a new dwelling on Fulmer Road. Waste services has no objections, residents to present their containers at their property boundary in accordance with council policies. Crews will not access the long drive.

Tree Officer:

No objections, subject to conditions.

Ecology Officer:

I have reviewed the Ecological Survey letter produced by AAe Environmental Consultants (6th June 2019) and am satisfied that the presence of protected habitats and species has been given due regard. If minded to approve, details of ecological enhancements are required to ensure an overall net gain in biodiversity is achieved.

Environmental Health (Noise):

I have reviewed the report prepared by noise.co.uk Ltd (ref: 20037-1, dated 30th May 2019) in support of this application and have concluded that there is no sustainable objection, on Environmental health grounds, to the proposal.

Denham Aerodrome:

With reference to the above application we would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone. Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft and may be available for use at any time. It is inevitable that any occupants in this location will both hear and see aircraft operations and it is important that all concerned are aware of the juxtaposition of the sites.

POLICIES:

National Planning Policy Framework (NPPF), Revised July 2018.

National Planning Practice Guidance (NPPG)

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

Local Plan Policies: EP3, EP4, EP5, EP6, H9, TR4, TR5 and TR7.

Chiltern and South Bucks Draft Local Plan 2036 (2019)

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

Core Strategy Policies: CP1, CP2, CP3, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP12 and CP13.

Other material considerations:

Interim Guidance on Residential Parking Standards.

South Bucks District Residential Design Guide Supplementary Planning Document (published October 2008).

South Bucks Townscape Character Study (published February 2017)

EVALUATION:

1. The NPPF was revised on the 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 local policies, as highlighted above, are in accordance with the NPPF. As such, it is considered that this application should be assessed against the relevant local policies set out above and it is considered appropriate to afford these policies significant weight. Where there is a difference or conflict in policy, then the NPPF takes precedence.

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

Principle of Development:

3. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). The Council has adopted policy H10 of the Local Plan, which resists the development of residential garden land. Notwithstanding the above, the application site does not fall within a Residential Area of Exceptional Character which policy H10 relates to. The South Bucks Townscape Character Study designates the site as a woodland road. However, this does not preclude the introduction of a new dwellinghouses, providing they do not unduly impact the character and appearance of the site or locality in general.

4. A number of representations have highlighted that permission has already been refused for similar proposals in the past on the application site. Whilst this is noted, during the intervening years, planning policies have evolved, including the adoption of the National Planning Policy Framework (NPPF). In addition, each proposal is assessed on its own merits.

5. Chapter 11 of the NPPF encourages local planning authorities to make the effective use of land. Paragraph 17 of the NPPF states that planning policies and decisions should promote the an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

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

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

Design/Character & Appearance:

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

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

10. A number of objections have stated that the proposal would be out of keeping with the wider character of the area and that the proposal would result in the overdevelopment of the site.

11. It is also noted that the Town Council have stated that the proposal would not align with the District Council's Local Policies in terms of scale, height, design and layout, would be an overdevelopment of the plot with little remaining amenity space.

12. Whilst these comments are noted, the surrounding area is of a mixed nature. It is evident that there are a number of different styles and forms of dwelling in the locality, which includes a variety of plot sizes. Due to the variations in building forms noted, it is considered that the overall proposal would not appear incongruous in the wider streetscene.

13. Officers consider that the size of the plot and the inclusion of the detached dwellinghouse within it, would maintain a sufficient level of spaciousness on site. In addition the resultant plot, although not as wide as surrounding building plots, would provide an acceptable amount of amenity space of approx. 280sqm.

14. In terms of spaciousness, a gap of 23.0m would be retained from the rear elevation of the two storey dwellinghouse to furthest point on the common boundary with 9d and 10 Elmwood Park. 42.0m would be retained from the front elevation to the highway of Fulmer Road. A gap of 3.2m would be retained from the northern flank of the two storey dwelling to the common boundary with 9b Elmwood Park. In terms of separation distances to the southern boundary this would vary from a maximum of 7.8m to a minimum of 4.0m due to its splayed nature.

15. In terms of scale and bulk, the proposed two storey dwelling would have an eaves height of 5.2m and a maximum height of 8.9m. Officers consider that the proposed scale would be comparable to that of other properties in the area.

16. It is considered that the style and architecture of the proposed dwelling would reflect the character of the surrounding area. The proposed dwelling would be of a Georgian vernacular which is deemed satisfactory and would reflect the style of other similar dwellings in the area, with various examples located on Fulmer Road, St Huberts Close and Elmwood Park. Final details of the materials could be secured by way of planning condition.

17. The locality as denoted in the Chiltern and South Bucks Character Study (2017, is noted for its woodland character. This is reflected by the presence of soft landscaping, in the form of trees, lawns and hedging. Officers note that the existing site benefits from a number mature trees located close to the boundaries. The majority of these would be retained as part of the development, with other replaced as part of a landscaping scheme.

18. Overall, the proposal would have an acceptable balance of hard and soft landscaping. Overall, it is considered that the proposed landscape scheme could be secured by planning condition requiring soft landscaping plans with further planting details.

19. In summary, and considering the objections received, the scale and siting of the proposed development is considered to be acceptable when considered in terms of policy EP3 and H9 of the South Bucks District Local Plan.

Residential Amenity:

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

21. A number of objections have outlined that the proposed dwelling would impact on daylight and overshadowing to neighbouring properties and would also impact on the privacy of neighbouring dwellings.

22. In terms of the impacts of the proposed dwelling in relation to residential amenity this is assessed as follows;

Little Manor, 68 Fulmer Road

23. Little Manor would be located to the east of the proposed dwelling and would share a boundary with the existing access to the site. Due to its plot layout, Little Manor has its main amenity area to the southern side of the dwelling, having a relatively shallow amenity area (occupied by a swimming pool) between its rear elevation and the common boundary with 9b Elmwood Park.

24. There would be a distance of approx. 22.5m between the north east corner of the first floor of the proposed dwelling to the south west corner of Little Manor. In addition, the proposed dwelling would not result in the interruption of the relevant 45 and 60 degree splays from the ground and first floor habitable windows on the south elevation of Little Manor.

25. Similarly, the separation distances of the proposed dwelling to the common boundary with Little Manor ranging from 12.0m at the closet point and approx. 22.0m from the widest point is considered by officers not to result in unacceptable impacts in terms of visual dominance or outlook.

26. Officers note that it is intended to utilise the existing garage structure within the application site, to be used for the purposes of parking. It is proposed to incorporate a new hipped roof on this structure which would be hipped away from the adjacent boundaries at a maximum height of 4.6m. In terms of residential amenity, it is considered that this element of the proposal would not introduce any significant impacts than those that already exist on site in terms of residential amenity.

27. In terms of privacy and overlooking, the nearest three windows in the first floor front elevation facing toward the common boundary with Little Manor would not serve habitable rooms, serving bathroom facilities and hallways. It would not be unreasonable to ensure that these windows consist of obscure glazing in order to reduce any impacts in terms of overlooking. The furthest front first floor window in the proposed dwelling would serve a bedroom. However, due to the separation distance and oblique angle to the amenity space at Little Manor, it is considered that this relation would not result in any unacceptable impacts in terms of direct overlooking or loss of privacy.

Willow Cottage, 9b Elmwood Park

28. 9b Elmwood Park is located directly to the north of the application site. The proposed north flank of the two storey element would be set off the boundary with 9b by 3.2m and would result in a side to back distance of approx. 22.0m

29. Officers consider that this separation distance would be acceptable in terms of the visual impact of the proposed development. Whilst it is acknowledge that there would be an increase of built form at ground floor level adjacent to the rear boundary of 9b, the combination of the separation distances and single storey nature is considered not to result in any undue impacts in terms of residential amenity.

30. No flank windows are proposed at first floor level for the proposed dwelling and therefore no undue impacts in terms of overlooking would result. A number of secondary windows would be located in the north elevation at ground floor level. However, due to the boundary treatment, it is considered that residential amenity in terms of privacy would be maintained.

9c and 9d Elmwood Park

31. Due to the separation distance and the right angled relationship between the rear elevation of the proposed dwelling and the rear elevation of 9c and 9d, it is considered that no undue impacts would result in terms of daylight, outlook or overshadowing. Similarly, due to the right angled relationship there would be no opportunities for direct overlooking from the first floor rear elevation of the proposed dwelling to the rear amenity space of 9c and 9d.

32. Part of the proposed single storey rear projection would run adjacent to the rear boundary of 9c Elmwood Park. However, due to the flat roofed nature, limited height and separation distance to the rear of 9c, it is considered that this element of the proposal would have an acceptable impact in terms of residential amenities.

Sheridan Lodge, 70 Fulmer Road

33. Sheridan Lodge is located to the south of the proposed development. The rear boundary of this property would roughly align with the proposed front elevation of the proposed dwelling. However, the south east corner of the proposed dwelling would be set off the northern boundary of Sheridan Lodge by approx. 7.8m. The nearest habitable space, a rear conservatory, would be located approx. 16.5m from the proposed south east corner of the proposed dwelling.

34. The first floor rear windows serving Sheridan Lodge would be set at oblique angles in relation to the proposed first floor front elevation of the proposed dwelling. The minimum front to rear distance being approx. 23.0m. Due to this relationship, it is considered that no unacceptable impacts would occur in terms of residential amenity on the occupiers of Sheridan Lodge.

10 and 11 Elmwood Park

35. No. 10 and 11 Elmwood Park are located to the south of the application site and are positioned at an angle to the application site. However, minimum back to back distances of 36.0m and 27.0m would be achieved to the rear of no's 10 and 11 respectively. As such, officers consider that no unacceptable impacts in terms of residential amenity would occur to these occupiers.

36. A number of representations have highlighted that the use of the access for vehicles would have the potential to cause disturbance to neighbouring dwellings, due to the fact the garaging a driveway would be in close proximity to amenity spaces of neighbouring residential dwellings, notably Little Manor to the north and Sheridan Lodge to the south. It is noted that a similar proposal was dismissed on appeal in 1993 on disturbance grounds.

37. In support of the application the applicant has commissioned a noise report to demonstrate the expected noise levels in connection with the use of the access for vehicular movements.

38. The noise report has been reviewed by the Council's Environmental Health team who have concluded that there would be no objection to the proposal on Environmental Health grounds. Officers note that the site is located on a relatively busy 'C' class road where there is existing road traffic noise. In addition, the expected vehicular movements for a single family dwellinghouse is not expected to result in undue impacts in terms of disturbance.

39. The above has been verified by County Highways in their formal consultation response and have stated that when considering trip generation, it is expected that a dwelling in this location to generate in the region of 4-6 vehicular movements (two-way) per day. Considering the above the District Council could not substantiate a reason for refusal in terms of noise and disturbance.

40. Similar disturbance concerns have been made in relation to the proposed gates. However, this element was removed from the proposal during the course of the application.

41. Overall, the proposal is therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan.

Parking, Access and Highways:

42. It is noted that objections have been raised in terms of parking, traffic generation and highway safety in general.

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

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

45. The existing access was formerly used as an access to a single residential property, as such no objection is raised in this regard. The County Highways officers have commented on the application in terms of potential trip generation and the proposed vehicular access to the site and are satisfied with the details submitted and have concluded that the proposal would not unduly impact upon the safety of the Highway. Subject to the attachments of conditions in relation to visibility splays, the proposal would comply with policy TR5 and TR7 of the South Bucks District Local Plan (1999).

46. The proposed plans submitted show that there would be provision for at least 5 spaces across the site. As such, the proposed parking quantum would be acceptable for the occupancy of the proposed four bedroom dwelling. Overall, the proposed parking provision would comply with policy TR7 and appendix 6 of the South Bucks District Local Plan (1999).

47. The District Council's Waste Services have confirmed that the proposal would be acceptable from a waste servicing. It would be for the owners of the proposed property to present their refuse by the kerbside on collection day, which is common practice for the majority of households across the district.

Trees:

48. A number of objections have raised concerns in relation to the removal of trees on the site. Whilst these concerns are noted, the trees in question do not benefit from protection orders.

49. An arboricultural report was submitted which outlined the trees for retention and removal. These include a number of cypress trees on site. The Council's Tree officer has reviewed the details and has not objected to the proposed scheme. However, a condition would be required to ensure tree protection measures are put in place during the construction phase and to ensure that the proposal is carried out in accordance with the recommendations within the tree report.

50. In terms of landscaping, the applicant has provided indicative planting which include both the retention and planting of new landscaping features on site. These are acceptable to the District Planning Authority, subject to a condition requiring the submission of the final planting schedules.

Ecology:

51. The applicant has carried out an ecological survey for the site and these details have been submitted in the form of a report which concludes that the existing building on site does not support any protected species.

52. It is considered that impacts on potential protected species have been addressed sufficiently. As such there would be no objections to the scheme in terms of ecology, subject to the attachment of a mitigation and enhancement condition.

53. Subject to this condition, the proposal would accord with policy C9 of the South Bucks District Core Strategy (2011).

Other matters:

54. A number of objections have raised concerns in relation to sewage. However, this is not a material planning consideration.

55. In terms of the existing garage, it has been suggested that the existing structure is illegal. In terms of planning, due to the height of the existing structure in relation to the neighbouring boundaries, it is noted that the garage would not be 'permitted development'. The planning merits of the structure have been discussed in the report above.

56. A number of objections have referred to the loss of views. However, whilst the new dwelling would introduce a new structure within the locality, in planning terms there are no rights to views across third party land.

Sustainable Development/Planning Balance:

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

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

Working with the applicant

59. 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; and
- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

60. In this case officers of South Bucks District Council have worked with the applicant and have considered the amended details acceptable and comments from consultees and discussions have taken place as to the fundamental and principal of development being supported.

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

RECOMMENDATION:

Conditional Permission

Subject to the following conditions:-

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

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

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

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

3. A schedule of materials to be used in the hardsurfacing of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the laying of such hardsurfacing. Thereafter the development shall be carried out in accordance with the approved details.

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

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

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

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

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

6. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND12)

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

7. No further windows shall be inserted at or above first floor level in the north, east or south side elevation of the dwelling hereby permitted. (ND17)

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

8. The first floor windows in the east elevation serving the first floor landing, bathroom and en-suite of the dwelling hereby approved, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted and permanently maintained with obscure glass.

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

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

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

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

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

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

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Bucks District Council Core Strategy (2011) and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

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

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

13. Notwithstanding the details on plan number 19 FELL SP04 Revision D, no works shall commence above ground level until details of the entrance gates and piers are submitted to and approved by the District Planning Authority. The gates and piers shall be completed in accordance with the approved details and retained thereafter.

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

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
19 FELL PE01 C	17.10.2019
19 FELL SP01	04.07.2019
19 FELL SL02	04.07.2019
19 FELL SP04 D	05.12.2019

INFORMATIVE(S)

1. 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 Area Manager at the following address for further information.

Bucks County Council Transportation -
Transport for Buckinghamshire
10th Floor County Hall
Walton Street Aylesbury
Bucks HP20 1UY

Tel: 0845 230 2882

(SIH04)

2. It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (SIH23)
3. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

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

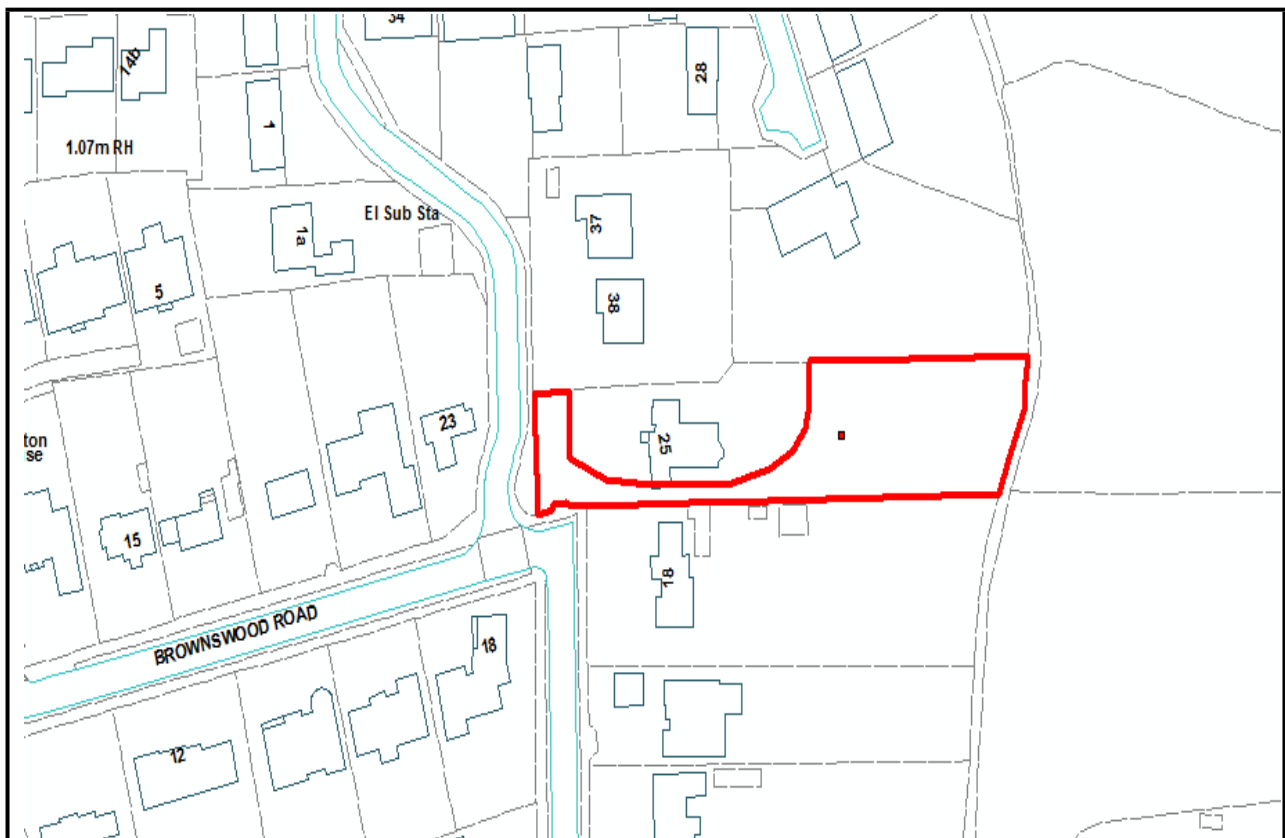
4. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)

.....

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 17th December 2019 **Parish:** Beaconsfield Town Council

Reference No:	PL/19/2728/FA
Proposal:	Construction of two detached dwellings.
Location:	Land To The Rear Of 25, Brownswood Road, Beaconsfield, Buckinghamshire, HP9 2NU
Applicant:	Mr Mark Carver
Agent:	Mr Simon Davis
Date Valid Appl Recd:	6th August 2019
Recommendation:	Conditional Permission
Case Officer:	Laura Peplow

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

The application will be attending the Planning Committee by virtue of receiving over 10 objection letters and the recommendation being approval.

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

SITE LOCATION:

The application site consists of a piece of land to the rear of No.25 Brownswood Road which was previously garden land associated with No.25. Planning permission (ref: 16/01091/FUL) was granted in 2016 for the erection of a dwelling in this location which has not been constructed, however the consent has been implemented with the access road approved as part of this consent constructed. The site has been largely cleared of grass and vegetation, excluding the protected trees. To the rear of the site is designated woodland, which is covered by an area TPO. This area TPO extends into the application site, covering approx. two thirds of it. The site is located within the developed area of Beaconsfield and within the characterisation of a 'Green Suburban Road', as set out within the South Bucks Townscape Character Study.

THE APPLICATION:

The application proposes the erection of two detached dwellings (1x4 bed and 1x5 bed), along with associated parking and landscaping.

The proposed new dwellings would be accessed via the vehicular access drive that leads from Brownswood Road, which also runs parallel to the flank boundaries with the neighbouring properties No.18 Bearswood Road to the south and 25 Brownswood Road to the north.

The proposed dwellings would be detached two storey buildings with some accommodation within the roof, Plot 1 would be located to the southern side of the site with a maximum ridge height of 9.3 metres and an eaves height of 5.6metres. Plot 2 would measure 8.8metres maximum height with an eaves height of 5.1 metres. They would be staggered within the plot with Plot 2 in the north western corner of the site. The dwellings would vary in design style with both featuring pitched and hipped roofs and dormer windows. They would each have an internal garage and hardstanding with parking for two vehicles to the front of each property and areas for landscaping.

During the course of the application amended plans were submitted reducing the depth of proposed Plot 2 in response to Arboricultural Officer concerns. This resulted in the internal layout altering, the ridge height increasing and form of the Plot 2 dwelling being amended, neighbour reconsultation was subsequently undertaken.

RELEVANT PLANNING HISTORY:

17/00841/RVC: Variation of Condition number 5 Planning Permission 16/01091/FUL

16/01091/FUL: Construction of detached dwelling with associated landscaping.

13/00412/TPO: T4 Oak, T6 Oak, T7 Acer - Remove & T3 Oak - Crown lift to 6m (BCC TPO No 16, 1951). Granted.

TOWN/PARISH COUNCIL

Beaconsfield Town Council made the following comments:

'The Committee wish to strongly object to this planning application as it is considered to be an overdevelopment of the site, a loss of privacy to neighbouring properties as they will be overlooked, the property will be extremely close to the boundaries on both sides and concerns regarding the access road to both properties.'

REPRESENTATIONS

Original Plans

Letters of objection received from 13 separate sources.

The concerns raised within the letters of objection included the following:

- Over development, intensity and scale unsuitable;
- Increased built footprint- Density not comparable with immediate surrounding area and significantly greater in height;
- Out of keeping with locality back land development;
- Proximity of development to boundaries overbearing and intrusive, highly visible to neighbours;
- Car movements and associated disturbance;
- Precedent, concern relating to future development within Bearswood End;
- Proposed development taller and more bulky than consented replacement dwelling with low roof line and dormers;
- Overlooking, loss of privacy and loss of light to neighbouring properties;
- Proposed dwellings would be congested and crammed together;
- Parking insufficient and will exacerbate existing problem with parking in Bearswood End and Brownswood;
- Concerns relating to land ownership and covenant relating to access and maintenance of associated land;
- Little turning space and poor emergency access to serve dwellings;
- Safety concerns relating to bend in road, parking accidents and children crossing;
- Removal of three significant trees not in keeping;
- Extant and proposed schemes entirely different, not comparable;
- Visibility of proposed development from adjacent woodland;
- Damage to tree within rear garden of neighbouring property and potential removal;
- Loss of habitat and wildlife;
- Damage to adjacent properties as a result of construction works, challenges constructing single consented dwelling noted.;
- Concerns relating to neighbours consulted and lack of orange site notice displayed.;

- Developer greed;
- Increased noise associated with traffic movements and the proposed residential use;
- Parking insufficient;
- Sewage and drainage capacity and existing issues;
- Raised decking harmful to amenity.

Amended Plans

Concerns reiterated as raised in relation to the original consultation. Concerns have not been addressed by the amended plans and the increase in height and inclusion of accommodation within the roof of Plot 2 would result in a worse impact.

CONSULTATIONS

Arboriculturalist Original Comments: Objection due to the proposed decking area in plot 2 will increasing pressures to heavily prune or remove oak trees T18 & T19 by future occupants. I also consider the soil structure/levels would be severely affected and this would in turn increase apprehensions of future occupiers because of likely low vigour/ die back within these two oaks.

[Officer note: In response to Arboricultural Officer concerns amended plans were submitted reducing the depth of proposed Plot 2 dwelling to reduce the impact on these trees.]

Arboriculturalist Amended Comments:

Following receipt of amended plans the Arboriculturalist raises 'No objections' to the proposed development.

Transport for Bucks:

No objections.

Environmental Health:

Acceptable subject to condition.

Waste Officer:

Bin collection point acceptable.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (adopted March 1999) (Saved policies) EP3, EP4, EP5, EP6, L10, H9, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) CP1, CP2, CP3, CP8, CP9, CP12 and CP13.

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Chiltern and South Bucks Townscape Character Study (2017).

Chiltern & South Bucks Draft Local Plan 2036 (2019)

EVALUATION

Principle of development

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

2. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). This Council already has such policies in the form of Policy H10 of the Local Plan, which resists the development of residential garden land. The application site does not fall within the designation (Residential Area of Exceptional Character) that Policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by Policy H10. The South Bucks Townscape Character Study does designate this site as having a 'Green Suburban' typology; however it is not considered that this designation prevents the introduction of additional dwellings, provided they would not adversely affect the character and appearance of the site or locality in general. In the case of the proposed development site, the principle of development in this backland location has been accepted by the 2016 consent (which is still implementable). The main difference between the previous consent and the proposed application which is under consideration is that it is proposed to develop the site more intensively, for two dwellings.

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

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

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

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

Design/character & appearance

7. The NPPF at Section 12, under the heading "Achieving well-designed places" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design. Developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

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

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

10. As detailed above, the site is identified as 'Green Suburban' Settlement within the Chiltern and South Bucks Townscape Character Study (2017). This typology refers to suburban areas characterised by plots arranged in a regular manner with a strong landscape character.

11. The principle of backland development has already been accepted on this site and was considered in full as part of the 2016 permission (reference: 16/01091/FUL) for the erection of a single residential dwelling. The main difference to be considered is the increase in the number of units and the associated increase in built form and intensification of the site.

12. It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. When taking the total site to the rear of 25 Brownswood Road, the proposal would result in a density of approx. 15.7 dph. Whilst obviously an increase over the consented scheme density (6.5dph), when seen in the context of the wider locality and other similar backland/infill development, it is not considered that the proposed intensification of the site would be out of keeping with the prevailing density of the wider area. Furthermore, when balanced against the need to make efficient use of land, it is considered that the proposed density of the scheme would not appear inappropriate.

13. In terms of the size and scale of the proposed dwellings it is noted that the consented dwelling (16/01091/FUL) measured a maximum height of 8.4metres (centrally located) with built form set at a lower height near to the site boundaries. Proposed Plot 1 would measure 9.3 metres with an eaves height of 5.6 metres and proposed Plot 2 would measure 8.8 metres maximum height with an eaves height of 5.1 metres. The proposal would bring development closer to the boundaries and introduce development to the north-western corner of the site bringing development closer to neighbouring properties to the north and west. The proposal would also increase the amount of built form, due to the increased bulk associated with the erection of two units. However, the surrounding area is made up of dwellings which are generally two storeys and which display a variety of designs and architecture. Given this general mix of dwellings, it is considered that the design and appearance of

the proposed dwellings is acceptable, combined with their set back from the highway and limited presence within the street scene. It is not considered that the application could reasonably be refused on the grounds of the visual appearance of the proposed dwellings. It is also considered that the dwellings would be of a size and scale that would not be excessive or inappropriate for this area or the plots within which they would sit, and therefore would not appear overdominant or obtrusive in the locality or the existing street scene.

14. The proposed gaps to the boundaries would be reduced as part of the submitted scheme, to 2 metres to the northern boundary and 1 metre to the southern boundary, this would alter the spaciousness in this location, however it is not considered harmful given the backland site location and would result in the development not appearing out of place within the general vicinity. The proposed dwellings would be separated by approximately 3 metres. Similarly given the set back of the proposed dwellings from the road, their height would not appear as excessive, it is also noted that they would benefit from relatively modest eaves heights and varied roof forms thus reducing their perceived height and bulk. The proposed design does not relate specifically to the form of dwellings within Brownswood Road, Bearswood Road or 'Copperfields', however the proposed dwellings would not be read as part of the street scene given their location.

15. The access drive would not increase in presence due to the proposal to erect two dwellings and remain unchanged, as constructed under the 2016 consent, when viewed from the street scene. It is considered that the site would continue to appear to provide as it would for the single replacement dwelling.

16. Residential outdoor amenity space to serve the proposed dwellings is considered sufficient, and whilst the resultant plot sizes are smaller than the approved scheme, it is considered that they would still be comparable to others within the area and would not adversely impact upon the character or appearance of the locality.

17. It is acknowledged that the proposals would be visible from the rear, within the woodland, where there is public access. However, the proposed development would retain the majority of existing mature trees that form an important transition feature between the woodland and the built form. Given this and the distance that would be retained between the proposed dwellings and the rear of the site, it is considered that this important characteristic of the site would not be significantly impacted upon as a result of the proposal.

18. Whilst the Green Belt and AONB lie immediately to the east of the site, it is considered that the proposed development, due to the size and scale of the proposed dwellings would not adversely impact upon their open and undeveloped character, or the quality or attractiveness.

19. Overall, it is considered that the proposed development would have no material adverse impacts on the character and appearance of the street scene and locality in general, nor would it threaten the areas characteristics as set out in the Townscape Character Study or the adjacent Green Belt or AONB.

20. Every application is assessed on its own merits and set of circumstances; therefore it is not considered that the approval of this application would set an undesirable precedent.

Neighbour Impact

21. The previous permission introduced a single residential dwelling in this location, altering the relationship with existing residential dwellings. This was considered acceptable given the substantial separation distances to neighbouring properties (mostly in excess of 35m). The introduction of two dwellings rather than one in this location would result in additional built form within close proximity of the site boundaries and would result in a closer relationship with existing neighbouring properties. The bulk and form of the proposed two dwellings would have a greater impact than the consent for the erection of one dwelling, therefore it is necessary to carefully assess the additional impact that the proposed development would have. It should be noted that during the course of the application the areas of raised decking were removed.

22. Surrounding dwellings all benefit from spacious curtilages, with separation distances of a minimum of 20.5 metres maintained to the rear elevations of neighbouring properties. The South Bucks Residential Design Guide details that a back to back distance of 21metres should be maintained. Given the relationship of the properties and form of the proposed development this standard is not considered to be wholly applicable, however provides a useful guide in relation to general standards which are considered to prevent unacceptable overlooking.

23. Due to the proximity of development to neighbouring boundaries, some additional shadowing would result, however, given the spacious curtilages of neighbouring properties and limited amount of garden space that would be affected it is not considered that adverse harm would result. The proposed dwellings would be taller and more prominent than the consented scheme for a single dwelling when viewed from neighbouring properties, however are not of a form and massing which would result in detrimental adverse harm. As detailed within the above section of the report, the dwellings have been designed to be of a form which would ensure that they have low eaves and dormer windows to reduce their prominence, and despite the increase in overall ridge height the roof slopes of the proposed dwellings would pitch away from the existing dwellings to the north and south.

24. It is noted that the proposed dwellings would benefit from windows to their northern and southern boundaries, thus resulting in potential privacy issues for adjacent neighbouring properties and the proposed dwellings. Openings at ground floor level are considered to result in an acceptable relationship given the existing and proposed boundary treatments which would prevent the creation of new views. Windows at first floor level would have obscured glass, and conditions would ensure that these windows are also high-level opening, thus mitigating such concerns.

25. The provision of an access drive in close proximity to existing dwellings is an accepted approach, with many developments of this nature being approved by the Council as well as the Planning Inspectorate at appeal. Given the limited number of dwellings that would be served by the access, it is not considered that it would lead to an unacceptable level of noise and disturbance to these properties.

26. It is considered that the proposal would not result in an unacceptable level of noise and disturbance to neighbouring properties. This is a developed area made up of residential properties and the provision of an additional dwelling would not create a level of noise that would be uncommon or exceed that deemed reasonable for such a locality.

27. The proposed pair of dwellings themselves would have a close relationship, however given the careful positioning of proposed openings and proposed boundary treatments this would be acceptable. It is noted that plot 2 would be positioned to the north of plot 1 and given the proximity of the dwellings would result in some overshadowing to windows and the rear amenity of plot 2, but on balance this is not considered to be adversely harmful.

28. It is considered that the impact in terms of overshadowing, outlook and daylight on neighbouring properties would not be sufficiently harmful to warrant refusal of the application. The two proposed new dwellings would also have an acceptable relationship. The proposed dwellings would fall within an existing residential area and would therefore not be out of keeping in regards to any noise pollution. As such, the proposal is considered to comply with Local Plan Policies EP3, EP5 and H9.

Parking/Access/Highway Implications

29. Sufficient off street parking would be provided for on-site to serve the proposed and dwellings, at a level that is considered appropriate to the size of the proposed dwellings (three spaces for each dwelling) and in accordance with the parking standards as set out in the Local Plan.

30. The County Highways Authority raise no objections to the proposal and considers that it is acceptable from a highway safety point of view. They advise that the proposed access drive is of sufficient width and suitable levels of visibility are provided at the junction with Brownswood Road. They raise no objections to the space provided for the parking and turning of vehicles.

31. It is considered that the scheme therefore meets the requirements of policies TR5 and TR7.

Trees/Landscaping

32. An important consideration is the issue of trees, and the fact that a large proportion of the site is covered by an Area Tree Preservation Order. It is noted that none of the site is designated as ancient woodland.

33. Originally the Council's Arboriculturist raised concerns in relation to the application due to the proximity of proposed plot 2 to oak trees T18 & T19, due to the potential pressure for removal of these trees and issues relating to soil levels and construction. Subsequently the proposed design of plot 2 was amended to address these concerns. Revised comments from the tree officer consider the application acceptable subject to condition.

34. It is noted that a number of objectors raise a concern that unauthorised tree works have been undertaken in the past at the site. These concerns are noted, however it is necessary to consider the submitted application on its own merits and it is considered that the development as proposed would be acceptable. Notwithstanding this, it would be reasonable for further details of a planting and landscaping scheme to be submitted for consideration under condition. A further objection comment relates to the removal of trees from neighbouring land, however, this does not appear to be proposed as part of the submitted tree report.

35. It is considered that the proposals at this application site are acceptable in their own right from a tree point of view, and there are no reasonable grounds to object to the scheme related to this matter.

Other Issues

36. Concerns have been raised in relation to the lack of site notice displayed as part of the application process. A site notice was displayed on 05/09/2019 due to the site not having a postal address. It was attached to a lamp post to the right of the site entrance near the corner on Bearswood End as this was considered to be the most appropriate location.

37. With regard to the issue of setting a precedent, due to the varying circumstances of individual sites, every application is assessed on its own merits, as the potential impacts may vary.

38. The comments made relating to pressure on the existing sewerage system are noted, however there is no evidence to suggest that the existing system would not be able to cope with the provision of two additional dwellings. Notwithstanding this, such issues would require further consideration by utility providers.

39. In terms of refuse collection, the bins would be placed adjacent to the highway on the day of collection, as per the existing arrangement used by No.25. At all other times, the bins themselves would be stored besides the proposed dwelling, as it the norm for most dwellings.

40. There are no known protected species on the site, and the loss of wildlife habitat would be minimal due to the fact that the majority of the natural features of the site would be retained, therefore it is considered that the scheme would not result in an unacceptable impact on the ecology or biodiversity of the site.

41. Whilst the proposed development is considered acceptable, given the constrained nature of the site, scale of development, limited provision for landscaping and natural site constraints it is considered that any additional development should be controlled. On this basis permitted development rights relating to extensions, roof alterations, porches, outbuildings and hard surfaces will be removed by condition in the interests of maintaining a satisfactory residential environment.

42. Disruption/noise/disturbance/congestion during the construction phase will unfortunately occur, however it is not considered to constitute a reason for refusal to prevent development as it is only a temporary effect. Potential damage to property as a result of construction would constitute a civil matter which would fall outside of the remit of the planning application. An informative drawing the applicants attention to the Considerate Constructors scheme initiative would be attached to this consent. 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.

Sustainable Development/Planning Balance

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

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

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

Working with the applicant

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

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

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

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

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. (NS01)

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. (NM01)

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. Prior to the commencement of the relevant part of the development hereby permitted a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (NM02)

Reason: To ensure that the appearance of the development is not detrimental to the character or appearance of the conservation area or the neighbouring Listed Building, in accordance with Policies EP3 and C1 of the South Bucks Consolidated Local Plan (Feb 2011) and Policy CP8 of the South Bucks Local Development Framework Core Strategy (adopted February 2011).

4. Notwithstanding any indications illustrated on drawings already submitted, prior to the relevant part of the proposed development details of a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained and also details of new trees to be planted shall be submitted to and approved in writing by the District Planning Authority. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (NT01)

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

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (NT02)

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

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

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

7. No further windows shall be inserted at or above first floor level in the north and south elevation(s) of the dwelling hereby permitted. (SD05)

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

8. The first floor windows in the north and south elevation(s) of the dwellings hereby permitted shall be of a permanently fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7m above the internal floor level and shall be fitted and permanently maintained with obscure glass. (SD09)

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

9. Notwithstanding the provisions of Article 3 and Classes A, B, C, D, E, & F 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; dwellinghouses which are 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 dwellinghouses as such be constructed or placed on any part of the land covered by this permission. (ND12)

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

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

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

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

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

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
05.19.P01 B	04.11.2019
05.19 P02 A	06.08.2019
05.19 P03 D	04.11.2019

INFORMATIVE(S)

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

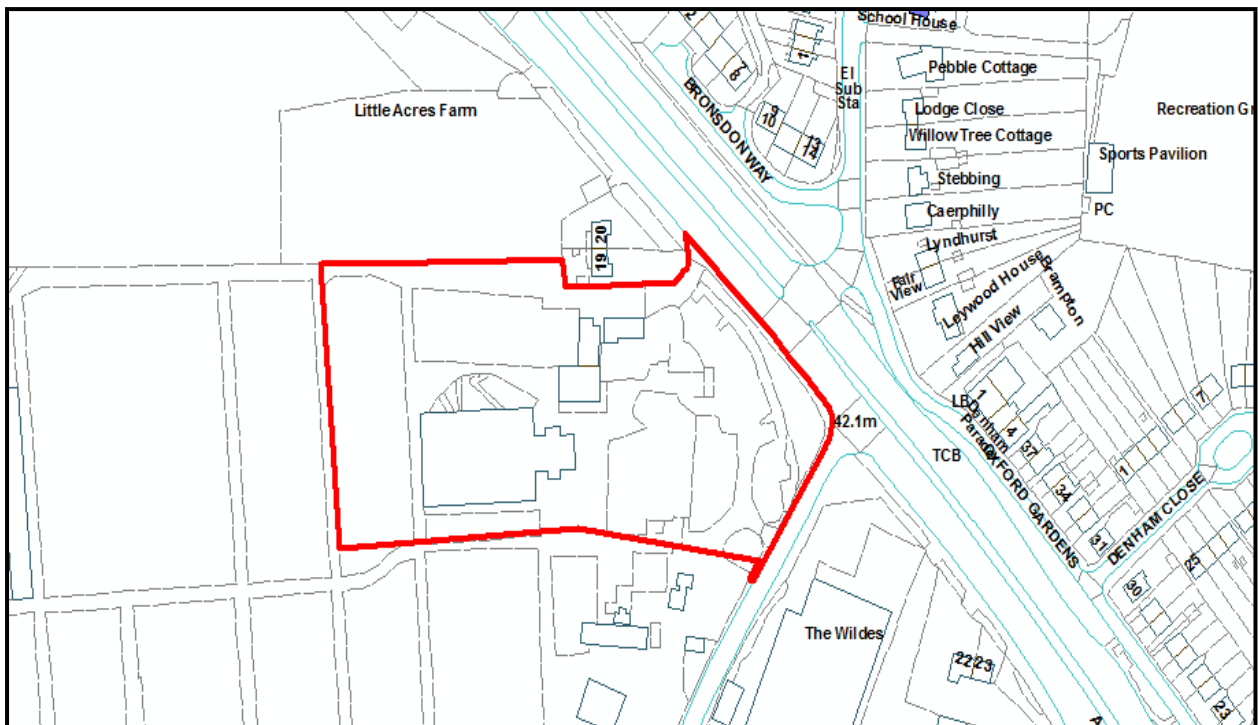
By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding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

2. It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (IH23)
3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (IH24)
-

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 17th December 2019 **Parish:** Denham Parish Council

Reference No:	PL/19/2844/FA
Proposal:	Redevelopment of former Tendercare Nurseries display area for a vehicle retail facility (sui generis use) to include sales pavilion and valet building, vehicle display, storage, staff and customer parking, access alterations, site-wide landscape works, ancillary engineering and infrastructure works
Location:	18 Southlands Road, Denham, Buckinghamshire, UB9 4HD
Applicant:	Mercedes-Benz Retail Group UK Limited
Agent:	Mr Chris Bedekovic
Date Valid Appl Recd:	2nd September 2019
Recommendation:	Conditional Permission
Case Officer:	Richard Regan

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to the planning committee due to the fact that the application is a non-residential 'Major' application and the Parish Council have raised an objection. 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 site comprises approximately 1.6 ha of land and is currently occupied by Tendercare Nurseries. The current business is a specialist form of garden plant retail outlet for large domestic and commercial plants, including garden design services. Within the site there are a number of buildings, including polytunnels and glass houses at up to 6.4m height, as well stock areas, with the majority of the plants stored in pots on hardscaped ground. The frontage area adjacent to Oxford Road predominantly consists of retail and storage units for horticultural products with an associated car parking area for approximately 50 vehicles.

The site is located within the Green Belt, and the Parish of Denham.

THE APPLICATION

The application proposes the redevelopment of the site to provide for a vehicle retail facility (sui generis use) to include sales pavilion and valet building, vehicle display, storage, staff and customer parking, access alterations, site-wide landscape works, ancillary engineering and infrastructure works.

The proposed main building is to be sited at the front of the site, with the display and storage of vehicles occupying a large portion of the land to the rear. The land being used to display vehicles has been designed to incorporate new permanent soft landscaping, with the rear most section of the site remaining free from any form of built form, hardsurfacing or vehicles. This area is to be turned into an entirely naturally landscaped area incorporating various elements that will support ecological and biodiversity enhancements.

The existing vehicular access points would be retained and utilised to serve the new development.

RELEVANT PLANNING HISTORY

17/01698/FUL: Single storey side and rear extensions and relocation of existing canopy. Conditional Permission.

15/01800/FUL: Construction of hydrogen storage and vehicle refuelling system. Refused.

15/01105/FUL: Construction of hydrogen storage and vehicle refuelling system. Withdrawn.

TOWN/PARISH COUNCIL

Denham Parish Council strongly objects to the application. Objections summarised as follows:

Contravenes a number of policies including EP4, GB1, GB4, GB5, GB9, TR5

Landscape -The proposal removes the open and undeveloped character which was once afforded to Denham residents;

Adversely impact upon character and amenities of Green Belt;

Adverse highway implications - would exacerbate current congestion and high levels of traffic on A40;

Application should be read in conjunction with application PL/19/2702;

Not compatible with and would adversely affect the character and amenities of the landscape, nearby properties and locality in general;

Development not in keeping with current sites along the site.

REPRESENTATIONS

None received to date.

CONSULTATIONS

Tree Officer:

No objections

Environmental Health:

No objections

Landscape Officer:

No objections

Highways England:

No objections

Cadent:

Apparatus identified in the vicinity of the proposed works.

Ecology:

No objections

Transport for Bucks:

No objections

Lead Local Flood Authority:

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 CP8, CP9, CP10, CP12

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies GB1, GB5, EP3, EP4, EP5, EP6, TR5, and TR7

Chiltern & South Bucks Draft Local Plan 2036 (2019)

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.

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. The site falls within the Green Belt. The NPPF states at paragraph 133 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

4. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are provided in Policy GB1 of the Local Plan and Paragraph 145 of the NPPF. The redevelopment of a site to provide a vehicle retail facility does not fall within the list of exceptions as set out in policy GB1 of the Local Plan. However, the NPPF does include an exception for this type of development as set out in point G of para. 145 (set out below):

'limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would:

- *not have a greater impact on the openness of the Green Belt than the existing development, or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'*

5. For a development to meet the above exception it would need to constitute 'previously developed land' (Brownfield Land). In this case the site currently constitutes a garden plant retail outlet for large domestic and commercial plants and the area of land proposed to be developed forms part of a larger site which has been identified on the Council's 'Brownfield Land Register'. The Council has therefore accepted that the site meets the definition of 'previously developed land' set out in the National Planning Policy Framework. As such, an assessment needs to be made as to whether the proposal to redevelop this site would have a greater impact on the openness of the Green Belt.

Green Belt – Impact on openness

6. The proposal would result in a reduction in the level of intensity at which the site is currently used in terms of visitor numbers. The submitted evidence shows that on average there are 88 vehicular movements every day associated with the existing use, whilst using TRICS data the proposed use would have on average 68 vehicular movements. As such, it is considered that there would be a reduction in the level of vehicular movements to and from the site, and a subsequent reduction in the number of visitors using the site. It is considered that these reductions would be of benefit to the character of the Green Belt, and certainly would not have a greater impact than the existing development in terms of vehicular movements and visitor activities.

7. The proposal would result in the amount of hardsurfacing on the existing site being significantly reduced, with a reduction of 2689sqm. Whilst this has limited benefit to the openness of the Green Belt, it does benefit the undeveloped nature of the Green Belt by reducing an urban feature.

8. At present, the built form is stretched across the site, as is the presence of other urban features such as hardsurfacing. Whilst it is acknowledged that the proposed development does not consolidate all of the built form in just one location, it is spread out over a smaller proportion of the site, meaning that a larger proportion of the site would be free from built form than at present. The siting of the main sales building at the front of the site focuses the majority of built form towards the section of the site which is closest to existing surrounding built form i.e. adjacent to the A40, and therefore is considered to be characteristic of the pattern of development seen within this Green Belt location. The proposals also reduce the overall spread of developed land, significantly reducing the amount of urban features within the site, in the form of hardsurfacing, whilst at the same time significantly increasing the amount of soft landscaping. Overall 5000sqm more of the site would be covered by permanent soft landscaping, with the rearmost section of the site, which is considered to not constitute previously development land, but which is covered by a hardsurfacing material, being completely soft landscaped, and therefore increasing the undeveloped and open characteristic of the Green Belt.

9. The application submits that the footprint of the existing buildings/structures on site amount to 2976sqm. The footprint of the proposed buildings/structures would amount to 603sqm, which represents a significant reduction in the footprint of built form on the site. The number of actual

buildings/structure on the site would also be more than halved. It is considered that this is a significant reduction, and on its own, would benefit the openness of the Green Belt.

10. Notwithstanding the above, the scale, massing and bulk of the proposed development still forms an important consideration in the schemes impact on the Green Belt. It is acknowledged that a number of the buildings/structures on the site are fairly low level, but the tallest building on the site does exhibit a maximum ridge height of 6.4m. The maximum height of the main sales building would be 6m, as such, it would be 0.4m lower than the tallest building that currently exists on the site. Notwithstanding this reduction, it is also acknowledged that this new building would be greater in terms of its footprint than the existing 6.4m high building. However, it is important to note that only a small section of the roof would be 6m (which is still lower than the existing tallest building), as the design of the building incorporates a sloping roof that extends downwards to a height of 3m, whilst the northern section of the building incorporates a flat roof with a maximum height of 4m. It is noted that the proposed bin/cycle storey is a simple flat roof structure with a maximum height of 2.8m, whilst the valet building is also flat roofed with a height of just under 4m. Overall, when taking into consideration the combined height and massing of the proposed new buildings, when compared to the total height and massing of the existing buildings on the site, it is considered that they would not have a greater impact on the openness of the Green Belt.

11. It is acknowledged that the proposed new use would involve the presence of a large number of vehicles being displayed and stored across the site. Whilst the vehicles are not physically permanent structures themselves, they would provide a level of permanence in the sense that there would be vehicles permanently present on the site in the designated spaces. This needs to be compared to the existing use of the site where a large majority of the site is used for the storage of products for sale, the difference being, these are predominantly natural products such as plants, bushes and trees. However, whilst they are natural products, they do themselves have an impact on the openness of the site, as many of the products for sale are fairly mature, and as such extend to greater heights than that of a vehicle. These are not natural features of the site, but rather products that have been placed on the site to be sold. The absence of these products would leave an area free of development. In addition to this, the proposal would be introducing an area at the rear of the site that is entirely soft landscaped, removing all hardstanding and products for sale, as well as introducing greater levels of permanent soft landscaping throughout the site. When taking all of these factors into account, it is considered that the proposed use and the introduction of vehicles to the site, would not have a greater impact on the openness of the Green Belt than that of the existing development and lawful use of the site.

12. The proposed development would be confined to the part of the site which is considered to constitute previously developed land, with the section of the site at the rear, which is considered to fall outside of this designation, only being naturally landscaped. In light of this approach, it is considered that the proposal would not prejudice any of the purposes of including land within the Green Belt.

13. Therefore overall, it is considered that the proposal to redevelop this previously developed site would not have a greater impact on the openness of the Green Belt. The proposal would therefore meet with the exception to inappropriate development set out in set out in point G of para. 145 of the NPPF and no objections are raised with regard to the impact on the Green Belt.

Design/character & appearance

14. It is considered that the change of use of the site to a car sales facility would not adversely affect the character or appearance of the locality in general, which is made up of a variety of uses, including commercial, retail, agricultural and residential uses.

15. It is considered that the proposed new built form would be of an appropriate size and scale in relation to the existing surrounding built form, it remains of a low level due to its limit maximum ridge height, and would not appear overdominant or obtrusive within the street scene.

16. The design and appearance of the building would be bespoke, and has been individually designed for this site and proposal. It incorporates a contemporary architectural approach, involving a sloping green roof that extends down to an immediately adjacent earth bund to create a perception that the building connects to the natural landscape of the site. A varied palette of materials is proposed to add further interest to the design and appearance of the building. It is acknowledged that whilst the building would appear different from any other building within the vicinity, given the variety of built form within the area and along this section of the A40, it is considered that the proposal would not appear incongruous within the street scene, and would actually enhance the areas visual amenity.

17. The other proposed structures would be small scale and have limited if any presence within the street scene, and therefore are not considered to impact upon the visual amenities of the area.

18. Overall, it is considered that the proposed development would not adversely impact upon the character or appearance of the site, street scene or locality in general.

Residential amenity

19. Given the distances retained to the existing neighbouring properties, combine with the size and scale of the proposed new structures, there would be no adverse impact on their amenities in terms of loss of light, loss of privacy or overdominance.

20. Given the nature of the proposed new use, combined with the fact that the level of vehicular movements will not increase over that of the existing use, it is considered that there would be no unacceptable noise impacts on the adjoining properties. It is acknowledged that the proposal incorporates a valet facility. However this would be enclosed, and adjacent to the retained horticultural operation. Given this, and the fact that the Councils Environmental Health team have raised no objections to the proposal in terms of noise, it is considered that the scheme is acceptable from a noise point of view.

Parking/Highway implications

21. In terms of parking provision, 17 spaces would be provided for customers, whilst a further 30 spaces would be available for staff. This level of parking accords with the Councils parking standards as set out in the Local Plan. It is noted that there is also provision within the site for a vehicle transporter to enter the site and off load/load vehicles.

22. In terms of assessing the proposal from a highway and pedestrian safety point of view, the County Highway Authority have reviewed the application. They have advised that the proposed new use would not lead to an increase in the level of vehicular movements to and from the site, and that the vehicular access points are acceptable in terms of their width and visibility. They have also advised that there is sufficient space within the site for vehicle to manoeuvre in a safe manner.

23. As such, it is considered that the proposed development would not lead to any adverse highway or parking implications.

Other matters

24. The Council's Tree Officer advises that the proposals would not adversely impact upon any trees within the site. As such, no objections are raised from a tree point of view.

25. A detailed landscape scheme has been submitted with the application, and it is considered that this ensures that the site provides an appropriate and acceptable level of natural vegetation and soft landscaping.

26. The Council's Environmental Health Department raise no objections from a contaminated land point of view, as well as from a noise and air quality point of view.

27. The Council's Ecologist raises no objections to the proposals, and advises that it would not adversely impact upon any protected species or wildlife within the site. The scheme includes an Ecological Enhancement Plan, which sets out how biodiversity net gain will be achieved. The implementation of these measures can be secured by way of condition.

28. From a Surface Water Drainage point of view the Lead Local Flood Authority are satisfied that an appropriate surface water drainage scheme can be incorporated into the development and as such, it would not lead to any increased risk of flooding within the site or to adjacent sites.

29. Photovoltaic panels will be utilised to generate renewable energy, while the building utilises a low impact scheme to reduce its demand for energy. The proposed inclusion of Photovoltaic panels will ensure that at least 21% of the energy required for the site is secured from renewable/low carbon sources, in accordance with Core Policy 12.

30. The facility will provide approximately 32 staff, with circa 10% of the employees undertaking the Mercedes-Benz apprenticeship programme. As such, it is considered that the proposal will increase the presence of high value businesses in South Bucks, in accordance with core policy 10 (employment).

31. It is considered that the majority of the concerns raised by the Parish Council have been addressed within this report. It is noted that they consider that this application should be read in conjunction with application PL/19/2702/FA, which relates to a change of use application on an adjoining site. It is considered that each application should be assessed and determined on their own merits. The merits of this current application are not linked or dependent on the site or proposal subject to PL/19/2702/FA.

Working with the applicant

32. 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.

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

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

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

34. 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those as detailed within this application and on the approved plans, unless otherwise agreed in writing. (NM03)

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

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

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

4. The development hereby permitted shall be implemented in accordance with the details of landscaping submitted and approved as part of this application, unless otherwise agreed in writing.

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

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

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

6. The development hereby approved shall be carried out and maintained in accordance with the Ecological Enhancements Plan submitted and approved as part of this application. The ecological and biodiversity enhancement measures set out within this document shall be implemented prior to the first occupation of the development hereby permitted or by the 1st planting season following completion.

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

7. No works (other than demolition) shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Groundwater level monitoring over the winter period to demonstrate a 1m freeboard between the base of the infiltration devices and the water table;

Where a 1m freeboard is not achievable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable;

SuDS components agreed in the outline application;

Full construction details of all SuDS and drainage components;

Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components;

Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site;

Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

8. No works (other than demolition) shall begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that maintenance arrangements have been arranged and agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

9. Prior to the first occupation of the development, a demonstration (such as as-built drawings and/or photographic evidence) of the as-built surface water drainage scheme carried out by a suitably qualified person must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as per the approved details and is designed to the technical standards. (Policy CP13 of the South Bucks District Core Strategy (adopted February 2011) refer).

10. Before any plant and/or equipment associated with the sales pavilion and valet area is used on the premises hereby approved, it shall be installed in a way so as to achieve the Target Noise Level cited in Table 4 of the Temple Group report reference T4472, dated 13th August 2019. This plant and/or equipment shall be maintained so as to achieve the Target Noise Level in perpetuity and shall be operated only between 07:30 and 17:00 Monday to Saturday and 11:00 and 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers in accordance with Local Plan Policy EP3 of The South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies.

11. Deliveries and vehicle movements within the perimeter of the site, as set out in the approved plan, shall take place only between 07:30 and 17:00 Monday to Saturday and 11:00 and 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers in accordance with Local Plan Policy EP3 of The South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies.

12. The use hereby approved shall operate only between 07:30 and 17:00 Monday to Saturday and 11:00 and 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers in accordance with Local Plan Policy EP3 of The South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies.

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

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

14. No development shall take place, including works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of:

the routing of construction vehicles;
 the parking of vehicles of site operatives and visitors;
 loading and unloading of plant and materials;
 storage of plant and materials used in constructing the development;
 operating hours;
 the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 wheel washing facilities.

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

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refer.)

15. No other part of the development shall begin until the existing means of access has been altered in accordance with the approved drawings and constructed in general accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access within Highway Limits" 2013.

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

16. The development shall be carried out in accordance with the details of the Energy Strategy Report submitted and approved as part of this application. The renewable energy equipment shall be installed in accordance with the approved details prior to the occupation of the building and shall thereafter remain operational.

Reason: To increase the proportion of energy requirements arising from the development from decentralised and renewable or low-carbon sources. (Policy CP12 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refers.)

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

i) A site investigation scheme, based on the Phase 1 Desk Study prepared by Hydrock (Report ref. 11048-HYD-XX-XX-RP-GE-1000), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
RDG XX XX EL A 2001	02.09.2019
RDG XX XX EL A 2002	02.09.2019
RDG XX OO PL A 1001 B	02.09.2019
RDG XX XX XX A 4002	02.09.2019
RGD XX ST PL A 0020 A	02.09.2019
169273/PL/002 B	02.09.2019
169273/PL/003 A	02.09.2019
169273/PL/004 A	02.09.2019
RDG XX ST SE A 3001	02.09.2019
RDG XX RF PL A 1010	02.09.2019
RDG XX XX XX A 4001	02.09.2019
RDG XX ST PL A 0010 C	02.09.2019
169273/8002	02.09.2019
RDG XX ST PL C 0601 B	02.09.2019
RDG XX ST PL C 0701 B	02.09.2019
RDG XX ST PL A 0010 G	05.09.2019
RDG XX ST PL C 0501 D	31.10.2019

INFORMATIVE(S)

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

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

2. The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement.

This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Development Management at the following address for information or apply online via Buckinghamshire County Council's website at

www.buckscc.gov.uk/services/transport-ndroads/highways-development-management/apply-online/section-184-licence/

Highways Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY

3. In light of the comments of Cadent Gas, which are available to view on the Councils Website, the applicant is recommended to contact Cadent Gas prior to any works taking place, to discuss the presence of existing gas lines and associated equipment.

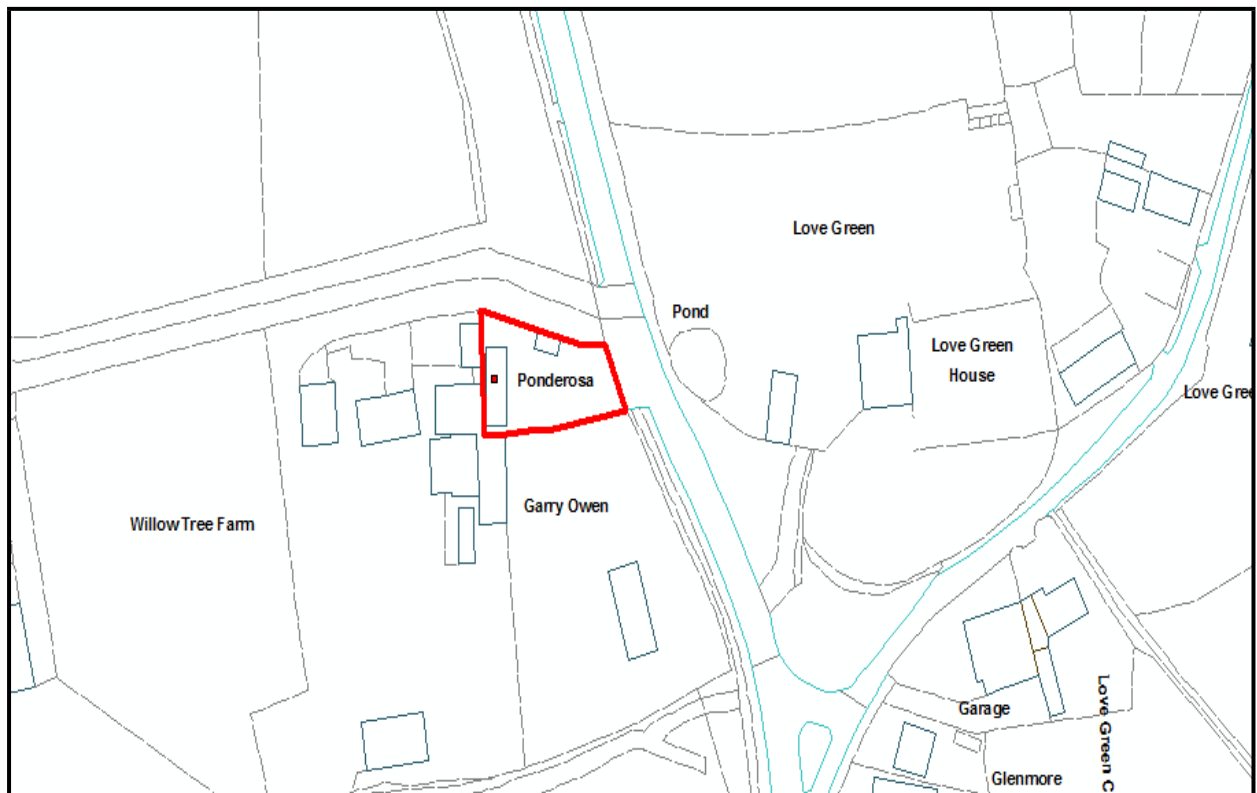
.....

This page is intentionally left blank

PART B**South Bucks District Council
Planning Committee****Date of Meeting:** 17th December 2019 **Parish:** Iver Parish Council

Reference No:	16/01548/RVC
Proposal:	Removal of Condition 1 of Planning Permission 13/01386/VC to make permission permanent and personal to Mr James Casey, Mrs Mary Casey and their resident dependants.
Location:	Ponderosa, Love Lane, Iver, Buckinghamshire, SL0 9QZ
Applicant:	Mr James Casey
Agent:	Mr Philp Brown
Date Valid Appl Recd:	19th August 2016
Recommendation:	Conditional Permission
Case Officer:	Margaret Smith

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been referred to the Planning Committee because the site has previously been the subject of enforcement action.

SITE LOCATION

The proposal site is situated on the west side of Love Lane within the Metropolitan Green Belt and the Colne Valley Park and within a Biodiversity Opportunity Area. The site is bounded by 2m high walls and fencing and the mobile home is set deep into the plot with the touring caravan, a shed and an outbuilding sited along the northern boundary of the site.

THE APPLICATION

This application is for the removal of condition 1 of the planning permission under ref. no. 13/01386/VC for a Variation of Condition 1 of Planning Permission 09/00565/FUL to allow for the continuation of the existing use of the land as a residential gypsy caravan site, with one mobile home, one touring caravan and one mobile stable and the use of 2 existing buildings as ancillary accommodation and hardstanding without restriction in terms of a temporary period or personal condition.

Condition 1 approved under application ref. no. 13/01386/VC states: The use hereby permitted shall be carried on only by Mr Ambrose Smith, Mrs Mary Smith and their resident dependants and shall be for a limited period only, expiring on 23 October, 2017. On or before that date the mobile home, touring caravan and mobile stable shall be removed and the site reinstated to its previous condition in accordance with a scheme of work submitted to and approved in writing by the District Planning Authority, unless planning permission has in the meantime been renewed via the submission of a further application.

This current application seeks the removal of condition 1 to make the planning permission permanent and personal to a Mr. James Casey, Mrs Mary Casey and their resident dependants.

RELEVANT PLANNING HISTORY:

S/91/0782/FF: Retrospective application for change of use from agriculture to private gypsy caravan site for one caravan and retention of caravan, toilet block, hardstanding and shed. Refused. Subsequent appeal dismissed.

Appeals were also dismissed in respect of enforcement notices for three gypsy caravan pitches under T/APP/5133/C/82/1321-3, 3480-3, 3496-7, A/82/2068-9 and 5334/PE2.

09/00565/FUL: Retrospective application for change of use of land for residential gypsy caravan site comprising one mobile home and one touring caravan with associated development. Refused. Subsequent appeal allowed subject to conditions including condition 1 which granted the permission to Ambrose Smith, Mrs Mary Smith and their resident dependants and for a limited period, being the period of three years from the date of the appeal decision, or the period during which the premises

are occupied by them, whichever is the shorter. The three year maximum time period expired on 4 January, 2013.

Condition 4 also stated: 'The use hereby permitted shall cease, and all caravans, structures, equipment and materials brought onto the land for the purposes of the use shall be removed within six months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

i) within three months of the date of this decision, schemes for the siting of the mobile home, touring caravan and mobile stable, and for the landscaping of the site, including the means of enclosure and any external lighting shall have been submitted for the written approval of the local planning authority, with timetables for their implementation where appropriate.

ii) if within 11 months of the date of this decision the local planning authority refuse to approve the schemes or fail to give a decision within the prescribed period an appeal shall have been made to, and accepted as valid by, the Secretary of State.

ii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted schemes shall have been approved by the Secretary of State.

iv) the approved schemes shall have been carried out and completed in accordance with the approved timetable.'

12/01657/VC: Removal of condition 1 of Planning application 09/00565/FUL to allow for the continued use of land as a residential gypsy caravan site, with one mobile home, one touring caravan and one mobile stable, the use of two existing buildings as ancillary accommodation and hardstanding. Conditional Permission granted.

13/01386/VC Variation of Condition 1 of Planning Permission 09/00565/FUL. To allow the existing use of the land to continue for a further temporary period of 4 years.

Condition 1 states: The use hereby permitted shall be carried on only by Mr Ambrose Smith, Mrs Mary Smith and their resident dependants and shall be for a limited period only, expiring on 23 October, 2017. On or before that date the mobile home, touring caravan and mobile stable shall be removed and the site reinstated to its previous condition in accordance with a scheme of work submitted to and approved in writing by the District Planning Authority, unless planning permission has in the meantime been renewed via the submission of a further application.

Reason: To protect the Green Belt and to enable the District Planning Authority to review the suitability of the development in the light of circumstances prevailing at the end of the above period. (Core Policy 4: Gypsies, Travellers and Travelling Show People of the South Bucks Core Strategy adopted in February 2011 and Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refer.)

TOWN/PARISH COUNCIL

'If permission granted would request that it remains personal. Ensure only one utility building as existing.'

REPRESENTATIONS

None received.

CONSULTATIONS

Transport for Bucks

No highway objections.

Environmental Health:

No objection.

POLICIES

National Planning Policy Framework (2019).

The National Planning Policy Framework (NPPF) was updated and published on 19 February, 2019.

Chapter 5 of the NPPF identifies that in order to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed.

Chapter 13 of the NPPF sets the policies for protecting Green Belt land. The Government attaches great importance to Green Belts, with the essential characteristics of Green Belts being their openness and permanence.

Paragraph 143 states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Furthermore, paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Planning policy for traveller sites. (PPTS) August 2015.

Paragraph 3 outlines that the Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Paragraph 16 of the PPTS states that inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent)

in the Green Belt are inappropriate development. It then continues by stating that subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

Development Plan:

South Bucks District Local Plan (adopted March 1999).Local Plan Policies GB1, EP3, EP4 and H9.

South Bucks Local Development Framework Core Strategy (adopted February 2011) Core Policies:- CP4, CP7 and CP9.

The emerging Chiltern and South Bucks Local Plan 2036 Policy DM LP9

Other material considerations:

Inspector's appeal decision pertaining to Ponderosa dated 4 January, 2010.

Buckinghamshire Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment - ORS (February 2017)

The Aylesbury Vale, Chiltern, South Bucks and Wycombe District Councils' Gypsy Traveller and Travelling Showpeople Accommodation Assessment (Feb 2017) covers the time period up to 2036 and refers to a total of 70 being needed in South Bucks (2016-2036) (for all types of need). However, reference is made to the needs assessment figures for both Councils here since the new Local Plan is a joint Local Plan and needs to meet the overall figure of 85 pitches arising from both areas (all types of need).

The draft Chiltern and South Bucks Local Plan 2036

The draft Chiltern and South Bucks Local Plan 2036 carries limited weight at this stage. However, the accommodation needs of gypsy, traveller and travelling showpeople will need to be accommodated either through planning permissions or as defined within site allocations. Emerging draft policy DM LP9 Homes - Accommodation for Gypsies, Travellers and Travelling Showpeople Existing Gypsy, Traveller and Travelling Showpeople' s states that sites will be protected from other forms of development as they form an important part of the existing supply of pitches and plots for both the current and future travelling communities. With regard to applications for planning permission, the emerging draft policy states that planning permission will be granted for new residential pitches or plots for Gypsies, Travellers and Travelling Showpeople if all of the following criteria are met:

- 1 Sites have access to facilities and services including shops, healthcare, education and employment;
- 2 There is adequate access to or provision of facilities and services, including water supply, electricity and disposal facilities for sewage and waste;
- 3 Sites are located, and can be managed, so as not to result in any significant conflict with existing land uses; and
- 4 The proposed development will not cause any significant adverse visual impacts.

Evaluation

1. Paragraph 9 of Planning Policy for Traveller Sites (PPTS) identifies that local planning authorities (LPAs) should set pitch targets for gypsies and travellers, as defined in Annex 1, which address the

likely need for permanent and transit accommodation in their area. When producing their Local Plans, paragraph 10 requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against locally set targets.

Principle of development

2. In that context, Policy CS14 of the Adopted Chiltern District Core Strategy is not up to date because the evidence base upon which it relies was the 2006 Gypsy and Traveller Accommodation Assessment (GTAA) for the Thames Valley region. The preamble to the policy notes that the evidence base did not include any assessment for gypsy and traveller pitches beyond 2016 and that further studies would be carried out as part of an emerging Development Plan Document (DPD) to assess the pitch requirement up to 2026. The wording of the policy itself notes that sites for gypsies and travellers will be allocated in a DPD but this DPD has not been pursued. Chiltern and South Bucks District Council is now intending to identify and allocate sites to meet the need for new pitches through the emerging Chiltern and South Bucks Local Plan 2036. The following paragraphs set out the stages in the preparation of the Chiltern and South Bucks Local Plan 2036 with particular reference to policies for the travelling community.

3. The Chiltern and South Bucks District Council's Local Plan Regulation 18 consultation (incorporating issues and options) included options for meeting the needs of Travellers (paragraph 6.2 (a) to (g) as part of the consultation. The document was out for consultation from 19th January - 14th March 2016.

Green Belt

4. Following on from the above, the Green Belt Preferred Options consultation for the Chiltern and South Bucks Local Plan in October 2016, referred to potential opportunities for addressing the need for gypsy and traveller accommodation as part of four of its Preferred Green Belt Options sites. These were at Chesham, Beaconsfield, Iver and Little Chalfont (option site numbers 1, 9, 13 and 6 respectively).

5. In April of this year the Council published its Gypsy and Traveller Accommodation Topic Paper as part of the evidence to accompany the Chiltern and South Bucks Local Plan 2036. It sets out the results of the needs assessment for gypsies and travellers in the Local Plan area and the strategy for meeting needs. The needs assessment is entitled the Aylesbury Vale, Chiltern, South Bucks and Wycombe District Councils' Gypsy Traveller and Travelling Showpeople Accommodation Assessment (Feb 2017), known as the GTAA. The GTAA results for Chiltern and South Bucks show the composition of needs at the time of the survey. The needs for the Local Plan area as a whole were shown to be of a high level of non-travelling households and households whose travelling habits were unknown. This can be subject to change, as travelling habits will vary according to the personal circumstances of individual households. As a result it is appropriate for the Councils to have a strategy for gypsy and traveller accommodation as part of the Local Plan 2036 that seeks to meet wider cultural need.

6. The findings of this Topic paper show that there is a potential supply of pitches equivalent to the total number of pitches needed for all types of need namely 85 pitches. Within South Bucks District there is a need for 70 pitches in total. Importantly and specifically relevant to this application is that the Topic paper recognises that a very significant contribution towards meeting short-term needs could result from currently undetermined planning applications, of which this is one.

7. Since the Topic paper was published one pitch has been permitted in South Bucks District as part of a recent planning application at Little Sutton Lane, Langley. Also in Chiltern District (part of the Local Plan area) five pitches have been permitted at Three Oaks Farm Chalfont St Peter. Together these sites would contribute six pitches towards meeting the overall GTAA needs of 85 and the application at Little Sutton Lane would contribute one pitch towards meeting the overall needs arising from South Bucks.

8. Within the emerging Local Plan 2036 there are four site allocations, which include provision for new pitches for gypsies and travellers. They are allocations at Chesham, Beaconsfield, Iver and Little Chalfont (site allocation numbers SP BP2, SP BP 9, SP BP11 and SP BP 6 respectively). The new Local Plan has a criteria-based policy (DM LP 9) which would apply to any planning applications for new pitches / sites for gypsies and travellers. However, as set out above, at the present stage the new Local Plan 2036 policies carry limited weight, whereas the Local Plan evidence on traveller accommodation needs clearly shows that there is a high level of needs in the Local Plan area, especially in the first five years of the plan period to 2021.

9. The above shows that although there has been progress towards a strategy for meeting needs for travellers as part of the Local Plan 2036, there is not currently a five year supply of deliverable land for gypsy and traveller sites in the Local Plan area or individually in South Bucks District. Furthermore, the Local Plan policies and strategy for meeting needs still needs to be subject to the examination process through the Planning Inspectorate and finally adopted. The Local Development Scheme shows that the Local Plan 2036 is due to be adopted in December 2020.

10. The Local Plan examination is the appropriate place for a public debate on future needs for accommodation for Gypsies and Travellers and the strategy for meeting them. As part of the publication consultation there is the opportunity to present information in that respect, for consideration by the Local Plan Inspector. However ahead of that there can be no doubt that Chiltern and South Bucks both need to make provision for new pitches for gypsies and travellers and in this respect the pitch proposed as part of this application must carry some considerable weight in favour of this application as a number of appeal decisions have given high weight to the lack of sites in balancing against the harm to the Green Belt by reason of inappropriateness and further harm to openness and indeed the recently published Topic Paper as part of the Local Plan evidence similarly supports this approach.

11. Potentially new sites should be outside of the Green Belt, however, South Bucks and Chiltern are highly constrained by Green Belt and so it is difficult to find land to accommodate the needs of the travelling community. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

12. Para 4 of Planning Policy for Traveller Sites (PPTS) sets out the ways in which fair and equal treatment of travellers etc. should be achieved and reiterates that traveller sites (temporary or permanent) in the Green Belt are inappropriate development and that is harmful to the Green Belt and should not be approved, except in very special circumstances. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

13. The PPTS reiterates that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise and in accordance with the presumption in favour of sustainable development and the policies of the NPPF and the PPTS.

14. Para. 24 of the PPTS specifically states that local planning authorities should consider the following issues when considering planning applications:

- (a) the existing level of local provision and need for sites;
- (b) the availability (or lack) of alternative accommodation for the applicants;
- (c) other personal circumstances of the applicant;
- (d) that the locally specified criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites;
- (e) that they should determine applications for sites from any travellers and not just those with local connections.

15. On 9 October, 2013 planning permission was granted for a Variation of Condition 1 of Planning Permission 09/00565/FUL to allow the existing use of the land personal to Mr Ambrose Smith, Mrs Mary Smith and their resident dependants, to continue for a further temporary period of 4 years expiring on 23 October, 2017.

16. This application seeks the removal of condition 1 in order to make the permission permanent and to replace it solely with a personal condition, limiting occupation of the site to Mr. James Casey, Mary Casey and their children. All the other conditions would remain.

17. Core Policy 4 states. inter alia, that consideration may be given to granting planning permission on sites with temporary planning permission, if they are suitable for permanent occupation.

18. The agent for this application has submitted updated information regarding the applicant and his family and states that the site is occupied by James and Mary Casey, together with their 7 children and that Mary is expecting an 8th child.

19. The information submitted with this application in 2016 states that the applicant is self-employed and has to travel from area to area in order to find sufficient work to make a living, and travels for between 3 and 5 months per year, mainly in the summer months. The agent recently provided a further update stating that 'James travels regularly in order to seek his living as a builder and decorator. He distributes leaflets door-to-door to obtain work in the area where he is travelling, stays in that area until the work runs dry and, moves onto another area where the process is repeated. Last summer, the family travelled along the south coast from Brighton across to Bristol but, also travel regularly to East Anglia and, to horse fairs, including Appleby.'

20. The Casey family are stated to be from an Irish Traveller background and are of a nomadic habit of life for economic purpose and are asserted to fall within the definition of Gypsies as defined in the Annex to the Planning Policy for Traveller Sites (PPTS). The information submitted with this application

states that there is a need for lawful accommodation in South Bucks and the agent has confirmed that the family is still registered with a local GP having been registered since 2016. The agent has also reiterated that most of the children have attended and/or are still attending local schools.

21. In support of the application received in 2016, the agent stated that the Council has not delivered the extra pitches as set out in the Core Strategy and that the Joint Chiltern and South Bucks Local Plan is unlikely to be adopted until 2018, and it has only recently been published. The agent stated that, in the meantime, there is a need for permanent sites and that the site is suitable for permanent occupation, the Core Strategy advances the suitability of permanent permission to be granted for temporary sites such as Ponderosa, and that given the applicant's personal circumstances and needs, it was advanced that these constitute the very special circumstances needed to clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other additional harm.

22. In the light of the Gypsy and Traveller Accommodation Topic Paper produced in April of this year and the published Chiltern and South Bucks Local Plan, if the condition limiting this permission to a temporary period is removed and the site becomes permanent, it would then count as one pitch towards the Council's overall pitch requirement. In the event the application to remove the condition is refused or a further temporary permission only is granted, a need for one further new pitch would remain.

23. The current circumstances are not dissimilar to those pertaining at the time of the appeal decision when the Inspector concluded that a personal permission should be granted for a temporary period, based on his conclusion that in the future a further planning permission may not be granted at the adjacent Porter site and this site is not an infill plot. However, given the continuing need for some new pitches in South Bucks and given that sufficient land to meet the Council's requirement has not yet been identified, and given that the Planning Policy for Traveller Sites states with regard to sites in the Green Belt such as this, that the best interests of a child may constitute very special circumstances to clearly outweigh the harm to the Green Belt, the needs of the applicants' dependants and the need and lack of supply must be given sufficient weight and would justify a further personal and temporary planning permission.

24. The Inspector who allowed the appeal under ref. no. 09/00565/FUL held that the appeal use of this site as a residential gypsy caravan site exacerbated the fragmentation of the Metropolitan Green Belt and the Colne Valley Park and that the mobile home and other structures encroached upon and visually urbanise the landscape and were conspicuous from Love Lane and appeared intrusive in the street scene.

25. However, the Inspector also concluded that the impact of the development was limited to a degree by the fact that it was viewed in the context of development at adjoining gypsy sites although the future of those sites was uncertain. The Inspector concluded that the use was visually obtrusive, but for the reasons detailed above, he granted a temporary personal permission.

26. This applicant's use of the site is not dissimilar to that of the former occupier, there is a mobile home with a touring caravan, shed and outbuilding sited along the rear (west) and side (northern) boundary of the site partially concealed by the approx. 2m high boundary walls and fencing.

27. Furthermore, this site has access to facilities and services including shops, healthcare, education and employment, although the continued use is an inappropriate use in the Green Belt it would not cause any further impact to that previously accepted by the Inspector in 2009 and is a site with adequate access to facilities and services such as water supply, electricity and disposal facilities for sewage and waste.

28. Given that a personal and temporary planning permission on this site continues to be justified because of the best interests of the children, as outlined above, and because this is likely to be applicable for a further 18 years approximately, and given the continuing shortfall of traveller sites, it is considered that there may now be very special circumstances to justify a permanent planning permission subject to conditions stipulating compliance with the Government's definition for gypsies and travellers.

Visual Impact/Impact On Locality

29. As already mentioned, the Inspector who allowed the temporary and personal permission of this site by Ambrose Smith and his dependants, imposed a condition requiring a scheme for the landscaping of the site. The Council did formally agree a landscaping scheme and planting took place.

30. The use as a residential gypsy caravan site has now been operational for about 10 years and it is not normally possible to secure landscaping beyond 5 years. The urbanisation of the site is visible from the public highway to the front of the site, but given the standard of the boundary fencing it is not considered expedient to require any further landscaping, which would have to be provided within the site and not readily visible as a result of the boundary fencing.

Neighbour Impact

31. No objection letters have been received from any neighbours. However, there is invariably a level of noise nuisance from any residential use of any open land within the countryside but given the planning history of this site it would not be possible to sustain any reason for refusal on the impact on the amenity of the occupiers of any adjoining properties.

Parking/Highway Implications

32. The continued use of the site as a residential gypsy caravan site would not result in any additional vehicular generation to that which has pertained since before 2009 and the Highways Authority has raised no objection and there would continue to be sufficient room within the application site for ancillary vehicle parking.

Other Issues

33. The provisions of the Human Rights Act are understood and I am satisfied that a fair balance would be struck between the interests of the community and the human rights of the individuals in the event of a permanent planning permission being granted in this instance subject to a condition stipulating the occupation of the site only by persons and the dependants of such persons who comply with the definition of gypsies and travellers.

Conclusion:

34. Substantial weight must continue to be attributed to the harm to the Green Belt in principle and to the harm on openness and to the character/amenities of the Green Belt. However, given the personal circumstances of the applicant's family that would justify a further temporary and personal use and given the absence of a supply of sites for gypsies and travellers, and given the restraint on residential development within the Green Belt and the extent of the Green Belt in South Bucks and given the planning history of this site, it is considered that very special circumstances exist which now merit the grant of a permanent planning permission subject to necessary conditions.

RECOMMENDATION:**Conditional Permission**

Subject to the following conditions:-

1. The site shall not be occupied by any persons other than gypsies and travellers as defined in the Planning Policy for Traveller Sites (DCLG August 2015).

Reason: For the avoidance of doubt and to accord with the advice in Annex Planning Policy for Traveller Sites.

2. No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than one shall be a static caravan or mobile home) shall be stationed on the site at any time.

Reason: The site is located within the Metropolitan Green Belt and the Colne Valley Park wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) and Core Policy 4: Gypsies, Travellers and Travelling Show People and Core Policy 9: Natural Environment of the South Bucks Core Strategy, adopted in February 2011 refer).

3. No commercial activities shall take place on the land, including the outdoor storage of materials.

Reason: The site is located within the Metropolitan Green Belt and the Colne Valley Park wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) and Core Policy 4: Gypsies, Travellers and Travelling Show People and Core Policy 9: Natural Environment of the South Bucks Core Strategy, adopted in February, 2011 refer).

4. No more than one commercial vehicle shall be kept on the land for use by the occupiers of the caravans hereby permitted, and it shall not exceed 3.5 tonnes in weight.

Reason: The site is located within the Metropolitan Green Belt and the Colne Valley Park wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with the terms of the application (Policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) and Core Policy 4: Gypsies, Travellers and Travelling Show People and Core Policy 9: Natural Environment of the South Bucks Core Strategy, adopted in February, 2011 refer).

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

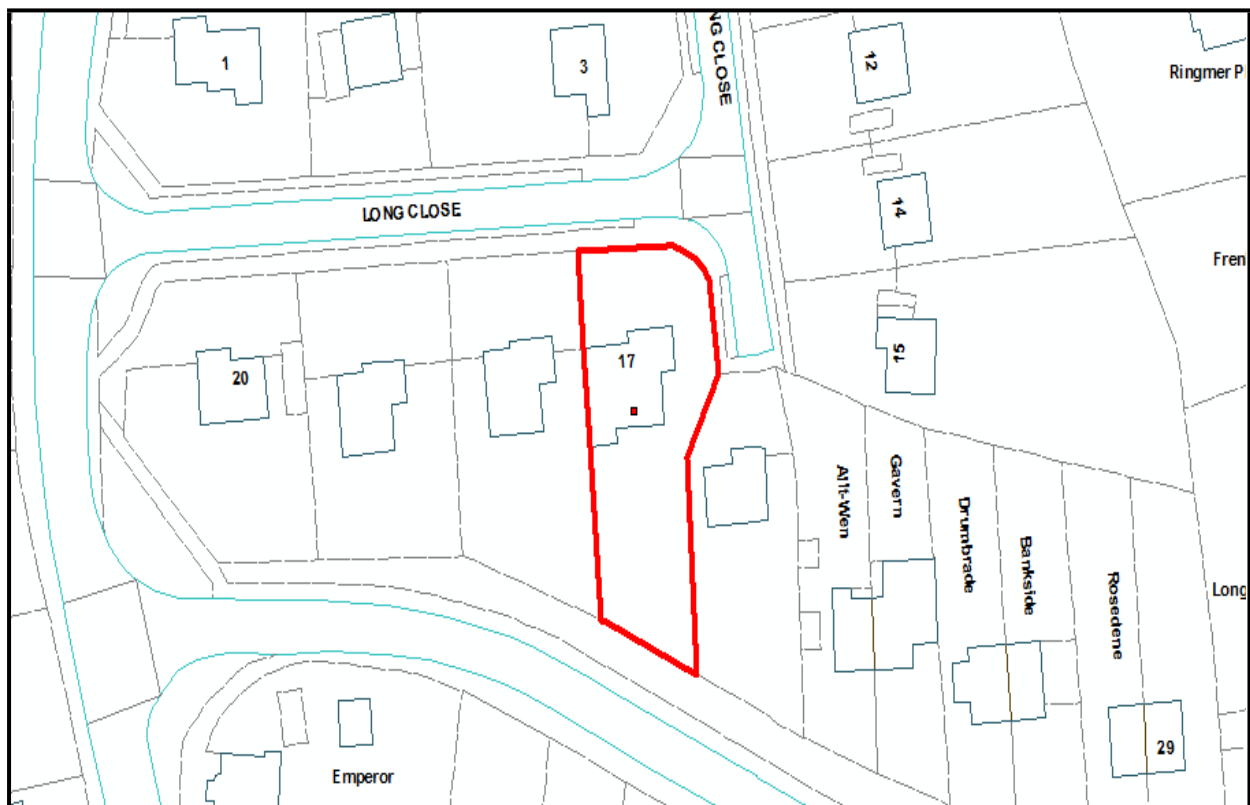
LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
1033/02	20.08.2013
Plan of utility block	20.08.2013
Ordnance Survey	20.08.2013

PART B**South Bucks District Council
Planning Committee****Date of Meeting:** 17th December 2019 **Parish:** Farnham Royal Parish Council

Reference No:	PL/19/3515/FA
Proposal:	Front porch
Location:	17 Long Close, Farnham Royal, Buckinghamshire, SL2 3EJ
Applicant:	Mr Dev Dhillon
Agent:	Mr Harmeet Minhas
Date Valid Appl Recd:	14th October 2019
Recommendation:	Conditional Permission
Case Officer:	Jeanette Collins

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to Planning Committee as the applicant is a District Councillor.

SITE LOCATION

The application site consists of a detached dwelling set on a mainly rectangular plot located on the south side of Long Close within the developed area of Farnham Common and is categorised as a Green Suburban typology in the Townscape Character Study.

THE APPLICATION

Permission is sought for a front porch extension.

RELEVANT PLANNING HISTORY

90/00637/APPLIC: First floor extensions- Conditional Permission.

91/00427/FUL: Single storey front extension - Conditional Permission.

91/00546/FUL: Retention of velux window to roof slope of extension permitted under SBD/0637/90 Unconditional Permission.

08/00938/FUL,: Single storey side extension incorporating garage - Conditional Permission

10/01502/FUL: Replacement of flat roof with tiled pitched roof over existing single storey extension Conditional Permission.

14/01702/FUL, Part two storey, part single storey rear extension and roof alterations - Conditional Permission.

15/00088/CLUED: Certificate of Lawfulness for existing side boundary wall - Certificate Granted.

15/00241/FUL: Part two storey, part single storey rear extension and roof alterations incorporating single storey front projection - Conditional Permission.

15/01026/FUL: Part single, part two storey rear extension incorporating roof alterations - Conditional Permission.

TOWN/PARISH COUNCIL

Response received 13 November 2019 - The Parish Council requests that a traffic management plan is put in place for delivery vehicles.

The response was accompanied by a set of standard comments relevant to applications within the parish of Farnham and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

REPRESENTATIONS

None received to date.

CONSULTATIONS

None relevant/received to date.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

National Design Guide (2019)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP8 and CP12

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies EP3, EP5, H11 and TR7

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

Chiltern and South Bucks Townscape Character Study (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 provided that it conforms to all relevant policies and guidance as set out in the 'policies' section of this report.

Design/character & appearance

2. The NPPF at Section 12, under the heading "Achieving well-designed places" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design.

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

4. Local Plan policy H11 sets out criteria for assessment of extensions to residential dwellings. Among other things, it indicates that the extension should be integral to the dwelling, and in harmony with the existing building in terms of scale, height, form, and design. In addition, the extension should not

have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out in Appendix 8.

5. The proposed front porch extension would be small in size and is designed with a pitched roof that matches the design of the front dormer windows on the property. It would therefore not appear disproportionate in scale to the existing dwelling and would integrate satisfactorily. There is also a variety of different porch styles within the street scene and within this context the proposal would not appear out of character with its surroundings. No objections are therefore raised with regard to policies EP3 and H11 of the Council's Local Plan and Core Policy 8 of the Council's Core Strategy.

Residential amenity

6. The proposed front porch, due to its size and location is considered to have no significant impact on the amenities of neighbouring properties and the proposed complies with Local Plan Policies EP3, EP5 and H11.

Parking/Highway implications

7. The proposed alterations are not considered to increase the level of off road parking provision or requirements and no objections are raised with regard to Policy TR7 of the South Bucks Local Plan.

Other matters

8. No tree works are proposed as a result of the alterations and it is considered that a sufficient amount of amenity space would remain within the site curtilage to serve the resulting dwelling.

9. Although the Parish Council has requested a traffic management plan, it is not considered to be appropriate in this instance to include such a condition for a development of this size and nature. An informative will be included advising of a Considerate Constructors Scheme which South Bucks District Council recommends in relation to such matters, in the event that permissions is granted.

Conclusions

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

Working with the applicant

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

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

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

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

**RECOMMENDATION:
Conditional Permission**

Subject to the following conditions:-

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

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

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (SM03)

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

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
PA-01	14.10.2019

INFORMATIVE(S)

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

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

This page is intentionally left blank

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1338/FA	Beaconsfield Town Council	Clarke Construction C/o Mr George Martin	138 Maxwell Road Beaconsfield Buckinghamshire HP9 1QX	Redevelopment of site to provide 8 flats with associated parking and new vehicular access	Conditional Permission	04.12.19
PL/19/2097/FA	Beaconsfield Town Council	Mr Robin Lomas	22A London End Beaconsfield Buckinghamshire HP9 2JH	Demolition of existing boundary wall and erection of new boundary wall	Withdrawn	13.11.19
PL/19/2376/FA	Beaconsfield Town Council	Mr & Mrs M Busbridge C/o Mr Simon Davis	58 Baring Road Beaconsfield Buckinghamshire HP9 2NE	Demolition of existing dwelling and detached garage. Construction of 2 three storey semi-detached dwellings and vehicular access	Conditional Permission	08.11.19
PL/19/2662/FA	Beaconsfield Town Council	Monica Knight C/o Mrs Sarah Wolstenholme	1 Amersham Road Beaconsfield Buckinghamshire HP9 2HA	Erection of detached dwelling house	Refuse Permission	14.11.19
PL/19/2668/FA	Beaconsfield Town Council	Mr Trevor Stephens C/o Mr Mark Hall	Wistaria Cottage 34 Reynolds Road Beaconsfield Buckinghamshire HP9 2NQ	Demolition of existing and erection of a new house and garage, changes to existing vehicular access	Conditional Permission	27.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2676/FA	Beaconsfield Town Council	Mr Guy and Cecilia Henderson C/o Mrs Ines Rafael	Magnolia House Burkes Crescent Beaconsfield Buckinghamshire HP9 1PD	Part two storey, part first floor side extension, four roof lights	Conditional Permission	12.11.19
PL/19/2677/FA	Beaconsfield Town Council	Mr Costello C/o Mr Paul Burman	45 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Erection of new railings, pier and gates with associated planting	Conditional Permission	18.11.19
PL/19/2860/FA	Beaconsfield Town Council	Mr S Sahota C/o Mr Vinay Mistry	99 Burkes Road Beaconsfield Buckinghamshire HP9 1EW	Replacement detached dwelling with triple garage. Front entrance gates, brick piers and railings and construction of vehicular access with associated hardstanding and landscaping.	Withdrawn	21.11.19
PL/19/2928/FA	Beaconsfield Town Council	Mr & Mrs R Kottler C/o Mr D Russell	Blue Fir Cottage 29 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Two storey rear extension and alteration to conservatory roof.	Conditional Permission	25.11.19
PL/19/2930/FA	Beaconsfield Town Council	Mr and Mrs P Johal C/o Mr D Russell	20 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EX	Construction of detached garage and adjoining car port between garage and dwelling.	Conditional Permission	31.10.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3052/TP	Beaconsfield Town Council	Mr Ross Bedford	27 Grove Road Beaconsfield Buckinghamshire HP9 1UR	T1 Ash- crown reduce by 1-2m, T2 Cypress - fell. (SBDC TPO 1995/21)	Conditional Permission	04.11.19
PL/19/3061/FA	Beaconsfield Town Council	Mr P Gill C/o Mrs Holly Ferrar-Coulson	21 Seeleys Road Beaconsfield Buckinghamshire HP9 1SZ	Erection of detached dwelling adjacent to existing dwelling.	Conditional Permission	08.11.19
PL/19/3065/FA	Beaconsfield Town Council	Mr & Mrs Shepherd C/o Mr Sam Dodd	33 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Replacement detached garage	Conditional Permission	14.11.19
PL/19/3079/FA	Beaconsfield Town Council	Mr & Mrs Smith C/o Mr Mumtaz Alam	25 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Removal of rooflights and insertion of dormer windows in all elevations of roof	Conditional Permission	08.11.19
PL/19/3126/AV	Beaconsfield Town Council	Mrs Jan Butcher	New Roundabout Opposite Hyde Green Amersham Road Beaconsfield Buckinghamshire	4 non-illuminated roundabout sponsorship signs	Conditional consent	04.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3129/FA	Beaconsfield Town Council	Mr & Mrs Riddle C/o Mr Alex Bean	Rustenburg 53A Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Demolition of existing dwelling, erection of replacement dwelling and widening of existing vehicular access	Conditional Permission	28.11.19
PL/19/3150/VR C	Beaconsfield Town Council	Mr James Morton C/o Mr Owen Francis	30 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Variation of condition 2 and 4 Application Reference Number: PL/19/1102/FA (Conversion of garage store into habitable space, single storey rear extension, first floor side extensions, front bay window and porch.) to allow for rendering over the existing and proposed brickwork.	Conditional Permission	04.11.19
PL/19/3201/FA	Beaconsfield Town Council	Mr and Mrs Williams C/o Mr Paul Bottomley	Ranmore 12 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	Part single, part two storey front, side and rear extensions, rear and side dormer windows and rooflight to allow for accommodation in the loft. Other alterations to the rear and side including alterations to windows. Solar panels on rear single storey extension. New vehicular access and gate and widening of exiting vehicular access	Conditional Permission	03.12.19
PL/19/3208/SA	Beaconsfield Town Council	Mr & Mrs Mitchell C/o Michael Waring	32 Ronald Road Beaconsfield Buckinghamshire HP9 1AJ	Application for a Certificate of Lawfulness for proposed: Loft conversion incorporating rear dormer extension	Cert of law proposed dev or use issued	12.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3218/TP	Beaconsfield Town Council	Mrs McDonagh	3 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	Cherry - cut back branches which are around 3m over the roof. (SBDC TPO 20 of 1995).	Refuse Permission	21.11.19
PL/19/3228/HB	Beaconsfield Town Council	Robin Lomas	22A London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Application for: Demolition of existing boundary wall and erection of new boundary wall	Withdrawn	13.11.19
PL/19/3254/TP	Beaconsfield Town Council	Mr Brian Jackson	Clover Cottage 93 Gregories Road Beaconsfield Buckinghamshire HP9 1HZ	Trees 1, 2, 10, 11, 56, 57, 58 - crown lift outer canopy branches up to 5 metres, Trees 61 _ 62 (beech) - reshape by up to 5m.	Conditional Permission	02.12.19
PL/19/3263/FA	Beaconsfield Town Council	Mr S Lee C/o Mr Paul Luard	4 Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LL	Single storey side extension and alterations to windows.	Conditional Permission	18.11.19
PL/19/3264/SA	Beaconsfield Town Council	Mr S Lee C/o Mr Paul Luard	4 Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LL	Certificate of Lawfulness for proposed: Loft conversion including the provision of a dormer window to the rear roof slope.	Cert of law proposed dev or use issued	18.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3270/AV	Beaconsfield Town Council	Nationwide Building Society C/o Mr Steve Simmonds	Nationwide Building Society 11 - 12 The Broadway Penn Road Beaconsfield Buckinghamshire HP9 2PD	Installation of: 2 new fascia panels, 1 new externally illuminated Heritage projecting sign and bracket; 2 new internally illuminated Nationwide 'lozenge' signs. Shopfront: - New illuminated ATM surround	Conditional consent	26.11.19
PL/19/3305/TP	Beaconsfield Town Council	Mr Patel C/o Mr Tom Hunnings	Tall Pines 153A Amersham Road Beaconsfield Buckinghamshire HP9 2EH	Scots pine - fell. (SBDC TP 007, 2014).	Conditional Permission	21.11.19
PL/19/3310/KA	Beaconsfield Town Council	Mrs Claire Jagusz C/o Mr Mark Jago	16 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	T1 & T3 copper beech - 20% crown reduction and crown lift by 3m, T2 spruce - Fell, T4 & T5 silver birch - 1.5m height reduction and 1m lateral branch reduction, T6 cotoneaster - fell, T9 (group) hazel, elder, cotoneaster - cut back overhang. (Hampden Hill Conservation Area).	TPO shall not be made	08.11.19
PL/19/3384/TP	Beaconsfield Town Council	Mr / Ms Harlow C/o Mr Alex Evans	44A Woodside Avenue Beaconsfield Buckinghamshire HP9 1JH	Scots pine - raise crown to 4.5m (SBDC TPO No. 25, 2002).	Conditional Permission	27.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3400/VR C	Beaconsfield Town Council	Mr Ian Neill C/o DP Architects	52 Penn Road Beaconsfield Buckinghamshire HP9 2LS	Variation of condition 16 of planning permission PL/19/0908/FA (Demolition of existing dwelling and erection of new dwelling, linked garage, entrance gates, boundary treatment and associated works.) to allow for: Entire house moved forward exactly 1 metre closer to the Penn Road; changes to basement, internal layout changes and changes to windows and doors.	Conditional Permission	28.11.19
PL/19/3441/TP	Beaconsfield Town Council	Mr & Mrs Chris and Jenny Whitcombe C/o Mr Brian Roffey	Darlinghurst 56 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DF	T1 oak - crown reduction up to 3-4m. (SBDC TPO 9, 2000)	Conditional Permission	28.11.19
PL/19/3460/FA	Beaconsfield Town Council	Mrs Alyson Griffin C/o Mr Richard Drabble	60 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Single storey rear/side extension and removal of chimney breast above roof line	Conditional Permission	04.12.19
PL/19/3490/NM A	Beaconsfield Town Council	Mr and Mrs Radvan C/o Mr D Russell	The Lantern House 9 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Non-material amendment to planning permission PL/19/1491/FA (Single storey rear/side extension linking existing house and garage) to allow extending of front right hand corner of swimming pool extension forwards by 80cm	Accepted	22.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3542/PNE	Beaconsfield Town Council	Mr Paul Bennett C/o Mr Jack Dusek	35 Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LJ	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 6.0 metres, maximum height 3.5 metres, eaves height 2.96 metres)	Prior Approval Not Required	22.11.19
PL/19/3591/NMA	Beaconsfield Town Council	Mr Sangha C/o Mr Nick Corder	Klinton 19 Stratton Road Beaconsfield Buckinghamshire HP9 1HR	Non material amendment to planning permission PL/18/4495/VRC (Variation of condition 2 of planning permission 17/01320/FUL (Redevelopment of site to provide two detached dwellings with detached triple garages. Entrance gates, fencing, landscaping and vehicular access) to allow amendments to design) to amend the design of plot 1	Accepted	15.11.19
PL/19/3742/NMA	Beaconsfield Town Council	Mr Ian Rivers C/o Rob McLennan	Frogsmead Gregories Farm Lane Beaconsfield Buckinghamshire HP9 1HJ	Non-material amendment to planning permission PL/18/2763/FA (Replacement detached dwelling) to allow single storey rear extension, additional chimney, changes to roof and windows including front and rear dormers	Withdrawn	27.11.19
PL/19/3814/ADJ	Beaconsfield Town Council	Mr Martin Westwood	Fieldfare Bottom Lane Seer Green Beaconsfield Buckinghamshire HP9 2UH	Consultation from Chiltern District Council re Proposed rear dormer and insertion of velux windows to front roof slope (PL/19/3768/FA)	No Objections	15.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/2396/FA	Burnham Parish Council	Mrs Beverley Phillips C/o Mr Bartus Lacey	Beeches Court 69A High Street Burnham Buckinghamshire SL1 7JX	Change of use from office (Use Class B1) to residential (Use Class C3) to create four apartments.	Withdrawn	28.11.19
PL/18/4669/FA	Burnham Parish Council	Mr Sameer Mohidin C/o Mr Abdul Wajid	11 Britwell Road Burnham Buckinghamshire SL1 8AQ	Demolition of existing house and erection of new detached dwelling, creation of vehicular access.	Conditional Permission	15.11.19
PL/19/1000/FA	Burnham Parish Council	Ms Trudi Usher C/o Mr Tim Isaac	Woodend Horseshoe Hill Littleworth Common Burnham Buckinghamshire SL1 8QE	Demolition of existing timber framed building and erection of part single storey, part two storey extension and incorporation of first floor accommodation within existing building. Removal of existing shipping containers and erection of detached outbuilding.	Conditional Permission	05.11.19
PL/19/1714/FA	Burnham Parish Council	Mr T Bennett C/o Mr Michael Reed	Fox Cottage Farnham Lane Burnham Buckinghamshire SL2 3SD	Vehicular access onto Farnham Lane to provide independent driveway for Fox Cottage	Conditional Permission	25.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1742/FA	Burnham Parish Council	Mr Nigel Armstrong C/o Ms Lucy Farrow	Burnham Grammar School Hogfair Lane Burnham Buckinghamshire SL1 7HG	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.	Conditional Permission	15.11.19
PL/19/1927/FA	Burnham Parish Council	Mr and Mrs Hasted C/o Nicholas Pike	Beechwood House Abbey Park Lane Burnham Buckinghamshire SL1 8PJ	Change of use to equestrian and erection of a timber stable block.	Conditional Permission	01.11.19
PL/19/2304/FA	Burnham Parish Council	Ms Joanne Fox C/o Mr Simon Cottingham	Rear Of 34, 32 & 30 Bayley Crescent Burnham Buckinghamshire SL1 7EF	Demolition of lock up garages and erection of two houses with associated parking and external works.	Withdrawn	20.11.19
PL/19/2361/FA	Burnham Parish Council	Mr Shiraz Ashraf	27 Hanbury Close Burnham Buckinghamshire SL1 7EA	Vehicular access x 2 and hardstanding. Electric car charging point on front elevation.	Withdrawn	04.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2446/FA	Burnham Parish Council	Mr Robert Davies C/o Mr Ehsan UL-HAQ	The George 18 - 20 High Street Burnham Buckinghamshire SL1 7JH	Change of use to residential (C3) with first floor rear extension and loft conversion to provide 7 flats, including new rooflights to rear, with associated landscaping and parking.	Withdrawn	21.11.19
PL/19/2447/HB	Burnham Parish Council	Mr Robert Davies C/o Mr Ehsan UL-HAQ	The George 18- 20 High Street Burnham Buckinghamshire SL1 7JH	Listed Building Consent for: Change of use to residential (C3) with first floor rear extension and loft conversion to provide 7 flats, including new rooflights to rear, with associated landscaping and parking.	Withdrawn	14.11.19
PL/19/2886/FA	Burnham Parish Council	Mr Anthony Chapman C/o Mr Dino Labbate	Cornerways Dorney Wood Road Burnham Buckinghamshire SL1 8EQ	Single storey rear extension. First floor side bay window extension, new front dormer windows to facilitate loft conversion and external alterations including new timber garage doors and changes to front and rear windows and doors, new porch canopy and render	Conditional Permission	04.12.19
PL/19/2888/FA	Burnham Parish Council	Mr J Beaton C/o Mrs Emily Temple	Springfield 75B Green Lane Burnham Buckinghamshire SL1 8EG	Demolition of existing dwelling and erection of a new dwelling.	Refuse Permission	29.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2925/PN O	Burnham Parish Council	Mr Robert Stout C/o Mr Roger Farqharson	53 Huntercombe Lane North Burnham Buckinghamshire SL1 6DX	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 six residential units (Use Class C3).	Withdrawn	04.11.19
PL/19/3095/FA	Burnham Parish Council	Mr P Lakhan C/o Mr Robert Cole	21 Alvista Avenue Burnham Buckinghamshire SL6 0PG	Single storey front, side and rear extension	Conditional Permission	01.11.19
PL/19/3115/PN O	Burnham Parish Council	Mr B Glass C/o Mr Yossi Shahaar	111 High Street Burnham Buckinghamshire SL1 7JZ	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use from office (Use Class B1(a)) to fifteen residential units (Use Class C3).	Prior Approval Not Required	12.11.19
PL/19/3118/FA	Burnham Parish Council	Mr & Mrs Stillingfleet C/o Mr Sam Dodd	61 Coalmans Way Burnham Buckinghamshire SL1 7NX	Part two storey, part single storey rear extension	Conditional Permission	04.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3130/VR C	Burnham Parish Council	Ramash and Joanne Ram and Hodgson C/o Robert Clarke	Garden Cottage East Burnham Lane Burnham Buckinghamshire SL2 3TL	Variation of condition 12 of planning permission PL/19/0196/VRC ; PL/18/3968/VRC and 18/00672/FUL (Part single/part two storey side extensions of Garden Cottage following with demolition of existing buildings. Erection of two detached dwellings with new vehicular access.) to allow for addition of single storey side extension and internal layout changes.	Conditional Permission	11.11.19
PL/19/3131/SA	Burnham Parish Council	Mr P Lakhan C/o Mr Robert Cole	21 Alvista Avenue Burnham Buckinghamshire SL6 0PG	Certificate of Lawfulness for a proposed detached outbuilding, widening of existing vehicular access and provision of associated hardstanding	Cert of law proposed dev or use issued	04.11.19
PL/19/3141/FA	Burnham Parish Council	Mr & Mrs Kaushal C/o Mr Sam Dodd	98 Nursery Road Burnham Buckinghamshire SL6 0JU	Part two storey, part single storey side / rear extension and changes to side and rear windows and doors	Conditional Permission	05.11.19
PL/19/3151/FA	Burnham Parish Council	Mr & Mrs Florian Tkaczyk C/o Mr Mark Seagrove	Ravenscraig 23 Lake End Road Burnham Buckinghamshire SL6 0PN	Single storey rear extension, resiting of the existing garage.	Conditional Permission	06.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3182/FA	Burnham Parish Council	Mr & Mrs AGK & AM Parchuri & Kidambi C/o Mrs Anupama Srivastava	36 Conway Road Burnham Buckinghamshire SL6 0LD	Conversion of garage to a habitable room with new front window	Conditional Permission	07.11.19
PL/19/3236/TP	Burnham Parish Council	Mr Stevens C/o Andrea Nias	15 Bredward Close Burnham Buckinghamshire SL1 7DL	T1 Walnut - crown reduction/shape by up to 1.5m. (SBDC TPO 9 of 1974).	Conditional Permission	14.11.19
PL/19/3280/PN AD	Burnham Parish Council	Mr Mike Lowe C/o Mrs Jan Molyneux	The Dutch Barn Leys Farm Thompkins Lane Farnham Royal Buckinghamshire SL2 3TD	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.	Withdrawn	25.11.19
PL/19/3331/FA	Burnham Parish Council	Mr Avinash Shinde C/o Mr Korban Ali	7 Rambler Close Burnham Buckinghamshire SL6 0JT	Single storey side, a front infill extension and garage conversion	Conditional Permission	28.11.19
PL/19/3356/FA	Burnham Parish Council	Mr Kunal Baid	26 Fairfield Road Burnham Buckinghamshire SL1 8AH	Single storey side infill extension.	Conditional Permission	25.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3365/FA	Burnham Parish Council	Mr A Parm C/o Mr Kashif Bashir	35 The Fairway Burnham Buckinghamshire SL1 8DS	Part two storey, part single storey rear extension and first floor side extensions, alterations to garage into habitable accommodation with addition of windows and door to side elevation.	Refuse Permission	03.12.19
PL/19/3394/FA	Burnham Parish Council	Mr & Mrs Sidhu C/o Mr Alan Slater	119 Hag Hill Rise Burnham Buckinghamshire SL6 0LS	Demolition of existing single storey side extension and erection of two storey side extension, front entrance porch extension and new vehicular access to front.	Conditional Permission	28.11.19
PL/19/3420/SA	Burnham Parish Council	Mrs H M Kelsey C/o Mr James Ingram	23 The Fairway Burnham Buckinghamshire SL1 8DS	Application for a Certificate of Lawfulness for proposed: Additional vehicular access and changing driveway to block paving with onsite drainage to soakaway	Cert of law for proposed dev/use refused	29.11.19
PL/19/3481/PNE	Burnham Parish Council	Miss Siobhan Walsh C/o Mr Liam Whitfield	78 Fairview Road Burnham Buckinghamshire SL6 0NQ	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 4.0 metres, maximum height 3.6 metres, eaves height 2.4 metres)	Prior Approval Not Required	20.11.19
PL/19/2540/FA	Denham Parish Council	Mr Ian Sloan C/o Mr Marcus Lambert	White Plains Nursing Home Tilehouse Lane Denham Buckinghamshire UB9 5DE	Two storey extension to existing care home for the elderly to provide 2nd passenger lift and 6 additional bedrooms for dementia and residential care.	Refuse Permission	15.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2903/AV	Denham Parish Council	Mr Firth C/o Mrs Gillian Shepley	The Toby Carvery Oxford Road Denham Buckinghamshire UB9 4LJ	Installation of replacement illuminated and non-illuminated signs	Refuse consent	18.11.19
PL/19/3134/SA	Denham Parish Council	Mr Shepherd	14 Denham Green Close Denham Buckinghamshire UB9 5NB	Widening of vehicular access	Cert of law proposed dev or use issued	27.11.19
PL/19/3312/FA	Denham Parish Council	Mr A McDonagh C/o Mr L Pulham	25 Knighton Way Lane New Denham Buckinghamshire UB9 4EG	Demolition of existing dwelling. Erection of single storey dwelling with habitable roof space.	Withdrawn	22.11.19
PL/19/3315/EU	Denham Parish Council	Mr Terry Waite C/o Euan Brown	Glebe Cottage Tilehouse Lane Denham Buckinghamshire UB9 5DA	Application for a Certificate of Lawfulness for existing: Seeking confirmation that all of the land associated with Glebe Cottage (as shown on the submitted Location Plan: Exhibit TW 1) is in residential use associated with Glebe Cottage.	Cert of Law - existing use - granted	21.11.19
PL/19/3346/SA	Denham Parish Council	Mrs Nancy Chadha C/o Mr Ray Fletcher	22 Ashcroft Drive Denham Green Buckinghamshire UB9 5JG	Certificate of Lawfulness for proposed formation of an additional vehicular access	Cert of law proposed dev or use issued	25.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3348/SA	Denham Parish Council	Mrs Minaxi Thakrar C/o Miss Imene Menad	Ringwood Redhill Denham Buckinghamshire UB9 4LE	Certificate of Lawfulness for proposed: Addition of skylights to front entrance and to rear elevation and changes to windows to rear elevation	Withdrawn	25.11.19
PL/19/3351/FA	Denham Parish Council	Mr & Mrs Norman Lobb C/o Mr Andy Wilcock	68 Moorfield Road Denham Green Buckinghamshire UB9 5NF	Single storey rear infill extension	Conditional Permission	25.11.19
PL/19/3352/TP	Denham Parish Council	Mr / Ms Chan C/o Mr Jamie Myers	Island On River Colne Adjacent To 2 Kings Mill Way New Denham Buckinghamshire UB9 4BS	T1 Willow - Crown reduction by 5m. (SBDC TPO 2004/36).	Conditional Permission	26.11.19
PL/19/3395/FA	Denham Parish Council	Mr Terry Waite C/o Miss Frost	Glebe Cottage Tilehouse Lane Denham Buckinghamshire UB9 5DA	Demolition of outbuilding and erection of replacement outbuilding (part retrospective)	Refuse Permission	04.12.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3436/KA	Denham Parish Council	Chan C/o Mr Jamie Myers	Island On River Colne Adjacent To 2 Kings Mill Way New Denham Buckinghamshire UB9 4BS	T2 Birch - Fell. (Uxbridge Lock Conservation Area).	TPO shall not be made	08.11.19
PL/19/3617/DM	Denham Parish Council	Mercedes-Benz Retail Group UK Ltd C/o Mr Chris Bedekovic	Tendercare Nurseries Ltd 18 Southlands Road Denham Buckinghamshire UB9 4HD	Prior Notification under Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for demolition of buildings and structures within a former nursery complex. A summerhouse/pergola of 40 sqm and a raised bed wall of 10 sqm will be demolished. Two polytunnel frames and four canopies for a total of 2,501 sqm to be removed.	Prior Approval Not Required	18.11.19
PL/19/2852/FA	Dorney Parish Council	Star Pubs & Bars Limited C/o Matthew Driscoll	The Pineapple Lake End Road Dorney Buckinghamshire SL4 6QS	Demolition of existing single storey rear extension and kitchen store outbuilding and erection of new single storey link extension, erection of cycle shelter, rearrangement of existing yard and creation of 3 staff parking spaces and new planters. Various internal works including conversion of existing outbuilding to kitchen including new extract, relocation of toilets and general refurbishment works.	Conditional Permission	14.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2853/HB	Dorney Parish Council	Star Pubs & Bars Limited C/o Matthew Driscoll	The Pineapple Lake End Road Dorney Buckinghamshire SL4 6QS	Listed Building application for: Demolition of existing single storey rear extension and kitchen store outbuilding and erection of new single storey link extension, erection of cycle shelter, rearrangement of existing yard and creation of 3 staff parking spaces and new planters. Various internal works including conversion of existing outbuilding to kitchen including new extract, relocation of toilets and general refurbishment works.	Conditional consent	14.11.19
PL/19/3636/KA	Dorney Parish Council	Janet Losty C/o Mr Simon Hawkins	The Lodge Boveney Court Boveney Road Dorney Buckinghamshire SL4 6QD	5 x lawson cypress - fell. (Boveney Conservation Area).	TPO shall not be made	03.12.19
PL/18/3768/FA	Farnham Royal Parish Council	Mr Moshen Elawadi C/o David Parker Architects	Silverwood Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Demolition of existing and erection of new dwelling	Refuse Permission	19.11.19
PL/19/1348/FA	Farnham Royal Parish Council	Lotus Housing C/o Mr Tom Rumble	6 Fairfield Lane Farnham Royal Buckinghamshire SL2 3BX	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.	Refuse Permission	15.11.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 17 DECEMBER 2019

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2113/VR C	Farnham Royal Parish Council	Mr & Mrs R Moss C/o Mr Robert Clarke	Touchwood 14 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Variation of conditions 2, 3 8 and 9 of planning permission 16/01703/FUL (Replacement dwelling) to allow front extension to garage, two rear dormers, changes to doors and windows, removal of front porch, increased roof pitch, change to roof tiles and revised parking arrangement	Withdrawn	15.11.19
PL/19/2114/VR C	Farnham Royal Parish Council	C/o Mr Robert Clarke	Land Adjacent To Touchwood 14 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Variation of conditions 2, 3 and 6 of planning permission 16/00078/FUL (Detached dwelling (Amendment to planning permission 15/00629/FUL)) to allow alterations to doors and windows, increased roof pitch, changes to materials and increase in width and depth of dwelling	Withdrawn	15.11.19
PL/19/2713/PN O	Farnham Royal Parish Council	Mr Brian Hamilton C/o Mr Mark Hall	Ashley House The Broadway Beaconsfield Road Farnham Common Buckinghamshire SL2 3PQ	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 5 residential units (Use Class C3).	Withdrawn	04.11.19
PL/19/2736/FA	Farnham Royal Parish Council	Mrs Sandy Wilson C/o Mr Edward McGill	Pantiles Beeches Road Farnham Common Buckinghamshire SL2 3PS	Demolition of existing garage. Single storey side and rear extension.	Conditional Permission	20.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2769/FA	Farnham Royal Parish Council	Mr and Mrs L Gleeson C/o Mr Paul Luard	Pondside Cottage Christmas Lane Farnham Common Buckinghamshire SL2 3JE	Single storey rear extension incorporating roof light. Conversion of existing garage to a self contained annex. Single storey side extension with habitable accommodation within the roof void. New dormer window and gable roof feature to front elevation.	Conditional Permission	31.10.19
PL/19/3181/FA	Farnham Royal Parish Council	Mirage Developments Ltd C/o Mr Robert Clarke	Touchwood (Plot A) 14 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Erection of a detached dwelling with new vehicular access - retrospective	Conditional Permission	14.11.19
PL/19/3184/FA	Farnham Royal Parish Council	Mr & Mrs R Moss C/o Mr Robert Clarke	Touchwood (PlotB) 14 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Erection of a detached dwelling and new vehicular access - Retrospective (amendment to planning approval 16/01703/FUL)	Conditional Permission	22.11.19
PL/19/3207/TP	Farnham Royal Parish Council	Mr Baines C/o Mr Stuart Wells	20 Frensham Walk Farnham Common Buckinghamshire SL2 3QG	T1 - Buckeye - Reduce height by 3m and lateral growth by 1.5m, crown lift 2.5m from ground level. (SBDC TPO 1996, 12).	Conditional Permission	12.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3244/FA	Farnham Royal Parish Council	Mr & Mrs Reading C/o Ms Anj Johnson	16 Heatherside Gardens Farnham Common Buckinghamshire SL2 3RR	First floor extension over previously converted garage.	Conditional Permission	14.11.19
PL/19/3271/TP	Farnham Royal Parish Council	Wawryk C/o Jill Macbeth	7 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	T1 Weeping Willow - Reduce to leave a 7m pollard and removal of large split limb. (SBDC TPO 02, 1967).	Conditional Permission	18.11.19
PL/19/3284/VR C	Farnham Royal Parish Council	Mr Rick Virdi C/o Mr Shorne Tilbey	Little Waltham Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Variation of condition 14 of planning permission PL/19/0456/FA (Erection of a detached dwelling and alteration to access road.) to allow for: Reduction of proposed floor plans and resultant elevation alterations, reposition of eastern boundary between existing dwelling (Little Waltham) and proposed dwelling.	Conditional Permission	22.11.19
PL/19/3291/PN O	Farnham Royal Parish Council	C/o Mr Duncan Gibson	Premium House The Broadway Beaconsfield Road Farnham Common Buckinghamshire SL2 3PQ	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 first floor office (Use Class B1(a)) to 4 flats (Use Class C3).	Prior Approval Given	19.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3309/TP	Farnham Royal Parish Council	Mrs Barbra McKay C/o Mr Mark Jago	Brambles Templewood Lane Farnham Common Buckinghamshire SL2 3HF	T1 oak - crown thinning not to exceed 20%	Conditional Permission	21.11.19
PL/19/3314/TP	Farnham Royal Parish Council	Mr Anthony Wawryk	7 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	Weeping willow - pollarding. (SBDC TPO 02, 1967).	Conditional Permission	21.11.19
PL/19/3912/NM A	Farnham Royal Parish Council	Mr and Mrs Gamblin C/o Mrs Susanne Hardvendel	Red Roofs Templewood Lane Farnham Common Buckinghamshire SL2 3HA	Non Material amendment to planning permission 16/01750/FUL(Two-storey side extension. Detached garage) to allow for: Addition of a roof light to the East elevation	Withdrawn	20.11.19
PL/19/3020/SA	Fulmer Parish Council	Mr & Mrs Singh C/o Robert Clarke	Oakdene Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Erection of a detached pool building	Cert of law proposed dev or use issued	05.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00662/FUL	Gerrards Cross Town Council	Mr Lee Walker C/o Mr Gary Pottle	Nantgwyn 1 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Amendment to existing planning permission 17/02304/FUL (First floor extension to existing bungalow to create two storey dwelling) in relation to materials.	Conditional Permission	12.11.19
PL/18/4497/FA	Gerrards Cross Town Council	Mr Kevin Hurst C/o Mr David Parker	Land at Shirley Holms 4 South Park Drive Gerrards Cross Buckinghamshire SL9 8JH	Redevelopment of site to create 4 detached houses and garages with new private access, following demolition of existing block.	Conditional Permission	31.10.19
PL/18/4667/FA	Gerrards Cross Town Council	Swarthmore Care Home C/o Mr James Crawley	Swarthmore Residential Home 31 Marsham Lane Gerrards Cross Buckinghamshire SL9 8HB	Additional parking space and erection of fencing and external lighting.	Conditional Permission	31.10.19
PL/19/0641/FA	Gerrards Cross Town Council	Mrs Lara Tait C/o Mr Clive Baldwin	28 East Common Gerrards Cross Buckinghamshire SL9 7AF	First floor rear extension.	Refuse Permission	18.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0642/HB	Gerrards Cross Town Council	Mrs Lara Tait C/o Mr Clive Baldwin	28 East Common Gerrards Cross Buckinghamshire SL9 7AF	Listed building application for first floor rear extension.	Refuse consent	18.11.19
PL/19/1585/FA	Gerrards Cross Town Council	Mr Sangha C/o Mr Jhonny Nunes Silva	Garden Cottage 54 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HL	Detached outbuilding and garage	Conditional Permission	29.11.19
PL/19/2225/FA	Gerrards Cross Town Council	Mr & Mrs Munnelly C/o Greg Farrell	Demas Lodge 10 Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	Two storey side and part two/part single storey rear extension.	Conditional Permission	04.12.19
PL/19/2496/ADJ	Gerrards Cross Town Council	Mr Gary Murphy C/o Mr Gary Murphy	Land Between Junctions 16 and 17 Of The M25 Near Chalfont St Peter Buckinghamshire	Consultation from Chiltern District Council re Outline Application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities building, fuel filling station, electric vehicle charging, up to 100 bedroom hotel, service yard, parking facilities, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage Systems (SuDS)/attenuation, pedestrian and cycle links, retaining structures and associated mitigation, infrastructure and earthworks/enabling works	No Objections	28.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2718/FA	Gerrards Cross Town Council	Ms Elena Vlasova C/o Mr Fatlum Azemi	Layers Gate 54 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	Single storey side extension, incorporating basement.	Conditional Permission	13.11.19
PL/19/2771/FA	Gerrards Cross Town Council	Mr Rishi C/o Mr Jhonny Nunes Silva	35 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HG	Part two storey / part single storey side, rear and front extensions, roof alterations with increased ridge height and insertion of six rooflights, fenestration alterations, demolition of existing garage and erection of detached double garage. Revised vehicular access. New front gates with associated railings and piers.	Conditional Permission	13.11.19
PL/19/2978/FA	Gerrards Cross Town Council	Mr and Mrs K Paul C/o Mr Paul Luard	11 Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	Single storey rear extension incorporating a roof light	Conditional Permission	07.11.19
PL/19/3101/FA	Gerrards Cross Town Council	Mr El Sayed Farag C/o Mr Colin McAndrew	Flat 1B Lochnagar Oxford Road Gerrards Cross Buckinghamshire SL9 7RH	Erection of garage	Withdrawn	06.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3102/FA	Gerrards Cross Town Council	Mrs Kully Nijjar C/o Mr Jonathan Stackhouse	6 Stoneyfield Gerrards Cross Buckinghamshire SL9 7LU	Single storey rear/side infill extension	Conditional Permission	04.11.19
PL/19/3107/FA	Gerrards Cross Town Council	Mr Harminder Kullar C/o Mr Ameet Bhamra	Oakgate 9 Windsor Road Gerrards Cross Buckinghamshire SL9 7NB	Two storey front and single storey rear extension, alterations to front roof over garage, loft conversion with rear dormers and additional windows to side elevation.	Conditional Permission	01.11.19
PL/19/3189/TP	Gerrards Cross Town Council	Mr Vinod Shah	Little Oak 3 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	T1 to T9 Oak - Crown thinning not to exceed 25%. (Tree Preservation Order).	Conditional Permission	18.11.19
PL/19/3214/TP	Gerrards Cross Town Council	Mr Harvey C/o Mr Paul Morris	18 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	T1 Beech - fell, T2 Oak - 3m crown reduction, T3 Turkey Oak - 2m crown reduction. (SBDC TPO 2001/02).	Conditional Permission	12.11.19
PL/19/3217/TP	Gerrards Cross Town Council	Mrs Linsey Mackey C/o Mr Paul Morris	4 Windsor Road Gerrards Cross Buckinghamshire SL9 7NA	T1 Oak - clearance from building by 2m. (TPO 1999/57).	Conditional Permission	12.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3221/TP	Gerrards Cross Town Council	Mrs J Higson C/o Mr Paul Morris	West Common House Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 Paulownia - reduce height by 0.5m and lateral branches by up to 1.5m. (Tree Preservation Order).	Conditional Permission	12.11.19
PL/19/3235/FA	Gerrards Cross Town Council	Mr & Mrs J Thomas C/o Mr Graham Wheeler	The Mount Oxford Road Gerrards Cross Buckinghamshire SL9 7PU	Construction of single storey rear extension	Conditional Permission	14.11.19
PL/19/3268/FA	Gerrards Cross Town Council	Mr K Thompson C/o Mr D Russell	37 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DP	Detached double car port with adjoining store room	Conditional Permission	18.11.19
PL/19/3325/FA	Gerrards Cross Town Council	Mr Kevin Sexton C/o Mr M Jaquiss	Hillside 26 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Single storey front extension	Conditional Permission	22.11.19
PL/19/3366/FA	Gerrards Cross Town Council	Mr Hutson C/o Keith Paine	24 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Erection of front extension, extending existing gable end and porch/entrance area. Installation of rooflights in mansard roof and additional windows to side elevations.	Conditional Permission	25.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3368/SA	Gerrards Cross Town Council	Mr & Mrs Devinder Sidhu C/o Mr Nicholas Bundy	Jamar House 35 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Certificate of Lawfulness for a proposed single storey rear extension and side dormer	Withdrawn	28.11.19
PL/19/3372/FA	Gerrards Cross Town Council	Clermont Trust (Switzerland) C/o Mr George Martin	Jarretts Hill Bulstrode Park Oxford Road Gerrards Cross Buckinghamshire SL9 8TA	Installation of subterranean outbuilding and open-air swimming pool.	Refuse Permission	26.11.19
PL/19/3386/TP	Gerrards Cross Town Council	Pedley C/o Mr Alex Evans	30 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HN	Goat Willow - 3 to 4m height reduction. (SBDC TPO 46, 2001)	Conditional Permission	27.11.19
PL/19/3408/TP	Gerrards Cross Town Council	Mr Phillip Ball	Mulbaron 36 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Lime - 50% reduction of lower branches is not to exceed a height of 5m from ground level. (SBDC TPO 5, 2001).	Conditional Permission	28.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3430/KA	Gerrards Cross Town Council	Hampson C/o Jill Macbeth	51 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QG	T1 Ash - 5m crown lift from ground level and crown clean, T2 Oak - up to 2m crown reduction and remove inner crown, T3 Ash - 4m crown lift from ground level and crown clean. (SBDC TPO).	TPO shall not be made	18.11.19
PL/19/3456/FA	Gerrards Cross Town Council	Mr and Mrs Alagna C/o Mr Ashley Metcalfe	Woodlands 20 Marsham Lane Gerrards Cross Buckinghamshire SL9 8EY	Two storey side extension and single storey front infill extension and removal of wall and gate to front left side	Conditional Permission	03.12.19
PL/19/3467/TP	Gerrards Cross Town Council	Mr Nigel Woods	Whitewood Manor 85 Windsor Road Gerrards Cross Buckinghamshire SL9 7NW	2 x Beech - 10% reduction and deadwood, 2 x oak - 10% reduction and deadwood, 1 x beech - 20% reduction and deadwood. (SBDC TPO 31, 1995).	Refuse Permission	03.12.19
PL/19/3470/FA	Gerrards Cross Town Council	Mr Andrew Baker C/o Robert Hillier	The Lincoln 4 Rouse Court Lower Road Gerrards Cross Buckinghamshire SL9 0NJ	Car port with retaining walls	Withdrawn	29.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3531/FA	Gerrards Cross Town Council	Mr & Mrs Deol C/o Mr Jhonny Nunes Silva	Tamarisk 26 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Two storey front/side, part two/part single storey rear extensions, dormer windows to front and rear elevation	Withdrawn	07.11.19
PL/19/3549/TP	Gerrards Cross Town Council	Mrs Cheryl Fischer	88 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HE	Oak tree - crown reduction, removing dead / damaged boughs and removing new growth on the lower sections of the tree to improve the overall shape and stability. (SBDC TPO 20 of 2006)	Withdrawn	26.11.19
PL/19/3611/KA	Gerrards Cross Town Council	Mrs Murley C/o Mr Paul Morris	Bay Tree Cottage 20 Ethorpe Close Gerrards Cross Buckinghamshire SL9 8PL	G1 Various trees/shrubs - prune/trim back over garden, T2 cherry - reshape to old cuts, T3 Cypress - fell, T4 western red cedar - 2m reduction/trim, T5 holly - 0.3m trim and reshape, T6 bay - 0.3m trim and reshape. (Conservation area Gerrards Cross Centenary).	TPO shall not be made	02.12.19
PL/19/3624/NM A	Gerrards Cross Town Council	DR A Rao C/o Richard Clark	Sleepy Hollow 82 Oak End Way Gerrards Cross Buckinghamshire SL9 8DB	Non material amendment to planning permission 17/01606/FUL (Part single storey/part two storey side/rear extension) to include a rooflight	Withdrawn	21.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3722/KA	Gerrards Cross Town Council	Mrs Mary Coleman C/o Mr Paul Morris	The Wyke 16 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	T1 Beech - remove to near ground level (Gerrards Cross Centenary)	Withdrawn	12.11.19
PL/19/1535/FA	Hedgerley Parish Council	Mr & Mrs Grundon C/o Mr Mark Berry	Tara Stud Colley Hill Lane Hedgerley Buckinghamshire SL2 4AT	Demolition of existing dwelling and outbuilding and erection of new dwelling.	Conditional Permission	25.11.19
PL/19/2851/FA	Hedgerley Parish Council	Mr Richard Stent C/o Mr Clive Baldwin	2 Jones Way Hedgerley Buckinghamshire SL2 3YG	Demolition of existing single storey side structure and erection of a two storey side extension.	Conditional Permission	21.11.19
PL/19/3157/FA	Hedgerley Parish Council	Mr & Mrs Lahert C/o Mr Sam Dodd	3 Church View Robert Road Hedgerley Buckinghamshire SL2 3YB	Two storey side and single storey rear extension	Conditional Permission	28.11.19
PL/19/2078/FA	Iver Parish Council	Mr Ejaz Khan C/o Mr Richard Taylor	64 High Street Iver Buckinghamshire SL0 9NG	Change of use of ground floor to 2 residential flats (Use Class C3) with demolition of front porch and part of rear projection, changes to doors and windows and external alterations	Conditional Permission	04.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2199/FA	Iver Parish Council	Ms Lauren Stanton C/o Mr Gurprit Benning	Land Adjacent To 23A Colne Orchard Iver Buckinghamshire SL0 9NA	Erection of detached dwelling (retrospective)	Conditional Permission	07.11.19
PL/19/2259/FA	Iver Parish Council	Mr & Mrs P Smith C/o Robert Clarke	Hallowhill House Slough Road Iver Heath Buckinghamshire SL0 0EA	Erection of replacement coach house, revised parking and amenity layout and amendments to the design of the barn conversion approved under planning reference 10/01415/FUL (involving the demolition of the 2 coach houses).	Conditional Permission	22.11.19
PL/19/2509/FA	Iver Parish Council	Mr Sandhu C/o Mr Kulwant Singh Sian	2 and 4 The Poynings Iver Buckinghamshire SL0 9DT	First floor side/rear extensions, alterations to roof incorporating a rear dormer, changes to windows on front elevation. Single storey rear infill extension (No 4 only)	Refuse Permission	04.11.19
PL/19/2609/FA	Iver Parish Council	Layton Developments Limited C/o Mr T Rumble	Hollybush Bangors Road North Iver Heath Buckinghamshire SL0 0BG	Demolition of existing bungalow and erection of 4 dwellings (x2 pair of semi-detached dwellings).	Refuse Permission	01.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2696/EU	Iver Parish Council	Mr Hugh Evans C/o Miss Tracy Hubbard	Iver Flowerland Norwood Lane Iver Heath Buckinghamshire SLO 0EW	Certificate of Lawfulness for an existing use of the land for the siting of residential caravans for workers.	Refuse to Grant Use Certificate	08.11.19
PL/19/2833/FA	Iver Parish Council	Mrs Satinder Malhotra C/o Mr Sammy Chan	11 St James Walk Iver Buckinghamshire SLO 9EN	Construction of first floor, two storey front extension, fenestration changes and insertion of roof lights to rear.	Refuse Permission	22.11.19
PL/19/2834/TP	Iver Parish Council	Sayed Ali C/o Scott Cook	Land In Front Of 4 Rowan Gardens Iver Heath Buckinghamshire	T2, T3, T4 oak - 2m clearance from property/buildings and crown lift by 4m from ground level. (Tree Preservation Order).	Conditional Permission	07.11.19
PL/19/2943/FA	Iver Parish Council	Mr Martin O'Toole	100 Pinewood Green Iver Heath Buckinghamshire SLO 0QH	Single storey rear extension	Conditional Permission	13.11.19
PL/19/2953/FA	Iver Parish Council	Mr Sarwan Gosal C/o Selsdon Consultancy	12 Wood Lane Close Iver Heath Buckinghamshire SLO 0LJ	First floor rear extension	Refuse Permission	27.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3014/FA	Iver Parish Council	Mr John Ely C/o Mr William Fitzgibbon	74 Slough Road Iver Heath Buckinghamshire SL0 0DY	Demolition of existing dwelling and construction of new building comprising of eight flats, with associated parking, communal garden, refuse storage and cycle storage.	Withdrawn	06.11.19
PL/19/3085/EU	Iver Parish Council	Mr Richard Copas C/o Mr David Jacobs	Unit 2A Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU	Certificate of lawfulness for existing use of barn for light industrial purposes within Use Class B1	Cert of Law - existing use - granted	12.11.19
PL/19/3103/SA	Iver Parish Council	Mr C Gale C/o Mr D Black	66 Swallow Street Iver Buckinghamshire SL0 0HQ	Roof alterations including hip to gable roof extension, rear dormer and front rooflights.	Cert of law proposed dev or use issued	01.11.19
PL/19/3162/FA	Iver Parish Council	Mr & Mrs George Lavender C/o Mr Mark Seagrove	24 Pinewood Green Iver Heath Buckinghamshire SL0 0QP	Part two storey/part single storey side and rear extensions	Conditional Permission	11.11.19
PL/19/3163/SA	Iver Parish Council	Mr & Mrs Edmond & Grace Choi	38 Stonecroft Avenue Iver Buckinghamshire SL0 9QF	Certificate of Lawfulness for proposed: Loft conversion, convert existing hip roof into a gable roof adding dormer to the rear, single storey rear infill extension, connecting new foul water and stormwater drainage to existing drain on site.	Part approve/refuse- PROPOSED Cert of Law	15.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3186/TP	Iver Parish Council	Sayeed Ali C/o Scott Cook	Land Between Rostrevor Gardens and Trewarden Avenue Iver Heath Buckinghamshire	T25 oak - crown thinning not to exceed 20% and crown lift by 5m from ground level. (Tree Preservation Order).	Conditional Permission	07.11.19
PL/19/3229/ADJ	Iver Parish Council	Zenab Haji-Ismail	Out Of Area Former Sipson Garden Centre Sipson Road Sipson	Consultation from London Borough of Hillingdon re: Reinstatement of Garden Centre (Use Class A1) with replacement buildings, outdoor areas, hard-standing, associated car parking and landscaping. New community centre (Use Class D1) with associated parking and landscaping (RE-CONSULTATION ON SUPPORTING INFORMATION).	No Objections	28.11.19
PL/19/3246/TP	Iver Parish Council	Mr Chris Allen	Grove House Bangors Road South Iver Buckinghamshire SL0 0AD	(T1) Sycamore - Fell or reduce to 25ft. The identifier T1 is as per the site plan.	Conditional Permission	14.11.19
PL/19/3289/FA	Iver Parish Council	Mr Angrez Saran C/o Mr James Dunnett	108 High Street Iver Buckinghamshire SL0 9PR	Demolition of existing garage, porch and WC. Single storey rear extension. Alterations to windows to south west elevation.	Conditional Permission	19.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3290/HB	Iver Parish Council	Mr Angrez Saran C/o Mr James Dunnett	108 High Street Iver Buckinghamshire SL0 9PR	Application for listed building consent to demolish existing garage, porch and WC. Single storey rear extension. Internal alterations and alterations to windows to south elevation.	Conditional consent	19.11.19
PL/19/3307/PNE	Iver Parish Council	Mr Raj Matharu C/o Mr Sam Aroko	St Just Love Lane Iver Buckinghamshire SL0 9QT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extensions (depth extending from the original rear wall of 6.0 metres, maximum height 2.706 metres, eaves height 2.706 metres)	Prior Approval Given	06.11.19
PL/19/3320/FA	Iver Parish Council	Mr Raj Matharu C/o Mr Samuel Aroko	St Just Love Lane Iver Buckinghamshire SL0 9QT	Single storey side and front porch extensions, side dormer, enlargement of rear dormer and remodelling of roof	Conditional Permission	22.11.19
PL/19/3392/NMA	Iver Parish Council	Mr D Fisher C/o Mr David Holmes	Elizabeth Court 19 - 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ	Non-Material amendment to planning permissions PL/19/0983/VRC and 17/01562/FUL (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding) to allow: Changes to ground floor layout including relocation of front door and incorporation of storage space into Flat 3.	Withdrawn	08.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3401/TP	Iver Parish Council	Mr Dhaliwal C/o Mr Andrew Wilkinson	17 Old Slade Lane Iver Buckinghamshire SL0 9DY	T1-T4 sycamores - fell. (SBDC TPO 8 of 1952)	Conditional Permission	28.11.19
PL/19/3418/TP	Iver Parish Council	Mrs Rajinder Maitala	21 North Park Iver Buckinghamshire SL0 9DH	T3 Oak - 1m crown reduction, crown lift outer canopy branches up to 5.5m from ground level, 10% crown thinning, removal of epicormic growth up to 3.5m from ground level. (SBDC TPO 3 of 1989).	Trees Allowed In Part	02.12.19
PL/19/3428/SA	Iver Parish Council	Mr Vinay Kumar C/o Mr Jhonny Nunes Silva	Hawkswood Wood Lane Iver Heath Buckinghamshire SL0 0LG	Certificate of Lawfulness for proposed: Detached outbuilding	Withdrawn	02.12.19
PL/19/3526/EU	Iver Parish Council	Mr Sarwan Gosal C/o Mr Michael Jaquiss	12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Certificate of Lawfulness for existing: Loft conversion within existing roof space	Withdrawn	26.11.19
PL/19/3523/PNE	Iver Parish Council	Mrs Luisa Sullivan	4 Slough Road Iver Heath Buckinghamshire SL0 0DR	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 6.0m, maximum height 3.0m, eaves height 2.9m)	Prior Approval Given	27.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3656/PNE	Iver Parish Council	Mr Sam Eversden C/o Mr Cameron Spencer	108 Dutton Way Iver Buckinghamshire SL0 9NX	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 4.0m, maximum height 2.672m, eaves height 2.520m)	Prior Approval Not Required	22.11.19
PL/18/4806/FA	Stoke Poges Parish Council	Mr & Mrs Ray Wall C/o Mr David Parker	Spring Cottage Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Erection of dwelling house, demolition of existing dwelling house and outbuildings. Retention of existing garage.	Refuse Permission	25.11.19
PL/19/2725/SA	Stoke Poges Parish Council	Mr Manjit Kaley	Pioneer House Hollybush Hill Stoke Poges Buckinghamshire SL2 4QP	Certificate of Lawfulness for proposed change of use of first floor room to civil ceremony room (Use Class: Sui Generis), with associated parking and access.	Cert of law for proposed dev/use refused	31.10.19
PL/19/3002/FA	Stoke Poges Parish Council	Mr Tony Buttle C/o Mr Andrew Brown	35 Penn Meadow Stoke Poges Buckinghamshire SL2 4EB	Construction of chalet bungalow	Withdrawn	02.12.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3077/FA	Stoke Poges Parish Council	Mr I Nunn C/o Mr Ken Balneaves	14 Templewood Lane Cottages Templewood Lane Stoke Poges Buckinghamshire SL2 4BH	Replacement garage and garden room	Conditional Permission	22.11.19
PL/19/3167/TP	Stoke Poges Parish Council	Mr Bains	Trelawney 2 Hampden Close Stoke Poges Buckinghamshire SL2 4JF	T1 Tulip tree - 15% crown thinning and crown shaping is not to exceed 1-2m height reduction and up to 3.5m lateral branch reduction. (SBDC TPO TPO 868).	Conditional Permission	06.11.19
PL/19/3205/FA	Stoke Poges Parish Council	Mr Jack Cole	Home Farm Barn School Lane Stoke Poges Buckinghamshire SL2 4QA	Alterations to dwelling approved under planning permission 14/00549/FUL to include enlarged kitchen and changes to windows	Conditional Permission	22.11.19
PL/19/3258/FA	Stoke Poges Parish Council	Mr Hullait C/o Mr David Calder	Somerville Duffield Park Stoke Poges Buckinghamshire SL2 4HY	Single storey rear extension and garage conversion and alterations to windows and doors. Erection of detached 3 car garage with habitable accommodation on the first floor.	Withdrawn	15.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3322/TP	Stoke Poges Parish Council	Mr David Herod C/o Mr Simon Hawkins	Noahs Ark Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Beech T15, T18, T19 - fell.	Conditional Permission	21.11.19
PL/19/3344/FA	Stoke Poges Parish Council	Mr & Mrs Gizzi C/o Mr S Dodd	Fairfield Lodge Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Demolition of existing and erection of a new dwelling	Refuse Permission	02.12.19
PL/19/2358/FA	Taplow Parish Council	Mr Mark Bradshaw C/o Mr Mark Balkham	Gas Yard Cliveden Estate Cliveden Road Taplow Buckinghamshire	Repair and alterations of exterior and interior to form an Education/Function Space and Changing Places facility.	Conditional Permission	25.11.19
PL/19/2359/HB	Taplow Parish Council	Mr Mark Bradshaw C/o Mr Mark Balkham	Gas Yard Cliveden Estate Cliveden Road Taplow Buckinghamshire	Repair and alterations of exterior and interior to form an Education/Function Space and Changing Places facility.	Conditional consent	25.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3026/FA	Taplow Parish Council	Mr Jeremy Malkinson C/o Mr John Quartermaine	2 Amerden Cottage Amerden Lane Taplow Buckinghamshire SL6 0EB	Two storey side extension. Erection of double garage/carport following demolition of outbuildings. Installation of septic tank, soakaway and associated works.	Withdrawn	06.11.19
PL/19/3206/TP	Taplow Parish Council	Mrs J Curry C/o Mr Adam Steggles	Communal Garden Cedar Chase Taplow Buckinghamshire	T42 Wingnut: Reduce damaged scaffold limb to 1.5 meters from main stem. (TPO 2002/33) T214 Willow: Reduce spread to eastern aspect by 3 meters and deadwood. (TPO 1969/03) T9 Sycamore: Fell.	Conditional Permission	11.11.19
PL/19/3215/TP	Taplow Parish Council	Mrs Le Touze C/o Mr Paul Morris	Redwood Berry Hill Taplow Buckinghamshire SL6 0DA	T1 Beech - Reduce length of low overhanging branches by up to 4m as part of 5m crown lift from ground level. (TPO 1951/01).	Conditional Permission	12.11.19
PL/19/3234/SA	Taplow Parish Council	Mrs Cecile Searle C/o Mrs Joanna Czarnomska	Lea Rig Hitcham Road Burnham Buckinghamshire SL1 7DX	Application for a certificate of Lawfulness for a proposed: Erection of the single storey swimming pool outbuilding	Cert of law proposed dev or use issued	14.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3238/TP	Taplow Parish Council	Mr Rollinson C/o Andrea Nias	SIG-UK National Centre Taplow Court Cliveden Road Taplow Buckinghamshire SL6 0ER	T1 oak - crown reduction up to 6m. (SBDC TPO 11 of 1952).	Conditional Permission	14.11.19
PL/19/3257/FA	Taplow Parish Council	Mr Steve Warren C/o Mrs Julie Woolman	St Nicolas Church Of England Combined School Rectory Road Taplow Buckinghamshire SL6 0ET	Single storey front extension for proposed entrance and single storey side infill.	Conditional Permission	15.11.19
PL/19/3335/VR C	Taplow Parish Council	Mr Jeremy Malkinson C/o Mr John Quartermaine	2 Amerden Cottage Amerden Lane Taplow Buckinghamshire SL6 0EB	Variation of condition 2 of PL/19/1939/FA (Single storey side and rear extension, alterations to front elevations to allow open porch extension and changes to windows) to amend the roof materials for the rear extension	Conditional Permission	19.11.19
PL/19/3350/FA	Taplow Parish Council	Mr & Mrs Charles Weiner C/o Mr Jonathan Highway	Redwood Lodge Mill Lane Taplow Buckinghamshire SL6 0AG	Single storey rear extensions and front porch	Conditional Permission	25.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3548/NM A	Taplow Parish Council	Mr R Copeman C/o Mr Sati Panesar	Hitchambury Farm Hitcham Lane Taplow Buckinghamshire SL6 0HG	Non Material Amendment to planning permission 13/01546/FUL (Redevelopment of site to provide detached dwelling and detached garage/workshop with landscaping to provide associated garden.) to allow the substitution of the approved man-made water feature (rill) with the planting of meadow grass.	Accepted	12.11.19
PL/19/3561/KA	Taplow Parish Council	Mrs Pascoe Simpson C/o Andrea Nias	The Lindens Rectory Road Taplow Buckinghamshire SL6 0ET	T1 Lime - Repollard, T2 Magnolia: Tip reduce by 0.5m, T5 Rowan: Tip reduce by 0.7m. (Conservation Area Taplow Village).	TPO shall not be made	27.11.19
PL/19/3556/AG N	Taplow Parish Council	Mr & Mrs Shuff-Wentzel	Little Karoo Farm Hill Farm Road Taplow Buckinghamshire	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: 1 x Dutch barn and 3 x Field shelters.	Prior Approval Refused	13.11.19
PL/19/3596/NM A	Taplow Parish Council	Ms Natascha Crump C/o Richard Boother	Odds Farm Wooburn Common Road Taplow Buckinghamshire HP10 0LA	Non Material Amendment to planning permission 16/01895/FUL (Replacement building incorporating children's nursery (Amendment to Planning Permission Ref: 15/01348/FUL.) to allow to extend the secure play area and replace the close boarding fence with welded wire mesh along the southern boundary only.	Accepted	04.12.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4046/TP	Taplow Parish Council	C/o Mr Patrick Kernan	Bridge Court Bath Road Taplow Buckinghamshire	T2 - Ash, Remove dead wood from crown of tree. Sever Ivy at base of tree (SBDC TPO 038/2010)	Consent not needed	28.11.19
17/01836/RVC	Wexham Parish Council	Mr & Mrs J Smith C/o Mrs Alison Heine	The Warren Rowley Lane Wexham Buckinghamshire SL3 6PB	Variation of condition 1 on planning application 12/00370/FUL (Retention of land for use as a gypsy site for 2 touring caravans, 2 mobile homes and associated ancillary development including dayroom) to add Carol Saunders, Benny Saunders and Tommy Smith to the list of named individuals and to either remove the requirement for a time limit or to extend the temporary permission.	Conditional Permission	04.12.19
PL/19/2878/FA	Wexham Parish Council	Mrs G Francis C/o Mr M Bunn	2 Blinco Lane George Green Wexham Buckinghamshire SL3 6RQ	Demolish existing garage, utility and wet room and erect a new dwelling	Conditional Permission	20.11.19
PL/19/3040/SA	Wexham Parish Council	Mr Peter Devereux	Keepers Cottage Wexham Park Lane Wexham Buckinghamshire SL3 6LX	Certificate of Lawfulness for proposed: Erection of outbuilding and hardstanding	Cert of law proposed dev or use issued	08.11.19

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

**PART D
PLANNING COMMITTEE 17 DECEMBER 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3256/TP	Wexham Parish Council	Miss Amy Hopcroft C/o Miss Amy Hopcroft	Wexham Springs Framewood Road Wexham Buckinghamshire	Various tree surgery work in accordance with submitted Tree Condition and Safety Survey Report (August 2019) (SBDC TPO 24 of 1995).	Conditional Permission	15.11.19

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

Appeal Statistics for the period 1 April 2019 – 30 November 2019

Planning appeals allowed (incl enforcement)

18.42% (7 out of 38) against a target of 30%.

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

18.42% (7 out of 38). No target set.

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

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

SCHEDULE OF OUTSTANDING MATTERS

HEARINGS

DATE	PREMISES
PL/18/4888/SA Date TBC	<u>14 Wooburn Green Lane, Beaconsfield</u> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).
PL/19/2843/FA Date 04/12/19	<u>Site Of Electron Works, Willow Avenue, New Denham</u> Redevelopment of site to provide 9 residential flats incorporating parking spaces.

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	04/11/2019	PL/19/2059/FA	Mr Navin Walia	Roof extension with two rear dormers, roof lights to front and side elevations, single storey rear extension and front porch extension.	Waldeck 6 Church Grove Wexham
(b)	04/11/2019	PL/19/1226/FA	Mr and Mrs Walker	Single storey side extension, part single part two storey rear extension, loft extension with increased ridge height incorporating first floor, dormer window to side elevation, insertion of rooflights and alterations to doors and windows.	51 Orchardville Burnham
(c)	15/11/2019	PL/19/2865/FA	Mr Mark Lea	Single storey side extension and conversion of garage to habitable space	52 Lower Road Higher Denham
(d)	05/12/2019	PL/19/2372/FA	Mr Anitra Cuff	Detached single storey dwelling with associated amenity, parking and vehicular access and 1.8m high boundary fence.	2 Glaisyer Way Iver Heath

Enforcement Appeals Lodged

	Date	Ref	Appellant	Alleged Breach	Site
(a)	21/11/2019	17/10087/ENBEO P	Mr Robert Harris	Without Planning Permission the unauthorised extension of a garage and an unauthorised Change of Use of that structure to a separate unit of self-contained accommodation.	Elm Farm Boveney Road Dorney

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	07/11/2019	PL/18/2261/FA	Mr Amit Chohdha	The demolition of existing buildings and construction of 10 residential units contained within three blocks, with associated parking and landscaping.	Evreham Lodge 100 High Street Iver	Appeal Dismissed	D
(b)	20/11/2019	PL/19/1115/FA	Mr R Moore	First floor side extension	Leigh Cottage 6 Lincoln Hatch Lane	Appeal Allowed	D
(c)	25/11/2019	PL/19/0467/SA	Mr S Dad	Part single, part two storey rear extension, single storey side extension, rear dormer, rooflights, additional window to front elevation and changes to front porch.	4 Waller Road Beaconsfield	Appeal Dismissed	D
(d)	25/11/2019	PL/19/0218/FA	Mr Nicholas Herbert	Demolition of garage at 1 Hazelhurst Road and erection of a detached bungalow on the land to the east.	Land Adjacent To 1 Hazelhurst Road Burnham	Appeal Dismissed	D

Enforcement Appeal Decisions

	Date	Ref	Appellant	Alleged Breach	Site	Decision
(a)	20/11/2019	17/10088/ENCU	Airparker Limited	Without planning Permission:-3.1 the material change of the use of the Land to use for the parking and storage of motor vehicles in connection with airport parking (a sui generis use) including the stationing on the Land of a portable building in use for staff facilities; and 3.2 the carrying out on the Land of operational development ancillary to and designed to facilitate the Unauthorised Use, comprising the erection of floodlighting and CCTV cameras (together with all incidental fittings and fixtures) and the laying of hardsurfacing on the Land ('the Unauthorised Development').	Thorney Park Golf Club, Thorney Mill Road Iver	Appeal dismissed with changes to the enforcement notice and enforcement notice upheld
(b)	25/11/2019	17/10135/ENBEOP	Mr Manoj Kumar	Without planning permission, the erection of a building.	High Gables, Rectory Close, Farnham Royal	Split Decision, A- Allowed and enforcement quashed, B- dismissed, enforcement quashed
(c)	25/11/2019	EN/18/2029	Mr and Mrs M Seedel	Without planning permission, the erection of a outbuilding.	11 Frensham Walk, Farnham Common	Appeal Dismissed, enforcement notice upheld

Page 130

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

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

Officer Contacts:	Nimmy Davatwal 01895 837215 planning.appeals@southbucks.gov.uk
--------------------------	---