

## **PLANNING COMMITTEE**

### **Meeting - 17 December 2019**

Present: R Bagge (Chairman)  
J Jordan, D Anthony, B Gibbs, P Hogan and D Smith and L  
Sullivan (substituting for Cllr Dr W Matthews)

Apologies for absence: M Bezzant, T Egleton, M Lewis and Dr W Matthews

#### **39. MINUTES**

The minutes of the Planning Committee held on 13 November 2019 were approved and signed by the Chairman as a correct record.

#### **40. DECLARATIONS OF INTEREST**

Councillor P Hogan declared a Prejudicial Interest under the Council's Code of Conduct as he knew the landowner with regard to the application PL/19/2844/FA – 18 Southlands Road, Denham and he would leave the room when this application was being discussed.

Councillor P Hogan also declared a Personal Interest under the Council's Code of Conduct as a Member of Beaconsfield Town Council who had made representations about application PL/192728/FA. Councillor P Hogan explained that he had not attended any meetings when this application had been discussed at Beaconsfield Town Council nor expressed a view on the application and had not pre-determined the application.

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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

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

		<b>Decision</b>
<b>Plan Number:</b>	PL/19/2297/FA	P
<b>Applicant:</b>	Mr H Siran	
<b>Proposal:</b>	Erection of new detached dwelling (alterations to Planning Permission PL/18/2313/FA) – 50A Hogfair Lane, Burnham, Buckinghamshire SL1 7HQ	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Speaking on behalf of the objectors, Mr Roman Miller</li> <li>3. Speaking on behalf of the applicant, Mr Sundeep Saxena</li> </ol> <p>Councillor J Jordan proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Councillor P Hogan and agreed at a vote.</p> <p><b>RESOLVED</b> that conditional permission be granted subject to the conditions and informatives set out in the report.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	PL/19/2328/FA	P
<b>Applicant:</b>	Mr Paul Taylor	
<b>Proposal:</b>	Erection of dwelling with retention of garage using existing access – Land rear of 9B to 11 Elmwood Park, fronting Fulmer Road, Gerrards Cross, Buckinghamshire SL9 7EF	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Speaking on behalf of the objectors, Mr Jonathan Lea</li> <li>3. Speaking on behalf of the applicant, Mr David Parker</li> </ol> <p>In relation to the representations which highlighted that the use of the access for vehicles would have the potential to cause disturbance to neighbouring dwellings, Councillor Sullivan suggested an additional condition that the material of the driveway be changed to mitigate this concern. The Highway Department had commented that they would expect a dwelling in this location to generate in the region of 4-6 vehicular movements (two way) per day.</p> <p>Councillor D Smith proposed that the Officer's recommendation to grant conditional permission be approved with the additional condition raised above. This proposal was seconded by Cllr D Anthony and agreed unanimously.</p> <p><b>RESOLVED</b> that conditional permission be granted subject to the conditions and informatives set out in the report including the additional condition to change the material of the driveway to a quieter surface.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	PI/19/2728/FA	P
<b>Applicant:</b>	Mr Mark Carver	
<b>Proposal:</b>	Construction of two detached dwellings – Land to the rear of 25, Brownswood Road, Beaconsfield, HP9 2NU	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken.</li> <li>2. Speaking for the objectors, Mr Colin Buckingham</li> <li>3. Speaking for the applicant, Mr Simon Davis</li> </ol>		

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4. Officers advised of the following updates:-

Further comments received from Beaconsfield Town Council (11/12/19) reiterating objection in relation to amended plans. Further supplementary representation submitted on behalf of neighbours elaborating on objections raised to the proposed development (17/12/19).

Clarification relating to the building heights of the proposed development compared to the previously approved dwelling at the site and the separation distances between neighbouring properties and the proposed development.

5. Officers advised additional conditions as follows:-

Condition 2 (Materials) Amended to read as a compliance condition due to the additional information received.

2. The external finishes of the elevations of the development hereby approved shall be constructed in accordance with the schedule of external materials as provided by email dated 11/12/19 and shall be 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.)

Condition 12 (Levels) added.

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

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

Councillor D Smith proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Cllr J Jordan and agreed at a vote.

**RESOLVED** that conditional permission be granted subject to the conditions and informatives set out in the report and the additional Officer recommendations set out above.

		<b>Decision</b>
<b>Plan Number:</b>	PL/19/2844/FA	P
<b>Applicant:</b>	Mercedes-Benz Retail Group UK Ltd	
<b>Proposal:</b>	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-side landscape works, ancillary engineering and infrastructure works – 18 Southlands Road, Denham, Buckinghamshire UB9 4HD	

Notes:

Cllr P Hogan left the room whilst this item was being discussed.

1. A site visit was undertaken.
2. There was no public speaking.
3. Officers advised additional conditions as follows :-  
Prior to the occupation of the development hereby permitted, details of all internal

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and external lighting to be used within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specific type of lighting to be installed, its positioning within the site, its hours of use, and technical specifications so that it can be demonstrated that the lighting will not detrimentally impact upon the amenities of neighbouring properties and the sites sensitive location within the Green Belt. All external lighting shall be installed in accordance with the approved details, and shall be maintained thereafter.

Reason: To protect the amenities of neighbouring properties and characteristics of the sites Green Belt

Location. Policies GB1 and EP3 of the South Bucks District Local Plan (Adopted March 1999) refers).

Conditions 17 & 18 were not required and should be removed from the recommendations

In relation to page 57 of the report the hours of use should be extended to 7pm rather than 5pm as stated in the report.' and 'In relation to condition 12 the hours of use should be amended so that they read '19.00 Monday to Saturday' and not '17.00 Monday to Saturday.'

Councillor B Gibbs proposed that the Officer's recommendation to grant conditional permission be approved, subject to the additional officer recommendations above. This proposal was seconded by Cllr D Smith and agreed at a vote.

**RESOLVED** that conditional permission be granted subject to the conditions and informatives set out in the report and the additional Officer recommendations set out above.

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

		<b>Decision</b>
<b>Plan Number:</b>	16/01548/RVC	P
<b>Applicant:</b>	Mr James Casey	
<b>Proposal:</b>	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 – Ponderosa, Love Lane, Iver Buckinghamshire SL0 9QZ	
Notes:		
<b>RESOLVED</b> that conditional permission be granted subject to the conditions as set out in the report.		
		<b>Decision</b>
<b>Plan Number:</b>	PL/19/3515/FA	P
<b>Applicant:</b>	Mr Dev Dhillon	
<b>Proposal:</b>	Front porch – 17 Long Close, Farnham Royal, Buckinghamshire SL2 3EJ	
Notes:		
<b>RESOLVED</b> that conditional permission be granted subject to the conditions as set out in the report.		

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**(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.

**42. 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 5.51 pm