



Planning Committee

Wednesday, 4 March 2020 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 12 February 2020.

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/19/1954/FA - Land Adjacent To A40 Known As The Parkway,
Wycombe End, Beaconsfield, Buckinghamshire (Pages 9 - 30)*

*PL/19/3143/FA - Focus School Stoke Poges Campus, School Lane, Stoke
Poges, Buckinghamshire, SL2 4QA (Pages 31 - 48)*

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

None.

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 49 - 76)

For information

6. Planning Appeals and Schedule of Outstanding Matters *(Pages 77 - 80)*

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, 25 March 2020

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PLANNING COMMITTEE

Meeting - 12 February 2020

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

**attended site visits*

Apologies for absence: M Bezzant

43. MINUTES

The minutes of the Planning Committee held on 17 December 2019 were approved and signed by the Chairman as a correct record.

44. DECLARATIONS OF INTEREST

Councillor P Hogan declared a Personal Interest under the Council's Code of Conduct as a Member of Beaconsfield Town Council who had made representations about application PL/19/2134/FA. Councillor P Hogan explained that he had not attended any meetings when this application had been discussed by Beaconsfield Town Council nor expressed a view on the application and had not pre-determined the application.

45. 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/19/2134/FA	P
Applicant:	Mr J Furneaux	
Proposal:	Demolition of existing dwelling and construction of 2 semi-detached dwellings and 1 detached dwelling with associated vehicular access and garaging at 36 Woodside Avenue, Beaconsfield, Buckinghamshire, HP9 1JJ.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Speaking on behalf of the objectors, Mr Richard Cartwright. 3. Speaking on behalf of the applicant, Mr Jon Furneaux. 4. One additional letter of objection had been received which asked Members, if minded to grant permission, to consider adding an additional condition to ensure protection of the mature hedge from damage and serious harm throughout the construction process. 5. A written statement received from local ward member, Councillor Damien Saunders, objecting to the application was read to the Committee by the Chairman. <p>Councillor D Anthony proposed that the Officer's recommendation to grant conditional permission be approved, including an informative which highlighted that as the mature hedge was not included within the site, there would be no right to damage or harm the mature hedge throughout the construction process. This proposal was seconded by Councillor D Smith and agreed at a vote.</p> <p>RESOLVED that conditional permission be granted subject to the conditions and informatives set out in the report along with the additional informative on the protection of the mature hedge, which falls outside of the site.</p>		
		Decision
Plan Number:	PL/19/2945/FA	P
Applicant:	Ms J Fox	
Proposal:	Erection of two dwellings with vehicular access at the site adjacent to 47 Clonmel Way, Burnham, Buckinghamshire, SL1 7DB.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Speaking on behalf of the objectors, Ms Eve Hewitt. 3. Speaking on behalf of the applicant, Mr Simon Cottingham. 4. Two further letters of objection had been received, which re-iterated and expanded upon points already listed in the report. 5. The case officer corrected the following points in the report: <ol style="list-style-type: none"> (i) There had been twelve objections received, not two as noted (ii) The references to '9 Clonmel Way' in paragraph 19, should read '9 Peplow Way'. 6. During discussion, it was suggested that an additional condition be added in 		

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relation to boundary treatment to ensure that appropriate fencing is applied.

Councillor J Jordan proposed that the Officer's recommendation to grant conditional permission be approved with the additional condition noted above. This proposal was seconded by Councillor B Gibbs and agreed unanimously.

RESOLVED that conditional permission be granted subject to the conditions and informatives set out in the report including the additional condition to ensure that appropriate fencing be applied to the boundary.

		Decision
Plan Number:	PL/19/3852/FA	P
Applicant:	Mrs D Brar	
Proposal:	Single storey rear and side extension including garage/external store. Various fenestration alterations and addition of front and rear rooflights at Thamesbank, River Road, Taplow, Buckinghamshire.	

Notes:

1. A site visit was undertaken by Members.

Councillor W Matthews proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Councillor J Jordan and agreed unanimously.

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

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

		Decision
Plan Number:	PL/19/0268/FA	P
Applicant:	Mr K Kelly	
Proposal:	Change of use to cemetery to provide extension of woodland burial site and cemetery at Parkside Cemetery, Windsor Road, Gerrards Cross, Buckinghamshire, SL9 8SS.	

Notes:

RESOLVED that conditional permission be granted subject to the conditions and informatives 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.

46. ENFORCEMENT UPDATE

The Committee received a verbal report for information which outlined the significant amount of case work the enforcement team had completed in recent months, and was currently progressing. Further, an up-to-date position relating to enforcement notices was provided.

RESOLVED that the verbal update be noted.

47. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

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

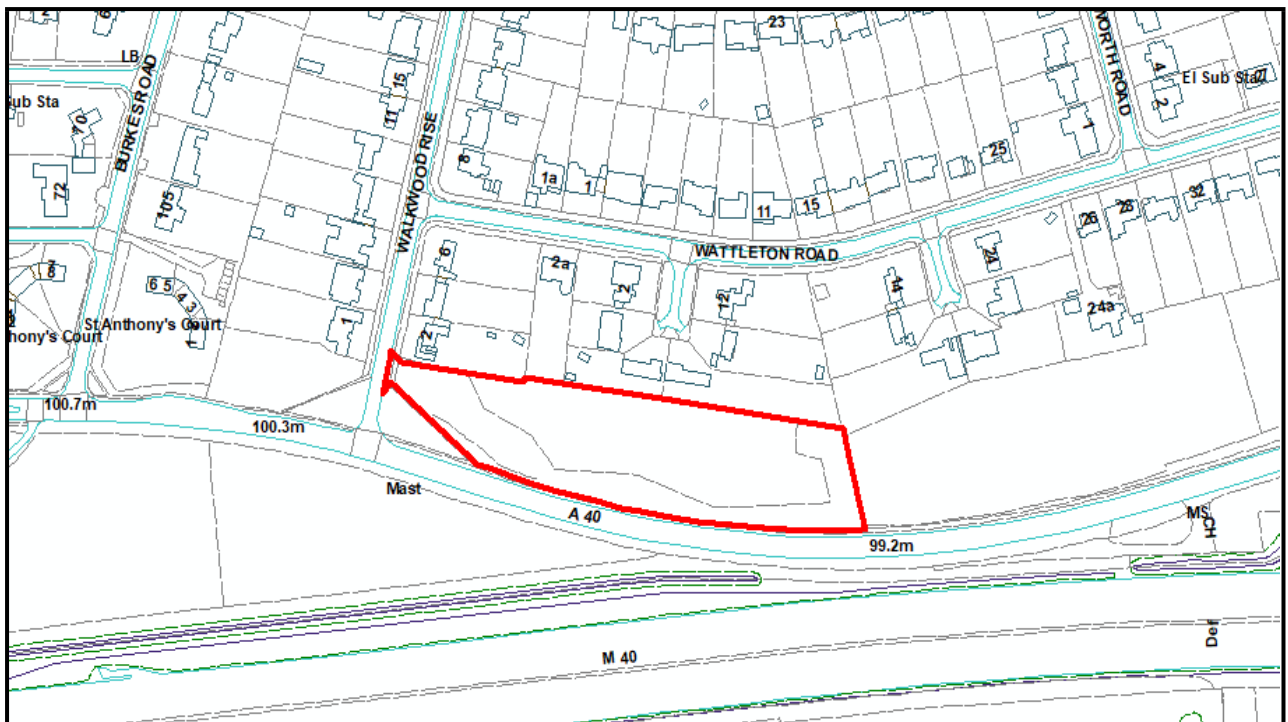
RESOLVED that the report be noted

The meeting terminated at 6.10 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 4th March 2020 **Parish:** Beaconsfield Town Council

Reference No:	PL/19/1954/FA
Proposal:	Erection of a two-storey medical centre (Use Class D1) and single-storey pharmacy (Use Class A1/D1) incorporating access, parking and associated works.
Location:	Land Adjacent To A40 Known As The Parkway, Wycombe End, Beaconsfield, Buckinghamshire
Applicant:	Mr R Drew
Agent:	Mr Jake Collinge
Date Valid Appl Recd:	6th June 2019
Recommendation:	Conditional Permission
Case Officer:	Richard Regan

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



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NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

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

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

SITE LOCATION

The site is situated within the developed area of Beaconsfield and is located on the northern side of the A40 (Wycombe End) directly to the east of the junction with Walkwood Rise, and comprises a generally open, soft landscaped area of land that lies between the A40 to the south and residential development to the north. The site is generally level with a slight fall to the north and contains a number of trees together with more open areas of grassland.

THE APPLICATION

The application seeks planning permission for the erection of a two-storey medical centre (Use Class D1) and single-storey pharmacy (Use Class A1/D1) incorporating access, parking and associated works.

The proposal involves relocating the two existing GP practices in Beaconsfield (The Milbarn Medical Centre, London End and The Simpson Centre, Gregories Road) to a new purpose-built Primary Care Centre (PCC) on this site.

The proposed medical centre would be located in the south-eastern section of the site, with a broadly rectangular footprint extending east-west through the site, and fronting on to the A40. The building, which would be of a contemporary two-storey design utilising a rendered and composite panel external finish with flat roof, would accommodate a range of consulting rooms, administrative functions and public areas, together with plant and ancillary/incidental elements.

To the west of the medical centre, would be a detached single storey pharmacy (A1/D1) building. The area to the north and west of the buildings would be provided as car parking, delivering a total of 110 parking spaces (including provision for the disabled, together with drop-off areas and electric charging points). Vehicular access to the development would be from the west, off Walkwood Rise, with pedestrian access available along both the new access from Walkwood Rise and from a separate pedestrian entrance directly from the A40.

RELEVANT PLANNING HISTORY

None.

TOWN/PARISH COUNCIL

Comments received 11th July 2019:

"The Committee expressed concerns with this planning application, particularly regarding access to the entrance of the surgery from Walkwood Rise, as this road is also used as an access route for local schools. The other main concern was the potential need for traffic calming on the A40 itself, as it currently has a designated speed limit of 50 miles per hour."

Further comments received 18th Nov and 11th Dec 2019:

"No objections"

REPRESENTATIONS

Letters of objection have been received from 125 separate properties. 1 video objection has also been received. Concerns raised include the following:

- Lack of consultation;
- Adverse highway and pedestrian implications;
- Increase in traffic;
- Traffic congestion;
- Dangerous junction;
- Insufficient parking;
- Unsustainable location/poor public transport links
- Should be built elsewhere;
- Loss of trees;
- Impact on amenities of residential properties including noise and privacy;
- Impact on wildlife/biodiversity;
- Poor design;
- Out of keeping;
- Adversely impacts upon character of area;
- Wrong location;
- Majority of patients will need to drive to it;
- Loss of open space;
- Flooding;
- Increased crime;
- Pollution;
- Limited cycle access;
- Contrary to legal covenant;
- Should be sited at Wilton Park;
- Dust, noise and disturbance during construction;
- Impact on spacious nature of area;
- Set a precedent;

12 separate letters of support have been received.

CONSULTATIONS

LLFA:

No objections subject to conditions

Transport for Bucks:

No objections subject to conditions

Tree Officer:

"In my opinion the revised scheme does not in my opinion comply with the minimum guidance of BS 5837 because the layout of the new buildings or carpark area did not address the tree constraints at the early stage of design. No arboricultural merit in this application so the council needs to consider whether the overriding justification for this development which now requires further removal of trees that are considered to be of high amenity value as well as the construction within RPA's of retained trees is acceptable. If it is deemed acceptable I recommend planning condition ST17."

Environmental Health:

No objections

Urban Design Officer:

No objections

Ecological Officer:

No objections subject to conditions

Thames Water:

No objections

Building Control:

No objections

Clinical Commissioning Group:

"The Simpson Centre and the Millbarn Medical Centre are the only two NHS GP practices in Beaconsfield. This project will enable them to co-locate and work together at greater scale and in a more efficient and economic manner.

The existing practice premises have a number of significant disadvantages in that they are too small and are not capable of being extended to accommodate the future growth. The premises are also too inflexible to enable more modern health care services.

The proposed new building's accommodation and facilities will allow greater access to primary care. "

NHS England:

Support the proposal

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP5, CP6, CP7, CP8, CP9, CP12 and CP13

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies EP3, EP4, EP5, EP6, TR5, TR7, and COM1

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

Chiltern and South Bucks Townscape Character Study 2017

Chiltern and South Bucks Local Plan 2036

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, limited weight can be given to this document.

Principle of development

3. The site is located within the developed area of Beaconsfield where new development can be acceptable provided that it does 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.

Provision/Need for a Health Care Facility

4. Paragraph 92 of the NPPF advises that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should, inter alia; plan positively for the provision of community facilities and other local services that would enhance the sustainability of communities and residential environments; take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; and ensure an integrated approach to the location of housing, economic uses and community facilities and services.

5. Core Policy 6 of the Councils Core Strategy sets out the Districts Local Infrastructure Needs which includes healthcare facilities. The Policy advises that the Council will work in partnership with service and infrastructure providers to ensure new or improved infrastructure is delivered where and when it is needed. An Infrastructure Schedule, at appendix 6 of the Core Strategy, sets out what is needed within the District, with one of those needs being to ensure good access to health facilities, by securing new and improved local primary health facilities.

6. The proposed scheme has support from the Buckinghamshire Clinical Commissioning Group. The Simpson Centre and the Millbarn Medical Centre are the only two NHS GP practices in Beaconsfield and the CCG advise that the project will enable them to co-locate and work together at greater scale and in a more efficient and economic manner. Together it is argued that they can offer greater resilience and sustainability in serving a combined patient list of 25,300. With population growth expected, they argue that the current facilities are not able to support the level of growth expected, in their present form. They go on to advise that the existing practice premises have a number of significant disadvantages in that they are too small and are not capable of being extended appropriately to accommodate the future growth. The premises are also too inflexible to enable more modern health care services.

7. The CCG consider that the proposed new facility will allow greater access to primary care. They consider that neighbouring GP colleagues, local voluntary groups and charitable organisations will benefit from sharing resources and skills. Together they will be able to make full use of the flexible space, including meeting and clinical rooms, and respond to the changing demands of the local community and GP teams. In addition, they advise that new clinical space will be capable of bringing more services to the community and away from a hospital setting. Furthermore, they advise that the aim is to encourage GPs with special interests, and other qualified providers, to offer some new clinics at the medical centre. This way of working not only provides a better experience for patients, but also staff. Modern state of the art premises will attract staff into the area and the extra space being planned will provide capacity to train more GPs and nurses.

8. In addition to the support from the CCG, NHS England have also lent their support to the scheme. They reinforce many of the points put forward by the CCG, in that the two existing practices in Beaconsfield both currently occupy premises that are cramped with no scope to be appropriately extended. They also advise that the practices face challenges going forward such as meeting the increasing demands of an aging population, with patients living longer but with complex and often multiple conditions, who will require a greater level of care, as well as meeting the demands of additional patients arising from the planned housing growth in the area. They consider that it is clear that the current practice sites will not be able to meet the future demand and it is imperative therefore that this new infrastructure is provided in order to secure the provision of a sustainable long term healthcare service for the town of Beaconsfield and surrounding areas.

9. In light of evidence set out in policy CP6 of the Core Strategy, as well as that provided by both the CCG and NHS England, it is considered that there is a clear need and justification for improved and expanded health care facilities within Beaconsfield, the provision of which would accord with both policy CP6 and the NPPF from a health care provision point of view.

10. With regard to where such a new and improved health facility should be sited, the applicants have advised of alternative sites that were considered when searching for a suitable location. A total of 10 sites were considered, however 6 of those were located within the Green Belt, and a further three which were within the developed area, were not large enough in size to accommodate the proposal. As such, the site currently being proposed was considered the only suitable available location within the

Beaconsfield area which was of sufficient size, available, and was well located to serve existing patients and planned housing growth.

11. Overall, it considered that it has been justified that there is a need for a proposal of this nature in this location.

Loss of open space

12. Core Policy 5 of the Core Strategy looks to retain and enhance open space within the District, and it states that 'open space' will be taken to mean all open space of public value'. The main background document upon which this policy is based is the South Bucks Open Space, Sports and Recreational Facilities Strategy. It is noted that this document was published in 2008. This document categorises the application site as 'a local natural/semi-natural green space' (C3). It is also noted that a more recent study "South Bucks and Chiltern District Councils: Joint Open Space Study 2018 has been undertaken, and this reclassifies the site as an Amenity Green Space. This reclassification would primarily be due to the reduction in the size of the area designated as C3 green space. However, it is also noted that this more recent study only forms evidence for the draft Local Plan, and has not been subject to scrutiny or examination.

13. The South Bucks Open Space, Sports and Recreational Facilities Strategy report rates the land within the application site is above value threshold and below quality threshold. The recommended policy approach to such spaces is that their quality should be enhanced and the planning system should seek to protect them. The report also notes that although Beaconsfield is deficient in access to parks and gardens and play areas, residents do have access to a good network of local natural/semi-natural green spaces (C3).

14. As already set out, Policy CP5 establishes that open space will be protected and enhanced. Its loss will only be acceptable if all of the 5 tests in Policy CP5 are met.

15. The first of these is that the land is low value or quality and it cannot be usefully or practically enhanced for recreational benefit. The report states that this land is above the value threshold but low quality. In terms of whether the site can be usefully or practically enhanced for recreational benefit, it is noted that whilst the land can currently be accessed by the general public, there is no lawful public footpath or rights of access into it. The land owner could, if they wished, enclose the site and prevent continued access to the site for the public. In addition to this, the open space is fairly limited in size, having been reduced following the development of residential dwellings on its eastern half, and it is considered that this limited size makes it more difficult to develop for recreational benefit. In addition to this, the open space is a relative narrow section of land, bounded by the busy A40 to the south, and residential properties to the north. Given these circumstances, and the overall size constraints, it is considered that it would be difficult for any recreational benefit of material significance to be practically delivered on the site. When combined with the fact that there are no lawful public rights of way onto the site, and its use could be restricted entirely if so wished by the land owner, it is considered that it would be hard to justify that this land could be usefully or practically enhanced for recreational benefit. It is considered therefore that the first criteria is met.

16. The second criteria sets out that there should be clear evidence that shows that there is no local quantitative or qualitative deficiency in open space, sport or recreational provision. It has already been acknowledged above that Beaconsfield is deficient in access to parks and gardens and play areas, but

there is access to a good network of local natural/semi-natural green spaces (C3). As such, it is considered that if the site is lost as an area of open space, residents in Beaconsfield would continue to have access to a range of comparable areas of open space. It is considered therefore that the second criteria is met.

17. The third criteria sets out that its loss will only be acceptable if the site is of low biodiversity interest. The submitted ecological survey identifies that this is the case. As such, it is considered that the third criteria is met.

18. The fourth criteria sets out that the site must not be in the Green Belt and that it makes no significant contribution to the character of the area. In this instance, the site is not located within the Green Belt. In terms of the contribution that the site makes to the character of the area, as set out earlier in this report, it is considered that the change in the character and appearance of the site would not be so detrimental so as to warrant refusing the scheme. As such, it is considered that the fourth criteria is met.

19. The fifth criteria sets out that the new use of the land would be of demonstrable benefit to the local community. As the proposal would be providing a new medical centre to serve the residents of Beaconsfield, it is considered that the proposal would clearly be of demonstrable benefit to the local community. As such, it is considered that the fifth criteria is met.

20. It is acknowledged that the land is currently used by some members of the public for recreational purposes, and its loss would impact upon such users. However, given the size and location of the site, it is considered that such usage is not significant, and when balanced against the proposed nature of the development, which would address an identified District need of providing new and improved health care facilities, the loss of the recreational space is justified in this instance.

21. Therefore, in light of the above, it is considered that there are no reasonable grounds under policy CP5 to refuse the scheme.

22. Overall therefore, it is considered that the principle of the development at this site is acceptable.

Design/character & appearance

23. It is acknowledged that the proposed development would result in a noticeable change to the appearance of the site and how it would be used. Currently the site functions as an area of open amenity space, free from any built form, and is made up of natural vegetation and landscape. As such, it offers a natural and verdant appearance to this section of the A40. The proposal would result in the removal numerous trees and vegetation within the site, however it is acknowledged that a majority of the trees along the southern boundary, adjacent to the A40 would be retained, as well as new trees planted. A majority of the site would still remain open and free from building form, consisting of either hardsurfacing required for the access drive and parking area, as well as the provision of natural landscaping, including the proposed water basins. The proposed built form would be restricted to the south eastern corner of the site, where the new medical centre and pharmacy building would be sited.

24. It is acknowledged that the site would display a more urban appearance, including the introduction of buildings onto a site where currently none exist, and the overall appearance of this specific section of the A40 would change. However, in the wider context of the surrounding area, and that which makes up the street scene of this stretch of the A40, the introduction of the proposed development is not considered to so detrimental and out of keeping so as to result in unacceptable impacts on the character and appearance of the area. The northern side of this stretch of the A40 generally has built form of some kind adjacent to it, be that the front or rear of residential properties, or the Garden Centre which is located further to the east, but clearly sits within the street scene of the A40.

25. The main medical building would be two storeys in height, but displays a flat roof design which minimises its height, bulk and massing at two storey level. The proposed pharmacy building follows the same design concept and also incorporates a flat roof. Whilst it is accepted that these buildings would be visible within the street scene, it is considered that they would not appear overdominant or obtrusive within the street scene. The retention of existing trees along the southern boundary, together with the planting of additional trees, provides a buffer between the buildings and the highway, and helps to soften the visual presence of the buildings.

26. With regard to the design and appearance of the proposed buildings, it is acknowledged that the footprint and layout of the building is heavily influenced by the needs and legal requirements of its end user, and that there are strict criteria that governs the size and layout requirements of health centre buildings. Following comments received from the Councils Urban Design Officer and discussions with the applicant the proposed buildings have been amended to address concerns raised. Whilst it is noted that an alternative design and architectural approach may have been preferable for a building of this nature in this location, it is also accepted that such a building has to meet the functional and legal requirements of its intended end user, which in this instance is a NHS medical centre. The Council has worked with the applicant to improve the elevational treatment and appearance of the buildings, with the use of high quality and appropriate materials, including red multi stock brick, render and cladding. The Councils Urban Designer has advised that the latest set of proposals are sufficient to address his concerns and considers that in light of the nature of the buildings, it is now of an appropriate quality to support.

27. Overall, it is considered that the proposed design and appearance of the scheme is acceptable. It is acknowledged that whilst it may not improve the quality of the visual amenities of the site and the general character of the area, as set out above, it is considered that it would not be detrimental to them. In addition to this, it is considered that there is a clear need and justification for this development, which is considered to be a significant material consideration that should be given weight in the assessment of this proposal. When combining this significant need with the fact that the scheme would not adversely impact upon the character and appearance of the site or locality in general, it is considered that design and appearance of the scheme is acceptable and should not form a reason for refusal in this instance.

Residential amenity

28. With regard to the neighbouring properties to the north of the site, a distance of approximately 21m would be retained to the boundary with these properties and a distance of approx. 25m to the rear of the newly constructed dwelling immediately to the north, and approx. 31m to the rear of No.8 Wattleton Road. Given these distances, it is considered that the proposed development would not appear overdominant or obtrusive when viewed from these properties, nor would it lead to an unacceptable loss of light. It is also considered that these distances are sufficient to prevent any unacceptable levels of loss of privacy occurring. It is acknowledged that the proposal would introduce the presence of

moving vehicles in closer proximity to the boundaries of these properties as well as the provision of parking. A noise assessment has been submitted as part of the application which has been reviewed by the Councils Environmental Health Department, and they do not consider that the proposed development would lead to an unacceptable increase in noise disturbance over and above that which currently occurs. In light of this advice, it is considered that the proposal would not adversely impact upon the amenities of neighbouring properties in terms of noise and disturbance, and there is no evidence to refuse the scheme on such grounds.

29. With regard to the residential properties that are being constructed to the east of the application site, distances of approx. 30m would be retained to the rear of those properties. Given these distances, it is considered that the proposed development would not adversely impact upon the amenities of those properties in terms of loss of privacy, loss of light, overdominance or noise impacts.

Parking/Highway implications

30. In terms of parking provision, the proposed development would provide a total of 110 parking spaces, which would equate to a shortfall of 12 spaces when assessed against the Councils parking standards. Notwithstanding this shortfall, it is acknowledged that the site will be located close to a wide range of bus services that offer realistic opportunities for staff and some patients to travel by public transport. It is also considered that given the close proximity of the site to a significant amount of residential properties, there is also the prospect of users travelling by foot, and by cycling. The application is also accompanied by a Travel Plan which seeks to encourage greater use of sustainable transport.

31. As the proposed pharmacy is intrinsically linked to the medical centre there will be a significant overlap in uses i.e. the majority of visitors to the pharmacy will be attending the medical centre. As such, the parking provision for this element of the scheme has been incorporated onto the provision required for the medical centre.

32. Overall, on balance, it is considered that the level of car parking proposed reflects the accessibility of the site, and therefore an acceptable level of off street parking is being provided.

33. From a highway safety point of view, it is acknowledged that this is a major concern for local residents. The County Highway Authority have assessed the application, and did raise initial concerns with the scheme. As a result, further information including traffic surveys, were undertaken and submitted by the applicant. One of the primary concerns related to the capacity of the existing junction of Walkwood Rise and the A40, and whether the introduction of the proposed development would lead to unacceptable highway implications due to an increase in vehicular movements. Following the submission of the additional information and evidence by the applicant, the Highway Authority are satisfied that there is sufficient capacity within the existing highway network, including at the Walkwood Rise/A40 junction so as to not result in unacceptable highway implications.

34. The Highway Authority consider that the level of traffic associated with the proposed development can safely be accommodated within the existing highway network, and that the creation of a new vehicular access onto Walkwood Rise would be safe, be served by adequate visibility, and would not create any unacceptable highway implications. They have also advised that the proposed parking layout is acceptable, allowing for vehicles to safely turn and manoeuvre within the site.

35. The Highway Authority consider that given the proximity of bus stops the presence of footways linking the site to the bus stops, the site is in a sustainable location in terms of public transport and walking options. Notwithstanding this, the Highway Authority have advised that improvements would be required to the public transport facilities in the vicinity of the site in the form of the provision of Real Time Passenger Information (RTPI) at nearby bus stops; and funding to support the Beaconsfield Community Minibus project to improve access for less mobile visitors to the centre. Improvements to these can be achieved by way of a financial contribution of £40,000, and this can be secured by way of Legal Agreement.

36. When taking into consideration the advice provided by the County Highway Authority, notwithstanding the concerns raised by local residents, it is considered that it has been demonstrated that the proposal would not lead to unacceptable highway or parking implications, and that the site is sustainable enough to serve the development appropriately.

Flooding

37. Following initial concerns raised by the Lead Local Flood Authority (LLFA), relating to surface water flooding, discussions have taken place with the applicant, and further ground water investigations and surveys have been undertaken and a revised surface water drainage strategy has been submitted by the applicant. This revised strategy has involved the enlarging of the application site to enable it to incorporate three water retention basins.

38. Upon review of the revised and updated surface water drainage information and mitigation strategy, the LLFA are now satisfied that the proposed development would not lead to a material increase in surface water flooding over that which currently exists. As such, they do not raise any objection to the proposed development subject to the inclusion of appropriately worded conditions.

39. The submitted details include an Emergency Flood Plan which sets out how safe access and egress can be undertaken from the site in the event of flooding. After consultation with the Councils Emergency Flood Team, it is considered that the provisions put in place are acceptable and it is considered that safe access and egress can be achieved to and from the site in the event of flooding.

Trees/Landscaping/Ecology

40. It is acknowledged that a large amount of existing natural vegetation would be removed from the site as a result of the proposal, including a number of trees. The comments of the Councils Tree Officer are also noted, and which advise that there has been no arboricultural justification for the loss of these trees. Notwithstanding these comments, and whilst it is acknowledged that some of the trees set for removal do provide value to the visual amenities of the site, none of these trees are protected by tree preservation orders, and it is noted that they do not appear to be worthy of such protection, hence the lack of a TPO being served on them.

41. When balancing the loss of these trees and existing vegetation against the benefits that the proposed development will bring to the local community in terms of new and improved health care facilities, it is considered that their loss is justified in this instance, and therefore no objection is raised from a landscaping and tree point of view. A details landscape scheme could be obtained by way of condition.

42. From an ecology point of view, the proposal would not result in an impact on a protected species. Notwithstanding this, it is acknowledged that the Councils Ecologist considers that the proposal has been designed with very little consideration of the direct and indirect impacts on biodiversity and green infrastructure. It is agreed that it is always better to take such issues into consideration in the designing of any proposed development. In this instance, to mitigate the loss of existing biodiversity, a number of conditions have been recommended by the Councils Ecologist. In light of the recommended conditions, as per the view taken on the matters of trees, it is considered that when balancing the issues of biodiversity against the benefits that the proposed development will bring to the local community in terms of new and improved health care facilities, it is considered that the use of conditions, as recommended by the Ecologist, is justified in this instance, and therefore no objection is raised from an ecological and biodiversity point of view.

Other matters

43. Concerns were originally raised by local residents that an appropriate level of consultation had not been undertaken. It can be confirmed that the processing of the application has followed the Councils procedures for neighbour and consultee consultations, including the erecting of appropriate site notices at the site.

44. Issues raised in relation to legal covenants being contravened by the proposal are noted however this is a civil matter and not a material planning consideration.

45. Noise and disturbance during the construction phase may occur, however this is only a temporary impact, and does not constitute a material reason to refuse the scheme.

46. Concerns over precedent are noted, however every application must be assessed on its own merits.

47. Concerns over increase opportunity for crime are noted, however the proposal is likely to deter potential crime on the site due to the greater level of activity and surveillance that would be taking place.

48. The proposed main building will incorporate Photovoltaic panels in order to secure an appropriate amount of its energy from renewable/low carbon sources.

Sustainable Development/Planning Balance:

49. 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.

50. 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.

51. 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,

as well maintaining and increasing employment within the healthcare sector. A significant social objective would be met by the proposal by the virtue of the provision of a new and improve health care facility that would benefit the local community. Whilst it is acknowledged that the proposal may not benefit the natural environment by virtue of the net loss in natural vegetation on the site, it is noted that the scheme would incorporate renewable energy measures that contribute towards a low carbon economy, and when balanced with the significant social benefits that the scheme would bring, the proposal is considered to achieve a sustainable form of development as set out in the NPPF.

Working with the applicant

52. 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.

53. 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 raised concerns and amended details have been submitted and considered acceptable.

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

RECOMMENDATION: APPLICATION PL/19/1954/FA BE DELEGATED TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT TO APPROVE SUBJECT TO THE SATISFACTORY PRIOR COMPLETION OF A SECTION 106 PLANNING OBLIGATION AGREEMENT RELATING TO PUBLIC TRANSPORT IMPROVEMENTS. IF THE SECTION 106 AGREEMENT CANNOT BE COMPLETED THE APPLICATION BE REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.

RECOMMENDATION:

Conditional Permission

Subject to the following conditions:-

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

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

2. No construction works above ground level shall take place until details of all materials to be used in the construction of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. The details shall include the choice of elevational materials, including the interface between different materials, as well as details of

the hardsurfacing materials including those that will be used in the delineation and marking of parking bays. 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. No works or development (including for the avoidance of doubt any works of demolition) shall take place until a tree constraints plan and method statement (in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (or any replacement thereof or EU equivalent)) has been submitted to and approved by the District Planning Authority in writing. The method statement shall provide, as required, details of a no dig driveway; phasing of demolition and construction operations; siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces; the erection of scaffolding. Protective fencing detailed in the method statement shall consist of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels shall be securely fixed with wire scaffold clamps. The fencing shall be erected to protect existing trees and other vegetation during construction and shall conform to British Standard 5837:2005 'Trees in Relation to Construction' or any replacement thereof or EU equivalent. The approved fencing shall be erected prior to the commencement of any works or development on the site including any works of demolition. The approved fencing shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced area without prior written agreement from the District Planning Authority. (ST17A)**

Reason: To ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

4. Development shall not begin until a surface water mitigation strategy and accompanying 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:

Surface water mitigation strategy:

Infiltration rate testing in accordance with BRE 365 in the location of the western basin with revision to hydraulic modelling to reflect derived rates;

Sensitivity analysis of input parameters, including but not limited to, antecedent conditions, flow co-efficient for fencing, manning's n roughness co-efficient and storm profile;

Refinement of model to incorporate upstream road and drainage network.

Surface water drainage strategy:

Assessment of water quality which meets the requirements as set out in the CIRIA SuDS Manual (C753);

An assessment of groundwater levels over the winter period of February to March 2020;

Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below; 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.

5. Development shall not 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) during and following construction, 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 before any works commence on site that might otherwise be left unaccounted for in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

6. Prior to the first occupation of the development, a demonstration (such as 'as-built' drawings and supporting photographic evidence) of the as-built surface water drainage scheme and flood mitigation scheme carried out by a suitably qualified person must be submitted to and approved by the Local Planning Authority.

Reason: To ensure that flood risk mitigation measures (including the surface water drainage scheme) have been constructed as per the approved drawings in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

7. No other part of the development shall begin until the new means of access has been sited and laid out in accordance with drawings to be approved through the detailed design 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.)

8. 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;
 A pre-commencement/post-completion survey of the haul routes, along with a commitment to remedy any damage made to the local highway network as a result 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 and safeguard the visual amenities of the locality. (Policy TR5 of the South Bucks District Local Plan (Adopted March 1999) refer.)

9. Prior to the occupation of the development hereby permitted a Servicing Management Plan (SMP) which fully details the delivery and servicing arrangements for the site (including servicing hours) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved Plan and maintained as such thereafter.

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.)

10. The scheme for parking and manoeuvring (including cycle spaces) 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. (Policies TR5 and TR7 of the South Bucks District Local Plan (Adopted March 1999) refer.)

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

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

12. Prior to the commencement of the development, the applicant shall provide for the relocation of the existing lamp column fronting the site to an alternative position in accordance with details to be agreed by the utility company and/or the local Highway Authority. The lamp column shall be moved to the approved alternative location prior to the occupation of the development hereby permitted.

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

13. 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.

14. The development hereby permitted shall not be occupied until a 2.2m high acoustic fence to be sited along the northern boundary, as detailed within the Hunters Acoustics Car Park Noise Assessment dated 16th September 2019 has been erected. The fencing shall be maintained and retained thereafter.

Reason: To protect the amenities of neighbouring properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refer).

15. No site clearance, ground works or development shall proceed until an Ecological Mitigation, Compensation and Management Plan (EMCMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:

- a) A biodiversity metric shall be applied to the scheme to quantify the impacts on biodiversity. A net gain in biodiversity shall be achieved, therefore any loss must be identified and where on-site compensation is not possible, off-site compensation shall be provided. Full details of how this will be achieved are required;
- b) Monitoring and reporting mechanisms for the offset area (if required) including necessary remedial action identified by monitoring to achieve desired condition;
- c) Details of habitat creation and management of on-site mitigation measures including mechanisms to ensure in perpetuity management;
- d) Details of native species and species of known benefit to wildlife to be used in planting schemes,
- e) Details of protection measures for retained flora;
- f) Location and specifications of artificial roost features, including bat and bird boxes, hedgehog domes and other features of benefit to wildlife. Any new fencing or boundary features will include holes suitable for the safe passage of hedgehogs.

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

16. No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities;
 - b) Identification of "biodiversity protection zones;
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and biosecurity protocols;
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person, and times and activities during construction when they need to be present to oversee works; and
 - h) Use of protective fences, exclusion barriers and warning signs;

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy.

17. The removal of any tree with potential to support roosting bats will be subject to survey by an appropriately qualified and licenced ecologist prior to commencement of felling works. Should any evidence of current or historic bat roosting activity be identified, works must cease and a European Protected Species Mitigation Licence obtained from Natural England.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy.

18. The protected species and habitat surveys submitted as part of this application shall be considered valid for a period of no more than twelve months from the date of completion. Updated ecological assessment shall therefore be provided if works do not commence within this time, unless otherwise agreed in writing with the Ecology Officer. The results of the survey(s) and any required amended mitigation will be agreed with the Local Planning Authority.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy.

19. Prior to occupation, a "lighting design strategy for biodiversity" for buildings, features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. No lighting shall be directed towards existing or new vegetation. The details shall include the specific type of lighting to be installed, internally and externally, 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 biodiversity of the site. All external lighting shall be installed in accordance with the approved

details, and shall be maintained thereafter. No other external lighting shall be installed without prior consent from the Local Planning Authority.

Reason: To protect the amenities of neighbouring properties and to comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and Policy EP3 of the South Bucks District Local Plan (Adopted March 1999) refers).

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

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

21. Notwithstanding any details of landscaping submitted as part of this application, prior to the occupation of the development hereby approved, a scheme of landscaping shall be submitted to and approved by the Local Planning Authority to ensure a satisfactory and continuing standard of amenity is provided and maintained in connection with the development.

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

22. 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.)

23. All windows shown as being fitted with clear glazing shall remain as such in perpetuity unless a further planning permission is granted for an alternative type of glazing to be fitted.

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

24. 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>
P144-BRP-00-00-DR-A-0101-T06	24.01.2020
P144-BRP-00-ZZ-DR-A-0200-P12	24.01.2020
P144-BRP-00-ZZ-DR-A-0400-P13	24.01.2020
P144-BRP-00-ZZ-DR-A-0100-T02	12.11.2019

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. 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-androads/highways-development-management/apply-online/section-184-licence/

Highways Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Telephone 01296 382416

3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)
4. The applicant is advised to view the comments of the Council's Urban Design Officer when preparing details to be submitted for condition 2.

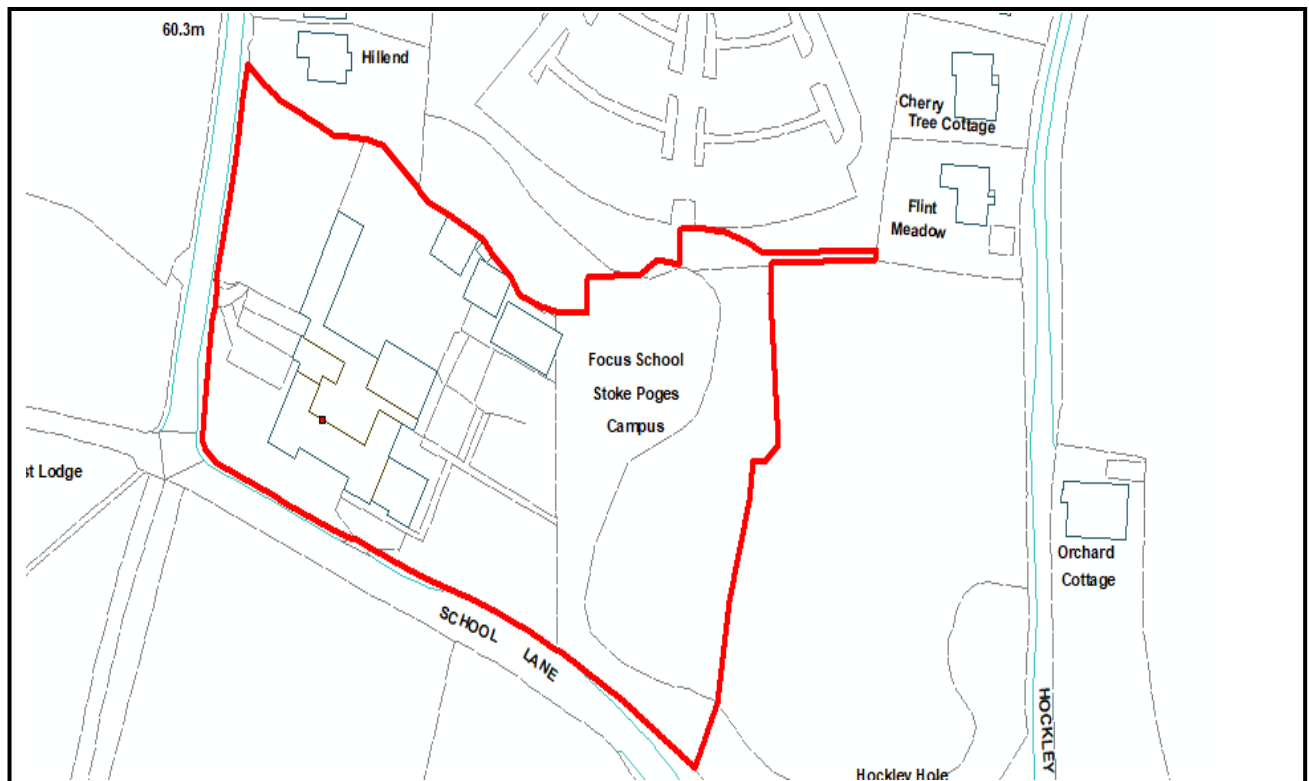
5. Removal of any vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 4th March 2020 **Parish:** Stoke Poges Parish Council

Reference No:	PL/19/3143/FA
Proposal:	Erection of a multi-purpose space and ancillary rooms, removal of existing modular classrooms, creation of a new footpath link with Khalsa Academy, creation of temporary construction access on School Lane and related landscaping, SUDS and other drainage works and associated works to 6 no. TPO trees.
Location:	Focus School Stoke Poges Campus, School Lane, Stoke Poges, Buckinghamshire, SL2 4QA
Applicant:	Department for Education
Agent:	Mr James Cording
Date Valid Appl Recd:	10th 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.



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NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to the planning committee due to the nature of the application and the level of objection that has been received. Due to the nature of the application and the local concern that has been raised, it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

SITE LOCATION

The application site consists of the site known as the Focus School site, as well as a portion of the lower section of the adjoining Khalsa School site. The site falls within the Green Belt and the Parish of Stoke Poges. All of the land is utilised in connection with an education facility. The main building on site consists of a Grade II building that has been extended over time. There are also a collection of single storey portacabins sited to the north of the main buildings that provide further classroom space. The land within the adjoining Khalsa School site consists predominantly of its playing fields.

THE APPLICATION

The proposal seeks to create a new facility for a 6th Form Centre and Multi-Use Space for the Khalsa Secondary Academy. The Focus School site has been purchased in order to be amalgamated into the existing Khalsa Academy facility that lies immediately next door.

It is proposed that the existing School building, which is Grade II Listed, will be retained and refurbished and remodelled to meet the teaching requirements of Khalsa Secondary Academy. The building will mainly act as a hub for Sixth Form pupils however, where school timetabling requires it pupils from lower years may be taught within the building's classrooms and equally Sixth Formers will still have certain lessons at Pioneer House as that is where the specialist classrooms for subjects such as science, design & technology and food technology will continue to be based.

It is proposed to erect a new building adjacent to the existing School building. Most of the footprint of the building will be taken up by a double-height multi-purpose space which will be used for a variety of activities including holding examinations, hosting school assemblies and being used for low-impact sports such as badminton and gymnastics. The remainder of the building will contain service spaces such as changing rooms, WCs and storage spaces that are positioned together over two floors in order to minimise the building footprint.

The existing modular classrooms on the site will be removed and the area of the site which they occupy will be remodelled to as an area of soft landscaping which will be predominantly grass.

In order to allow for the construction of this new building a contractor's compound will be formed in the adjacent field to the east, within the Khalsa Secondary Academy site, with a temporary access taken from School Lane.

A path will be built to link the Site with Khalsa Academy so that pupils and staff can move freely between the two school sites. This path will also be used to transfer equipment and catering.

RELEVANT PLANNING HISTORY

PL/19/3144/HB: Listed Building Consent application for: Erection of a multi-purpose space and ancillary rooms and refurbishment of Grade II Listed Sefton Park School. Granted.

10/00625/TEMP: Retention of single storey temporary prefabricated classrooms. Conditional Permission

05/00436/LBC: Listed building application for single storey extension and erection of temporary building for 5 years and boundary fence. Consent granted.

05/00435/TEMP: Temporary building for five years. Erection of fence to boundary. Temporary planning permission granted.

05/00434/FUL: Single storey extension creating foyer and WC facilities: Conditional Permission.

TOWN/PARISH COUNCIL

OBJECT (addition of multi-purpose space). This is an historically sensitive location set on a narrow wooded lane within the green belt. The development does not meet any of the criteria of Policy GB1 and in light of the application from Pioneer House asking for approval to hold civil ceremonies there is a major concern that this building will be used as a venue for 3rd party events. Therefore, Policy GB5 (a), (b), (c), (d) & (e) would also become relevant. Additionally, we have concerns over an increase in parking onsite which would lead to the generation of additional traffic on an already busy but narrow lane. Policies TR5 and TR7 (d) would also apply. Furthermore, we consider that the proposed application does not meet any of the requirements of Policy EP3

REPRESENTATIONS

Letters of objection have been received from 2 separate sources. Concerns raised include:

Increase in school traffic;

Adverse highway implications;

Increase in construction traffic;

Increase in noise disturbance;

Out of place and not in keeping;

To be used for non-school activities.

CONSULTATIONS

Transport for Bucks:

No objections.

Environmental Health:

No objections.

LLFA:

No objections.

Ecology Officer:

No objections.

Tree Officer:

No objections.

Heritage Officer

No objections.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP1, CP2, CP3, CP8, CP9, CP12 and CP13

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

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Chiltern and South Bucks Townscape Character Study 2017

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, limited weight can be given to this document.

Principle of development

3. The site, falls within the Green Belt where the types of development that are deemed acceptable are very limited. Policy GB1 of the Local Plan, together with the National Planning Policy Framework (NPPF) set out the types of development that are deemed acceptable. Where there is a conflict, then the NPPF

takes precedence. Section 13 of the NPPF sets out the Government's guidance on development within the Green Belt, as well as identifying its five purposes.

Green Belt

4. The NPPF states that the construction of new buildings should be regarded as inappropriate in the Green Belt except in specified exceptions as set out in Paragraph 145. The construction of a school building within the Green Belt is not one of the specified exceptions to Green Belt policy, and therefore a proposal of this nature constitutes inappropriate development within the Green Belt which is fundamentally unacceptable in principle.

5. In addition to the harm caused by its inappropriateness, the proposal would result in the introduction of a building within the Green Belt on an area that is predominantly free from built form. In this regard, it is considered that the proposal would cause other harm to the Green Belt by way of a reduction in its openness. However, it is also acknowledged that the applicant has sought to minimise the impact on the Green Belt by siting the new building adjacent to the existing buildings on site.

6. The NPPF reiterates that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

7. As such, the application needs to be justified by a set of very special circumstances in order to be looked upon favourably.

Design/character & appearance

8. In terms of the size and scale of the proposed building, it is acknowledged that it would result in a building of considerable size. Notwithstanding this, it is still considered that it is of an appropriate and acceptable size and scale for the site within which it would be sited. The building would be two storeys in height, with the main roof being no higher than the ridge height of the adjacent existing school building. It is acknowledged that due to the intended use of the proposed building, it needs to be designed in such a manner that results in a box-like appearance, with a flat roof and high eaves. However, it is considered that the presence of a building of this design and scaling is not uncommon on educational sites. It is not considered excessive for the site or locality in general, and given its location and presence of existing tree screening that would be retained on site, it would not appear unacceptably overdominant or obtrusive within the street scene or locality in general.

9. Given the size of the site, and the positioning of the proposed new building, it is considered that an acceptable level of spaciousness would be retained within the site.

10. Whilst needing to be functional, the choice of materials to be used in the construction of the building have been chosen to provide a connection with the existing listed building on site, with the use of a traditional clay brick at ground level, Flemish in Bond and the use of vertical hung clay tiles above, with the club tiles seen on some of the gables of the existing building used to pattern the tiles to create diamond shapes based on the lines of these gables. The palette of materials is intended to break up the elevations of the building and create a visually interesting facade. It is considered that a combination of the design of the building and the use of the materials proposed result in a building that would not

adversely impact upon the character and appearance of the street scene or locality in general, and maintains the established character of the site as a school.

11. The proposed footpath would not have a visual presence outside of the site and the proposed temporary construction access is not permanent, and would be removed and the land and soft landscaping reinstated following completion of the development.

12. 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

13. It is considered that the distances retained to the neighbouring residential properties are sufficient enough for the proposal to not result in an unacceptable loss of light or privacy to these neighbouring properties, nor would it appear overdominant or obtrusive when viewed from them.

14. The site will be amalgamated into the wider Khalsa School site, having most recently been occupied by a separate school. As such, the site would continue to be used as a school, and it would not result in any greater use than that which historically occurred there. The proposed new building would not result in an increase in children attending this site, and such, it is considered that it would not lead to any noise impacts on the neighbouring residential properties.

Parking/Highway implications

15. The proposed development does not involve an increase in the number of pupils or staff attending the site, and the existing level of parking provision would be maintained. The existing parking and drop off arrangements in place on the wider Khalsa School site would remain in place and located on the wider site accessed from Hollybush Lane. As such, it is considered that a sufficient level of off street parking provision is provided for.

16. The County Highways Authority raise no objections to the proposal from a highway safety point of view. They advise that the proposal would not lead to an increase in the level of vehicular movements associated with the school.

17. With regard to the temporary construction vehicular access that would be created, the County Highway Authority raise no objections, and consider that it would not lead to unacceptable highway implications during the course of construction. A construction management plan has been submitted as part of the application and amended upon request by the Highway Authority which sets out issues such as the timing of deliveries, the provision of wheel washing facilities, as well as the routing of the actual construction vehicles. They are satisfied that the details are acceptable.

18. Overall therefore, it is considered that the proposed development would not lead to any adverse highway or parking implications.

Impact on designated/non-designated heritage asset

19. A key consideration on this site is Heritage given the existing school building is Grade II listed. A heritage statement has been submitted as part of the application, setting out and identifying the overall level of significance of the listed building.

20. With regard to the proposed works to the existing building, these are generally remodelling and reconfiguration works that do not require planning permission, but do require listed building consent, for which an application has been submitted. It is noted that the Councils Heritage Officer raises no objections to the works to the existing listed building.

21. With regard to the proposed new building, the Councils Heritage Officer considers that harm would be caused to the setting of the listed building, and the level of harm would be less than substantial. In acknowledging the setting of the listed building, the application sets out that a number of approaches have been employed to mitigate any harm including that the proposed building has been set back as far as possible from the existing building line of the Listed Building; the building will be screened from School Lane by existing tree planting and as such the impact on the prominent view of the Listed Building from the south-east corner of School Lane is minimal; views of the original school building from the north will be maintained and the relationship with the former headmaster's house can be fully appreciated and understood from this part of the Site; the proposed building has been separated as far as possible from the listed building itself; the roof height of the building has been kept lower than the ridge height of the listed building; and the proposed building will use a palette of good quality bricks and hanging tiles, similar to those on the Listed Building, but in a contemporary manner resulting in a sympathetic new addition that they consider will enhance the setting and age in a similar manner to the existing Listed Building. It is noted that the NPPF para. 196 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

22. Within the application, justification has been put forward as to why the proposed building needs to be located where it is currently proposed, and why it could not be sited elsewhere within the site or the wider Khalsa Academy site. When reviewing this information, it is considered that there is a valid argument for locating the proposed building adjacent to the listed building. It is also considered that there would also be clear public benefits from the provision of this building by virtue of the enhancements that it would bring to an educational facility in terms of the improved facilities that it could offer, and the improvements in how the school could actually operate and provide an improved service.

23. Upon review of further justification submitted by the applicant, the Councils Heritage Officer has advised that on balance, given the benefits that would be brought about by the proposal, the level of harm is not considered sufficient enough to warrant refusing the application.

24. Overall therefore, it is considered that the public benefits of the proposal outweigh the less than substantial harm that would be caused to the setting of the Listed building, and as such, the scheme is considered acceptable from a heritage point of view.

Trees/Landscape

25. Following the submission of additional information, the Council's Tree Officer is now satisfied that the proposed development will not adversely impact upon the health and future life span of any of the important trees that are to be retained. The small number of trees that have been shown for removal are considered acceptable from a landscape and visual amenity point of view.

26. The existing trees along the southern boundary of the site, immediately to the front of the proposed new building are to be retained, and the vegetation that will be cleared to enable the temporary works access, will be replaced by new planting once the works have been completed.

27. Overall therefore, it is considered that the proposed development would not adversely impact upon the natural landscape of the site or surrounding area.

Other matters

28. The Council's Environmental Health Department raise no objections from the points of view of both contaminated land and noise.

29. 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.

30. 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.

31. The concerns raised regarding potential noise and disturbance caused during the construction period are noted, however, such matters are only temporary, and it is not considered reasonable or appropriate to prevent a development on such grounds. The applicant will be encouraged to sign up to the Considerate Contractors Scheme which seeks to minimise and limit the impacts of construction on neighbouring properties.

32. Concern has been raised that the new building would be used for non-school activities. It is important to note that this site, and the wider Khalsa site has a lawful use as a school, and therefore any use of the site or buildings for uses that are not directly related to its use as a school would require planning permission. A condition can be attached to any permission that restricts the use of the proposed build to those directly associated and ancillary to its use as a school.

Very Special Circumstances (VSC)

33. The applicant acknowledges that the application amounts to inappropriate development within the Green Belt and as such have provided a set of very special circumstances (VSC) which they consider justify its acceptance.

Exams

34. The proposed new multi-purpose building will provide Khalsa Secondary Academy with educational provision not available at Pioneer House. One of the key functions for the multi-purpose space will be to hold examinations for pupils of all ages. Most schools hold their examinations in a single large space in order to ensure that all pupils sitting the same exam are examined in identical conditions to eliminate any accusation of unfairness. The Academy has to undertake exams in a number of smaller rooms as they do not have a single large space. Exam regulations stipulate that the minimum spaces are required between chairs, and this is more achievable in a large single space than in multiple smaller rooms which can accommodate fewer pupils sitting exams as the room will be shared with existing teaching equipment from their regular role as a classroom.

35. It is also more efficient to invigilate exams being undertaken in a large single space as exam regulations stipulate at least one invigilator must be present for each group of 30 pupils or fewer sitting a timetabled examination. Currently using small rooms, it means the Academy must hire additional invigilators than it would need to where large numbers of pupils are sitting exams at the same time.

36. In addition to this, as exams tend to be undertaken in the hotter summer months with a number of people in the same room for extended periods of time the temperature of the exam room can become uncomfortable. One large multi-purpose space can benefit from a specific ventilation system. The current system used by the Academy at Pioneer House whilst currently an unfortunate necessity is not conducive to effective exam protocol nor good pupil comfort, particularly as the student roll grows towards its maximum capacity.

Assemblies

37. The proposed multi-purpose space will also be used to bring pupils of various ages and staff together for school assemblies. Assemblies form an integral part of school life. However, Khalsa Secondary Academy does not currently have an indoor space large enough to deliver assemblies to significant sections of the school. As such the Academy's pupils are missing out on a crucial part of the school experience that pupils at most other schools can enjoy and the proposed multipurpose space would be able to correct this.

Sport

38. The multi-purpose space will also be used for sport. Khalsa Secondary Academy does not currently have any indoor sports facilities to undertake activities such as badminton, basketball and gymnastics. As indoor sports form a compulsory part of the physical education element of the national curriculum the Academy has had to use off-site provision to provide these lessons. However, this has significant implications for the Academy. Timetabled lessons last for one hour and in order to reach the off-site provision pupils must travel with their teachers on school minibus for at least 10 minutes. With the return journey taking at least a further 15 minutes it means that at least 20 minutes of a PE lesson is lost to travel, that equates to one-third the timetabled lesson, meaning that valuable teaching time and opportunity for pupils to engage in physical activity is lost.

Sustainability and Costs

39. Travelling to the off-site sports provision in Slough is a journey of approximately 2.4 miles and requires the use of two 17-seater diesel minibuses to move one class of 30 pupils. The proposed new building would provide a more sustainable form of development, negating the need to travel off site to undertake such sporting activities. This in turn would reduce costs incurred by the School as well as reducing pollution via a reduction in vehicle movements.

Removal of portacabins

40. The proposed development will also involve the removal of the modular classrooms which lie in the northern half of the Site. The removal of these unattractive structures will improve the visual amenities of the site.

Alternative locations

41. It is argued that the proposed location of the new building is the most suitable and practical. Khalsa Secondary Academy, the future end-user of the multi-purpose building, is based in Pioneer House to the immediate north-west of the Focus School campus. Pioneer House and the wider Academy site are situated in the Green Belt meaning that were the proposed building to be located on the Pioneer House site it would be subject to the same policies on development in the Green Belt as apply at the current proposed location at the Focus School.

42. It is argued that development of the proposed building to the north of Pioneer House in between the building and the street frontage on Hollybush Hill is not considered possible as it would result in the loss of land currently used for parking by staff and visitors and as the pick-up and drop-off points for pupils travelling to the school. A reduction in the land available for these functions could lead to traffic and parked cars spilling out on to Hollybush Hill and other surrounding roads with a negative impact on highway safety and traffic management. It is also contended that building such a building in this location would also represent a prominent addition to the streetscene that would not be in keeping with the wider setting along Hollybush Hill.

43. Siting the proposed new building to either the eastern or western side of the existing Pioneer House was not considered realistic due to there being insufficient width for such a structure between Pioneer House and the boundaries of the Academy's campus. On the eastern side of Pioneer House there is also an access road that allows for service vehicles, including emergency vehicles, to reach the southern side of Academy campus. This access road is vital to the operation and safety of the Academy and therefore cannot be lost in favour of a multi-purpose space. In addition to this, siting the building to either side of the existing Pioneer House could have potentially significant impacts on the neighbouring residential properties on Hockley Lane to the east and School Lane to the west in terms of amenity and access to daylight and sunlight.

44. A further option for providing a multi-purpose space at Pioneer House would be to the south of the existing building. It is argued that this option would involve the loss of land that is currently occupied by the Academy's playgrounds. This space is used as part of formal PE lessons and by after school clubs for sports that can be played outside such as football, netball and basketball as well as providing a recreational outdoor space for pupils to use during breaktimes. It is considered therefore that this space forms an important part of the Academy's day-to-day functions and its loss would have adverse implications. The topography of the Academy campus and the wider area means that the land gradually slopes down to the south of Pioneer House. It is argued that this means that any new multi-purpose

building to the south of Pioneer House would be more noticeable in long-distance views. Similar to building to the sides of Pioneer House, there is also the potential to negatively impact on the nearby neighbouring dwellings.

45. In terms of the alternative locations within the actual Focus School site, it is argued that given the limited space available, there are only two realistic options, one being the currently proposed location and the other being the site of the existing portacabins. It is contended that the portacabin site is not suitable for a number of grounds. The first of these relates to the ground levels and that this site would result in a significant quantity of cut-and-fill type earthworks being required to accommodate the multi-purpose building but even then the new building would still be substantially above the ridge line of the listed school building, and therefore potentially increasing its harm on the listed building. There is also a lack of screening to the south to restrict views of this higher ridge.

46. The trees to the north of the portacabins are protected by Tree Preservation Orders, and it is contended that if the proposed new buildings were to be built on the portacabin site it would likely generate a significant pressure to prune the crowns of the adjacent trees particularly as the years go by and the trees grow further. The foundations needed to support a new multi-purpose space in this location would also breach RPAs having a potentially negative impact on the many good and medium quality existing trees.

47. Building on the portacabin site would also result in the loss of an additional external hard surface play area with marked courts. This forms an outdoor space as it provides space for formal outdoor PE lessons and after school sports clubs as well as informal recreation by pupils whilst being able to be used in all weather conditions. If this hard surfaced external area were lost from this location it would nevertheless need to be provided elsewhere on the Focus School campus, of which the only location available would be that where the multi-purpose space is currently proposed for.

48. The location of the portacabins is also much closer to existing neighbouring properties and therefore has the potential to adversely impact upon their amenities.

VSC conclusions

49. When taking into consideration all of the above, it is considered that the arguments put forward do collectively constitute very special circumstances that outweigh the harm caused by the inappropriateness of the proposal, and the harm to openness. It is considered that there is a clear need for the provision of the proposed facilities, and it is significantly important to the future successful operation of the school in order to ensure its statutory functions, enhance pupil wellbeing and improve sustainability. It is also considered that the siting of the proposed new building in the chosen location would have no greater impact on the Green Belt than any of the other alternative locations identified by the applicant, and that this location is the most appropriate and practical from an operational point of view.

50. It is also acknowledged that the NPPF places a high importance on meeting educational needs, stating that local planning authorities should "give great weight to the need to create, expand or alter schools" (NPPF paragraph 94 part a). It is also noted that the NPPF advocates the expansion and improvement of existing provision in order to ensure that "sufficient choice of school places is available to meet the needs of existing and new communities" (NPPF paragraph 94).

51. Overall therefore, it is considered that the proposal should be looked upon favourably from a Green Belt point of view.

Working with the applicant

52. 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.

53. 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.

54. 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 and hardsurfacing 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) refer.)

3. 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.)

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. Prior to the occupation of the development hereby approved, a scheme of ecological enhancements shall be submitted to and approved by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The scheme will include details of hibernacula such as log piles and provision of artificial roost features, including bird and bat boxes. A measurable net gain in biodiversity shall be demonstrated. The development shall be implemented in accordance with the approved details.

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

6. The development shall be undertaken in accordance with the recommendations provided within the Preliminary Bat Roost Assessment Report (The Ecology Consultancy, September 2019). No demolition shall take place until a European Protected Species Mitigation Licence has been granted by Natural England. A copy of the licence is to be provided to the Local Planning Authority.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2017 and to protect species of conservation concern. (Policy CP9 of the South Bucks District Core Strategy (Adopted February 2011) refers.)

7. Prior to the occupation of the development hereby permitted, details of external lighting for the buildings, features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to prevent disturbance to light sensitive wildlife such as bats. The development shall be implemented and maintained in accordance with the approved details

Reason: The prevention of disturbance to species within the site during operation in accordance with Core Policy 9 of the South Buckinghamshire Core Strategy. (Policy CP9 of the South Bucks District Core Strategy (Adopted February 2011) refers.)

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

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

9. No other part of the development shall begin until the temporary means of access has been constructed in accordance with the approved drawings and in 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.)

10. The development hereby permitted shall be carried out in accordance with the Construction Traffic Management Plan (CTMP) submitted and approved as part of this application.

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

11. The development hereby permitted shall only be used by Khalsa Secondary Academy in connection with the use of the site for educational purposes and shall not be used for any other purpose or activity not connected with the school, in particular, it shall not be leased or hired to other organisations.

Reason: To accord with the application and to ensure that the amenities of the locality are preserved. (Policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) refer).

12. No works (other than demolition) shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles set out in the Flood Risk Assessment (ref. 07135, July 2019, Engineer Consultancy) 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:

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.

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

13. Prior to the occupation of the development a whole-life maintenance plan for the site must be 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 also include as as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

14. 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.)

15. Within 1 month of the completion of the development hereby approved, the temporary means of access shall be removed, and the land re-landscaped in accordance with the details submitted and approved as part of this application.

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.)

16. 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>
FS0172-TF-00-00-DR-L-2001	10.09.2019
FS0172-TF-00-00-DR-L-1002	10.09.2019
FS0172-TF-00-00-DR-L-2002	10.09.2019
FS0172-TF-00-00-DR-L-2003	10.09.2019
FS0172-TF-00-00-DR-L-2004	10.09.2019
FS0172-TF-00-00-DR-L-2005	10.09.2019
FS0172-TF-00-00-DR-L-4001	10.09.2019
FS0172-TF-00-00-DR-L-4002	10.09.2019
FS0172-TF-00-00-DR-L-4003	10.09.2019
FS0172-TF-00-00-DR-L-4005	10.09.2019
FS0172-TF-00-00-DR-L-4006	10.09.2019
FS0172-TF-00-00-DR-L-4007	10.09.2019
FS0172-TF-00-00-DR-L-3001	10.09.2019
FS0172-TF-00-00-DR-L-1006	10.09.2019

FS0172-TF-00-00-DR-L-0002	10.09.2019
FS0172-TF-00-00-DR-L-1000	10.09.2019
FS0172-1A-02-00-SK-A 0001 REV 4C	10.09.2019
FS0172-1A-30-ZZ-EL-A 0004 4C	10.09.2019
FS0172-1A-30-01-GA-A 4C	10.09.2019
FS0172-1A-30-00-GA-A 4C	10.09.2019
FS0172-1A-30-ZZ-EL-A 0002 4C	10.09.2019
FS0172-1A-30-ZZ-EL-A 0005 4B	10.09.2019
FS0172-1A-30-RF-GA-A 4C	10.09.2019
FS0172-1A-30-ZZ-XS-A 0001 4C	10.09.2019
FS0172-1A-30-ZZ-XS-A 0002 4C	10.09.2019
FS0172-1A-30-ZZ-XS-A 0003 4C	10.09.2019
FS0172-1A-30-ZZ-EL-A 0001 4C	10.09.2019
FS0172-1A-30-ZZ-XS-A 0004 4C	10.09.2019
FS0172-TF-00-00-DR-L-5005	10.09.2019
FS0172-1A-02-00-SK-A-0002 REV 4A	10.09.2019
FS0172-TF-00-00-DR-L-1001	10.09.2019

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. Removal of any building or vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.

3. The applicant is advised that a 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-and-roads/highways-development-management/apply-online/section-184-licence/

Highways Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Telephone: 01296 382416

4. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
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**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02079/RVC	Beaconsfield Town Council	Mr & Mrs Michael Keane C/o Mr John Broderick	12 Wycombe End Beaconsfield Buckinghamshire HP9 1NB	Variation of Condition 2 of Planning Permission 17/00847/FUL (Two storey side extension) to allow the addition of basement.	Conditional Permission	14.02.20
17/02188/LBC	Beaconsfield Town Council	Mr & Mrs Michael Keane C/o Mr John Broderick	12 Wycombe End Beaconsfield Buckinghamshire HP9 1NB	Listed Building Application to allow insertion of basement including increased depth of existing walls (submitted with 17/02079/RVC)	Conditional consent	14.02.20
18/00533/FUL	Beaconsfield Town Council	Anil Nandan Walia and Sumandeep Kau C/o Mr Robert Clarke	Corner Cottage 45 Stratton Road Beaconsfield Buckinghamshire HP9 1HR	Demolition of the existing dwelling house and construction of a new building comprising 6 flats with basement accommodation, parking and associated hardstanding.	Conditional Permission	07.02.20
PL/19/0972/FA	Beaconsfield Town Council	Halamar (GR) Ltd C/o Mr Robert Clarke	53 & 55 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Demolition of existing dwellings and erection of two dwellings with basements and the erection of a detached garage with access from Furze field Road	Conditional Permission	14.02.20
PL/19/2134/FA	Beaconsfield Town Council	Mr Jon Furneaux	36 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Demolition of existing dwelling and construction of 2 semi detached dwellings and 1 detached dwelling with associated vehicular access.	Conditional Permission	13.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2139/FA	Beaconsfield Town Council	Mr Muazzam Chaudhry C/o Mr Joseph Pugsley	The Old Town Fryer 7 London End Beaconsfield Buckinghamshire HP9 2HN	Reinstatement of damaged wall panelling, relocation of cookline, replacement of kitchen extract.	Conditional Permission	07.02.20
PL/19/2140/HB	Beaconsfield Town Council	Mr Muazzam Chaudhry C/o Mr Joseph Pugsley	The Old Town Fryer 7 London End Beaconsfield Buckinghamshire HP9 2HN	Listed building consent for reinstatement of damaged wall panelling, relocation of cookline, replacement of kitchen extract.	Conditional consent	07.02.20
PL/19/3027/HB	Beaconsfield Town Council	Doctor Now	Little Hall Barn Windsor End Beaconsfield Buckinghamshire HP9 2JW	Application for listed building consent for the installation of CCTV cameras to front, side and rear elevations.	Conditional consent	03.02.20
PL/19/3379/FA	Beaconsfield Town Council	Octagon Developments Limited C/o Mr Nick Kirby	Over Roads 2 Grove Road Beaconsfield Buckinghamshire HP9 1UP	Erection of 9 apartments, including access, parking, landscaping and other associated works following demolition of the existing house.	Refuse Permission	31.01.20

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PL/19/3540/FA	Beaconsfield Town Council	Doctor Now C/o Garrett McKee Architects	Stable Cottage Little Hall Barn Windsor End Beaconsfield Buckinghamshire HP9 2JW	Installation of CCTV Cameras	Conditional Permission	03.02.20
PL/19/3947/FA	Beaconsfield Town Council	Mr & Mrs Mahesh C/o Mr David Parry	7 Hoe Meadow Beaconsfield Buckinghamshire HP9 1TD	Widening of existing driveway	Conditional Permission	31.01.20
PL/19/3958/FA	Beaconsfield Town Council	Mr & Mrs Suggett C/o Miss Alyssia Booth	Piebalds Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Replacement dwelling with indoor pool and attached garage with ancillary accommodation above	Withdrawn	17.02.20
PL/19/3998/SA	Beaconsfield Town Council	Manohar Singh Grewal C/o Ms Laura Waterton	Smallbone Of Devizes 8 Burkes Parade Station Road Beaconsfield Buckinghamshire HP9 1NN	Certificate of Lawfulness for proposed: Change of use of building to a mixed use providing shop (Use Class A1) on ground floor and two residential units (Use Class C3) on first and second floor	Cert of law proposed dev or use issued	31.01.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4101/FA	Beaconsfield Town Council	Mr R Vora C/o Mr Rajan Patel	12 The Highway Station Road Beaconsfield Buckinghamshire HP9 1QQ	Change of use to Sui Generis (nail salon).	Conditional Permission	30.01.20
PL/19/4247/VR C	Beaconsfield Town Council	Mr & Mrs S Fletcher C/o Mr Robert Clarke	7 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PJ	Variation of conditions 2, 9 and 11 of planning permission PL/19/0654/FA (Demolition of existing dwelling and erection of new dwelling with changes to vehicular access) to allow: Minor design revisions, revised roof tile and reflect the low impact bat approval issued by Natural England.	Conditional Permission	03.02.20
PL/19/4259/FA	Beaconsfield Town Council	Mr Marwan Farouk C/o Mr Samuel Aroko	58 Maxwell Road Beaconsfield Buckinghamshire HP9 1QZ	Part first floor/part two storey side extension, erection of front porch and changes to windows/doors on rear elevation.	Conditional Permission	17.02.20
PL/19/4311/FA	Beaconsfield Town Council	Mr & Mrs G Dale C/o Mr Paul Luard	2 Rolfe Close Beaconsfield Buckinghamshire HP9 1RU	Demolition of existing single storey side projection and erection of a single storey side/front extension, additional window to the side elevation and raised patio to the rear.	Conditional Permission	10.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4396/FA	Beaconsfield Town Council	Mr J Dulieu C/o Mr David Holmes	131 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Redevelopment of site to provide one pair of semi-detached dwellings, with associated access, hardstanding and landscaping	Conditional Permission	13.02.20
PL/19/4418/KA	Beaconsfield Town Council	Mr Desmond Hall C/o Mr Paul Morris	Hall Place Wycombe End Beaconsfield Buckinghamshire HP9 1NB	T1 and T2 Eucalyptus (Gum) - fell. (Beaconsfield Conservation Area).	TPO shall not be made	30.01.20
PL/19/0494/FA	Burnham Parish Council	Fleetwood Homes C/o Mr Mark Longworth	3 Huntercombe Lane North Burnham Buckinghamshire SL6 0LF	Demolition of existing dwelling and erection of 7 no. new townhouse dwellings and construction of vehicular access	Conditional Permission	14.02.20
PL/19/2945/FA	Burnham Parish Council	Ms Joanne Fox C/o Mr Simon Cottingham	Site Adjacent To 47 Clonmel Way Burnham Buckinghamshire SL1 7DB	Erection of two dwellings with vehicular access	Conditional Permission	14.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2989/FA	Burnham Parish Council	Mr Toby Hornett C/o Garrett McKee Architects	Rose Hill Cottage Rose Hill Burnham Buckinghamshire SL1 8LW	Demolition of existing dwelling, annex and greenhouse and erection of new dwelling with parking. Changes to site boundary.	Conditional Permission	14.02.20
PL/19/2990/HB	Burnham Parish Council	Mr Toby Hornett C/o Garrett McKee Architects	Rose Hill Cottage Rose Hill Burnham Buckinghamshire SL1 8LW	Listed Building Consent application for: Demolition of existing dwelling, annex and greenhouse and erection of new dwelling with parking. Changes to site boundary.	Conditional consent	14.02.20
PL/19/3419/FA	Burnham Parish Council	Mr Kalbinder Singh C/o Mr Michael Jaquiss	22 High Street Burnham Buckinghamshire SL1 7JH	Change of Use to A3 (Cafe/Restaurant) and A5 (Hot Food Takeaway). New shopfront and removal of external sign. Internal alterations including changes to floor/ceiling heights and installation of a staircase and toilets.	Conditional Permission	14.02.20
PL/19/3463/FA	Burnham Parish Council	Ms Briony Howe C/o Mr David Ewins	31A High Street Burnham Buckinghamshire SL1 7JD	Erection of ground floor rear extension with screening, balustrading and decking to roof to serve as a balcony to first floor flat, and replacement steps following demolition of ground floor rear projection, first floor glazed lobby and steps.	Conditional Permission	11.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3639/HB	Burnham Parish Council	Mr Kalbinder Singh C/o Mr Michael Jaquiss	22 High Street Burnham Buckinghamshire SL1 7JH	Listed Building Consent fo : Change of Use to A3 (Cafe/Restaurant) and A5(Hot Food Takeaway). New shopfront and removal of external sign. Internal alterations including changes to floor/ceiling heights and installation of a staircase and toilets.	Conditional consent	14.02.20
PL/19/3706/FA	Burnham Parish Council	Daniel Family Homes C/o Mr Marcus Evans	19 and 19A Green Lane Burnham Buckinghamshire SL1 8DZ	The demolition of existing semi-detached dwellings and erection of 8 apartments. Demolition of existing coach house and erection of new garages.	Conditional Permission	10.02.20
PL/19/3861/FA	Burnham Parish Council	Mr Stephen Hitchcock C/o Mr Ashley Renton	20 Byways Burnham Buckinghamshire SL1 7EB	Two storey side, part two storey/part single storey rear extension to existing dwelling to create two flats and alterations to fenestration at rear and front elevations	Conditional Permission	10.02.20
PL/19/3988/FA	Burnham Parish Council	Mr Malkit Purewal C/o Mr Sam Dodd	TCMA Ltd Beechwood Court 5 Gore Road Burnham Buckinghamshire SL1 8AA	Internal and external alterations including infilling the existing undercroft and providing new windows and doors. Installation of rooflights in all elevations.	Refuse Permission	19.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4199/SA	Burnham Parish Council	Mr & Mrs Baldwin C/o Mr Jack Clegg	Land South Of Nashdom Lane and East Of Brickfield Lane Burnham Buckinghamshire	Certificate of Lawfulness for proposed: Relating to a means of access to a highway	Cert of law for proposed dev/use refused	10.02.20
PL/19/4263/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 one dwelling.	Prior Approval Given	03.02.20
PL/19/4432/FA	Burnham Parish Council	Mr Glass C/o Yossi Shahaar	111 High Street Burnham Buckinghamshire SL1 7JZ	Proposed hip to mansard roof alterations including roof lights.	Withdrawn	17.02.20
PL/19/4460/PN E	Burnham Parish Council	Ikon Residence Ltd C/o Mr Graham Eades	Grenville Lodge Hawthorn Lane Burnham Buckinghamshire SL2 3TE	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 rear wall of the original dwellinghouse 8.0 metres, maximum height 3.46 metres, eaves height 2.8 metres)	Prior Approval Given	07.02.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/20/0052/NM A	Burnham Parish Council	Ramash and Joanne Ram and Hodgson C/o Mr Robert Clarke	Garden Cottage East Burnham Lane Burnham Buckinghamshire SL2 3TL	Non Material Amendment to planning permission PL/19/3130 (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) to allow changes to materials	Accepted	05.02.20
PL/19/0954/FA	Denham Parish Council	MBNL (EE (UK) LTD & H3G (UK) LTD) C/o Mr Chris Andrews	Gerrards Cross Fire Station Oxford Road Gerrards Cross Buckinghamshire SL9 7AL	The removal of the existing 16.9 metre high monopole (supporting 3 no. antennas) and 2 no. equipment cabinets, and erection of 20 metre high monopole supporting 6 nos. antenna apertures and 4 nos. dishes, 6 nos. equipment cabinets at ground level and ancillary development thereto.	Conditional Permission	19.02.20
PL/19/2660/FA	Denham Parish Council	Mr Mohammad Amer	34 Willow Crescent West New Denham Buckinghamshire UB9 4AT	Demolition of rear conservatory and front porch, erection of a single storey front and a single storey rear extension, changes to windows including bays to front and roof light to side and removal of chimney	Conditional Permission	14.02.20
PL/19/3037/FA	Denham Parish Council	Mr Noel Gill C/o Mr Kevin Fowle	Yew Trees Ashmead Drive Denham Buckinghamshire UB9 5BA	Erection of timber entrance gates and enclosing brick walls.	Withdrawn	13.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3332/HS 2	Denham Parish Council	HS2 Ltd. C/o Mr John Woodhouse	Land Within The Colne Valley In Proximity To The A412 North Orbital Road HS2 SBDC North Orbital Road Denham Green Buckinghamshire	Development authorised by the High Speed Rail (London-West Midlands) Act 2017 relating to the design and external appearance of the Colne Valley viaduct (part of Scheduled Work 2/1) and associated earthworks and the location of fencing. Commencing at a point 60 metres to the southeast of the existing Harvil Road alignment and 255 metres north of the Harvil Road crossing of the Chilterns Line; terminating at a point 120 metres west of the A412-North Orbital Road and 180 metres west-northwest of Weybeards Cottages.	Infrastructure Proposal - Approved	19.02.20
PL/19/3503/ADJ	Denham Parish Council	London Borough Of Hillingdon	Out Of Area Land Within The Colne Valley (Near Harvil Road/Moorhall Road) Harefield.	Consultation from London Borough of Hillingdon re request for approval of plans and specifications under condition imposed by Schedule 17 to the High Speed Rail (London-West Midlands) Act 2017 relating to the design and external appearance of the Colne Valley viaduct (part of Scheduled Work 2/1), associated earthworks and the location of fencing. (Commencing at a point 60 metres to the southeast of the existing Harvil Road alignment and 255 metres north of the Harvil Road crossing of the Chilterns Line; terminating at a point 120 metres west of the A412-North Orbital Road and 180 metres west-northwest of Weybeards cottages).	No Objections	04.02.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3799/FA	Denham Parish Council	Mr Sean Ryde C/o Mr Shivraj Panaich	34 Middle Road Denham Buckinghamshire UB9 5EG	Loft conversion incorporating front rooflight and rear dormer	Conditional Permission	13.02.20
PL/19/4187/FA	Denham Parish Council	Mrs S Sehgal C/o Mr Prabhjyot Singh	28 Willow Crescent East New Denham Buckinghamshire UB9 4AR	First floor rear extension, changes to roof and additional windows to side elevations	Refuse Permission	10.02.20
PL/19/4243/FA	Denham Parish Council	Mrs Farzana Sultana	45 Lower Road Higher Denham Denham Buckinghamshire UB9 5ED	Erection of two detached dwellings and vehicular access	Conditional Permission	13.02.20
PL/19/4261/PNO	Denham Parish Council	Berry Properties Limited C/o Mr Tom Sadler	InterContinental Hotels Group Broadwater Park North Orbital Road Denham Green Buckinghamshire UB9 5HR	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 to 105 residential units (Use Class C3).	Prior Approval Given	31.01.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4369/NM A	Denham Parish Council	Mr & Mrs Manes C/o Mr James Whelan	Denham House Village Road Denham Buckinghamshire UB9 5BN	Non-material amendment to Planning Permission PL/19/0845/FA (Two storey rear with glazed door, single storey front garage, infill to front, first floor rear extensions incorporating picture window and roof light. Construction of outbuilding swimming pool with glass link corridor. Internal alteration, new driveway, amendment to existing landscaping and hardstanding) to amend the size of the swimming pool to 12m by 4m.	Accepted	12.02.20
PL/20/0016/PN E	Denham Parish Council	Mr and Mrs Kataria C/o Mr Choda	Stanton Redhill Denham Buckinghamshire UB9 4LD	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 8.0 metres, maximum height 3.57 metres, eaves height 2.7 metres)	Prior Approval Not Required	13.02.20
PL/19/1332/FA	Dorney Parish Council	Mr Bennett C/o Mr Josh Bennett	Dells Cottage Common Road Dorney Buckinghamshire SL4 6PX	Erection of detached oak and timber double garage with log store under external staircase to first floor office and store in roof	Withdrawn	06.02.20
PL/19/1333/HB	Dorney Parish Council	Mr Bennett C/o Mr Josh Bennett	Dells Cottage Common Road Dorney Buckinghamshire SL4 6PX	Erection of detached oak and timber double garage with log store under external staircase to first floor office and store in roof	Withdrawn	06.02.20

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4386/SA	Dorney Parish Council	Mrs Lyndsey Oliver	White Lodge 49 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Application for a Certificate of Lawfulness for proposed: Vehicular access	Cert of law proposed dev or use issued	13.02.20
PL/19/0139/FA	Farnham Royal Parish Council	Mr David Adesoye C/o Andrew Bacon	Verdon Court & 19 Bishops Orchard Farnham Royal Buckinghamshire SL2 3AD	Demolition of existing buildings and construction of 12 dwellings with associated parking, landscaping and additional vehicular access.	Conditional Permission	14.02.20
PL/19/1145/FA	Farnham Royal Parish Council	Mr Stefan Krawczyk C/o Gillian Konrad	Land To Rear Of Greenways Beeches Road Farnham Common Buckinghamshire SL2 3PR	Two storey detached dwelling with associated off road car parking in a rear garden of existing house.	Withdrawn	11.02.20
PL/19/3012/FA	Farnham Royal Parish Council	Ms Catherine Hadfield C/o Mr David Webb	The Stray Egypt Lane Farnham Common Buckinghamshire SL2 3LD	Conversion of garage incorporating first floor habitable accommodation. Installation of three roof lights to side elevation. Single storey front link extension between existing garage and utility room.	Conditional Permission	07.02.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3013/HB	Farnham Royal Parish Council	Ms Catherine Hadfield C/o Mr David Webb	The Stray Egypt Lane Farnham Common Buckinghamshire SL2 3LD	Listed building application for conversion of garage incorporating first floor habitable accommodation. Installation of three roof lights to side elevation. Single storey front link extension between existing garage and utility room.	Conditional consent	07.02.20
PL/19/3285/VR C	Farnham Royal Parish Council	Mr Sean Chandiram C/o Mr Shorne Tilbey	Oak Timbers Beaconsfield Road Farnham Common Buckinghamshire SL2 3ND	Variation of condition 11 of Planning Permission PL/19/0061/FA (Demolition of attached garage to Oak Timbers and erection of new detached dwelling to rear) to allow for: the relocation of vehicular cross over and re aligning of approved access road.	Conditional Permission	14.02.20
PL/19/3748/FA	Farnham Royal Parish Council	Mr Darryl Chiles C/o Mr James Whelan	19 Kemsley Chase Farnham Royal Buckinghamshire SL2 3LU	ingle storey side/front, single storey front porch extension, new external metal wood burner flue and changes to doors at rear elevation	Conditional Permission	12.02.20
PL/19/3750/FA	Farnham Royal Parish Council	Mr Rick Virdi C/o Mr Shorne Tilbey	Oak Timbers Beaconsfield Road Farnham Common Buckinghamshire SL2 3ND	Two storey front and side extension, loft conversion with front and rear dormers, erection of a detached garage.	Conditional Permission	14.02.20

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PL/19/4182/FA	Farnham Royal Parish Council	Mr Welch C/o Mr Mark Pottle	Bankside Spring Lane Farnham Royal Buckinghamshire SL2 3EH	Single storey rear extension, first floor side extension, part garage conversion for habitable use and storm porch to be extended over existing front window.	Conditional Permission	10.02.20
PL/19/4242/SA	Farnham Royal Parish Council	Mr Khalid Ishaq	Woodridings Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BW	Application for a Certificate of Lawfulness for proposed: Conversion of existing garage into habitable space and erection of a wooden carport	Withdrawn	12.02.20
PL/19/4244/SA	Farnham Royal Parish Council	Mr & Mrs Nick Relf C/o Robert Hillier	Hill Place House 103 Blackpond Lane Farnham Royal Buckinghamshire SL2 3EG	Certificate of Lawfulness for proposed: Hip to gable roof extension	Cert of law proposed dev or use issued	14.02.20
PL/19/4415/FA	Farnham Royal Parish Council	Mr & Mrs R Moss C/o Robert Clarke	Touchwood (Plot B) 14 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Insertion of 2 single casement obscure glazed windows in the first floor east elevation.	Withdrawn	14.02.20

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PL/19/4416/FA	Farnham Royal Parish Council	Mr & Mrs R Moss C/o Robert Clarke	Touchwood (Plot A) 14 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Insertion of 2 single casement obscure glazed windows in the first floor west elevation.	Conditional Permission	14.02.20
PL/19/4417/TP	Farnham Royal Parish Council	Mrs Gauguier C/o Miss Helen Taylor	Land Adjacent To Hollybank Cottage Kingsway Farnham Common Buckinghamshire SL2 3ST	T1-T2 London Planes - Prune to provide a 3m clearance from building. (SBDC TPO 48, 2000).	Conditional Permission	13.02.20
PL/19/3994/FA	Fulmer Parish Council	Mrs A Taheny C/o Mrs Trudy Weller	3 Dukes Kiln Cottages Windsor Road Gerrards Cross Buckinghamshire SL9 8SP	Demolition of existing conservatory and erection of a single storey side extension and storm porch to front elevation	Conditional Permission	14.02.20
PL/19/4142/SA	Fulmer Parish Council	Mr Bill C/o Mr Sukh Bal	Fulmer Valley Farm Windsor Road Gerrards Cross Buckinghamshire SL9 7NE	Application for a Certificate of Lawfulness for proposed: Erection of new outbuilding and demolition of existing wooden cabin	Cert of law for proposed dev/use refused	31.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1943/FA	Gerrards Cross Town Council	Mr & Mrs Moss C/o Lucie Stone	Fulmerfields Fulmer Road Gerrards Cross Buckinghamshire SL9 7EQ	Erection of 1no agricultural barn for the housing of cattle and secure storage of agricultural machinery.	Conditional Permission	11.02.20
PL/19/2066/FA	Gerrards Cross Town Council	Mr Dean Martin C/o Mrs Hannah North	Land To The Front Of St Marys School 94 Packhorse Road Gerrards Cross Buckinghamshire SL9 8JQ	Construction of a synthetic surfaced multi use games area (MUGA) incorporating fencing and floodlights.	Conditional Permission	30.01.20
PL/19/2569/FA	Gerrards Cross Town Council	Mr and Mrs Javed C/o Mr Matharoo	The Middlewood 17 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LJ	Part two storey/part single storey front and rear extensions, incorporating roof lantern. Front and rear dormers to accommodate loft conversion.	Refuse Permission	30.01.20
PL/19/3800/FA	Gerrards Cross Town Council	Mr S Warr C/o Robert Clarke	Meadow Grange Chalfont Park Amersham Road Gerrards Cross Buckinghamshire SL9 0PX	Erection of detached dwelling with basement and outbuildings following the demolition of the existing dwelling and outbuildings.	Conditional Permission	13.02.20

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PL/19/3845/FA	Gerrards Cross Town Council	Mr Lanelli C/o Mr Lee Butler MRICS	Lighting Matters 79 - 81 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PQ	Provision of pavement and outdoor seating	Conditional Permission	17.02.20
PL/19/3860/FA	Gerrards Cross Town Council	Mr & Mrs Hatrick C/o Mr A B Jackson	Holmbury 28 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	Removal of pitched roof on single storey rear element and replacement with flat roof incorporating a roof light. Changes/alterations to external fenestration.	Conditional Permission	07.02.20
PL/19/3997/FA	Gerrards Cross Town Council	C/o Miss Claire Day	21 Packhorse Road Gerrards Cross Buckinghamshire SL9 7QA	External alterations at ground floor, including replacement of ATM with a full height glazed front window to front elevation and removal of existing grills and refurbishment of rear porch	Conditional Permission	05.02.20
PL/19/4007/FA	Gerrards Cross Town Council	Mr and Mrs Kenny C/o Mr Gary Anderson	Gorse Cottage Oxford Road Gerrards Cross Buckinghamshire SL9 7RH	Single storey rear infill extension	Conditional Permission	17.02.20

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SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4009/FA	Gerrards Cross Town Council	Ms Linda Wheeler C/o Gary Anderson	Ash Cottage Oxford Road Gerrards Cross Buckinghamshire SL9 7RH	Single storey rear infill extension	Conditional Permission	17.02.20
PL/19/4088/VR C	Gerrards Cross Town Council	Mr Gareth Rosser C/o Mr Alexandre Durao	9 High Beeches Gerrards Cross Buckinghamshire SL9 7HU	Variation of condition 5 of planning permission condition: PL/18/2883/FA (Demolition of existing garage and conservatory, part single, part two storey front, side and rear extensions, roof extension and fenestration alterations.) to allow: change to vehicular access	Conditional Permission	06.02.20
PL/19/4146/FA	Gerrards Cross Town Council	Mr Singh C/o Mr Tyrrell	Lynwood Over The Misbourne Gerrards Cross Buckinghamshire UB9 5DR	Demolition of the existing dwelling. Replacement dwelling, relocation of site access, addition of new electric gates and brick piers.	Conditional Permission	14.02.20
PL/19/4164/FA	Gerrards Cross Town Council	Mr and Mrs Andy and Rhiannon Singleton C/o Mr Christopher George	Harlington House 10 Hill Way Gerrards Cross Buckinghamshire SL9 8BH	Garage conversion to habitable use	Conditional Permission	12.02.20

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4228/FA	Gerrards Cross Town Council	Mr Andrew Baker C/o Robert Hillier	The Lincoln 4 Rouse Court Lower Road Gerrards Cross Buckinghamshire SL9 0NJ	Erection of open car port with retaining walls	Conditional Permission	14.02.20
PL/19/4287/TP	Gerrards Cross Town Council	Mr Reg Gobb C/o Mr Neil Whyte	Glenorchy Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	T1 Cedar - reduce and reshape by 2-3m. (SBDC TPO 29, 2001).	Conditional Permission	05.02.20
PL/19/4290/TP	Gerrards Cross Town Council	Mr R Hurn C/o Mr Alex Evans	Stonesdale 43 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	T1 Beech - crown thinning by 5% and crown raise by 1m. (SBDC TPO 7, 1994).	Conditional Permission	05.02.20
PL/19/4299/FA	Gerrards Cross Town Council	Mr H Khangura C/o Mr Robert Clarke	St Huberts Lodge Oxford Road Gerrards Cross Buckinghamshire SL9 7AT	Two storey and single storey rear extensions and single storey infill extension	Conditional Permission	07.02.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4398/TP	Gerrards Cross Town Council	Mrs Sue Cooper C/o Mr Paul Morris	Land Adjacent To Garages Marsham Lodge Gerrards Cross Buckinghamshire SL9 7AB	T1 Sweet Gum - crown lift 3 lower branches over adjacent garages, T2 Beech - Lighten lower branch by 30% over garages, T3 Bean Tree - prune back lower branch over footpath by 30%. (SBDC TPO 01, 1966).	Conditional Permission	13.02.20
PL/19/4420/KA	Gerrards Cross Town Council	Mrs Heather Smith C/o Mr Paul Morris	The Wyke 16 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	T1 Beech - crown reduce/shape by 20%, crown thin by 20% and 2m clearance from building. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	30.01.20
PL/19/4482/TP	Gerrards Cross Town Council	Mrs S Silva C/o Mr Paul Morris	11 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Oak - fell. (SBDC TPO 28,2003).	Conditional Permission	17.02.20
PL/20/0078/TP	Gerrards Cross Town Council	Mrs Janing Shenoy	Warwick House 21 South Park Gerrards Cross Buckinghamshire SL9 8HE	Beech tree - crown and reduce branches overhanging/touching building (SBDC TPO 05, 1962)	Withdrawn	11.02.20

SOUTH BUCKS DISTRICT COUNCIL
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PART D
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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/20/0295/KA	Gerrards Cross Town Council	Mr Gordon Payne C/o Mr Brian Roffey	West Lodge 11 Vicarage Way Gerrards Cross Buckinghamshire SL9 8AR	T1 Yew front-This tree is leaning heavily over property of no11. Suggest: reduce back overhang towards boundary line by 2-3 m. reduce in height by approx. 2m, T2-Ash front Single stem leaning toward no 11, leaning in fence post. Fell to ground level, T3-Birch front centre to improve shape and form suggest: crown thin by 15-20%, remove deadwood, T4-Lime front reduce and reshape by approx. 2-3m, T5-Lawson Cypress rear right This tree has outgrown its space. Fell to ground level. (Conservation Area Gerrards Cross Centenary)	Withdrawn	19.02.20
18/00841/FUL	Iver Parish Council	Mr David Adesoye C/o Mr Andrew Bacon	Mead House Grosvenor Close Iver Heath Buckinghamshire SL0 0EG	Redevelopment of site to provide 15 new dwellings and the retention of 10 existing dwellings, with associated landscaping and car parking following the demolition of Mead House and Numbers 1 & 2 Grosvenor Close and the realignment of Grosvenor Close road	Conditional Permission	14.02.20
PL/18/4306/FA	Iver Parish Council	Mr David Adesoye C/o Mr Ian Johnson	Tower House Dutton Way Iver Buckinghamshire	Demolition of existing block of flats and redevelopment of site to erect 3 no two bed, 5 no three bed houses with associated parking, amenity space and cycle/refuse storage.	Conditional Permission	10.02.20
PL/19/0459/FA	Iver Parish Council	Mr Brian Hamilton C/o Mr Mark Hall	5 Thornbridge Road Iver Heath Buckinghamshire SL0 0PU	Two storey rear extension and conversion of 1 flat into 2 flats.	Conditional Permission	14.02.20

SOUTH BUCKS DISTRICT COUNCIL
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PART D
PLANNING COMMITTEE 4TH MARCH 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/0598/FA	Iver Parish Council	Mr Satpal Singh C/o Mr David Jazani	Millstone 2 Honeysuckle Close Iver Buckinghamshire SL0 0LZ	First floor side/rear extension and single storey rear extension.	Conditional Permission	14.02.20
PL/19/2920/DE	Iver Parish Council	Mr Amit Chohdha C/o Mrs Maria Rozycka	Land at 5 Potters Cross Iver Heath Buckinghamshire SL0 0BS	Application for reserved matters following outline planning permission 18/00229/OUT (Construction of new dwelling with associated access) for appearance landscape design, detailed access, site layout and scale.	Conditional approval	06.02.20
PL/19/2982/EU	Iver Parish Council	Mr Bhambra C/o Mr David Holmes	Larkfields Billet Lane Iver Buckinghamshire SL3 6DG	Certificate of Lawfulness for existing use : Use of land for the storage of motor vehicles and the laying of hardstanding.	Refuse to Grant Use Certificate	14.02.20
PL/19/3741/FA	Iver Parish Council	Mr David Hunter C/o Mr Paul Davey	19 Old Slade Lane Iver Buckinghamshire SL0 9DY	Erection of a detached double garage to front of property.	Withdrawn	14.02.20
PL/19/3905/FA	Iver Parish Council	Mr S Murphy C/o Mr N Walford	43 Colne Orchard Iver Buckinghamshire SL0 9NB	Single storey extension	Conditional Permission	06.02.20

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4071/FA	Iver Parish Council	Mr and Mrs Jeremy Ankers Rachel Parkes C/o Ms Maria Golasowska	69 Bathurst Walk Iver Buckinghamshire SL0 9EF	Demolition of existing single storey detached garage and single storey rear extension, erection of the two-storey side extension and single storey rear extension. Conversion of roof space to habitable use to include alterations to roof including and an increase in ridge height. Two rear dormer windows and installation of roof lights to front and side. Alternations to windows and doors. Internal changes. Addition of spiral basement wine cellar; rear boundary acoustic fence. Provision of 3 off street parking spaces with associated landscape	Conditional Permission	14.02.20
PL/19/4078/FA	Iver Parish Council	Mrs Janet Mutch	7 Holmsdale Close Iver Buckinghamshire SL0 9HY	Vehicular access and driveway	Conditional Permission	12.02.20
PL/19/4129/VR C	Iver Parish Council	Mr K Aulakh C/o Mr Ameet Bhamra	16 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Variation of condition 5 of planning permission 18/00911/FUL(Proposed first floor side extension and rear two storey extension. Demolition of twin garages.) to allow for : an additional first floor window to the side elevation.	Conditional Permission	03.02.20
PL/19/4148/FA	Iver Parish Council	Mr Sunny Kumar C/o Mr Asim Hussain	85 Leas Drive Iver Buckinghamshire SL0 9RB	Two storey side extension and single storey rear extension	Conditional Permission	13.02.20

SOUTH BUCKS DISTRICT COUNCIL
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PART D
PLANNING COMMITTEE 4TH MARCH 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4150/SA	Iver Parish Council	Mr Vinay Kumar C/o Mr Sukh Bal	Hawkwood Wood Lane Iver Heath Buckinghamshire SL0 0LG	Application for a Certificate of Lawfulness for proposed: Detached Outbuilding	Cert of law proposed dev or use issued	14.02.20
PL/19/4194/SA	Iver Parish Council	Mr Welland-Jones C/o Mr Noman Sheikh	Knoll House Pinewood Road Iver Heath Buckinghamshire SL0 0NL	Application for a Certificate of Lawfulness for proposed: Single storey side extension	Cert of law for proposed dev/use refused	10.02.20
PL/19/4219/RM	Iver Parish Council	Telefonica UK Limited C/o Mrs Veronica Raescu	Pinewood Road Iver Heath Buckinghamshire	The installation of a 20m monopole with an open head frame housing 6 no. antennas and 2 no. 0.3mm microwave dishes, the installation of 1 no. equipment cabinet and ancillary equipment.	Prior Approval Given	30.01.20
PL/19/3144/HB	Stoke Poges Parish Council	Department for Education C/o Mr James Cording	Focus School Stoke Poges Campus School Lane Stoke Poges Buckinghamshire SL2 4QA	Listed Building Consent application for : Refurbishment of Grade II Listed Sefton Park School.	Conditional consent	14.02.20

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3604/FA	Stoke Poges Parish Council	Mr and Mrs R Randhawa C/o Mr Sunil Mann	The Hermitage West End Lane Stoke Poges Buckinghamshire SL2 4ND	Demolition of existing and erection of a new dwelling, external alterations to existing detached garage	Refuse Permission	31.01.20
PL/19/3693/FA	Stoke Poges Parish Council	Mr Peter Modrekeldze	Craylands West End Lane Stoke Poges Buckinghamshire SL2 4ND	Single storey rear extension and extension to existing first floor terrace with associated screening.	Conditional Permission	13.02.20
PL/19/4336/FA	Stoke Poges Parish Council	Mr G Bhullar C/o Mr David Holmes	Windward Grays Park Road Stoke Poges Buckinghamshire SL2 4JG	Part two storey part first floor side extension.	Withdrawn	07.02.20
PL/19/4443/TP	Stoke Poges Parish Council	Mr Richard Hennesey C/o Mr Simon Hawkins	Montebello Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	T5 Beech - fell, T21 Silver Birch - fell. (SBDC TPO 18/2013).	Conditional Permission	18.02.20

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4467/KA	Stoke Poges Parish Council	Ms Sue Diamond	The Old Cottage Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Eucalyptus - fell. (Framewood Road Conservation Area).	TPO shall not be made	13.02.20
PL/19/3852/FA	Taplow Parish Council	Mrs Davinder Brar C/o Mrs Michelle Purnell	Thamesbank River Road Taplow Buckinghamshire SL6 0AT	Single storey rear and side extension including garage/external store. Various fenestration alterations and addition of front and rear rooflights.	Conditional Permission	14.02.20
PL/19/3918/FA	Taplow Parish Council	Ms R Grace-Mee C/o Mr Mark Schmull	Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD	Demolition of existing dwelling and erection of detached dwelling with associated private amenity space and car parking	Conditional Permission	05.02.20
PL/19/4217/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 4 of planning permission PL/19/1939/FA (Single storey side and rear extension, alterations to front elevations to allow open porch extension and changes to windows) to allow for a first floor extension above the proposed side extension	Withdrawn	19.02.20

**SOUTH BUCKS DISTRICT COUNCIL
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**PART D
PLANNING COMMITTEE 4TH MARCH 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4309/TP	Taplow Parish Council	M Lewis C/o Andrea Nias	Estate Office 136 Cliveden Gages Taplow Buckinghamshire SL6 0GB	T14 (1774) Cedar - Tip reduce branches on western side over property by a maximum 4m, T38 (1816) Cedar - Crown reduction by a maximum of 4m. (SBDC TPO 7, 2002).	Withdrawn	18.02.20
PL/19/4346/FA	Taplow Parish Council	Hitchambury Manor Limited C/o Mr Robert Clarke	4 Awdry Cottage Hunts Lane Taplow Buckinghamshire SL6 0HH	Erection of detached dwelling following demolition of the existing dwelling and formation of new vehicular access to Hunts Lane	Conditional Permission	14.02.20
PL/19/4347/HB	Taplow Parish Council	Hitchambury Manor Limited C/o Mr Robert Clarke	4 Awdry Cottage Hunts Lane Taplow Buckinghamshire SL6 0HH	Listed Building Consent for erection of detached dwelling following demolition of the existing dwelling	Conditional consent	14.02.20

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

Appeal Statistics for the period 1 April 2019 – 29 February 2019

Planning appeals allowed (incl enforcement)

23.21% (13 out of 56) against a target of 30%.

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

23.21% (13 out of 56). No target set.

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

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

SCHEDULE OF OUTSTANDING MATTERS

PUBLIC INQUIRIES

DATE	PREMISES
2014/00327/AB 28th and 29th April 2020	<u>Land To The Rear Of Bubbles Car Wash London Road Little Kingshill Buckinghamshire HP16 0DH</u> Use of land for storage of motor vehicles

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).

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	03/02/2020	PL/19/3664/FA	Mr Hardial Tawana	First floor extension of existing ground floor side flat roof extension	The Gatehouse Stoke Common Road Fulmer Buckinghamshire SL3 6HB
(b)	07/02/2020	PL/18/3982/FA	Mr S McDonnell	Demolition of existing office building and erection of three storey building comprising of six flats.	9 - 10 Oxford Road Gerrards Cross Buckinghamshire SL9 7AZ
(c)	07/02/2020	PL/19/3580/FA	Mr Lance Jordan	Two storey front and rear extensions and single storey rear extension including a new crown roof over existing flat roofed rear extension. Raised patio to rear. Relocation of front entrance door and replacement windows. (Part retrospective).	Ti Soleil Lincoln Road Chalfont St Peter Buckinghamshire SL9 9TG
(d)	14/02/2020	PL/19/3633/FA	Mr & Mrs David & Sarah-Lynn Spruzen	Demolition of existing dwelling and erection of a new dwelling	Oak Gables 11 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP
(e)	18/02/2020	PL/19/2569/FA	Mr and Mrs Javed	Part two storey/part single storey front and rear extensions, incorporating roof lantern. Front and rear dormers to accommodate loft conversion.	The Middlewood 17 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LJ

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	31/01/2020	PL/19/0934/FA	Mr Ashwani Chopra	Demolition of existing conservatory, part two/part single storey rear extension, first floor side/front extensions including habitable space to roof above. Loft conversion incorporating roof lights and side dormer and changes to existing dormers to rear elevation.	Maple Tree Cottage 9B Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	Appeal Dismissed	D
(b)	31/01/2020	PL/19/2135/FA	Mr Amit Chohdha	The demolition of existing building, construction of 8 residential units contained within three blocks, conversion of 'coach house' to a residential unit with associated access, parking and landscaping.	Evreham Lodge 100 High Street Iver Buckinghamshire SL0 9PJ	Appeal Allowed	D
(c)	31/01/2020	PL/19/1733/DE	Mrs Jenny Brumby	Approval of reserved matters following outline planning permission 17/00347/OUT for erection of dwelling to supervise a horticultural business at Cherry Orchard Nursery	Land Adjoining Love Hill Farm House Love Hill Lane Iver	Appeal Allowed	D

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Enforcement Appeal Decisions

	Date	Ref	Appellant	Alleged Breach	Site	Decision
(a)	06/02/2020	EN/19/0127	Hopewell Housing Ltd	Alleged breach of planning application 18/00003/FUL Single storey rear extension incorporating glazed awnings (Retrospective).	Hawthorns Bath Road Taplow Buckinghamshire SL6 0AP	Appeal allowed, the enforcement notice is quashed and planning permission granted
(b)	19.02.2020	17/10087/ENB EOP	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 Buckinghamshire SL4 6QD	Appeal Dismissed, enforcement notice upheld

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
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