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PLANNING COMMITTEE (SBDC)

The next meeting of the Planning Committee (SBDC) will be held as follows:

DATE: **WEDNESDAY, 6TH SEPTEMBER, 2017**

TIME: **4.15 PM**

VENUE: COUNCIL CHAMBER, CAPSWOOD, OXFORD ROAD, DENHAM

Only apologies for absence received prior to the meeting will be recorded.

Yours faithfully

Jim Burness

Director of Resources

To: The Planning Committee (SBDC)

Miss Hazell
Mrs Jordan
Mr Anthony
Mr Chhokar
Mr Egleton
Mrs Gibbs
Mr Hogan
Mrs Lewis
Dr Matthews
Mr Sandy
Mr D Smith

Audio/Visual Recording of Meetings

Please note: This meeting might be filmed, photographed, audio-recorded or reported by a party other than South Bucks District Council for subsequent broadcast or publication. If you intend to film, photograph or audio record the proceedings or if you have any questions please contact the Democratic Services Officer (members of the press please contact the Communications Officer).

INVESTORS
IN PEOPLE | Bronze

Chief Executive: Bob Smith
Director of Resources: Jim Burness
Director of Services: Steve Bambrick

Declarations of Interest

Any Member attending the meeting is reminded of the requirement to declare if he/she has a personal interest in any item of business, as defined in the Code of Conduct. If that interest is a prejudicial interest as defined in the Code the Member should also withdraw from the meeting.

A G E N D A

(Pages)

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Minutes**

To confirm the minutes of the meeting held on 9 August 2017.

(5 - 10)

3. **Declarations of Interest**

To receive any declarations of interest

4. **Applications and Plans**

To consider the reports of the Head of Sustainable Development.

A. Committee decision required following a site visit and/or public speaking.

17/00744/REM - Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH

(11 - 24)

17/01042/FUL - 41 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN

(25 - 32)

17/01064/FUL - Silver Beeches, Collinswood Road, Farnham Common, Buckinghamshire, SL2 3LJ

(33 - 42)

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 Sustainable Development

(43 - 76)

To receive for information.

5. **Outstanding Enforcement Notices**
- To receive for information. (77 - 82)
6. **Planning Appeals and Schedule of Outstanding Matters**
- To receive for information. (83 - 86)
7. **Site at Trenches Farm, Pickford Drive, Orchards Residential Park, Wexham, Buckinghamshire, SL3 6QD** (87 - 92)
- Appendix 1* (93 - 94)
Appendix 2 (95 - 98)
Appendix 3 (99 - 104)
8. **Eagle Lodge, St Huberts Lane, Gerrards Cross, Buckinghamshire, SL9 7BP** (105 - 110)
- Appendix 1* (111 - 112)
Appendix 2 (113 - 114)
9. **Urgent Business**
- To consider any matters which the Chairman agrees as urgent in accordance with Section 100B of the Local Government Act 1972.

The next meeting is due to take place on Wednesday, 4 October 2017

PLANNING COMMITTEE (SBDC)

Meeting - 9 August 2017

Present: Miss Hazell (Chairman)*
Mrs Jordan*, Mr Chhokar*, Mr Eggleton*, Mrs Gibbs*, Mr Hogan*,
Mrs Lewis*, Dr Matthews*, Mr Sandy and Mr D Smith*

*attended site visit

Also Present: Mr Naylor and Mrs Sullivan

Apologies for absence: Mr Anthony

15. MINUTES

The minutes of the meeting held on 12 July 2017 were confirmed and signed by the Chairman.

16. DECLARATIONS OF INTEREST

Cllr W Matthews declared that she had a personal interest under the Council's Code of Conduct as she was a Member and current Chairman of Iver Parish Council who had made representations about application 17/00494/FUL. Cllr Matthews confirmed that she had not attended any meetings when this application was discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

17. 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:	17/00494/FUL	R (AO)
Applicant:	Mr Bradford	
Proposal:	Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding at 19 and 21 Bathurst Walk, Iver, Buckinghamshire SL0 9AS.	
Notes: 1. A site visit was undertaken by members. 2. Prior to consideration, Mr Mukhtar Ali, on behalf of the objectors and Mr David Holmes, on behalf of the applicant addressed the meeting. 3. Members were advised by the Planning Officer that: (i) 'Condition 13' on page 17 of the report pack should read 'An investigation and risk assessment must be undertaken in accordance with the requirements of condition 12' rather than 'condition 9' which was a typographical error. (ii) Favourable comments had now been received from Bucks County Council Highway Authority regarding amended access and parking. (iii) The amended drainage strategy had been received, but favourable comments had yet to be received from Bucks County Council. (iv) Amended plans had been received since completion of the report. These included minor amendments to the first and second floor windows in the east elevation(s) which alleviated the need for condition 14. It was accordingly RESOLVED that the application be refused on the following grounds (i) inadequate parking and (ii) favourable comments had not been received from Bucks County Council in relation to the drainage strategy.		
		Decision
Plan Number:	17/00699/FUL	P
Applicant:	Mr Terry Daniel	
Proposal:	Erection of a pair of semi-detached dwellings with associated landscaping access and parking at Perrywood, Blackpond Lane, Farnham Royal, Buckinghamshire, SL2 3EA.	
Notes: 1. Prior to consideration, Professor Dafydd Thomas, on behalf of the objectors and Mr Terry Daniel, the applicant addressed the meeting. 2. The Planning Officer confirmed Condition 10 referred to obscure glazing to the front facing bathroom of the dwelling on plot one and that there was a Condition to be added to the proposed conditions requiring the submission and approval of a revised bin collection point. 3. The Planning Officer clarified and confirmed to Members that a small section		

of the application site did fall within the Green Belt.

It was accordingly

RESOLVED that the application be permitted with the addition of the condition outlined above (2).

		Decision
Plan Number:	17/00823/FUL	P
Applicant:	Mr Gerard Molloy	
Proposal:	Replacement dwelling house and associated landscaping at Deepwell House, 71 Bulstrode Way, Gerrards Cross, Buckinghamshire, SL9 7RB.	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Mr Mike Gallagher, on behalf of the objectors addressed the meeting.
3. Members were advised by the Planning Officer that there had been no objections from the Town Council and therefore paragraph two of the conclusion on page 36 of the report pack should only refer to objections from local residents.
4. Informative to be added providing advice on Japanese knotweed.

It was accordingly

RESOLVED that the application be permitted with the addition of the informative outlined above (4).

		Decision
Plan Number:	17/00929/FUL	R (AO)
Applicant:	Mr T Daniel	
Proposal:	Construction of three terraced dwellings with associated vehicular accesses at 27 Broom Hill, Stoke Poges, Buckinghamshire, SL2 4PU.	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Ms Sally Mackey, on behalf of the objectors and Mr Terry Daniel, the applicant addressed the meeting.
3. Members were advised by the Planning Officer that:
 - (i) The first paragraph of the conclusion should read 'in the event of planning permission being granted' rather than 'being refused' which had been written in error.
 - (ii) Comments had been received from the Building Control Officer and no objections were raised.
 - (iii) Favourable comments had been received from Thames Water and no objections were raised.

It was accordingly

RESOLVED that the application be refused on the grounds of overdevelopment and negative impact on the character of the area / street scene.

		Decision
Plan Number:	17/01042/FUL	D (INF)
Applicant:	Mr R Bika	
Proposal:	Part two storey, part single storey front/side extension at 41 St Huberts Close, Gerrards Cross, Buckinghamshire SL9 7EN.	

Notes:

1. A site visit was undertaken by members.
2. Members were advised by the Planning Officer that application 17/01043/FUL noted in the relevant planning history had since been determined giving full planning permission under delegated authority.
3. Members were advised by the Planning Officer that point 4.4 on page 52 of the reports pack should read 'the six letters of objection' rather than 'the two letters' which had been written in error.

It was accordingly

RESOLVED that the application be deferred to the next appropriate meeting on the grounds that further clarification is sought from the applicant as to what permitted development extensions are being constructed / intended to be constructed at the site, in particular to the side of the dwelling.

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

None

(C)COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D)APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

18. **OUTSTANDING ENFORCEMENT NOTICES**

The Committee received for information a progress report which set out the up-to-date position relating to Enforcement Notices.

Wapseys Wood update (SB000761)

Members were advised by Cllr B Gibbs that there would be an Officers meeting on 10 August 2017.

RESOLVED that the report be noted.

19. **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.

14 Wooburn Green Lane, Beaconsfield, Buckinghamshire HP9 1XE

Members were advised by the Legal Officer that a full hearing re the S289 Challenge had now been listed for 2 November 2017 at the High Court.

RESOLVED that the report be noted.

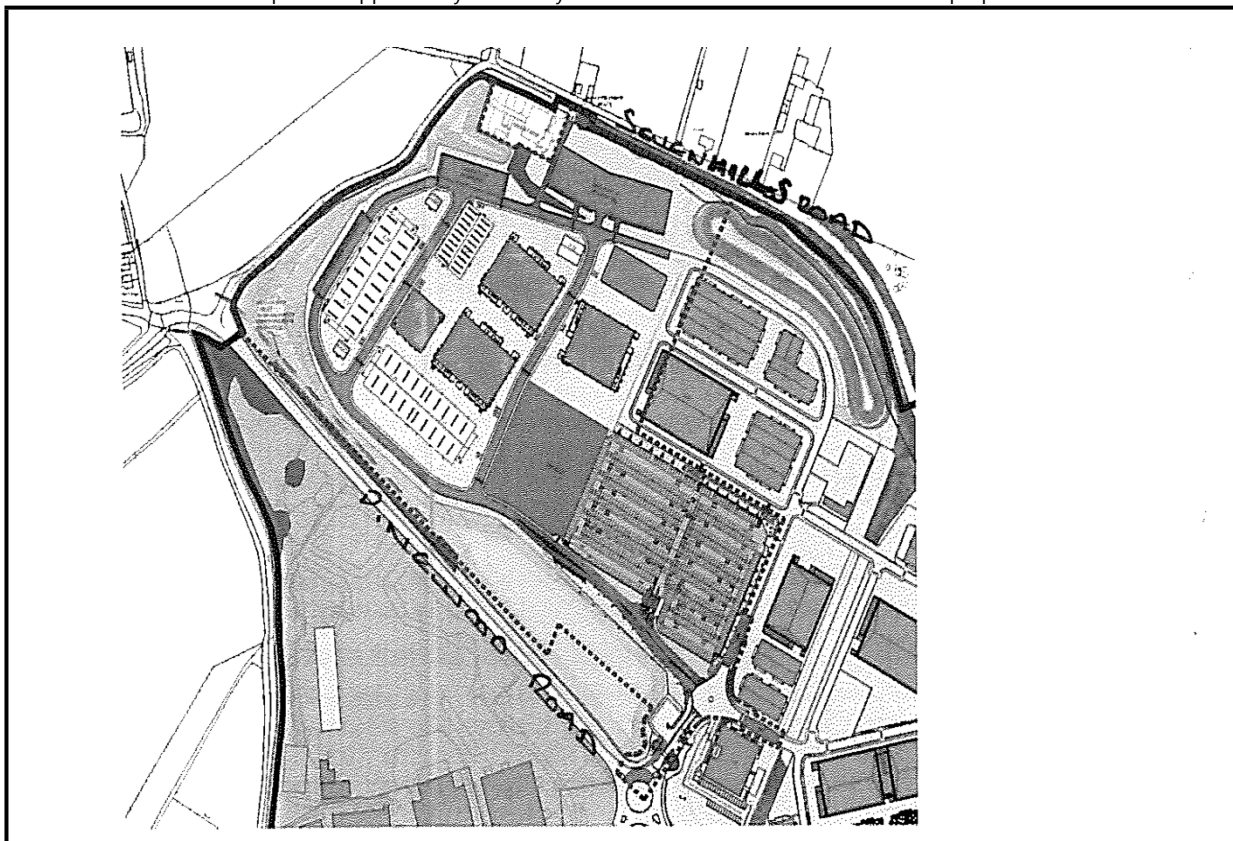
The meeting terminated at 6.50 pm

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6 September 2017**Parish:** Iver Parish Council

Reference No:	17/00744/REM	Approval of Reserved Matters
Proposal:	Approval of Reserved Matters for Phase Two comprising details of sound stages, offices, workshops, ancillary building and associated infrastructure, landscaping and other works (following Outline Application 13/00175/OUT).	
Location:	Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH	
Applicant:	Pinewood PSB Ltd	
Agent:	Mr Lewis Evans	
Date Valid Appl Recd:	24th April 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

PROPOSAL:

Outline permission was granted for the expansion of the existing studio site at appeal following the refusal of planning application ref: 13/00175/OUT. The development as a whole is known as the Pinewood Studios Development Framework (PSDF) and a full description of the development is as follows:

Reconfiguration and expansion of facilities for screen based media, including film, television and video games, and associated services and industries, comprising: demolition of outdated accommodation; erection of new stages, workshops, office accommodation, demountable modular buildings, entrance structures and reception and security offices, gas CHP energy centre, underground waste water treatment plant, recycling facilities, backlots and film streetscapes, external film production; creation of new vehicular and pedestrian access from Pinewood Road, emergency access from Sevenhills Road, access roads within the site, surface and multi-level car parking; and associated landscaping and ecological habitat creation works.(In respect of access, full approval is sought for the means of vehicular access from Pinewood Road and (for emergency use) from Sevenhills Road. All other aspects of access are to be reserved).

The principle of the development and means of access were agreed and granted approval at the outline stage, leaving details of the appearance, landscaping, layout, scale and internal access as reserved matters.

The first reserved matters application for phase 1 of the development, ref: 14/01992/REM was approved on 23rd December 2014 and works were completed in June 2016. This part of the development is now occupied and fully operational.

The current application under assessment is the second reserved matters application for phase 2 of the development.

In brief, submitted within the application are full details of the proposed sound stages, offices, workshops within 'Part 2', associated infrastructure including internal road layout and landscaping. Further details of exactly what has been submitted with the application and what needs to be assessed at this stage will be discussed at section 3.0 of this report.

LOCATION AND DESCRIPTION OF SITE:

The application site of the current reserved matters application includes only that land to be developed as part of Phase 2, which is the north-eastern area of the Pinewood Studios PSDF development site on the north-east side of Pinewood Road.

The existing studio site lies within the developed area of Iver. The site is subject to saved policy E2 'Pinewood Studios' of the adopted Local Plan. Black Park, which lies immediately to the west of the existing studio site, is a Local Nature Reserve and Site of Special Scientific Interest (SSSI). Heatherden Hall, which lies within the existing studio site, is now listed as of August 2013.

The application site lies within the Green Belt and Colne Valley Park and is covered by an area-wide Tree preservation Order. The wider site includes an area of woodland known as The Clump which is located on the north eastern boundary alongside the M25.

RELEVANT PLANNING HISTORY:

The Studios has long planning history. The most relevant applications have been cited below:

- 17/01030/NMA: Non -material amendment planning permission 13/00175/OUT for amendments to the parameters in respect of buildings 2.22, 2.23, 2.24, 2.25 and 2.26 and the perimeter road. Non-material amendment accepted.
- 16/00909/NMA: Non Material Amendment to planning permission 13/00175/OUT and 14/01992/REM: updated landscaping and ecological management plan, alterations to finished floor levels of stages 3, 4 and 5 and backlot levels, amendments to energy centre, building 2.17, workshops 2.13, 2.18, 2.19 and 2.20, stages 2.05 and building 2.29. Minor amendments to access arrangements. Non-material amendment accepted.
- 14/01992/REM: Application for approval of first reserved matters comprising details required by conditions 2, 11, 12 and 14 of outline planning permission 13/00175/OUT, including details of sounds stages, offices, workshops and associated infrastructure, landscaping and other works.
- 14/00608/REM: Application for Approval of Reserved Matters for: Proposed new production offices and workshops for uses associated with the film and television industry with associated car parking and landscaping. (Outline Application Ref: 04/00660/OUT). Conditional Permission.
- 13/00176/FUL: Highways Improvements to Five Points Roundabout. Conditional Permission.
- 13/00175/OUT: Reconfiguration and expansion of facilities for screen based media, including film, television and video games, and associated services and industries, comprising: demolition of outdated accommodation; erection of new stages, workshops, office accommodation, demountable modular buildings, entrance structures and reception and security offices, gas CHP energy centre, underground waste water treatment plant, recycling facilities, backlots and film streetscapes, external film production; creation of new vehicular and pedestrian access from Pinewood Road, emergency access from Sevenhills Road, access roads within the site, surface and multi-level car parking; and associated landscaping and ecological habitat creation works.(In respect of access, full approval is sought for the means of vehicular access from Pinewood Road and (for emergency use) from Sevenhills Road. All other aspects of access are to be reserved). Refused. Appeal Allowed.
- 09/00706/OUT: Development of a living and working community for the creative industries comprising: external streetscapes for filming, employment uses, education provision, residential development, landscaping and re-profiling of a former landfill area, formal and informal recreation provision, local retail and community facilities, an energy centre, car parking and ancillary facilities (the 'Project Pinewood' development). Refused; inappropriate development in Green Belt;

04/00660/OUT: Partial demolition and redevelopment of studios to provide additional film and television accommodation including studios/stages, workshops, offices, post-production facilities and ancillary accommodation. Construction of access from Pinewood Road, revised internal road layout, car parking, landscaping and associated development (The Masterplan). Outline permission granted 12.04.06.

REPRESENTATIONS & CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Iver Parish Council:

No objection to 1 larger workshop in place of 2 smaller units, and accept design. Query have extra ecological features been taken into account to mitigate 2 - 3 Revised Matter?

Comment on REM

Objection - provision for the footpath along boundary with Seven Hills Road seems to have been removed - (see PSL4/1 Proof of Evidence Randall)

Observation - Through traffic through Pinewood Gardens remains a problem, and much of this is associated with the Studios. During phase 1 - McAlpine operated a successful monitoring scheme for their workers & deliveries. The contractor for phase 2 must use a similar system.

Consideration should be given to access the studios from the A412 via Seven Hills Road. This was suggested at an early stage in the PSDF and subsequently ruled out. It should now be reconsidered.

In view of this Iver Parish Council considers there should be room to implement the permissive footpath mentioned in PSL/4/1 at paras 3.59, 4.44, 4.45, 5.32, 5.34, 7.7. subject to any diversion of existing FP undergoing statutory consultation.

Further comments:

'Disappointed that the revision of the site entrance will cause disruption to traffic and hope that said revision will overcome the queuing that has occurred at busy times. Reptile underpass disrupted by road works, ensure ecological management in place to supervise.

It will be necessary to continue monitoring attenuation ponds to ensure they cope with drainage from additional hard-standing.

There has been concern that the level of street lighting within Phase 1, intrusive to some residents in Pinewood Green. No information on lighting to be installed in Phase 2 found in documents. Please ensure there is no spread of light outside the east site. '

Fulmer Parish Council

'I am sure that you will recall the serious concerns raised by Fulmer and the associated villages with a strong emphasis on increased traffic problems when Pinewood submitted their original multi million pound development plans to SBDC. These concerns were not unfounded because since then there has been monumental increase in traffic transiting through the area to and from the Studios.

Appendix

Fulmer Parish Council opposed the original Application mainly on the issue of increased traffic through Fulmer village and of course for using Green Belt land for commercial purposes. Now, with Pinewood submitting an application for Phase 2 development, the Parish Council have asked me to write to you to insist that adequate traffic systems are considered and put in place.

In particular we have very serious concerns that the considerable influx of traffic is properly managed and in this regard we would draw your attention to the following points.

- 1. We have worries regarding the single track part of Seven Hills Road which comes out on the dangerous bend at the junction to Fulmer Common Road.*
- 2. Whilst this road is not within our Parish boundaries, our residents leave Fulmer at this exit and of course if travelling down Seven Hills Road from the A412, they will enter our Parish on this corner.*
- 3. There has been a suggestion that the single track should be widened. However, this would not meet with the approval of Fulmer residents because we do not consider it a viable option. We would make the suggestion that there should be some control over the flow of traffic, either by making it 1-way or by installing traffic lights.*
- 4. We have long been aware of a massive increase in commercial vehicles using the single track and therefore we suggest that width restrictions are placed on the road to make it possible for the use of cars alone.*
- 5. Having viewed the current planning Application 17/00744/REM we note that there is to be car parking spaces for a total of 1100 vehicles. This is absolutely appalling as we cannot see how this increase in volume of traffic can be accommodated.*

Would your Officers please confirm that the number of studios, workshops, ancillary buildings and car parking facilities has not increased since outline planning permission was granted by SBDC. Would you also please confirm that the above comments will be carefully considered when determining this Application. '

CORRESPONDENCE:

Letters of representation have been received from five neighbouring residents. The comments, concerns and questions raised are as follows:

- The development would stop local residents enjoying the fields for recreation;
- Lorries drive too fast down Pinewood Road, further development would increase the amount of lorries;
- Concerns about potential road accidents from increase in vehicles;
- The first stage of development has been a success;
- Changes to the entrance to the east gate are welcomed to ease pressure on the highway;
- Strong concerns regarding traffic in and around the Pinewood area resulting in impact upon local residents;
- The current application will make the traffic worse;
- Impact on house prices in the area;
- Trees have been removed contrary to previous permissions;
- Security lighting erected on the southern elevation of a building in Phase 1 is causing light pollution to nearby residents;
- Pinewood Studios should be reminded of their responsibilities concerning the ditch along the south boundary of the site.

SPECIALIST ADVICE:

Environment Agency:

No comments.

BCC Highways:

No objection to the reserved matters submitted, subject to the imposition of a condition.

Cadent/National Grid:

Apparatus in vicinity of application site. Comments for applicant.

British Pipeline Agency:

The works are in close proximity to a high-pressure petroleum pipeline system. Comments for applicant.

Natural England:

Refer to standing advice on protected species.

Bucks County Council SuDs Officer:

Objection. Further information required regarding the proposed management of surface water.

Further comments awaited on additional information.

Bucks County Council Archaeological Service:

No objection.

Bucks County Council Ecologist:

No objections subject to conditions.

Bucks County Council Strategic Access Officer:

No comments.

South Bucks Landscape Officer:

The Landscaping proposals are acceptable.

South Bucks Arboriculturist:

No objection subject to condition.

South Bucks Environmental Health Section:

No objections.

South Bucks Building Control Officer:

No comment on current application. No objections raised to outline application.

ISSUES & POLICY CONSIDERATIONS:**RELEVANT POLICY:**

National Policy:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan:

Buckinghamshire Minerals and Waste Core Strategy Development Plan Document (adopted November 2012).

Buckinghamshire Minerals and Waste Local Plan (2004-2016)

South Bucks District local Plan (adopted March 1999) (Saved policies): GB1, EP2, EP3, EP4, EP5, TR5 and TR7.

South Bucks Development Framework Core Strategy (adopted February 2011): CP7, CP8, CP9, CP10 and CP12.

Other Material Considerations:

Townscape Character Study Rev A (2015)

1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

2.0 OUTLINE PERMISSION (REF: 13/00175/OUT) AND FIRST RESERVED MATTERS APPLICATION (14/01992/REM)

2.1 This application was recommended for refusal by Members and a decision issued on 16th May 2013. The primary reason the Council refused the application was on grounds that the proposed development constituted inappropriate development within the Green Belt and furthermore would result in a prominent physical and visual intrusion into the Green Belt. The Council did not consider that the circumstances surrounding the proposal amounted to Very Special Circumstances such that the harm to the Green Belt could be justified. The application was also refused on grounds of impact on the Colne Valley Park and on grounds that the site was in an unsustainable location.

2.2 On 19th June 2014 the Secretary of State issued his decision on the appeal relating to the outline application. Whilst both the Inspector and the Secretary of State concurred that the expansion of the studios would constitute inappropriate development in the Green Belt and furthermore, give rise to additional harm including harm to openness and harm to 3 of the 5 purposes of the Green Belt, these considerations were outweighed by the case for sustainable economic growth surrounding the proposal and thus the appeal was allowed.

2.3 An application for approval of reserved matters of phase 1 was approved in 2014 and the development was completed in 2016.

3.0 MATTERS TO BE ASSESSED UNDER CURRENT APPLICATION

3.1 The principle for expanding the existing studio site into the Green Belt has been established and planning permission granted at the outline stage. The assessment of the current application cannot go over such matters again and must be focussed on those matters which have been reserved. These matters are set out in condition 1 of outline permission 13/00175/OUT and include appearance, landscaping, layout, scale and internal access.

3.2 Condition 2 of 13/00175/OUT set out those details which were to be included as part of the first reserved matters application.

3.3 Condition 3 of 13/00175/FUL sets out that the last of the reserved matters shall be made to the LPA before the expiration of 10 years from the date of the outline permission.

3.4 It should be noted that two non-material amendment applications have been approved ref: 16/00909/NMA and 17/01030/NMA for various amendments to the original outline permission and first reserved matters application.

3.5 Phase 2 covers the development proposed on the northern part of the East Area and involves the erection of:

- 3 sound stages (with green roofs)
- four workshop buildings (including a SFX workshop which will have a green roof)
- one production office building (with green roof)
- minor ancillary buildings
- the remainder of the East backlot
- extensive landscaping including the formation of the bund along Pinewood Road; and
- car parking, vehicle circulation and resurfacing of the southern part of the East Lot built as part of Phase 1.

3.6 The current application also includes a revised site access and internal route to the existing car parking on the east Lot to facilitate improved access to the site and car parking.

3.7 Condition 5 states that an up-to-date Programme shall be maintained at all stages of the development and shall accompany each application for reserved matters approval following permission 13/00175/OUT. Para 3.15 of the Planning Statement confirms that the Programme has been updated and submitted with the current application (also see drawing 'sequence plan'). Thus this condition has been satisfied.

4.0 GREEN BELT

4.1 The principle of the expansion of the studios into the Green Belt and its impact on the openness of the Green Belt was assessed in the outline application and subsequent appeal. The development has been found to be acceptable in terms of its impact on the Green Belt, in light of the considerations surrounding the proposal which were found to constitute Very Special Circumstances.

4.2 Whilst the current reserved matters application provides details of the buildings to be constructed in 'Part 2', most of which are in the open Green Belt, the principle of these buildings has already been found to be acceptable. In addition to the principle of the development, a set of parameters for each building (listed as part of condition 4 of 13/00175/OUT) has been approved. As such, provided the size and siting of the buildings accord with these parameters, there can be no objection to the proposal on Green Belt grounds.

5.0 SITING AND SCALE OF BUILDINGS

5.1 It should be noted that there is slightly less development in Phase 2 than Phase 1 and that the proposed buildings are of similar proportions to those already approved and constructed.

5.2 The three sound stages comprise large buildings measuring 20m in height (to the eaves). The sound stages provide large internal volumes required for filming activities, with a clear internal height of 15m. The sound stages are labelled as buildings 2.06, 2.07 and 2.08 on the site wide masterplan and fit within the parameters approved under the outline permission 13/00175/OUT (amended under 17/01030/NMA). These are the largest buildings within phase 2 and are sited in a central position away from the site boundaries such that their impact on their surroundings would be minimised.

5.3 The four workshop buildings, namely buildings 2.23-2.24, 2.25-2.26, 2.27 and 2.28 are smaller in height and bulk than the sound stages and sited closer to the boundaries with Pinewood Road and Sevenhills Road than the sound stages. The siting and scale of these buildings fit within the parameters approved under the outline permission 13/00175/OUT (amended under 17/01030/NMA). It should be noted that buildings 2.23 - 2.24 and buildings 2.25-2.26 were amalgamated under application 17/01030/NMA.

5.4 The office building, building 2.21 is located towards the north east corner of the site, close to the completed phase 1 development.

5.5 The application also includes details of a smaller ancillary building (toilet block and recycling), building 2.22.

6.0 DESIGN/EXTERNAL APPEARANCE

6.1 The buildings proposed within phase 2 would be consistent with those in phase 1 in terms of their design and external appearance. Details of materials will be submitted via condition prior to commencement of phase 2 in line with condition 6 of 13/00175/OUT.

7.0 LANDSCAPING

7.1 The landscaping scheme follows the masterplan approved as part of Phase 1, which covers the site as a whole. This landscaping scheme has been updated to reflect the enhanced landscaping to the Sevenhills Road boundary.

7.2 The Council's Landscape Officer is satisfied with the landscape proposals submitted as part of the current reserved matters application.

7.3 No objections have been raised by the Council's Arboriculturist, however it has been noted that no tree protection measures have been submitted to clarify tree protection measures for retained trees, as agreed under the outline permission 13/00175/OUT. Prior to commencement of phase 2, details of tree protection measure will need to be submitted in accordance with condition 7 of planning permission 13/00175/OUT.

7.4 Iwer Parish council have suggested that due to the increased landscaping along Sevenhills Road there may be an opportunity for a permissive footpath to be constructed. Whilst there was no formal obligation for the applicant to provide an alternative footpath to IVE/2/1 it would be beneficial for countryside recreation. The applicant will be advised of this via an informative.

7.5 An objection has been raised regarding the removal of trees on the boundary with Pinewood Road on the west part of the site (outside the Phase 2 application site). This matter will be investigated separately from this application.

8.0 OVERALL ASSESSMENT ON VISUAL IMPACT

8.1 With regard to the overall visual impact I refer to comments from section 7.0 of the committee report for the phase 1 reserved matters application which concludes that whilst the development is of a significant scale, because the principle of the development was approved at the outline stage along with specific parameters, which are met in the current application, and furthermore, the Phase 2 development is consistent with that of Phase 1, details of the siting, scale and external appearance of the buildings are considered acceptable.

8.2 Furthermore, the proposed landscaping within phase 2 has been found acceptable.

8.3 As such, it is concluded that the matters of layout, scale, landscaping and appearance are acceptable.

9.0 ACCESS AND HIGHWAYS CONSIDERATIONS

9.1 The impact on the surrounding highway network as a result of the proposed development was considered as part of the outline application. The proposal was found to be acceptable by the Highway Authority in traffic terms, taking into account the conditions and package of obligations put forward as part of the proposal. The Legal agreement with the County Council included securing various contributions, off-site highway works and traffic monitoring. As such, there can be no objection to the current reserved matters application in relation to traffic impact on the wider highway network. The impact on the local highway network as a result of the Phase 2 development and alterations to the access must be assessed under this current application.

9.2 The phase 1 reserved matters application included details of the new roundabout on Pinewood Road and main entrance into the east area as well as an internal road layout. These elements have been constructed and it has been noted by the applicant and by neighbouring residents that traffic problems are occurring on Pinewood Road.

9.3 The current Phase 2 reserved matters application includes amendments to the main site access and internal route to the existing car parking on the East Lot as well as details of the internal road layout within Phase 2. The amendments to the main site access have been put forward due to instances of traffic congestion occurring at the access controls into the site during the morning peak hour, which has led to vehicles stacking on the public highway. The application therefore proposes to widen the existing access to accommodate two incoming lanes of traffic.

9.4 The Highway Authority has confirmed that they are satisfied with the proposed internal access road layout and carpark.

9.5 Concerns have been raised however regarding the safety of the proposed access arrangements. Furthermore, it has been suggested that the existing security gate has been constructed too close to the roundabout (in breach of the previous reserved matters application). If this security gate had been erected in accordance with the plans then the vehicle stacking on Pinewood Road would not be an issue.

9.6 Further information has been submitted by the applicant to address these concerns and BCC Highways has now confirmed that they have no objection to the application, as amended.

9.7 A total of 1,500 car parking spaces are permitted on the fully developed East Area by the outline planning permission and no changes are proposed to this overall provision as part of this application.

10.0 ECOLOGY

10.1 No objections have been received by the Ecologist, however conditions have been recommended regarding a net gain of habitat and updating of the Ecological Management Plan. The current application does not include ecology information however it should be noted that condition 11 of 13/00137/OUT, which required the submission of an ecological management plan to be submitted with the first reserved matters application, ref: 14/01993/REM, also stipulates that the ecological management plan be reviewed annually and surveys updated no later than 12 months prior to commencement of the works within each part of the development. The applicant will be reminded of their duties set out by this condition via an informative.

11.0 DRAINAGE STRATEGY

11.1 Bucks County Council SuDs Officer has removed her objection to the application on the grounds of insufficient information regarding the proposed management of surface water, however further information has been requested prior to the determination of the application. The recommendation is therefore subject to favourable comments from Bucks County Council SuDs Officer in relation to surface water management.

12.0 OTHER ISSUES

12.1 Core policy 12 requires all new developments of 1,000sq.m or more of non-residential floorspace to secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless demonstrated that it is not viable or feasible. The Committee report accompanying the outline application states that the scheme has been designed with the potential to meet and exceed these requirements. This was set out within the energy statement submitted with the outline application. As such, there is no requirement under the current reserved matters application to provide any further information.

12.2 Concerns have been raised regarding impact from lighting from a phase 1 building upon the residents of Pinewood Green. This building falls outside the current application site and thus this matter must be taken up outside the remit of this application. External lighting within phase 2 is subject to a condition of the outline permission, details of which will need to be submitted prior to commencement of this phase.

12.3 A neighbour has drawn attention to the fact that the ditch along the southern boundary of the Phase 1 site is within the ownership of Pinewood Studios and thus is their responsibility. The applicant will be reminded of this via an informative.

12.4 It is not considered necessary to attach any conditions to this reserved matters approval. The relevant conditions of the outline permission to which the reserved matters application relates, include the caveat that the development shall accord with the approved details and that further details will be provided in respect of certain matters prior to the commencement of that phase. In terms of a time limit for implementation, this is covered by condition 2 of 13/00175/OUT.

CONCLUSION:

I am satisfied that having assessed the human rights issues raised by this proposal that the approval of Reserved Matters would be a fair and reasonable balance between the rights of the applicant and the rights of other individuals.

Due to the nature of this proposal and the concerns raised by the Parish Council and local residents, 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.

RECOMMENDATION:

Approval of reserved matters

APPLICATION 17/00744/REM BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO: i) THE RECEIPT OF FAVOURABLE COMMENTS FROM BUCKS COUNTY COUNCIL SUDS OFFICER REGARDING THE SUBMITTED DRAINAGE INFORMATION. ANY APPROVAL TO BE SUBJECT TO SUCH ADDITIONAL CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.

Conditions & Reasons:

1. NMS09A Development to Accord with Application Drawings
2. Prior to the commencement of the development hereby permitted, a scheme shall be submitted to and approved in writing by the District Planning Authority for directional information to include signage and lining at the entrance to the site. The approved scheme shall be implemented prior to occupation of the development and shall thereafter be permanently maintained.

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

3. The development hereby permitted shall be carried out entirely in accordance with the approved Planning Drainage Statement Pinewood Studios Development Phase Two (13th July 2017, PS2-MDG-00-XX-RP-D-00.14.01 Revision F01, Sir Robert McAlpine Design Group), the Technical Note (21st August 2017, Sir Robert McAlpine Design Group) and the following mitigation measures detailed within the Planning Drainage Statement:

Limiting the surface water run-off generated by all rainfall events up to and including the 1 in 100 year storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Inclusion of sustainable drainage systems such as green roofs, swales and attenuation basin.

The proposed drainage system to contain up to the 1 in 30 storm event without flooding. Any on-site flooding between the 1 in 30 and the 1 in 100 plus climate change storm event to be safely contained on site.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to ensure that surface water is managed in a sustainable manner. (Core Policy CP13 of the South Bucks Core Strategy Development Plan Document (adopted February 2011) refers).

Informatives:-

1. The applicant is reminded that the ditch along the southern boundary of the Phase 1 site is within the ownership of Pinewood Studios and thus is their responsibility.
2. Due to the increased landscaping along the boundary of Sevenhills Road there may be potential for a permissive footpath to be constructed in accordance with earlier recommendations within the outline permission.

3. Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the Local Planning Authority, the applicant must apply for Land Drainage Consent from the LLFA.

LIST OF APPROVED PLANS

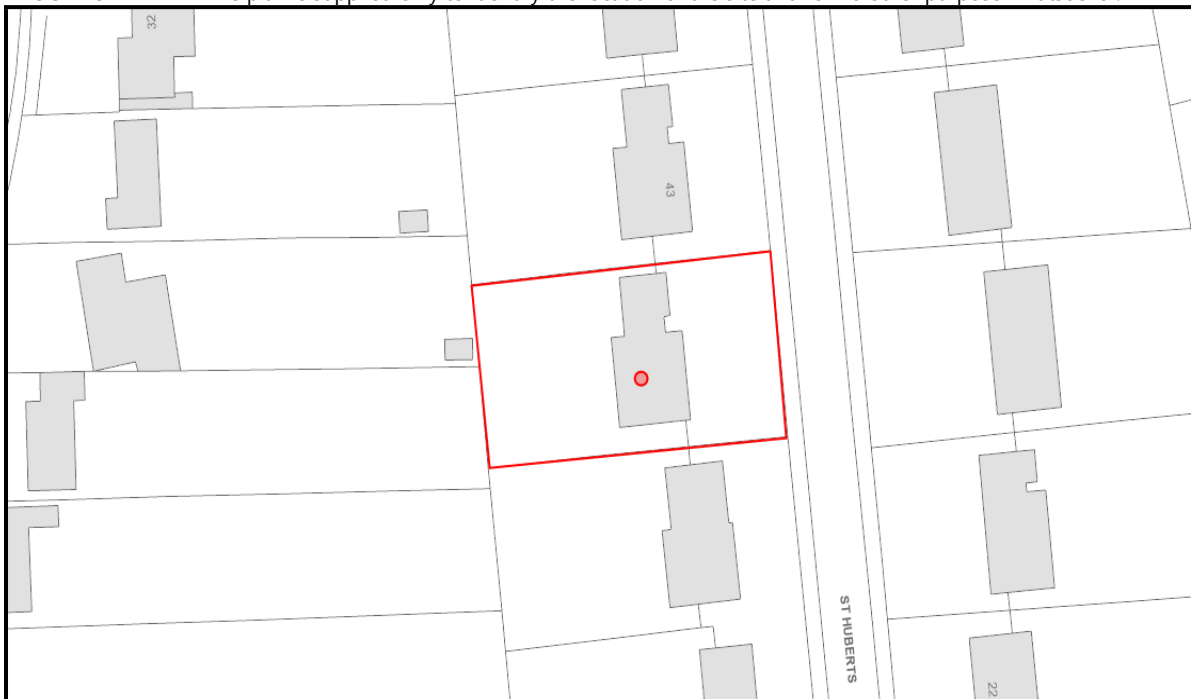
Plan number/name	Date received by District Planning Authority
DR-A-00.10.20P02	24.04.2017
DR-A-XX.10.20P03	24.04.2017
DR-A-00.10.23P04	23.08.2017
DR-A-00.10.21P06	23.08.2017
6937 LD PLN 102C	23.08.2017
6937 LD PLN 101E	23.08.2017
6937 LD PLN 100K	23.08.2017
DR-A-00.10.01P01	24.04.2017
DR-A-00.10.22P06	23.08.2017
DR-A-00.13.22P01	24.04.2017
DR-A-00.13.21P01	24.04.2017
DR-A-00.10.24P03	23.08.2017
DR-A-00.10.24P03	23.08.2017
DR-A-80.10.21P02	24.04.2017
DR-A-00.10.02P03	23.08.2017
DR-A-80.11.21P02	24.04.2017
01DR-A-22.10.21P01	24.04.2017
00DR-A-22.10.21P01	24.04.2017
DR-A-22.11.21P01	24.04.2017
02DR-A-28.10.21P02	24.04.2017
00DR-A-28.10.21P02	24.04.2017
DR-A-28.11.21P02	24.04.2017
01DR-A-27.10.21P03	24.04.2017
00DR-A-27.10.21P03	24.04.2017
DR-A-27.11.21P03	24.04.2017
01DR-A-25.10.21P03	24.04.2017
00DR-A-25.10.21P03	24.04.2017
DR-A-25.11.21P03	24.04.2017
01DR-A-23.10.21P03	24.04.2017
00DR-A-23.10.21P03	24.04.2017

DR-A-23.11.21P03	24.04.2017
04DR-A-08.10.21	24.04.2017
00DR-A-08.10.21P03	24.04.2017
DR-A-08.11.21P03	24.04.2017
04DR-A--7.10.21P03	24.04.2017
00DR-A-07.10.21P03	24.04.2017
DR-A-07.11.21P03	24.04.2017
04DR-A-06.10.21P03	24.04.2017
00DR-A-06.10.21P03	24.04.2017
DR-A-06.11.21P03	24.04.2017
17-0136-101P2	11.07.2017
17-0136-100P2	11.07.2017
17-0136-300P2	11.07.2017
17-0136-301P2	11.07.2017
17-0136-200P1	24.04.2017
DR-D-00.10.02P04	23.08.2017
DR-D-00.10.03P03	23.08.2017
DR-D-00.10.04P03	23.08.2017
DR-D-00.10.09P03	23.08.2017
DR-D-00.10.10P02	23.08.2017
DR-D-00.10.11P01	23.08.2017
DR-D-00.10.13.P01	23.08.2017
DR-D-00.10.12P01	23.08.2017
VD17550-RM-001D	18.08.2017

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6 September 2017**Parish:** Gerrards Cross Town Council

Reference No:	17/01042/FUL	Full Application
Proposal:	Part two storey, part single storey front/side extension.	
Location:	41 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN	
Applicant:	Mr R Bika	
Date Valid Appl Recd:	9th June 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

A decision on this application was deferred by Members at their meeting in August with an instruction to officers to seek further clarification from the applicant as to what permitted development extensions are being constructed / intended to be constructed at the site, in particular to the side of the dwelling.

The previous report is copied below with any amendments/additions highlighted in bold text.

The application was originally reported to Members at the request of Councillor Chhokhar.

‘THE PROPOSAL:

Permission is sought for a part single storey/part two storey front/side extension.

At ground floor level, the application proposes an extension to the existing garage and link elevation, to be brought forwards and flush with the existing principal elevation of the main dwelling. A window would be inserted in place of the existing link window that would match the existing windows and the garage door would be brought forward and reduced in width to accommodate this enlarged window.

At first floor level, the extension would have a width of 3m which would be sited predominantly above the link and partially above the existing garage. The first floor element would extend the full depth of the existing dwellinghouse measuring 8.3m. The planning history and relevant appeal decisions indicate that the first floor element is the focal point of contention.

The contentious nature of the site results from two previously refused applications determined by the Planning Committee and two subsequent appeal decisions which were both dismissed by the Planning Inspectorate. This report therefore considers whether the proposal has overcome the previous reasons for refusal, which were predominantly supported in the subsequent appeal decisions.

The previously refused application Ref: 16/02354/FUL was refused by the Planning Committee on the following grounds:

Due to its first floor width, scale and design the proposed development is out of keeping with the character of the area and furthermore is unsympathetic and inappropriate in the context of this Area of Special Character as defined in the South Bucks Townscape Character Study Part 2 (February 2014). The development would be obtrusive and overdominant in the street scene, thereby disrupting its rhythm and harmony, and is beyond the reasonable limits of what would be appropriate. As such the proposed development is contrary to the requirements of policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) and inconsistent with the guidance in the South Bucks Townscape Character Study.

It should be noted that the ground floor element of the proposal did not form the basis for refusal stated above or as stated by the Planning Inspectorate in their decision under ref: APP/N0410/D/17/3171965.

It would therefore appear that the key consideration for Members in determining this planning application, turns on whether the first floor extension proposed, by virtue of its width, scale and design would be out of keeping with the character of the area and unsympathetic and inappropriate in the context of the Area of Special Character **and in addition, whether the proposed development in conjunction with other development carried out through exercising permitted development rights at the site, would result in an overdevelopment of the plot.**

LOCATION AND DESCRIPTION OF SITE:

The application site is located on the western side of St Huberts Close within the Developed Area of Gerrards Cross and the entire site is covered by an Area Tree Preservation Order. The site falls within the South Bucks Townscape Character Study 'Open Plan Suburban' typology where streets are defined as being:

'characterised by its sense of space and openness with no boundary treatment between building and roads. It is typical of late 1960s-1970's development.'

Of particular note with regard to this Area of Special Character, the Character Study states:

'There are some exceptions [to the typical characteristics of the Open Plan Suburban typology] with more uniform building line and more traditional roads such as... St Huberts Close (shown in figure 3.6.7 of the Townscape Character Study, Page 41).'

RELEVANT PLANNING HISTORY:

- 16/01298/FUL: Front porch. Part single part two storey part first floor front/side/rear extension incorporating integral garage. Refused by the Planning Committee. Appeal dismissed.
- 16/02354/FUL: Part two storey, part single storey front/side/rear extension. Refused by the Planning Committee. Appeal dismissed.
- 17/00408/GPDE: 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 (Dimensions D 5.47, MH 3m, EH 3m). Prior approval is required and is granted.
- 17/01043/FUL: Single storey front/side extension. Conditional permission.**

REPRESENTATIONS AND CONSULTATIONS:**TOWN COUNCIL COMMENTS:**

Council objects to this application. The plans submitted do not show the permitted development which is already taking place and therefore does not give a clear indication of the totality of planned development on the site. As a result of this, though difficult to assess, Council determines that this proposal represents overdevelopment of the site and contrary to Policy EP3 of the Local Plan.

St Huberts Close is a residential area identified as an Area of Special Character (South Bucks Townscape Character Study, Feb 2014, 2.2.9) and the proposal to extend the building over half the garage detracts from the Special Character of the building as described in the Townscape study.

Given the planning history of this property, Council asks that this application is put before the SBDC Planning Committee for consideration.

Following on from the re-consultation, the Town Council have stated:

Council acknowledges that accurate plans have now been submitted showing the permitted development extensions... stands by its previous comments that the proposal is overdevelopment and contrary to the Townscape Character Study. If minded to grant permission, Council requests that Permitted Development Rights are removed and a condition is attached for matching materials, consistent with neighbouring properties" - A full copy of the comments are included in the application file.

CORRESPONDENCE:

Following on from the amended plans received and the re-notification of neighbouring properties, **10 letters** of objection have been received from the occupants of properties in the vicinity of the site. The grounds of objection can be summarised as follows:

- Impact upon the character of the street scene;
- Spaciousness above garage would not be retained which is contrary to Inspector's comments;
- The proposal, in addition to the permitted development extensions, represents an overdevelopment of the property;
- The special character of the Close would be compromised by the proposed development;
- **Development up to the boundary achieved through permitted development disrupts the rhythm and harmony of the colonial style properties;**
- **Overdevelopment of the plot.**

SPECIALIST ADVICE:

Arboriculturist:

No objection.

ISSUES AND POLICY CONSIDERATIONS:

National Policy
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011) - CP8 and CP9.

South Bucks District Local Plan (adopted March 1999) (Saved policies) - EP3, EP5, H11 and TR7.

Other material considerations:

South Bucks District Residential Design Guide SPD (published October 2008)
South Bucks Townscape Character Study Part 2 (Revised July 2015)
Interim Guidance on Residential Parking Standards
Appeal Decision References: APP/N0410/D/16/3159757 & APP/N0410/D/17/3171965

1.0 KEY POLICY ASSESSMENT:

1.1 VISUAL IMPACT/ IMPACT ON LOCALITY:

1.2 Having travelled the entire length of St Huberts Close that falls within the Area of Special Character, it is evident that there are currently three examples of identical dwellings to that of the application site. These are No.'s 35, 42 and 51 St Huberts Close. I am of the opinion that the northern most dwellings on St Huberts Close from No.59 clockwise to No.69 St Huberts Close, in addition to those dwellings at the most eastern point of St Huberts Close comprising No.'s 81 clockwise to No.34 are not considered to be of the same character as the remainder of the Area of Special Character by virtue of their design, size, siting etc.

1.3 There appears to be a single dominant style of dwelling along this particular part of St Huberts Close. This dominant style is shown in figures 4.5.2 and 4.5.5, page 63, of the Townscape Character Study and comprises relatively large dwellings where the first floor element overhangs the ground floor below. This is considered to be the most common feature of dwellings within the immediate street scene.

1.4 Despite that mentioned above, it should not be overlooked that some anomalies to the typical character do exist. It was noted upon the site visit that an almost identical dwelling to that proposed did exist at No.33 St Huberts Close. This dwelling is quite distinct by virtue of the window shutters at first floor level having fallen into disrepair. Notwithstanding this, it is noted that the garage of No.33 is still set back marginally and that the garage appears to have maintained its width, implying that the extension above the link is not as wide as that proposed by this application. In any case, No.33 does maintain matching roof profiles to those of the surrounding houses, recognisable by their shallow pitches. In light of No.33 St Huberts Close and the size and scale of the most predominant style of dwelling on this part of St Huberts Close, it would be difficult for the Local Planning Authority to demonstrate that the proposal would be sufficiently out of character or indeed, an overdevelopment.

1.5 The Planning Inspector for the most recent appeal decision stated in paragraph 7 that they afforded significant weight to the previous Inspector's findings whom stated:

1.6 *'The first floor extension would significantly increase the two storey width of the property. This would detract from the spacious setting of the building, would restrict views from the road of trees to the rear and would disrupt the rhythm and harmony of the street scene.'*

1.7 The most recent appeal decision acknowledges in paragraph 8 that some effort had been made to overcome the previous Inspector's concerns and states:

'I consider that this has resulted in a scheme that would appear suitably subservient to the host dwelling and would not, in itself, be harmful to the character and appearance of the existing property.'

1.8 In light of the above, I am of the opinion that the first floor development now proposed by this application, has overcome the previous concerns raised. The two storey width of the property is not considered to increase significantly to an unacceptable amount and whilst some views of the trees behind would be lost, it would be considerably less than that previously proposed, maintaining the spaciousness and rhythm and I am therefore of the view that the proposal is now acceptable.

1.9 As such, I am of the opinion that the resultant dwelling would not be sufficiently out of character with the rest of the street that it could be refused on the basis of a lack of homogeneity. Furthermore, the proposed extensions, with particular reference to the first floor element, are considered to harmonise well with the existing dwelling and the surrounding developments. In particular, the first floor extension with its width of 3m would still allow for a sufficient gap to be retained above the garage in order to not contradict the concerns raised previously by the Planning Committee or the Planning Inspectorate.

1.10 The proposal is considered to comply with policies EP3 and H11 of the Local Plan and is also considered to conform to the character outlined in the South Bucks Townscape Character Study Part 2 (Revised July 2015). As such, the proposal is not deemed to have a detrimental impact upon the character of the street scene or the Area of Special Character.

2.0 NEIGHBOUR IMPACT:

2.1 I am aware of the numerous objections received in relation to the two previous applications. These objections appear to have predominantly revolved around the impact on character as a result of the larger scale development proposed previously, although some did reference potential loss of privacy and loss of light.

2.2 By virtue of the proposals width at first floor level, the proposed extension measures to be approximately 5m from the mutual boundary to the north and is not therefore considered to be in close enough proximity to materially impact upon the amount of light that reaches this neighbouring dwelling. Furthermore, this distance is considered satisfactory and would not result in an overbearing appearance. Finally it should be noted that there are no windows proposed in the flank elevation at first floor level which could result in overlooking and this can be further ensured by including a planning condition preventing the insertion of any further windows in this elevation.

3.0 PARKING/ ACCESS/HIGHWAY IMPLICATIONS:

3.1 Whilst it is not clearly shown on the submitted plans, the applicant has stated that the proposal would create an additional bedroom at first floor level. This would likely result in a 4 or 5 bedroomed dwelling. In accordance with the Council's Parking Standards, three off-street parking spaces should be provided within the curtilage of the site. It is concluded that the resultant garage and driveway could likely accommodate these spaces and in any case, this relatively quiet road is not subject to the same parking pressures as other parts of Gerrards Cross. It is evident that little on-street parking occurs here.

3.2 As such, the proposal is considered to comply with Policy TR7 and the Council's Car Parking Standards, and parking provision is not considered to substantiate a reason for refusal.

4.0 OTHER MATTERS/MISREPRESENTATIONS:

4.1 This application was deferred from the previous Planning Committee Meeting and Members requested an update on the works being carried out on site. On 24th August 2017, it was observed that, at the southern side of the dwelling, foundations have been constructed however no works have occurred above ground level in relation to the extension, permissible by virtue of the General Permitted Development Order 2015. On the northern side of the dwelling, no obvious works have commenced in relation to this application, however a Reinforced Steel Joist (RSJ) has been inserted. As the proposed first floor extension would be flush with the principal elevation of the existing dwelling, it is unclear whether this RSJ is to serve the proposal or in relation to other works at this site. If this RSJ was intended to serve the development proposed by this application, then in all likelihood, it is currently positioned incorrectly.

4.2 Whilst the concerns of the neighbouring properties are appreciated, it should be reiterated that side extensions achieved through exercising permitted development rights could only comprise of a single storey and must not exceed an eaves height of 3m or an overall height of 4m. The applicant cannot therefore construct a two storey side extension as stated by some objectors. Furthermore, any surrounding dwellings to the application dwelling that maintain their permitted development rights can construct side extensions up to their boundaries, in accordance with the aforementioned criteria. It is not therefore considered appropriate to evaluate a potential permitted development side extension's impact upon the character of the dwellinghouse or street scene as part of the assessment of this application, when this extension does not form part of the application and can be achieved without express permission in any case.

4.3 The Town Council has stated that the proposed first floor extension appears to extend over half of the existing garage. The existing garage and link measures 7m in width and the resultant dwelling would maintain a gap above the garage of 3.8m. This is as a result of the first floor extension predominantly being sited above the existing link and the extension does not therefore extend half way across the existing garage as stated.

4.4 The Town Council has also raised concern regarding the permitted development extensions which have commenced at the rear of the dwelling. This was observed at the time of the site visit and it was noted very minimal works had actually taken place; primarily the outline of the extensions were visible however the walls were not substantially complete. Amended plans have been received to reflect these partially built extensions. In any case, I do not consider that these extensions would lead me to arrive at a different conclusion and ultimately a different recommendation.

4.5 Further to the abovementioned point, it could not be considered reasonable to refuse the application on the grounds of overdevelopment, solely as a result of these extensions constructed through exercising permitted development rights. Refusing the application on these grounds would be considered unreasonable as it is not uncommon for applicants to seek full planning permission and then carry out extensions under permitted development at a later date, assuming they still maintain these rights. It is not considered necessary to remove these rights because of the order in which the applicant has carried out extensions, over which the Local Planning Authority has no control.

4.6 The letters of objection received predominantly refer to the character and spaciousness of development and also to the potential overdevelopment of the plot. The contention with regard to this application appears to have diverted from the appeal decisions and is more focused on the permitted development extensions that are currently being constructed. It is my view that the permitted development extensions, in addition to the extension proposed by this application, would not constitute an overdevelopment of the plot and that the inclusion of a planning condition to remove such rights would not satisfy the 6 tests outlined in the NPPG in this case. These tests indicate that a planning condition should only be imposed where it is: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

CONCLUSION:

I am satisfied that a fair balance would be struck between the interests of the community and the human rights of the individuals in the event of planning permission being granted in this instance.

Extensions have been constructed since Members previously carried out a site visit and these extensions form part of the basis of contention.

RECOMMENDATION:

Full Planning Permission'

Conditions & Reasons:

- | | | |
|----|--------|---|
| 1. | NS01 | Standard Time Limit - Full Application |
| 2. | NMS09A | Development To Accord With Application Drawings |
| 3. | NM03 | Matching Materials |
| 4. | ND05 | No windows at first floor level – northern - first floor extension – property |

Informatives:-

1. IN35 Considerate Constructor
2. IN41 Building Regulations

LIST OF APPROVED PLANS

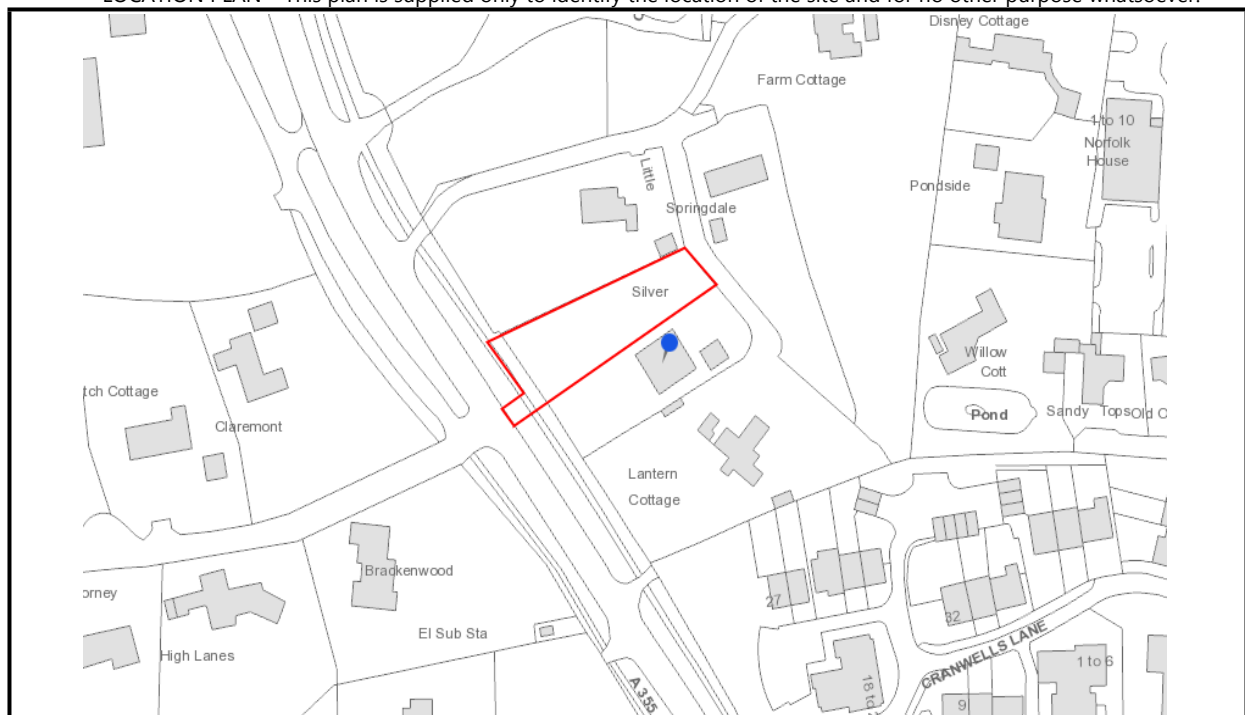
Plan number/name	Date received by District Planning Authority
Front Elevation REV B	11.07.2017
Side Elevations REV B	11.07.2017
Rear Elevation REV B	11.07.2017
Ground Floor Plan REV B	11.07.2017
First Floor Plan REV B	11.07.2017
Roof Plan REV B	11.07.2017
Site Plan REV C	11.07.2017

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6 September 2017**Parish:** Farnham Royal Parish Council

Reference No:	17/01064/FUL	Full Application
Proposal:	Erection of detached dwelling and construction of vehicular access.	
Location:	Silver Beeches, Collinswood Road, Farnham Common, Buckinghamshire, SL2 3LJ	
Applicant:	Mrs Pam Kaur	
Agent:	DP Architects	
Date Valid Appl Recd:	9th June 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

THE PROPOSAL:

The application proposes the erection of a new detached dwelling along with the construction of a new vehicular access.

The proposed new dwelling would be accessed via a new vehicular access drive taken from Collinswood Road.

The proposed dwelling would be a two storey building, with accommodation within the roof space served by roof lights. The dwelling would be orientated on an east west axis, with it fronting towards Collinswood Road and it would have a maximum ridge height of 9m.

The new property would be served by a detached double car port.

LOCATION & DESCRIPTION OF SITE:

The application site consists of Silver Beeches, which is a residential property located within the developed area of Farnham Common and accessed from Collinswood Road via a single track drive further to the north, which itself serves a small number of other properties. The site the subject of this application consists of land immediately to the north of the existing dwelling at Silver Beeches, and which has been fenced off to create a separate plot. The separated piece of land is free from any buildings, and most of the vegetation has been cleared. The site falls within an area designated as a 'Woodlands Road' as set out in the South Bucks Townscape Character Study.

RELEVANT PLANNING HISTORY:

06/01076/FUL:	Front portico, single storey side extension, two storey rear extension, detached double garage. Conditional Permission.
06/00531/FUL:	Alterations, single storey side and rear extensions. Detached double garage. Construction of vehicular access. Conditional Permission.
05/01654/OUT:	Detached dwelling. Refused.
05/00826/OUT:	Detached dwelling. Refused.
04/00891/OUT:	Demolition of dwelling and garage. Erection of two detached dwellings and garages. Appeal against non-determination. Appeal Dismissed.
04/00890/OUT:	Demolition of dwelling and garage. Erection of four terraced houses and garages. Refused. Appeal dismissed.

REPRESENTATIONS & CONSULTATIONS:**PARISH COUNCIL COMMENTS:**

A set of standard comments are submitted relevant to applications within the parish of Farnham Common and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

Classification: OFFICIAL

CORRESPONDENCE:

Letters of objection have been received from 15 separate sources. The concerns raised within the letters of objection include the following:

- Ecology issues;
- Hydrology issues;
- Highway safety;
- Impact on character and appearance of area;
- Impact on amenity of neighbouring properties - Noise/privacy/Intrusive/overbearing;
- Inappropriate development in garden space;
- Overdevelopment;
- Increased traffic;
- Loss of trees;
- Density out of keeping;
- Impact on Green Belt;
- Increased demands on local infrastructure;
- Flooding/drainage;
- Disturbance during construction.

SPECIALIST ADVICE:

Arboriculturist:

No objections

Transport for Bucks:

No objections.

Natural England:

No objections.

Building Control:

No comments received to date.

City of London:

Object to the application on grounds relating to its adverse impact on Burnham Beeches, and on wildlife.

County Ecologist:

Awaiting comments.

SBDC Waste:

Residents need to present bins to highway on day of collection.

Classification: OFFICIAL

ISSUES & POLICY CONSIDERATIONS:**RELEVANT POLICY:**

National Policy
 National Planning Policy Framework (NPPF)
 National Planning Policy Guidance (NPPG)

Development Plan:

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

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

Other material considerations:

Residential Design Guide SPD
 Interim Guidance on Residential Parking Standards
 South Bucks Townscape Character Study 2015

1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

2.0 VISUAL IMPACT/IMPACT ON AMENITY:

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

2.2 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The NPPF also suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para 53). This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as being a 'Woodlands Road'; however, it is not considered that this designation prevents the introduction of additional dwellings provided they would not adversely affect the character and appearance of the site or locality in general.

2.3 It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 10dph. Whilst obviously an increase over what currently exists, it remains very low, and when seen in the context of the wider locality, especially the residential development to the south, it is not considered to be out of keeping with the prevailing density of the area. Furthermore, when balanced against the need to make efficient use of land, it is considered that the proposed density of the scheme would not appear inappropriate.

2.4 With regard to the proposed layout of the development and siting of the proposed development, it is considered that it would not appear out of context or out of keeping with the general pattern of development in the immediate vicinity. The proposed dwelling would continue the existing linear form of development of dwellings adjacent to Collinswood Road, and in this sense would relate to the surrounding development and the character of the area. It is acknowledged that the development would introduce a dwelling that would be orientated to face towards Collinswood Road, and have its own vehicular access from this road, whereas at present, dwellings are generally accessed via a shared access drive; however, the introduction of such a layout and vehicular access on this site, is not considered to result in the proposed dwelling appearing out of keeping within the general vicinity so as to appear incongruous within the street scene or detrimental to the character and appearance of the area. When combining this with the fact that hedging is to be retained along the boundary with Collinswood Road, save for the section which would need to be removed to make way for the new access, and that the proposed dwelling would be set back in excess of 30m from the highway itself, it is considered that the proposed dwelling would not be a prominent or obtrusive feature within the locality. It is considered therefore that the proposed scheme would not significantly alter the visual amenities of the Collinswood Road street scene, and therefore it would not adversely impact upon the character and appearance of the 'Woodlands Road' designation.

2.5 The level of spaciousness retained on site is considered acceptable. The gaps retained to the site's boundaries are considered sufficient and adequate for the locality. Residential outdoor amenity space for the proposed dwelling and retained dwelling are also considered sufficient, and whilst the resultant plot sizes are smaller than existing, it is considered that they would still be sizeable, much larger than those seen to the south within Cranwells Lane, and therefore would not adversely impact upon the character or appearance of the locality. As such, overall, it is considered that the development would not appear cramped or out-of-place, nor would it represent an overdevelopment of the site.

2.6 It is considered that the design and appearance of the proposed dwelling is appropriate, and when combined with its set back from the highway, the application could not reasonably be refused on the grounds of the visual appearance of the proposed dwelling. Whilst the proposed dwelling is large, it is still considered that it would be of a size, height, and scale that would not be excessive or inappropriate for the context within which it would sit and, when compared to the height and size of the existing neighbouring dwellings, it would not appear overdominant or obtrusive in the locality or the existing street scene.

2.7 Overall, it is considered that the proposed development would have no material adverse impacts on the character and appearance of the street scene and locality in general, and neither would it threaten the areas characteristics as set out in the Townscape Character Study.

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

2.9 It is acknowledged (and noted in the relevant history section above) that there have been previous applications refused for the erection of a dwelling on this site. Other proposed developments for two and four dwellings have been dismissed at appeal. Those schemes were refused on grounds relating to overdevelopment and impact on the neighbouring property to the north Little Waltham.

However, those decisions were made over 10 years ago, and were made within the context of the planning guidance in place at that time, which has changed in the mean-time. It is acknowledged that the Local Plan Policies have remained the same, however the Councils Core Strategy has subsequently been adopted which has introduced new policies and more significantly, the NPPF has been published since those previous decision. As such, it is considered that the weight to be afforded to those previous decisions should be limited in the assessment of this current application. It is imperative that the current application is assessed against current planning policies and guidance, and as set out above, when assessed within the context of current policy, including the NPPF, which seeks a presumption in favour of sustainable development, it is considered that the proposal does not constitute an overdevelopment of the site and would not adversely impact upon the character and appearance of the locality.

2.10 Overall, it is considered that the proposed development would not prejudice or threaten the specific characteristics of this site and locality and, as such, it is considered that the proposal is in accordance with policies EP3, H9 and CP8.

3.0 NEIGHBOUR IMPACT:

3.1 With regard to the neighbouring property to the east, 'Springdale', given that a distance in excess of 30m would be retained between that dwelling and the rear of the proposed dwelling, it is considered that the proposed development would not lead to any unacceptable impacts on this property in terms of loss of privacy, loss of light or appearing overdominant and obtrusive.

3.2 With regard to the existing dwelling Silver Beeches, it is considered that given the juxtaposition of the two dwellings to one another and the distance retained between them, the proposed dwelling would not appear overdominant or obtrusive, nor would it lead to an unacceptable loss of light. The first floor side windows facing towards Silver Beeches serve bathroom facilities and therefore could be conditioned to be fitted with obscure glazing and restrictive openers.

3.3 With regard to the neighbouring property to the north, Little Waltham, the nearest rearmost two storey corner of the proposed dwelling would be set 2.2m from the boundary with Little Waltham. Little Waltham is sited on a north-south axis, with its rear elevation facing the application site. There is a section of the dwelling that sits 2m from the boundary; however that section is not at a full two storey height, but rather incorporates a cat-slide roof feature which lowers the eaves at this point. Along the rear boundary of Little Waltham, and within its rear garden are a number of mature trees and vegetation. A distance of 16m would be retained between the properties at their very closest points. Based on these distances, combined with the level of vegetation in place within the neighbouring property, and the size and scale of the proposed dwelling, it is considered that the proposed dwelling would not appear overdominant or obtrusive when viewed from the rear of Little Waltham. There would be one first floor side window facing towards Little Waltham; however, as this would serve a bathroom facility it can be conditioned to be fitted with obscure glazing and a restrictive opener. The roof lights can similarly be conditioned to be fitted at a high level in order to prevent any overlooking opportunities. In terms of light provision, whilst the proposed dwelling is located directly to the south of Little Waltham, given the presence of existing trees and vegetation within the rear garden of Little Waltham, and to a lesser extent the existence of the existing dwelling at Silver Beeches, which is already present directly to the south, combined with the distances retained, it is considered that proposed dwelling would not result in an unacceptable loss of light to Little Waltham.

3.4 Whilst it is acknowledged that previous applications for a dwelling on this site have been refused on grounds relating to impact on the amenities of Little Waltham, it is considered that on the basis of the design, size, and scale of the proposed dwelling set out in the current application, combined with the distances retained between the properties, it would not adversely impact upon the amenities of Little Waltham, as set out above.

3.5 It is also acknowledged that the introduction of the new dwelling would increase the intensity at which this land would be used, over and above that of its existing use, and therefore there may be a greater level of noise and disturbance created. However, any increase in levels of noise and disturbance would not be significant, as the number of dwellings is limited, and therefore associated activities and vehicular movements would not be substantial enough to cause a nuisance to the residents of neighbouring properties.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 Sufficient off street parking would be provided for on-site for both the proposed and existing dwellings at a level that is considered appropriate for the size of the proposed dwellings and in accordance with the parking standards as set out in the Local Plan.

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

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

5.0 TREES/LANDSCAPING:

5.1 The Council's Arboriculturist raised raises no objections in terms of impact on trees.

5.2 A detailed landscape scheme can be secured by way of condition.

6.0 OTHER ISSUES:

6.1 The comments of the Building Control Section can be dealt with at the building control stage.

6.2 In terms of refuse collection, the Councils Waste Team raise no objections.

6.3 Disruption/noise/disturbance/congestion during the construction phase will unfortunately occur, however it is not considered to constitute a reason for refusal to prevent development as it is only a temporary impact.

6.4 In terms of the proposed development's potential impact on wildlife and ecology, the application has been accompanied by an ecological appraisal/survey, and this has been sent to the County Ecologist to review. At the time of drafting this report, the comments from the County Ecologist have yet to be received; therefore any decision taken by members should be subject to the receipt of favourable comments being received from the Ecologist.

6.5 It is acknowledged that the application site is located a short distance from Burnham Beeches, and the objections raised by the City of London are noted. However, the Council produced a Habitats Regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC). The current proposal to build a dwelling in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new dwellings would not adversely affect the SAC, in isolation or in combination with other developments. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. It is important to note that the advice from Natural England on this current application is that they do not consider that it is

likely to have a significant impact on the SAC. In these circumstances the Council do not consider there will be any likely significant effect. As there is no likely significant effect on the SAC no further Appropriate Assessment under the Habitat Regulations need be undertaken. The site does lie within the Nile Stream Catchment Area; however a Hydrological Assessment has been undertaken. Natural England have assessed the details submitted, and they considered that if the techniques recommended within the hydrological report were implemented, then the proposed development would not adversely impact upon Burnham Beeches from a hydrological point of view.

6.6 Concerns have been raised about potential drainage issues. However, the application has been accompanied by a detailed hydrology assessment that sets out how surface water will be dealt with and managed.

6.7 There is no evidence that warrants the application being refused on grounds relating to increased pressure on local infrastructure including the existing sewerage system.

6.8 The application site is not located within or adjacent to the Green Belt, and given the significant distances retained to the actual Green Belt, which is located further to the north, it is considered that the proposed development would not adversely impact upon it.

CONCLUSION:

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

Due to the significant concerns raised by local residents 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.

RECOMMENDATION:

Full Planning Permission

APPLICATION 17/01064/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM THE COUNTY ECOLOGIST. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **No development shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (NM01)**

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

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

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

5. **NT01 Landscaping Scheme to be Submitted**

- 6. NT02 First Planting Season
- 7. NT18 Completion in accordance with Method Statement
- 8. NH46 Parking Full

9. No other part of the development shall be occupied until the new means of vehicular access onto Collinswood Road has been sited and laid out in accordance with the approved drawing number 17 SBFC SP01 A and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2003. (NH19)

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) refers.)

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

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

11. The first floor windows in the north and south side elevations of the dwelling hereby approved, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted with obscure glass. Thereafter the windows shall be permanently maintained as described.

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

12. ND17 No Further First Floor Windows - north or south side – dwelling - properties

13. The roof lights in the north side elevation of the dwelling hereby approved shall have a minimum cill height of 1.7 metres above the internal floor level. Thereafter the windows shall be permanently maintained as described.

Classification: OFFICIAL

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

14. The development hereby approved shall be implemented and maintained in accordance with the Sustainable Urban Drainage System (SUDS) recommended and set out in section 4 of the Hydrological Assessment report by Cole Easdon Consultants, CEC, submitted and approved as part of this application.

Reason: To protect and prevent harm to the hydrology of Burnham Beeches Special Area of Conservation. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.)

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4 and 5**
2. IN35 Considerate Constructor
3. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.

Transportation for Buckinghamshire
London Road East
Little Chalfont
Amersham
Buckinghamshire
HP7 7DT

4. IH11 Surface Water Drainage
5. IH12 Use of soakaways
6. IH23 Mud on the Highway
7. IH24 Obstruction of the Highway

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
17 SBFC SL01 A	23.08.2017
17 SBFC SP01 A	09.06.2017
17 SBFC PE02 A	09.06.2017
17 SBFC PE01	09.06.2017
TREE PROTECTION PLAN A	19.06.2017

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25 August 2017

Head of Sustainable Development

Classification: OFFICIAL

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01009/TPO	Beaconsfield Town Council	Mr A Hamilton	11 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	T1 - Thuja - Fell, T2 - Thuja - Fell (SBDC TPO No15, 1995)	Application Permitted	27.07.17
17/01003/TPO	Beaconsfield Town Council	Mr Richard Green	17A Stratton Road Beaconsfield Buckinghamshire HP9 1HR	1 x Beech - Fell (SBDC TPO NO 14,1995)	Application Permitted	27.07.17
17/01010/FUL	Beaconsfield Town Council	Mr And Mrs Amir Jafri C/o Mr D Russell	10 Wooster Road Beaconsfield Buckinghamshire HP9 1SR	Part two storey, part single storey side and rear extensions.	Application Permitted	29.07.17
17/00987/TPO	Beaconsfield Town Council	Mrs Tracey Ricci	Beechwood House 21 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	T1 Leylandii - Fell. T2- Leylandii - Fell T3 Leylandii - Fell	Application Permitted	27.07.17
17/01023/CLOP ED	Beaconsfield Town Council	Mr K Adani C/o Mr Ravindra Patel	51 The Spinney Beaconsfield Buckinghamshire HP9 1SA	Application for a Certificate of Lawfulness for proposed: Loft conversion incorporating front rooflights, side window and rear dormer.	Application refused	31.07.17
17/01035/TPO	Beaconsfield Town Council	Mr G Paddison C/o Mr Mathew Samways	48 Shepherds Lane Beaconsfield Buckinghamshire HP9 2DT	G2 3 x Black Pine - fell. (TPO/SBD/0535).	Application Permitted	27.07.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01014/FUL	Beaconsfield Town Council	Howarth Homes C/o Mr David Holmes	Meadow End 51 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Redevelopment of site to provide two detached dwellings and one pair of semi detached dwellings with associated landscaping, parking and hardstanding.	Application refused	02.08.17
17/01046/FUL	Beaconsfield Town Council	Mr Justin Cook	26 Crossways Beaconsfield Buckinghamshire HP9 2HX	Rear dormer.	Application Permitted	02.08.17
17/01073/TPO	Beaconsfield Town Council	Mrs L Birkinshaw	Churchill House 2 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	T1 - Pine - reduce overhanging branches over road by 15%; T6 - Pine - crown lift over pavement up to 3m from ground level and 5.4m over road. (SBDC TPO No 14, 1995)	Application Permitted	27.07.17
17/01025/FUL	Beaconsfield Town Council	Mrs Fiona Hodges C/o Mr Owen Francis	25 Wilton Road Beaconsfield Buckinghamshire HP9 2DE	Replacement garage.	Application Permitted	02.08.17
17/01066/FUL	Beaconsfield Town Council	Mr & Mrs Jake Dyer C/o Mr David King	Pine Cottage 11 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Two storey front extension.	Application Permitted	04.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01069/FUL	Beaconsfield Town Council	Mr Mark Gudgin C/o Mr Neil Masters	15A Penn Road Beaconsfield Buckinghamshire HP9 2PN	Replacement shop front to two properties to include sliding windows and main entrance door.	Application Permitted	07.08.17
17/01081/ADV	Beaconsfield Town Council	Mrs R Andrinudottir C/o Mrs R Andrinudottir	180-182 Maxwell Road Beaconsfield Buckinghamshire HP9 1QX	1 x hanging sign internally illuminated, 1 x fascia sign internally illuminated and 2 x brass menu case illuminated.	Application Permitted	02.08.17
17/01098/ADV	Beaconsfield Town Council	Mr Mark Gudgin C/o Mr Neil Masters	15A Penn Road Beaconsfield Buckinghamshire HP9 2PN	1 x externally illuminated fascia sign, 1 x internally illuminated hanging sign, 1 x internally illuminated menu sign.	Application Permitted	02.08.17
17/00946/FUL	Beaconsfield Town Council	Ms Garner C/o Phil Desmond	9 Seagrave Road Beaconsfield Buckinghamshire HP9 1SU	Single storey side extension.	Application Permitted	08.08.17
17/00973/FUL	Beaconsfield Town Council	Mr Ewen Fairgrieve C/o Mr Neil Eldem	99 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BG	Single storey front extension.	Application Permitted	09.08.17
17/01091/FUL	Beaconsfield Town Council	Mr A Ramsay C/o B Watts	50 Malthouse Square Beaconsfield Buckinghamshire HP9 2LE	Front dormer.	Application Permitted	09.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01109/FUL	Beaconsfield Town Council	Mr & Mrs Grinhaff C/o Mr A B Jackson	79 Wattleton Road Beaconsfield Buckinghamshire HP9 1RS	Single storey rear extension.	Application Permitted	09.08.17
17/01113/FUL	Beaconsfield Town Council	Mr & Mrs Wilson C/o Mr David Holmes	Wistaria Cottage 34 Reynolds Road Beaconsfield Buckinghamshire HP9 2NQ	Redevelopment of site to provide one pair of semi detached dwellings, with associated access, hardstanding and landscaping.	Application Permitted	09.08.17
17/01115/TPO	Beaconsfield Town Council	Mrs J Ollis	18 Reynolds Road Beaconsfield Buckinghamshire HP9 2NJ	T1 oak - Crown lifting/reduction of three overhanging branches is not to exceed 6 metres from ground level. (SBDC TPO No 35, 1998).	Application Permitted	09.08.17
17/01120/TPO	Beaconsfield Town Council	Mr Wilford C/o Mrs Jill Macbeth	Tanglin 45 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	T1 Oak - Crown lift outer lower canopy branches up to 7m from ground level, crown clean and crown reduction not to exceed 1.5-2 metres. T4 holly - Crown reduction/shape up to 0.5-1 metre. (SBDC TPO No. 21, 1995).	Application Permitted	09.08.17
17/01108/RVC	Beaconsfield Town Council	Mr C McKenzie C/o Mr Robert Clarke	Site Of Wilton Cottage 5 Wilton Road Beaconsfield Buckinghamshire	Variation of Conditions 2 and 8 attached to Planning Permission 16/01802/FUL to permit amendments to fenestration for plots 1 and 2 and the addition of a chimney to plot 1.	Application Permitted	14.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01137/ADV	Beaconsfield Town Council	Mr Stuart Tucker C/o Mr Chris Dyer	The Royal Saracens Head London End Beaconsfield Buckinghamshire HP9 2JH	(External)2 x aluminium lettering, 1 x double sided projecting sign, 1 x sign written text, 1 x A-Board, 1 x menu case. (Internal) 9 x vinyl frosted decals, 2 x written text sign, 3 x aluminium panel signs.	Application Permitted	14.08.17
17/01139/FUL	Beaconsfield Town Council	Mr S Westwell C/o Mr Jake Collinge	Land To Rear Of Old Mulberry House 22 London End Beaconsfield Buckinghamshire HP9 2JH	Removal of existing pool house, swimming pool, double garage and walls, and erection of two detached dwellings with parking/car ports and amenity space.	Application refused	14.08.17
17/01140/LBC	Beaconsfield Town Council	Mr Stuart Tucker C/o Mr Chris Dyer	The Royal Saracens Head London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Consent for (External)2 x aluminium lettering, 1 x double sided projecting sign, 1 x sign written text, 1 x A-Board, 1 x menu case. (Internal) 9 x vinyl frosted decals, 2 x written text sign, 3 x aluminium panel signs.	Application Permitted	14.08.17
17/01153/TPO	Beaconsfield Town Council	Mr Vince Whitefoord C/o Penn Tree Services	Halbarne House 1 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	T17 - Cypress - fell (TPO No. 15, 19950.	Application Permitted	15.08.17
17/01155/ADV	Beaconsfield Town Council	Sainsbury's Supermarkets Limited C/o Miss Bethany McQue	Sainsburys Maxwell Road Beaconsfield Buckinghamshire HP9 1QH	1 x internally illuminated totem pole, 2 x non-illuminated totem pole, 4 x replacement non-illuminated totem signs, 2 x internally illuminated fascia box signs, 5 x non-illuminated welcome panels.	Part Consent/Part Refusal (See decision)	16.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01157/FUL	Beaconsfield Town Council	Mitchells And Butlers Retail Limited C/o Mr Alan Clancy	The Royal Saracens Head London End Beaconsfield Buckinghamshire HP9 2JH	Internal and external alterations including construction of dry and cold store rooms within fenced service yard.	Application Permitted	16.08.17
17/01158/LBC	Beaconsfield Town Council	Mitchells And Butlers Retail Limited C/o Mr Alan Clancy	The Royal Saracens Head London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Application for: Internal and external alterations including construction of dry and cold store rooms within fenced service yard.	Application Permitted	16.08.17
17/01121/FUL	Beaconsfield Town Council	Mr A Cartwright C/o Mr Robert Clarke	Wheatsheaf Farm Lane Jordans Beaconsfield Buckinghamshire HP9 2UP	Single storey side extension (Renewal of planning permission CH/2013/0366/FA).	Application Permitted	17.08.17
17/01122/LBC	Beaconsfield Town Council	Mr A Cartwright C/o Mr Robert Clarke	Wheatsheaf Farm Lane Jordans Beaconsfield Buckinghamshire HP9 2UP	Listed Building Application for: Single storey side extension (Renewal of planning permission CH/2013/0367/HB).	Application Permitted	17.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01193/TPO	Beaconsfield Town Council	Mrs Kay Miller C/o Mr Andrew Ellis	Melbury Lodge 51 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	T1 cedar - Reduce lateral branches by no more than 1-1.5 metres growing 7 metres from ground level. (SBDC TPO No 20, 1993).	Application Permitted	21.08.17
17/01194/FUL	Beaconsfield Town Council	Mr And Mrs Melrose C/o Mr Phillip Brooks	Miraflores 34 Wattleton Road Beaconsfield Buckinghamshire HP9 1SE	Porch, part two storey, part single storey rear extension and front dormer. (Amendment to Planning Permission 17/00445/FUL).	Application Permitted	21.08.17
17/01144/CLOPED	Beaconsfield Town Council	Miss Ellen Spurden	East Barn Wooburn Green Lane Holtspar Beaconsfield Buckinghamshire HP9 1XE	Installation of new services & fixtures: Satellite Dish	Certificate of Lawful Use granted	23.08.17
17/01145/LBC	Beaconsfield Town Council	Miss Ellen Spurden	East Barn Wooburn Green Lane Holtspar Beaconsfield Buckinghamshire HP9 1XE	Listed Building Application for: Installation of new services & fixtures: Satellite Dish	Application Permitted	23.08.17
17/01180/FUL	Beaconsfield Town Council	Mr S Rao C/o Mr John Wood	19 Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Single storey rear extension.	Application Permitted	23.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01219/TPO	Beaconsfield Town Council	Mr Hanrahan C/o Margaret Bridle	24 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	G1 - beech - 15% crown thin by removing up to 1 metre apical growth and up to 2 metres lateral growth with a 3 metre crown lift from ground level. (SBDC TPO No. 22, 2003).	Application Permitted	23.08.17
17/01222/FUL	Beaconsfield Town Council	Mr _ Mrs S Mason C/o Mr P Mackrory	19 Waller Road Beaconsfield Buckinghamshire HP9 2HD	First floor rear extension.	Application Permitted	23.08.17
17/01258/CAN	Beaconsfield Town Council	Mr Hanrahan C/o Margaret Bridle	24 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	T4 & T5 Cherry x 2 - Crown thin by 10% (Hampden Hill Conservation Area).	No TPO is to be made	09.08.17
17/01275/ADJ	Beaconsfield Town Council	Melanie Beech	1 Disraeli Park Beaconsfield Buckinghamshire	Consultation regarding an amendment to: Demolition of existing dwelling, erection of detached residential building comprising 5 apartments with accommodation in the roof space, basement with vehicular access ramp, erection of entrance gates, bin store, terrace to rear and associated landscaping (Chiltern Ref: CH/2017/0530/FA).	Objections	04.08.17
17/01273/CAN	Beaconsfield Town Council	Mr Ian Taylor	Cherry Tree Cottage London End Beaconsfield Buckinghamshire HP9 2JD	(T1) Eucalyptus - Fell, (T2) and (T3) - Sycamores - Cut back to boundary line (Beaconsfield Conservation Area).	No TPO is to be made	17.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01404/NMA	Beaconsfield Town Council	Mrs Katie Kane C/o Mr Craig Wilcox	4A Beeches Park Beaconsfield Buckinghamshire HP9 1PH	Non-material Amendment to planning permission 16/00567/FUL (Front porch, conversion of existing garage into habitable accommodation, part single/part two-storey front extension incorporating integral garage) to allow: an increase in the width of the front porch to provide a covered walkway to the garage and to increase the width of the first floor front window.	Application refused	18.08.17
17/01461/NMA	Beaconsfield Town Council	Mr And Mrs Segrue C/o Mr David Cunningham	3 Westfield Road Beaconsfield Buckinghamshire HP9 1EG	Non-material Amendment to planning permission 17/00713/FUL to allow: Repositioning and single storey side extension of outbuilding.	Application Withdrawn	21.08.17
17/01024/FUL	Burnham Parish Council	Mr S Khera C/o Albert Ogunsanya	87 Lent Rise Road Burnham Buckinghamshire SL1 7NY	Redevelopment of a one and half storey building for 3 car garage and a one bedroom flat within roof incorporating juliette balcony.	Application Permitted	31.07.17
17/01128/FUL	Burnham Parish Council	British Telecom C/o Mr Tim Woodall	B T Exchange 11 Dropmore Road Burnham Buckinghamshire SL1 8BD	Installation of four galvanised aluminium louvres and the addition of solar film to some ground floor windows.	Application Permitted	10.08.17
17/01130/FUL	Burnham Parish Council	Mr Cyril Esterhuysen	6 Wymers Wood Road Burnham Buckinghamshire SL1 8JH	Detached garage.	Application Permitted	10.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00787/CLOP ED	Burnham Parish Council	Mr P Banga	45 Nursery Road Burnham Buckinghamshire SL6 0JX	Application for a Certificate of Lawfulness for proposed: widening of vehicular access and creation of hardstanding.	Certificate of Lawful Use granted	14.08.17
17/01169/ADV	Burnham Parish Council	Sainsbury's Supermarkets Ltd C/o Mr Matthew Stocks	Sainsburys Lake End Road Burnham Buckinghamshire SL6 0QH	1 x internally illuminated replacement totem panel sign, 2 x non - illuminated replacement vinyl totem sign, 1 x non - illuminated part replacement vinyl sign to existing totem, 2 x internally illuminated fascia box signs and 2 x non - illuminated welcome wall panel signs.	Application Permitted	16.08.17
17/01187/FUL	Burnham Parish Council	Mr Adam Greenbaum	232 Windsor Lane Burnham Buckinghamshire SL1 7HN	Two storey rear extension.	Application Permitted	21.08.17
17/01199/GPDE	Burnham Parish Council	Judy Mann C/o Mr Sam Dodd	20 Grenville Close Burnham Buckinghamshire SL1 8HG	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 5m, MH 3.676m, EH 2.7m).	Prior approval is not required	02.08.17
17/01111/FUL	Burnham Parish Council	Mr & Mrs G Scarborough	Meadow Cottage Grove Road Burnham Buckinghamshire SL1 8DW	Two storey side extension.	Application Permitted	23.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01179/FUL	Burnham Parish Council	Mrs R K Dhillon C/o Mr Dhillon	35 Coalmans Way Burnham Buckinghamshire SL1 7NX	Front porch and infill of garage door.	Application Withdrawn	23.08.17
17/01280/CAN	Burnham Parish Council	Victoria Mary C/o Mr Oliver Tarrant	Burnham Abbey Lake End Road Burnham Buckinghamshire SL6 0PW	T1 - Pear - Crown reduce by 20%. T2 - Lime x 2 - Crown raise to give 4.5m clearance from ground level. (Huntercombe Conservation Area)	No TPO is to be made	15.08.17
17/00996/RVC	Denham Parish Council	Mr Vince Clifford C/o Mr Paul Omurca	Woodside Reach Redhill Denham Buckinghamshire UB9 4LD	Replacement Detached Dwellinghouse (Variation of Condition number 4 attached to Planning Permission Application Reference Number: 17/00152/FUL To allow three additional windows in the side elevation).	Application Permitted	04.08.17
17/01028/FUL	Denham Parish Council	Mr R Petford C/o Mrs Lisa Dias	9 Denham Way Denham Buckinghamshire UB9 5AX	First floor side and single storey rear extensions.	Application Permitted	31.07.17
17/01001/CLOP ED	Denham Parish Council	Kevin O Mahoney & Gary O Mahoney C/o Mr Robert Clarke	60 Middle Road Denham Buckinghamshire UB9 5EQ	Application for a Certificate of Lawfulness for proposed: Single storey side/rear extension.	Application Permitted	02.08.17
17/00962/FUL	Denham Parish Council	Mrs Sarah Pitt C/o Mr Harmeet Minhas	8 Champion Close Denham Buckinghamshire UB9 5BX	Single storey rear extension and rear dormer.	Application Permitted	02.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01051/FUL	Denham Parish Council	Mr Gaurav Ahluwalia C/o VK Singh Rayat	19 Upper Road Higher Denham Buckinghamshire UB9 5EJ	Alterations to front and rear gardens including creation of access steps to front and raised patio to rear.	Application Permitted	03.08.17
17/01090/FUL	Denham Parish Council	Mr & Mrs M Rossi C/o Declan Minoli	Wycherly Croft 2 Misbourne Meadows Denham Buckinghamshire UB9 4AD	Extension to garage to provide triple garage.	Application Permitted	07.08.17
17/01093/FUL	Denham Parish Council	Mr R Walker C/o Mr J Dusek	12 Nine Stiles Close New Denham Buckinghamshire UB9 4BA	Two storey side and rear extension.	Application Permitted	07.08.17
17/01129/CAN	Denham Parish Council	Mr Ron Butcher C/o Mr Adam Steggles	8 Baconsmead Denham Buckinghamshire UB9 5AY	T1 - Sycamore - Reduce height of canopy by 6-7m; T2 - holly - fell	No TPO is to be made	27.07.17
17/01134/FUL	Denham Parish Council	Mr Bill Bedding C/o Mr Harmeet Minhas	1 Bowyer Crescent Denham Buckinghamshire UB9 5JE	Single storey side/rear extension. Extension to roof above existing garage incorporating rooflights to facilitate the extension of habitable accommodation within the roofspace.	Application Permitted	10.08.17
17/01143/FUL	Denham Parish Council	Mr B Gill	109 Tilehouse Way Denham Green Buckinghamshire UB9 5JA	Part two storey, part single storey front, side and rear extensions.	Application Permitted	16.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01173/FUL	Denham Parish Council	Ms Stephanie Collins C/o Mr James Rush	Flat 1 Hillview Oxford Road Denham Buckinghamshire UB9 4DS	Single storey rear extension.	Application Permitted	23.08.17
17/01204/GPDE	Denham Parish Council	Mr George Bailey	38 Woodhurst Drive Denham Green Buckinghamshire UB9 5LL	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 (Dimensions D 4.0m, MH 3.15m, EH 3.15m).	Application refused	02.08.17
17/01279/CAN	Denham Parish Council	Mrs Julie Long C/o Mr Paul Morris	Fayrstedde Village Road Denham Buckinghamshire UB9 5BH	(T1) Cherry - Reduce by 50% and reshape, (T2) Yew - Crown lift up to 4m, (T3) Chestnut - Crown lift sensitively and (T4) Laurel reduce by 3m and reshape (Denham Conservation Area).	No TPO is to be made	09.08.17
17/01286/GPDE	Denham Parish Council	Mr Jas Dadral C/o Mr Martin Bishop	48 Moorfield Road Denham Green Buckinghamshire UB9 5NF	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 4.00m, MH 3.00m, EH 3.0m).	Application Withdrawn	27.07.17
17/01107/FUL	Dorney Parish Council	Mr & Mrs Ansell C/o Mr S Dodd	15 Meadow Way Dorney Reach Buckinghamshire SL6 0DR	Single storey side extensions.	Application refused	08.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01102/FUL	Dorney Parish Council	Mr Terry Foster-Key C/o Euan Brown	Melrose 10 Dorney Reach Road Dorney Buckinghamshire SL6 0DX	First-floor side extension.	Application refused	17.08.17
17/00986/CLOP ED	Dorney Parish Council	Ms Patrica Eastgate C/o Mr Adrian Collett	Aegir Cottage 7 Ashford Lane Dorney Buckinghamshire SL4 6QU	Application for a Lawful Development Certificate for Proposed replacement single storey side extension.	Certificate of Lawful Use granted	18.08.17
16/02201/FUL	Farnham Royal Parish Council	Mr A Hilton C/o Kelvin Sampson	52 Crispin Way Farnham Common Buckinghamshire SL2 3UE	Front porch, part single/part two storey front extension incorporating attached garage, single storey rear extension incorporating roof lantern, roof extension with front, side and rear dormers.	Application Permitted	09.08.17
17/00955/RVC	Farnham Royal Parish Council	Mr & Mrs H Samra C/o Mr David Webb	Samra Place Clare Drive Farnham Common Buckinghamshire SL2 3LL	Detached dwellinghouse. Variation of Condition 2 of planning permission 16/02086/FUL to allow: increased size of utility and first floor above and repositioning of garage.	Application Permitted	02.08.17
17/00974/FUL	Farnham Royal Parish Council	Mr S Bowyer C/o Mrs Amanda Walker	Land Adjacent To West Dippingwell And Dippingwell Beaconsfield Road Farnham Common Buckinghamshire SL2 3PU	Redevelopment of site to include the provision of 3 detached dwellings with associated parking for existing and proposed dwellings.	Application Permitted	16.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01060/FUL	Farnham Royal Parish Council	Mr Andy Clements C/o Mr Nigel Fallon	Hoathley Old Beaconsfield Road Farnham Common Buckinghamshire SL2 3LR	Part two storey, part single storey front, sides and rear extensions.	Application Permitted	03.08.17
17/01065/FUL	Farnham Royal Parish Council	Mr & Mrs Tony Hallam C/o Mr David King	Old Oaks Christmas Lane Farnham Common Buckinghamshire SL2 3JE	Replacement garage.	Application Permitted	02.08.17
17/01085/FUL	Farnham Royal Parish Council	Mr & Mrs J Neary C/o Robert Hillier	11 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	Porch, part two storey, part single storey front, side and rear extensions.	Application Permitted	11.08.17
17/01039/FUL	Farnham Royal Parish Council	Mrs Barbara McKay	Brambles Templewood Lane Farnham Common Buckinghamshire SL2 3HF	Replacement double garage with accommodation above.	Application Permitted	15.08.17
17/01088/CLOPED	Farnham Royal Parish Council	Mr And Mrs Mark Furman C/o Mr D Russell	Keepers Cottage Egypt Lane Farnham Common Buckinghamshire SL2 3LD	Application for a Certificate of Lawfulness for proposed: Single storey side extension.	Application Permitted	15.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01150/TPO	Farnham Royal Parish Council	Mr Sumra C/o Mr Barry Simmonds	Appledram 10 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Sycamore - Crown reduce by 25-30% (SBDC TPO 12, 1950)	Application refused	15.08.17
17/01162/CLOP ED	Farnham Royal Parish Council	Mr M Elawadi C/o Mr G Fielding	Silverwood Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Application for a Certificate of Lawfulness for proposed: Detached outbuilding.	Certificate of Lawful Use granted	16.08.17
17/01163/GPDE	Farnham Royal Parish Council	Mr Moshen Elawadi C/o Mr Guy Fielding	Silverwood Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single rear extension (Dimensions D 8.0m, MH 4.0m, EH 2.34m).	Prior approval is not required	01.08.17
17/01172/TPO	Farnham Royal Parish Council	Mr David Merrick	Spindlewood House Templewood Lane Farnham Common Buckinghamshire SL2 3HF	Beech Tree - Removal/reduction of overhanging branches as shown in submitted photograph (SBDC TPO NO 16, 2001).	Application Permitted	17.08.17
17/01160/CLOP ED	Farnham Royal Parish Council	Mr M Elawadi C/o Mr G Fielding	Silverwood Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Application for a Certificate of Lawfulness for proposed: Front porch and single storey side extensions.	Application Withdrawn	18.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01161/CLOPED	Farnham Royal Parish Council	Mr M Elawadi C/o Mr G Fielding	Silverwood Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	Application for a Certificate of Lawfulness for proposed: detached outbuilding comprising garage and swimming pool.	Certificate of Lawful Use granted	21.08.17
17/01300/NMA	Farnham Royal Parish Council	Mr Bateman C/o Mr Sam Dodd	Gypsy Cottage West Egypt Lane Farnham Common Buckinghamshire SL2 3LD	Non Material Amendment to planning permission 16/02315/FUL to allow sliding doors to replace garage doors.	Application Permitted	04.08.17
17/01021/FUL	Fulmer Parish Council	Mr Paul Caraco	Land Rear Of The Birches Cherry Tree Lane Fulmer Buckinghamshire	Detached dwelling.	Application refused	31.07.17
17/00958/FUL	Fulmer Parish Council	Mr & Mrs Bocock	West Winds Fulmer Road Fulmer Buckinghamshire SL3 6HN	Front ground floor glass balcony.	Application Permitted	01.08.17
17/01092/FUL	Fulmer Parish Council	Mr B Jenkinson C/o Mr Neil Hammond	Dick Turpins Cottage Fulmer Common Road Fulmer Buckinghamshire SL0 0NP	Replacement detached double garage (Amendment to planning permission 16/01907/FUL).	Application Permitted	08.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01112/CLOPED	Fulmer Parish Council	Mr V Singh C/o Mr D Williamson	Hawksgrove Cottage Hawkswood Lane Fulmer Buckinghamshire SL9 7BN	Application for a Certificate of Lawfulness for proposed: Part single/part two storey rear extension.	Certificate of Lawful Use granted	09.08.17
17/01006/FUL	Gerrards Cross Town Council	Mr & Mrs Markanday C/o Mr Harmeet Minhas	Brambrook 12 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Front porch, part single/part two storey front/side extension incorporating attached garage and single storey rear extension incorporating roof lantern (Amendment to planning permission 16/01174/FUL).	Application Permitted	27.07.17
17/01027/TPO	Gerrards Cross Town Council	Mr Raj Mittal C/o Mr Martin Gammie	August Wood 93 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	Lawson Cypress - T67 and T68 - Fell (SBDC TPO No 47, 2002)	Application Permitted	27.07.17
17/00959/FUL	Gerrards Cross Town Council	Mr & Mrs Seth C/o Mr G Benning	21 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Two storey front extension.	Application refused	02.08.17
17/00966/FUL	Gerrards Cross Town Council	Triton Ltd C/o Mr A Browne	Eagle Lodge St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Retrospective application for construction of agricultural building with new access road and access gates off St Huberts Lane.	Application refused	19.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01058/TPO	Gerrards Cross Town Council	Mr Steven Stanbrook C/o Mr Glen Harding	South Park House 8 South Park Drive Gerrards Cross Buckinghamshire SL9 8JH	(T1) Oak - Reduce lower secondary lateral branches by no more than 4m only (SBDC TPO No. 28, 2004).	Application Permitted	27.07.17
17/01043/FUL	Gerrards Cross Town Council	Mr R Bika	41 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Single storey front/side extension.	Application Permitted	04.08.17
17/00870/RVC	Gerrards Cross Town Council	Mr Nick Kebbell C/o Mrs Kerri Gallup-Judd	Misbourne House 31 Oak End Way Gerrards Cross Buckinghamshire SL9 8DA	Variation of conditions 2, 3, 4, 5 and 9 of planning permission 15/01275/FUL (Redevelopment of site to provide 8 apartments served by new access off Lower Road) to allow for a reduction in excavation of ground by 1m, re-positioning of basement, alterations to floor levels and alterations to floor layouts.	Application Permitted	07.08.17
17/01047/RVC	Gerrards Cross Town Council	Miss P. Joshi C/o Declan Minoli	1 The Glade Gerrards Cross Buckinghamshire SL9 7HZ	Replacement dwelling (Variation of Condition number 2 attached to Planning Permission Application Reference Number: 16/00528/FUL to allow alterations to the rear of the development).	Application Permitted	07.08.17
17/01072/FUL	Gerrards Cross Town Council	Mr & Mrs Warren Hampton C/o Martyn Cox	43 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Front porch, part two storey part single storey side/rear extensions, increase in ridge height incorporating front and rear dormers to facilitate second floor room in roof-space (Amendment to planning permission 16/01118/FUL).	Application Permitted	02.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01083/FUL	Gerrards Cross Town Council	Mr & Mrs Kevehazi C/o Declan Minoli	Arden 27 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	First floor extension to garage incorporating front and rear dormers and rooflights	Application Permitted	02.08.17
17/01103/FUL	Gerrards Cross Town Council	Mr J Broom C/o Gino Ferdenzi	Briarside 78 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EG	Part single storey/part two storey front/side extension and detached garage.	Application Permitted	09.08.17
17/01055/FUL	Gerrards Cross Town Council	Mr John Lai	Downage 14 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Front porch and part single/part two storey front/side/rear extensions incorporating replacement roof, front dormer and rear juliette balconies. (Amendment to planning permission 16/00955/FUL).	Application Permitted	09.08.17
17/01074/FUL	Gerrards Cross Town Council	Mr James Burkitt C/o Mr John Molloy	31 Upper Meadow Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7EY	Single storey side extension and vehicular access with hardstanding.	Application Permitted	11.08.17
17/01125/FUL	Gerrards Cross Town Council	Mrs P Middleton & Mr K Jewers C/o Mr Mark Longworth	17 South Park View Gerrards Cross Buckinghamshire SL9 8HN	Redevelopment of site incorporating three terraced dwellinghouses and detached triple garage.	Application Permitted	09.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01131/CLOPED	Gerrards Cross Town Council	Tesco Stores Limited C/o Mrs ANNIE KHATNANI	Tesco Packhorse Road Gerrards Cross Buckinghamshire SL9 8ER	Replacement of existing paving with Formpave Permeable Concrete Blockwork at three locations across the site.	Certificate of Lawful Use granted	10.08.17
17/01133/FUL	Gerrards Cross Town Council	Mr Balasuramanian Balasuresh C/o Mr Harmeet Minhas	2D Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HJ	Detached garage.	Application Permitted	14.08.17
17/01127/FUL	Gerrards Cross Town Council	Mr John Segre C/o Mr D Venn	Kimberley 24 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Single storey rear extension.	Application Permitted	17.08.17
17/01181/FUL	Gerrards Cross Town Council	Mr David Barker C/o Mr Clive Baldwin	Widenham House 19 West Common Gerrards Cross Buckinghamshire SL9 7QN	Part single/part first floor/part two storey side extension.	Application Permitted	18.08.17
17/01206/JNOT	Gerrards Cross Town Council	Mr B Hamilton C/o Bjorn Hall	1st Floor And 2nd Floor Truscon House 11 Station Road Gerrards Cross Buckinghamshire SL9 8ES	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of Use of from office (Class B1) to 4 residential flats (Class C)	Prior approval is not required	17.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01188/TPO	Gerrards Cross Town Council	Mr Michael Knight	Deerfield 6 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	GG1 yew - Crown reduction not to exceed 40% and removal/reduction of side branches. (SBDC TPO No. 8 1993).	Application Permitted	21.08.17
17/01234/CAN	Gerrards Cross Town Council	Mr Michael Knight	Deerfield 6 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	T1 and T2 - Evergreens - Reduce both tree heights by 30% (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	07.08.17
17/01201/FUL	Gerrards Cross Town Council	Mr & Mrs Krzyszczak C/o Mr Yousuf Kyeyune	43A Packhorse Road Gerrards Cross Buckinghamshire SL9 8PE	Insertion of five rooflights into existing roof-slope.	Application Permitted	18.08.17
17/01221/FUL	Gerrards Cross Town Council	Mr & Mrs A Howard C/o Mr P Mackrory	56 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LR	Single storey side extension and increase in ridge height of existing garage to provide ancillary annexe accommodation.	Application refused	22.08.17
17/01167/CLOPED	Gerrards Cross Town Council	Gerrards House Ltd C/o Mrs Aida Danon-Bavcic	Gerrards House 13 - 19 Station Road Gerrards Cross Buckinghamshire SL9 8ES	Application for Lawful Development Certificate for a Proposed change of use of first floor from Class A1 (shop) to a mixed use comprising Class A1 (Shop) and Class C3 (dwelling) consisting of two flats.	Certificate of Lawful Use granted	23.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01330/CAN	Gerrards Cross Town Council	Mr John Allkins	Charnwood 33 Marsham Way Gerrards Cross Buckinghamshire SL9 8AB	(T1) Silver Birch - Fell (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	23.08.17
17/01429/CAN	Gerrards Cross Town Council	Mr Gary Blatt C/o Mr Darryl Parkin	The Park South Park View Gerrards Cross Buckinghamshire	Horse Chesnut (T16) - Reduce over hanging limb by 3m (Gerrards Cross Centenary).	No TPO is to be made	21.08.17
17/01018/LBC	Hedgerley Parish Council	Mr Paul Mussenden C/o Mr R Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed Building Application for: 1902 extension - remove window and replace with french doors and side lights, roof lights added. Main House - East elevation (rear) - log store canopy removed, remove brick infill and construct replacement window, patio lowered. Basement window cills lowered (2 no on south elevation). Lightwells to windows to basement enlarged - 2 no on south elevation (side) and 1 no on west elevation (front) .	Application Permitted	27.07.17
17/01116/TPO	Hedgerley Parish Council	Portman Estate Portman Estate C/o Mr Oliver Thompson	New Cottages Parish Lane Farnham Common Buckinghamshire SL2 3JJ	Oak - crown reduction by 30%. (SBDC TPO NO 9, 1950)	Application refused	09.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01118/FUL	Hedgerley Parish Council	Mr S Henry C/o Mr S Dodd	Land Adjacent Former Hedgerley Reservoir Hedgerley Hill Hedgerley Buckinghamshire	Conversion of covered reservoir structure into a residential dwelling, erection of detached garage and associated works.	Application refused	10.08.17
17/01138/FUL	Hedgerley Parish Council	Mr S Henry C/o Mr S Dodd	Land Adjacent Former Hedgerley Reservoir Hedgerley Hill Hedgerley Buckinghamshire	Change of use of land to equestrian use and erection of detached stables, hay store and tack room. Vehicular access and hardstanding (Renewal of planning permission (14/01090/FUL)	Application refused	14.08.17
17/01425/CM	Hedgerley Parish Council	Buckinghamshire County Council	Slade Farm Village Lane Hedgerley Buckinghamshire SL2 3XD	The extraction and processing of sand and gravel with restoration to agriculture using imported inert materials, the installation and use of mineral processing plant, a concrete batching plant and soil treatment plant, access onto Hedgerley Lane and ancillary buildings including a weighbridge, office, workshop and welfare facilities.	Objections	23.08.17
16/02335/FUL	Iver Parish Council	Mr B Batta C/o HPS Ltd Design Services	8 Syke Ings Iver Buckinghamshire SL0 9ET	Replacement dwelling.	Application Permitted	08.08.17
17/00494/FUL	Iver Parish Council	Mr Bradford C/o Mr David Holmes	19 And 21 Bathurst Walk Iver Buckinghamshire SL0 9AS	Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding.	Application refused	10.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00694/RVC	Iver Parish Council	Mrs C Clarke	Land At Meadow Cottage Saltmarshe And Longridge Bangors Road South Iver Buckinghamshire	Variation of Condition numbers 4 and 10 attached to Planning Permission Application Reference Number: 13/00997/OUT To allow amendment of access layout and highway works.	Application Permitted	23.08.17
17/00935/CLUE D	Iver Parish Council	MOGA C/o Ms J A Salmon	Willow Tree Farm Love Lane Iver Buckinghamshire SL0 9QZ	Application for a Certificate of Lawfulness for existing: Use of five buildings as three self contained residential units.	Application Withdrawn	23.08.17
17/00618/FUL	Iver Parish Council	Mr Piara Sehajpal C/o Mr Richard Taylor	11 Pinewood Close Iver Heath Buckinghamshire SL0 0QT	Redevelopment of site to provide three detached dwellings.	Application Permitted	04.08.17
17/01020/FUL	Iver Parish Council	C/o Mr Mark Seagrove	6 Wood Lane Iver Heath Buckinghamshire SL0 0LL	Detached Garage.	Application refused	31.07.17
17/01034/FUL	Iver Parish Council	Mr & Mrs Marajo C/o Chris Dale	10 Potters Cross Iver Heath Buckinghamshire SL0 OBS	Part single/part two storey side/rear extension incorporating balcony and single storey rear extension to garage (Amendment to planning permission 16/01404/FUL).	Application Permitted	01.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01041/CLOP ED	Iver Parish Council	Mr Mazhar Manzoor C/o Mr Nigel Fallon	19 Stonecroft Avenue Iver Buckinghamshire SL0 9QF	Lawful Development Certificate for Proposed: Loft conversion incorporating hip to gable extension and rear dormer.	Application Permitted	01.08.17
17/01071/FUL	Iver Parish Council	Mr Tsvetan Krastev C/o Mr Mario Markarov	Flat 7 Heatherden House 132 Pinewood Green Iver Heath Buckinghamshire SL0 0QQ	Insertion of front and rear rooflights.	Application Permitted	15.08.17
17/01080/FUL	Iver Parish Council	Mrs S Heer C/o Mr J Singh	57 Richings Way Iver Buckinghamshire SL0 9DB	Replacement dwelling.	Application Permitted	02.08.17
17/01077/FUL	Iver Parish Council	Mr Stuart Chandler C/o Miss Mayte Segre	5 Swallowdale Iver Heath Buckinghamshire SL0 0EU	Single storey rear extension.	Application Permitted	02.08.17
17/01117/FUL	Iver Parish Council	Mr Jagdev C/o Mr Manpreet Matharoo	9 Richings Way Iver Buckinghamshire SL0 9DA	Outbuilding.	Application Permitted	09.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01170/TPO	Iver Parish Council	Mr Rafael Natanek C/o Mr Benjamin Ball	Iver House 78 High Street Iver Buckinghamshire SL0 9NG	T1 beech - Crown lifting of branches is not to exceed 2-3 metre clearance of adjacent roof. (SBDC TPO No. 29, 2003).	Application Permitted	17.08.17
17/01067/FUL	Iver Parish Council	Dalvir Sehmi	84 Ashford Road Iver Heath Buckinghamshire SL0 0QF	Part two storey, part single storey side extension.	Application Permitted	18.08.17
17/01184/FUL	Iver Parish Council	Mr Greg Harper C/o Mr Mark Pottle	South Lodge Ford Lane Iver Buckinghamshire SL0 9LL	Replacement dwelling and detached garage.	Application Withdrawn	08.08.17
17/01213/FUL	Iver Parish Council	Mrs K. Fursewicz C/o R Hillier	23 Barnfield Iver Buckinghamshire SL0 0AL	Two storey side extension.	Application refused	18.08.17
17/01249/GPDE	Iver Parish Council	Mr And Mrs Mayling C/o Mr Gary Pottle	157 High Street Iver Buckinghamshire SL0 9QB	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 (Dimensions D 5.3m, MH 3.0m, EH 3.0m).	Prior approval is not required	10.08.17
17/01254/GPDE	Iver Parish Council	Mr P Jacob Varghese C/o Ms R Patel	58 Dutton Way Iver Buckinghamshire SL0 9NX	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.00m, MH 3.90m, EH 2.95m).	Application refused	10.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01321/CAN	Iver Parish Council	Oxford Diocese C/o Marc Wastle	The Vicarage Delaforde Close Iver Buckinghamshire SL0 9JX	(T155) Robinia - Fell, (T158) Robinia - Fell, (T163) Sycamore - Reduce lowest stem by 2m over footpath, (T164) Ash - Reduce by 2m over Church yard, (T168) Beech - Reduce 2 lowest laterals by 2m, (T171) Lime - Removal of basal growth, (T174) Sycamore - Reduce western stem by 2m and (T176) Sycamore - Removal of hung up branches (Iver Conservation Area).	No TPO is to be made	22.08.17
17/01336/ADJ	Iver Parish Council	London Borough Of Hillingdon	Little Britain Lane Packet Boat Lane Iver Lane Iver Buckinghamshire	Proposed footbridge over the River Colne at the north end of the of Little Britain Lake. (LBH 52368/APP/2017/1844)	No Objection	31.07.17
17/00929/FUL	Stoke Poges Parish Council	Mr T Daniel C/o Mrs Liz Shield	27 Broom Hill Stoke Poges Buckinghamshire SL2 4PU	Construction of three terraced dwellings with associated vehicular accesses.	Application refused	10.08.17
17/01049/CLOPED	Stoke Poges Parish Council	Mr M Chaudhry C/o Mr E Ul-Haq	Miladys Stoke Poges Lane Stoke Poges Buckinghamshire SL2 4NP	Application for a Certificate of Lawfulness for proposed: Single storey side extension, two storey rear extensions and conversion of loft into habitable accommodation incorporating side and rear dormers.	Application Permitted	07.08.17
17/01099/FUL	Stoke Poges Parish Council	Lisa Bradley C/o Mr S Dodd	The Baobab Framewood Road Stoke Poges Buckinghamshire SL3 6PG	Conversion of existing ancillary outbuilding into a self-contained residential dwelling.	Application refused	08.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01156/FUL	Stoke Poges Parish Council	Mr Lenci Dragoshi C/o Mr Devan Mistry	19 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Single storey side extension.	Application Permitted	21.08.17
17/01183/NMA	Stoke Poges Parish Council	Mr Paul Butler C/o Mrs Rebecca Ballinger	Out Of Area Slough Cemetery Stoke Road Slough Berkshire SL2 5AX	Non Material Amendment to planning permission 15/00204/FUL to allow: removal of existing slope and replacement with a retaining wall.	Application refused	15.08.17
17/01190/TPO	Stoke Poges Parish Council	Mr David North C/o Mr D North	Sefton Park Bells Hill Stoke Poges Buckinghamshire	TT799 horse chestnut - Crown reduction by 3-4 metres and reshape crown. T800 lime - Reduce southern side stem by 4 metres.	Application Permitted	21.08.17
17/01195/FUL	Stoke Poges Parish Council	Mr And Mrs Dorrington C/o Mr Peter Collis	7 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Single storey rear extension and side dormer.	Application Permitted	21.08.17
17/01202/GPDE	Stoke Poges Parish Council	Mr Adrian Hoskins C/o Mrs Amanda Walker	Longfield Cottage Park Road Stoke Poges Buckinghamshire SL2 4PE	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 8m, MH 4m, EH 2.1m).	Approval is granted	03.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01208/FUL	Stoke Poges Parish Council	Mr Jake Davies C/o Mr S Dodd	Land Adjacent To 29 Decies Way Stoke Poges Buckinghamshire	Detached dwellinghouse.	Application Permitted	22.08.17
17/01218/TPO	Stoke Poges Parish Council	Mrs Douglas C/o Miss Helen Taylor	Orchard House 3 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	T1 beech - crown reduction of up to 2 metres. (TPO no. 13, 2003).	Application Permitted	23.08.17
17/00992/LBC	Taplow Parish Council	Mr Tom Bosence C/o Mr Jonathan Taylor	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Listed Building Application for: Construction of temporary timber-framed Welcome Kiosk.	Consent not required	29.07.17
17/00984/FUL	Taplow Parish Council	Mr Alex Burrows	St Regis Paper Mill And Adj Land Including Skindles Hotel Site Mill Lane Taplow Buckinghamshire	Redevelopment of site for 4 dwellinghouses.	Application Permitted	02.08.17
17/00991/FUL	Taplow Parish Council	Mr Tom Bosence C/o Mr Jonathan Taylor	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Construction of temporary timber-framed Welcome Kiosk.	Application Permitted	31.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01037/FUL	Taplow Parish Council	C/o Mr Mark Seagrove	Flat 2 Chelsea Court Bath Road Taplow Buckinghamshire SL6 0AP	Detached garage outbuilding.	Application Permitted	04.08.17
17/01089/FUL	Taplow Parish Council	Mr Francis Barnett C/o Mr Alex Barnett	Upper Lodge Berry Hill Taplow Buckinghamshire SL6 0DA	Single storey side extension incorporating covered link to dwelling and entrance gates with brick piers.	Application Permitted	08.08.17
17/01142/JNOT	Taplow Parish Council	Egg Homes (Southern) Ltd C/o Mr Paul Dickinson	The Old Boathouse Mill Lane Taplow Buckinghamshire SL6 0AA	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of Use of from office (Class B1) to 18 residential flats (Class C3) and other buildings.	Approval is granted	11.08.17
17/01164/CAN	Taplow Parish Council	Mr & Mrs Simon Smith C/o Mr Austin Smith	Rectory Farm Rectory Road Taplow Buckinghamshire SL6 0ET	Felling of over 35 trees and cutting back of branches from school boundary fence (Taplow Village Conservation Area).	No TPO is to be made	27.07.17
17/01192/CAN	Taplow Parish Council	Ms Inderjyt Takher	Copper Beech Ellington Road Taplow Buckinghamshire SL6 0BA	T1 - Maple tree - fell (Taplow Riverside Conservation Area).	Application Permitted	07.08.17

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 6 SEPTEMBER 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01209/FUL	Taplow Parish Council	Mr Martin Harris	The Phoenix And Claires Court Sports Club Sports Ground Institute Road Taplow Buckinghamshire SL6 0NS	Replacement of lamps and housing forming floodlights, usage restricted to three evenings a week between 19.00 hours and 22.00 hours.	Application Permitted	22.08.17
17/00999/FUL	Wexham Parish Council	Mr Azhar Sayal C/o Mr Michael Hart	Crantock Church Lane Wexham Buckinghamshire SL3 6LE	Replacement dwelling and detached garage.	Application Permitted	11.08.17
17/01086/LBC	Wexham Parish Council	Mr Rajiv Manektalla	The Marish Middle Green Wexham Buckinghamshire SL3 6BS	Listed Building Application for: Internal works.	Application Permitted	15.08.17
17/01149/FUL	Wexham Parish Council	Mr Yunus Ommerge C/o Mrs Thaya Kebagid	Fulmer Grange Cottage Framewood Road Wexham Buckinghamshire SL2 4QS	First floor front extension, first floor side infill extension and part first floor/part single storey rear extension and construction of basement (Amendment to planning permission 16/02213/FUL).	Application refused	16.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01385/AGN OT	Wexham Parish Council	Mr T Franke C/o Mr David Broad	Cherry Orchard Nursery Trenches Lane Middle Green Wexham Buckinghamshire SL3 6DH	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for: Machinery storage building.	Application Permitted	22.08.17

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OUTSTANDING ENFORCEMENT NOTICES
(AS AT 29th AUGUST 2017 FOR 6TH SEPTEMBER 2017 PLANNING COMMITTEE)

SINCE JANUARY 1983 A TOTAL OF **877** ENFORCEMENT NOTICES HAVE BEEN AUTHORISED. THOSE INCLUDED IN THIS SCHEDULE ARE THOSE IN RESPECT OF WHICH THE CONTRAVENTION HAS NOT BEEN RESOLVED.

*** THIS INFORMATION IS UP TO DATE AS AT PRINT AND IS UPDATED BY WAY OF REGULAR MEETINGS BETWEEN PLANNING, ENFORCEMENT AND LEGAL STAFF**

PROPERTY	ORCHARD HERBS, LAKE END ROAD		BURNHAM (1098)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
(1) PARKING COMMERCIAL VEHICLES	27.7.05	28.7.05	27.4.06
(2) EXTENSION TO STORAGE BAY	23.5.07	6.6.07	27.8.08
(3) NON-AGRICULTURAL STORAGE	23.5.07	6.6.07	16.7.10
REMARKS			
<p>(1) PREVIOUS EN UPHELD ON APPEAL. COMPLIED INITIALLY. CURRENTLY – JUNE 2012 – BEING CLEARED.</p> <p>[(2) & (3) APPEALS]– (2) GROUND A & D (3) GROUND A, F & G. – PI – 17/18.6.08 – DECISION 27.6.08. EN'S UPHELD AS AMENDED AND PARTIAL AWARD OF COSTS.</p> <p>(2) S.V. 4.11.08 MAJORITY REMOVED. PA – 10/01347/FUL – REFUSED 8.10.10. SV 18.7.11 – STORAGE BAYS DEMOLISHED. PA 11/00914/FUL – REPLACEMENT BUILDING AND FENCING RE COMPOUND AREA. REFUSED 29.7.11. APPEAL – WRITTEN REPS. APPEAL SITE VISIT 7.12.11. DISMISSED 18.1.12. PA 11/01426/FUL RE FENCING AND STORAGE BAY S – 9.9.11 – ALLOWED PLANNING COMMITTEE 26.10.11.</p> <p>(3) DUE COMPLIANCE 27.9.08 – APPLICATION FOR LEAVE TO APPEAL 24.7.08. SOS CONSENTED AND MATTER RE-MITTED BACK TO PINS FOR DETERMINATION. CONSENT ORDER 16.3.09 – FURTHER PI HELD 23/ 24.2.10. DECISION 16.4.10 – EN UPHELD AS AMENDED TO EXCLUDE AREA WHERE USE CONSIDERED LAWFUL. SV 17.8.10 – BREACHES OUTSIDE LAWFUL AREA. WARNING LETTER – FURTHER SV 1.10.10. LIAISING WITH NEW AGRICULTURAL TENANT. APPROACHED BY OWNERS AGENT TO RESOLVE – FEB 2011. OUTSIDE AREAS BEING MONITORED. STORAGE WITHIN COMPOUND AREA – LAWFUL. (NOTE: BCC ALSO SERVED EN RE. WASTE MATERIAL. APPEALED BUT WITHDRAWN). CLU APPLICATION 5.8.08 – 08/01316/EUC. REFUSED 25.9.08.</p> <p>FURTHER 'WORKS' RE GRAVEL – PA – 12/00384/FUL – EXCAVATION OF GRAVEL/RESURFACING OF YARD – W/D 3.5.12. DETAILED SV 20.4.12 – BREACHES IN EVIDENCE AND FURTHER BREACHES RE CAR BREAKING – 14 DAYS TO CEASE/ 28 DAYS TO CLEAR – FURTHER SV 18.5.12. FURTHER BREACHES OUTSIDE COMPOUND – PROSECUTION THREATENED. COMPOUND FENCING IN THE COURSE OF BEING REDUCED. SV 20.6.12 – CAR BREAKERS CEASED AND GONE AND VEHICLES REDUCED O/S COMPOUND.</p> <p>NEW OCCUPIER – 5 YEAR LEASE – PROPOSED ANIMAL SANCTUARY. SV 10.7.12- VEHICLES OUTSIDE COMPOUND REDUCED – AND OWNER NOW CLAIMS ALL EN COMPLIED WITH – AUGUST 2012 – ALL VEHICLES NOW IN COMPOUND – NFA. ANIMAL SANCTUARY IN OPERATION – NOT IN BREACH OF ENFORCEMENT NOTICE. PP PENDING (PRE APP MEETING HELD ON 21.12.12) – WHICH WILL SEEK TO REGULARISE ITS USE. SV UNDERTAKEN ON 12.10.12 – NO FORMAL ACTION RE ENFORCEMENT NOTICES</p> <p>OTHER BREACHES BEING RESOLVED</p> <p>PA REF 14/00520/FUL RECEIVED ON 18 MARCH 2014 FOR CHANGE OF USE TO ANIMAL SANCTUARY AND RETENTION OF OUTBUILDINGS IN CONNECTION WITH THIS USE. APPLICATION REFUSED 13TH MAY 2014. NEGOTIATIONS TAKING PLACE RE THE RELOCATING OF THE ANIMAL SANCTUARY – ON GOING. 7.8.15 – OFFICERS HAVE BEEN INFORMED THAT CONFIDENTIAL NEGOTIATIONS ARE STILL ONGOING. 7.9.15 – RELOCATION OF THE ANIMAL SANCTUARY DUE TO TAKE PLACE BY JANUARY 2016. 13.1.16 – OFFICERS INFORMED THAT AGREEMENT NOW REACHED RE LAND ONTO WHICH THE SANCTUARY WILL BE RELOCATIONG. EXACT MOVE DATE TBC BY ENF TEAM. 8.6.16 – ENFORCEMENT OFFICER MEETING ON 9.6.2016 RE RE-LOCATION. 13.7.16 – OFFICERS ATTENDED MEETING AND PROGRESS HAS BEEN MADE. SITE VISIT PENDING TO CONFIRM THE MOVING DATE. 18.8.16 – PROGRESS BEING MADE REGARDING RELOCATION. FURTHER SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION</p>			

OF THE ANIMAL SANCTUARY. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW PROGRESS. 12.12.16 – OFFICERS HAVE BEEN ADVISED THAT SANCTUARY IS NOT NOW RELOCATING. ENFORCEMENT MANAGER IS REVIEWING THE CURRENT POSITION AND LIAISING WITH OWNERS/INTERESTED PARTIES AS TO WAY FORWARD. 6.3.2017 – PLANNING CONTRAVENTION NOTICE ISSUED ON 20.2.2017. 5.6.2017 – ON-GOING MONITORING OF SITE BY ENF TEAM.

PROPERTY	AREA 2, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1219)	
CONTRAVENTION		AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
1. TSN – IMPORTATION AND MOVEMENT OF EARTH/MATERIALS TO RE-PROFILE THE LAND.		28.7.11 CON. BODY	29.7.11	29.7.11
2. DITTO BREACH AT 1. – EN AND SN		24.8.11 CON. BODY	25.8.11	25.8.11 – SN 10.2.12 – EN
3. WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND FROM USE FOR RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE OF THE LAND AS A GYPSY AND TRAVELLER SITE, THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY AND THE STORAGE OF MATERIALS ON THE LAND ("UNAUTHORISED USES") TOGETHER WITH THE ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT UNDERTAKEN (INCLUDING THE IMPORTATION OF EARTH AND MATERIALS FOR THE PURPOSES OF RE-PROFILING THE LAND AND THE CONSTRUCTION OF A VEHICULAR ACCESS) TO FACILITATE THESE UNAUTHORISED USES.		27.5.15	1.6.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS				
<p>TEMP. STOP NOTICE ISSUED – CON. BODY APPROVAL. WARNING LETTER RE FURTHER BREACH RE RESIDENTIAL USE. PCN ISSUED DATED 5.8.11. CON. BODY AGREED TO ISSUE AN EN AND SN RE THE OP. DEVELOPMENT – SN TAKES IMMEDIATE EFFECT, NO RIGHT OF APPEAL. NO FURTHER WORKS UNDERTAKEN AREA 2– TSN/SN THEREFORE EFFECTIVE TO CURTAIL BREACH. EN APPEAL 4.10.11 – A, F AND G – WITHDRAWN 10.1.12 – EN TAKES IMMEDIATE EFFECT – ONE MONTH COMPLIANCE. FURTHER BREACHES UNDER INVESTIGATION. SV 14/15.12.11. PA – 31.1.12 RECEIVED 12/00162/FUL – RECEIVED 1.2.12 RE AREA 2 RE RETENTION OF PART OF THE HARDSTANDING, ERECTION OF FENCING AND TREE PLANTING – REFUSED 16.3.12 – APPEALED 16.4.12 BUT DECLARED INVALID BY PINS AS OUT OF TIME (26.7.12). SV - FURTHER BREACHES RE RESIDENTIAL USE AND FENCING AND BREACH OF EN. INFORMED PA PENDING – PCN ISSUED SEPT 2012. PCN RESPONSE RECEIVED NOV 2012.</p> <p>PA REF 12/01990/FUL RECEIVED ON 14.12.12 FOR CHANGE OF USE OF LAND TO 1 GYPSY PITCH FOR STATIONING OF ONE MOBILE HOME AND CARAVANS FOR RESIDENTIAL USE, CONSTRUCTION OF BUILDING FOR ANCILLARY USE AS UTILITY/DAYROOM AND THE FORMATION OF HARDSTANDING. PLANNING APPLICATION REFUSED 8.2.13. SV UNDERTAKEN 4.9.13. NO CHANGES ON SITE WHICH REQUIRED IMMEDIATE ACTION. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 1.6.15 – ENF NOTICE ISSUED AND SERVED. EFFECTIVE DATE 13.7.2015. 26.6.15 – APPEAL RECEIVED – GROUND – F – WRITTEN REPS REQUESTED. 10.7.15 – SECOND APPEAL RECEIVED – GROUNDS A, B, D, F AND G – INQUIRY REQUESTED. 20.8.15 – APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28th JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11TH OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED AND ENFORCEMENT NOTICE UPHELD (AS VARIED). <u>8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</u></p>				

PROPERTY	AREA 1, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1229)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM A MIXED USE FOR RESIDENTIAL PURPOSES AND USE OF OUTBUILDINGS AS A WORKSHOP AND OFFICE AND FOR STORAGE AND RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE COMPRISING GYPSY AND TRAVELLER SITE; USE OF OUTBUILDINGS FOR RESIDENTIAL PURPOSES ANCILARY TO USE AS A GYPSY & TRAVELLER SITE AND THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY TOGETHER WITH ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT.	28.4.15	29.4.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS			
NO ENFORCEMENT TO DATE BUT BREACHES – NOW A SEPARATE PLANNING UNIT TO AREA 2 ABOVE. PA – 31.1.12 RECEIVED 12/00153/FUL – RECEIVED 30.1.12 RE AREA 1 – 2 CARAVANS – COMMITTEE REFUSED 5.9.12 – REFUSAL NOTICE 19.9.12. – APPEAL RECEIVED ON 21.11.12, HEARING REQUESTED – NO DATE AS YET. FURTHER BREACHES BEING INVESTIGATED – SV 4.5.12 AND 18.5.12 – GATES/FENCING/BRICK PIERS, LANDSCAPING BUSINESS – EN WARNING AS PRECURSOR TO FURTHER EN. 4 DAY PUBLIC INQUIRY HELD FROM 16-19 JULY 2013 (INCL). DECISION EXPECTED TO BE RECEIVED ON 29.9.13, BUT RECENTLY CALLED-IN BY SOS. DECISION EXPECTED BY 28.01.14 AND STILL AWAITED AS AT 27.3.14. STILL AWAITED AS OF 20.5.14. SOS DECISION RECIVED; APPEAL DISMISSED 3 rd JUNE 2014. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 29.4.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 10.6.2015. 7.6.15 – APPEAL RECEIVED – GROUNDS RE CHANGE OF USE OF LAND AND BUILDINGS EN ARE A, F, AND G. GROUNDS RE USE OF BUILDING AS A SINGLE DWELLING EN ARE A, B, F– INQUIRY REQUESTED. 28.7.15 – PIN INDICATED APPEALS TO BE DETERMINED AT A HEARING BUT THIS WILL BE REVIEWED BY PIN. 20.8.15 - APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28 TH JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11 TH OCTOBER 2016 FOR 3-4 DAYS.. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED. ENFORCEMENT NOTICE UPHELD (AS VARIED). <u>8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</u>			

PROPERTY	JASMINE COTTAGE, WOOD LANE		IVER (1188)	
CONTRAVENTION		AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED EXTENSIONS AND GARAGE		24.9.08	25.9.08	24.1.10
REMARKS				
REFUSAL OF PP 7.7.08 – 08/00853/FUL. APPEAL GROUNDS A, C AND F. W.REPS. DECISION LETTER 24.7.09 – DISMISSED – 6 MONTHS TO COMPLY. HIGH COURT – SEEKING PERMISSION TO APPEAL PINS DECISION. HEARING 14.12.09 - ADJOURNED TO 24.3.10. REFUSED. EN NOW DUE FOR COMPLIANCE – ROLLED FORWARD COMPLIANCE PERIOD 6 MONTHS FOR WORKS – (SEPT 10). S.V. 29.9.10 CAUTIONED ON SITE – INTERVIEW UNDER CAUTION TO BE UNDERTAKEN 27.10.10. DELAYED TO 6.12.10 AT OWNERS AGENTS REQUEST FOR LEGAL ADVICE AND ALSO MEDICAL CERTIFICATE SUBMITTED ON BEHALF OF THE OWNER. FURTHER MEDICAL CERTIFICATE SUBMITTED TO 3.2.11 – INTERVIEW 7.2.11. INSTRUCTIONS TO PROSECUTE SUBMITTED TO WYCOMBE DC. COURT HEARING 10.8.11 – DEFENDANT DID NOT ATTEND – ADJOURNED TO 6.9.11 AND THEN TO 21.9.11 – 11AM. FURTHER ADJOURNED TO 22.12.11 – 2PM - DUE TO DEFENDANTS DOCTORS NOTE. DEFENDANT DID NOT ATTEND – ADJOURNED TO 11.1.12 AT 2PM UNDER THREAT OF WARRANT FOR ARREST IF NOT ATTEND. NOT ATTEND – ARREST WARRANT ISSUED NOT BACKED BY BAIL – SURRENDERED TO COURT. WARRANT CANCELLED. HEARING 19.1.12 – PLEADED NOT GUILTY – CASE PROGRESSION HEARING ON 30.5.12 AND ANOTHER 24.7.12 - FULL TRIAL 25.7.12 – FOUND GUILTY IN ABSENCE – FINE £4000 PLUS £15 VICTIM SURCHARGE AND £4000 COSTS. INFORMED APPEAL PENDING – FORMS RE APPEAL OUT OF TIME PROVIDED BY COURT.				

Classification: OFFICIAL

JUDICIAL REVIEW HIGH COURT APPLICATION FOR PERMISSION JULY 2012 TO PURSUE A CLAIM RE DECISION NOT TO WITHDRAW EN/PROSECUTION. 8.2.13 PERMISSION FOR JR REFUSED. RENEWAL APPLICATION MADE ON 15.2.13. MATTER LISTED FOR AN ORAL HEARING ON 10.5.13.

NEW CLAIM ON BEHALF OF MINORS – DEFENCE LODGED WITH LONDON COUNTY COURT NOVEMBER 2012. MATTER DEFERRED TO READING COUNTY COURT. CASE CONFERENCE 18. 02.2013. MATTER STAYED FOR 28 DAYS TO AGREE DIRECTIONS. DIRECTIONS TO BE FILED BY 2.4.13. COURT DIRECTIONS NOT ADHERED TOO BY CLAIMANT. MATTER STRUCK OUT 2.4.13.

CLUED APPLICATION REF 13/0082/CLUED RECEIVED ON 17.2.13.
CLUED PART APPROVED ON 26.3.13 FOR USE OF LAWFUL PART OF APPLICATION BUILDING

JR RE DECISION NOT TO WITHDRAW EN/PROSECUTION STRUCK OUT ON 10.5.13 ON BASIS THAT CLAIM WITHOUT MERIT.

THE MORTGAGEE HAS TAKEN POSSESSION OF THE PROPERTY. THERE ARE A NUMBER OF COMPLEX LEGAL ISSUES FOR THE MORTGAGEE TO CONSIDER IN RESPECT OF THE DUTIES IT OWES TO THE LEGAL OWNER. IT IS UNDERSTOOD THAT THE PROPERTY IS BEING AUCTIONED. SEVERAL ENQUIRIES FROM INTERESTED PARTIES HAVE BEEN MADE ABOUT THE NOTICE AND INFORMATION HAS BEEN PROVIDED. 7.8.15 – OFFICERS CONTINUE TO BE IN CONTACT WITH THE MORTGAGEES ABOUT PROGRESS REGARDING THE DISPOSAL OF THE PROPERTY. HOWEVER EXACT DETAILS OF THE POSITION STILL REMAIN CONFIDENTIAL. 18.8.15 – OFFICERS INFORMED PROPERTY SOLD AT AUCTION. ENQUIRIES BEING MADE RE NEW OWNERS AND COMPLIANCE WITH THE ENFORCEMENT NOTICE WILL THEN BE PURSUED. 1.10.15 – CONTACT MADE WITH NEW OWNER WHO WILL BE MEETING WITH OFFICERS IN ORDER TO PROGRESS COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OFFICERS HAVE BEEN ADVISED THAT THE OWNER HAS NOW ENGAGED A PLANNING AGENT WHO WILL BE SEEKING PRE-APP ADVICE FROM THE COUNCIL. 27.1.16 – CURRENT OWNER NOW SEEKING PRE-APP ADVICE. OFFICERS INFORMED THAT PROPERTY UNDER OFFER VIA AUCTION. 29.3.16 – PROPERTY SOLD AGAIN – ENQUIRIES BEING MADE RE NEW OWNERS. 27.5.16 – NEW OWNERS BEING CONTACTED BY ENF TEAM RE COMPLIANCE WITH ENF NOTICE. 8.6.16 – LETTERS NOW SENT TO NEW OWNERS RE COMPLIANCE WITH ENF NOTICE. AWAIT A REPLY. 12.7.16 – ENF OFFICERS HAD MEETING WITH NEW OWNERS – PROPOSALS TO BE SUBMITTED TO THE COUNCIL. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW AND LETTERS TO BE SENT TO CURRENT OWNERS REGARDING COMPLIANCE WITH ENFORCEMENT NOTICE. 6.2.2017 – LETTER SENT TO OWNERS TO ARRANGE AN ENFORCEMENT NOTICE COMPLIANCE SITE VISIT. 2.3.2017 – SITE VISIT UNDERTAKEN TO CHECK CURRENT POSITION ON SITE. 3.7.2017 – PROGRESS NOW BEING MADE WITH THE NEW OWNERS RE COMPLIANCE WITH THE EN. MEETING SCHEDULED WITH OWNERS WEEK COMMENCING 14TH AUGUST 2017.

PROPERTY	SOUTH END COTTAGE, MIDDLE GREEN, WEXHAM, BUCKS SL3 6BS – 14/00004/APPENF.		WEXHAM (1333)	
CONTRAVENTION		AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
WITHOUT PLANNING PERMISSION THE ERECTION OF A TWO STOREY OUTBUILDING WITH ASSOCIATED CONCRETE SUPPORTS		7.5.14	9.5.14	19.9.14 (REVISED FOLLOWING APPEAL TO 28.7.15)
REMARKS				
LONG STANDING HISTORY ON SITE. PLANNING BREACHES CONTINUING. ENFORCEMENT NOTICE ISSUED 9.5.14. APPEAL SUBMITTED TO PINS 19.06.14 . WRITTEN REPRESENTATION PROCEDURE REQUESTED BY APPELLANT. PLANNING INSPECTORS SITE VISIT SCHEDULED FOR 21.4.15. 28.4.15 – APPEAL DISMISSED – EN VARIED RE CONCRETE BASE AMENDED TO CONCRETE SUPPORTS. REVISED DATE FOR COMPLIANCE 28.7.15. 10.6.15 – PCN ISSUED AND SERVED IN RESPECT OF ALLEGED UNAUTHORISED USES AND DEVELOPMENT. 3.8.15 – SITE VISIT – EN NOT COMPLIED WITH. PCN REPLIES NOT RECEIVED – TWO CHASER LETTERS SENT. OFFICERS CASE CONFERENCE BEING HELD TO REVIEW FURTHER APPROPRIATE ACTION. 7.9.15 – ON GOING NEGOTIATIONS WITH OWNER OF THE PROPERTY RE COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OWNER IS UNDERTAKING WORKS TO REMEDY BREACHES AND OFFICERS ARE REGULARLY MONITORING PROGRESS. 1.2.16 – ON GOING MONITORING TAKING PLACE. 27.6.16 – PROSECUTION PROCEEDINGS COMMENCED AGAINST OWNERS RE NON-COMPLIANCE WITH 2014 ENFORCEMENT NOTICE. HEARING DATE – 20 TH JULY 2016. PROSECUTION SUCCESSFUL WITH FULL COSTS BEING AWARDED. FINE OF £210.00 MADE AGAINST EACH DEFENDANT ALONG WITH £25 VICTIM SURCHARGE FINE FOR EACH DEFENDANT. DEFENDANT HAS DEMOLISHED THE UNAUTHORISED BUILDING WITH ONLY A SMALL AMOUNT REMAINING. 18.8.16 – FIRST INSTALEMENT OF PROSECUTION COSTS RECEIVED FROM DEFENDANTS. ON-GOING SITE MONITORING AND INVESTIGATION BY ENFORCEMENT OFFICERS. 24.8.16 – WARRANT FOR SV ISSUED BY MAGS COURT. SV ON 16 th SSEPTEMBER 2016. 16.9. .2016 – OFFICERS REVIEWING EVIDENCE FOLLOWING SV IN ORDER TO RECOMMEND APPROPRIATE ENF ACTION. 26.10.2016- DELEGATED AUTHORITY TO THE HEAD OF SUSTAINABLE DEVELOPMENT/HEAD OF LEGAL AND DEMOCRATIC SERVICES REGARDING THE ISSUE OF FURTHER ENFORCEMENT NOTICE/S AND A S215 NOTICE. 12.12.16 – ENFORCEMENT MANAGER REVIEWING EVIDENCE AND DRAFTING APPROPRIATE NOTICES. 16.12.2016 – S215 NOTICE ISSUED TO TAKE EFFECT ON 17.1.2017 IF NO APPEAL LODGED. 6.2.2017 – NO S215 NOTICE APPEAL LODGED AND S215 NOTICE BEING COMPLIED WITH. ON-GOING MONITORING. 3.4.2017 – SUBSTANTIAL PROGRESS MADE RE COMPLIANCE WITH S215 NOTICE – ON-GOING MONITORING OF SITE BY ENF TEAM.				

Classification: OFFICIAL

PROPERTY	REAR OF THE LAURELS, LAKE END ROAD, DORNEY 11/10117/ENBEOP		DORNEY (1337)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
THE UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM AGRICULTURAL TO A USE FOR THE STORAGE OF BUILDER'S MATERIALS TOGETHER WITH ASSOCIATED OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE ERECTION OF A TIMBER SHED; THE CREATION OF AN EARTH BUND; THE CREATION OF AN AREA OF PARKING AND AN ACCESS TRACK BOTH SURFACED WITH SCALPINGS	6.6.15	14.8.15	25.5.16 (REVISED FOLLOWING APPEAL TO 3.10.2017).
THE UNAUTHORISED ERECTION OF A RESIDENTIAL UNIT; A TIMBER SHED WITH A CANOPY ROOF; A TIMBER SHED; THE CREATION OF AN EARTH BUND; THE CREATION OF AN AREA OF PARKING AND ACCESS TRACK BOTH SURFACED WITH SCALPINGS	6.6.15	14.8.15	25.5.16 (REVISED FOLLOWING APPEAL TO 3.10.2017)
REMARKS			
14.8.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 25.9.2015. 25.9.15 – APPEALS LODGED – GROUNDS –C, D, F AND G – PIN TO CONFIRM WHETHER APPEALS WILL BE DETERMINED BY WRITTEN REPS OR HEARINGS PROCEDURE. 28.10.15 – PIN DECIDED APPEALS TO BE DETERMINED AT AN INQUIRY ON 5 th JULY 2016 - FOR ONE DAY. 5.7.16 – AWAITING APPEAL DECISION. 3.8.16 – APPEALS DISMISSED AND ENFORCEMENT NOTICES UPHELD (AS VARIED). PARTIAL COSTS AWARDED TO THE COUNCIL. <u>17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM.</u>			

PROPERTY	14 WOOBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE			BEACONSFIELD SB000216
CONTRAVENTION		AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
WITHOUT PLANNING PERMISSION, THE ERECTION OF A FRONT PORCH, TWO STOREY SIDE EXTENSION AND PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION.		21.4.16	27.4.16	8.12.16 (AMENDED AT APPEAL TO 12.12.2017) – SUBJECT TO HIGH COURT CHALLENGES.
REMARKS				
27.4.16 – ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 8 JUNE 2016. 23.6.16 - APPEAL FORM RECEIVED - GROUNDS A, C, F & G LISTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS ACCEPTED ON THE GROUNDS STATED. 13.7.16 - AWAITING CONFIRMATION OF PROPOSED DATE FOR HEARING. 19.8.16 – HEARING LISTED FOR 1 DAY ON 15.11.16 AT 10AM. 12.12.16 – AWAIT APPEAL DECISION. 12.12.2016 – PLANNING AND ENFORCEMENT NOTICE APPEALS DISMISSED AND ENFORCMENT NOTICE UPHELD (AS VARIED RE COMPLIANCE PERIOD. APPELLANT’S COSTS APPLICATION REFUSED. COMPLIANCE WITH THE NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. 21.1.2017 – HIGH COURT CHALLENGES LODGED BY OWNER AGAINST SEC OF STATE APPEAL DECISIONS. PERMISSION HEARING DATE – APRIL 2017 - TBC. 6.3.2017 – PERMISSION HEARINGS IN THE HIGH COURT LISTED ON 12.4.2017. 12.4.2017 – PERMISSION GRANTED FOR S289 CHALLENGE RE TIME TO COMPLY WITH ENF NOTICE. FULL HEARING DATE TBC. PERMISSION REFUSED RE S288 AND JR CHALLENGES. <u>HIGH COURT HEARING LISTED FOR 2ND NOVEMBER 2017.</u>				

PROPERTY	APEX WORKS, WILLOW AVENUE, NEW DENHAM, BUCKS UB9 4AF		DENHAM SB000371	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE FROM TWO WORKSHOPS WITH ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND	3.8.16	4.8.16	15.3.2017 (REVISED FOLLOWING APPEAL TO 18.11.17)	

Classification: OFFICIAL

WORKSHOP.			
REMARKS			
4.8.16 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 15.9. 2016. 14.9.16 - APPEAL RECEIVED - GROUND A – WRITTEN REPS REQUESTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 17.10.16 – STIL AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 14.11.16 – APPEAL VALIDATED BY PIN – APPEAL TO BE DETERMINED BY WRITTEN REPRESENTATIONS. 18.5.2017 – APPEAL DISMISSED. EN UPHELD WITH NEW PLAN. <u>3.7.2017 - COMPLIANCE WITH NOTICE TO BE MONITORED BY ENFORCEMENT TEAM.</u>			

PROPERTY	LAND AT MOSQUE AL MOHSIN, WINDMILL ROAD, FULMER, BUCKS SL3 6HF (ALSO KNOWN AS LAND ON THE EAST SIDE OF WINDMILL ROAD, FULMER, SLOUGH)		FULMER SB000423	
CONTRAVENTION		AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF TWO BUILDINGS ONE WITH AN ASSOCIATED COVERED WALKWAY.		26.10.16	30.11.16	11.4.2017
WITHOUT PLANNING PERMISSION, ENGINEERING OPERATIONS INCLUDING THE IMPORTATION OF MATERIAL AND THE RE-GRADING OF LAND, THE FORMATION OF A CONCRETE SUB-BASE, THE FORMATION OF A PLATFORM (FORMED OF METAL SUBFRAME AND SURFACE FLOORING) AND THE INSTALLATION OF PERMENANT UMBRELLAS TO FORM AN OUTDOOR PRAYER AREA AND THE INSTALLATION OF RETAINING WALLS, STEPS AND PAVING.		26.10.16	30.11.16	11.7.2017
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF A BUILDING AND THE INSTALLATION OF EXERCISE EQUIPMENT CONSISTING OF VERTICAL POSTS WITH METAL CROSSBARS.		26.10.16	30.11.16	11.4.2017
REMARKS				
30.11.16 - THREE ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE –11.1.2017 IF NO APPEALS LODGED. 21.12.2016 – ENFORCEMENT MANAGER TO MEET THE NEW MANAGER OF THE CENTRE RE COMPLIANCE WITH THE NOTICES. 6.2.2017 – APPEALS LODGED – GROUNDS – A, F AND G – WRITTEN REPS REQUESTED. PIN TO CONFIRM WHETHER APPEALS ARE VALID. 5.8.2017 – PINS HAVE NOW VALIDATED APPEALS. TO BE DETERMINED BY WRITTEN REPRESENTATIONS. AWAIT DECISION.				

PROPERTY	LAND ADJ TO WAPSEYS WOOD CARAVAN PARK, OXFORD ROAD, GERRARDS CROSS, BUCKS SL9 8TD.		GERRARDS CROSS. SB000761	
CONTRAVENTION		AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
WITHOUT PLANNING PERMISSION THE IMPORTATION OF MATERIALS FOR RAISING LEVELS OF THE LAND IN ORDER TO FACILITATE A CHANGE OF USE TO A CARAVAN PARK TOGETHER WITH ANY ACTIVITY CARRIED OUT AS PART OF THAT ACTIVITY OR ASSOCIATED WITH IT.		19.6.2017 – OFFICER DELEGATION IN CON WITH PCB.	19.6.2017	IMMEDIATELY UPON SERVICE (19.6.2017).
REMARKS				
19.6.2017 – TEMPORARY STOP NOTICE ISSUED AND SERVED. EXPIRES ON 16.7.2017. 23.6.2017 – PCN SERVED. 9.8.2017 – OFFICERS MEETING 25.8.2017 - BCC SERVED TSN RE WASTE MATERIAL				

Classification: OFFICIAL

SUBJECT:	PLANNING APPEALS
REPORT OF:	Head of Sustainable Development Prepared by - Development Management

Appeal Statistics for the period 1 April 2017 – 31 July 2017

Planning appeals allowed (incl enforcement)

34.7% (8 out of 23) against a target of 30%.

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

34.7% (8 out of 23). No target set.

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

50% (2 out of 4). No target set.

SCHEDULE OF OUTSTANDING MATTERS

HEARINGS

DATE	PREMISES
TBC	Appeal against non-determination within the 8 week target date of application 17/01097/FUL for: Porch with two storey side and part two storey, part single storey rear extension at 14 Wooburn Green Lane, Holtspur, Beaconsfield

Appeals Lodged

Planning Appeals Lodged					
	Date	Ref	Appellant	Proposal	Site
(a)	03/08/2017	17/00781/OUT	Mr Joe Atkinson	Outline application for a serviced custom build plot.	Land adjacent to Brickfield House, Brickfield Lane, Burnham
(b)	14/08/2017	16/02284/FUL	Ms Angie Fenton	Construction of a five storey building to provide 32 no. residential (Class C3) units including car parking and associated works.	Aston House, 62 - 68 Oak End Way, Gerrards Cross
(c)	14/08/2017	17/00887/TPO	Rouse New Homes Ltd	Lower height of Beech Trees	Emily Jubb Hall, Rectory Close, Farnham Royal
(d)	17/08/2017	17/01097/FUL	Mr Fasiel Iqbal	Porch with two storey side and part two storey, part single storey rear extension	14 Wooburn Green Lane, Holtspur, Beaconsfield
(e)	21/08/2017	17/01021/FUL	Mr Paul Caraco	Detached Dwelling	The Birches, Cherry Tree Lane, Fulmer
(f)	21/08/2017	17/00635/FUL	Mr Malcom Healey	Replacement Dwelling	7 Foley Close, Beaconsfield
(g)	22/08/2017	16/02434/OUT	Mr Andrew Coombes	Redevelopment of the site to provide two detached dwellings, with associated vehicular access, landscaping and car parking.	Holly House, Christmas Lane, Farnham Common
(h)	23/08/2017	17/00376/FUL	Mr V Sahota	Construction of a new dwelling with associated parking and hardstanding.	37 Coalmans Way, Burnham

Appeal Decisions

Page 85

Planning Appeal Decisions							
	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	28/07/2017	16/01313/FUL	Mr Terry Daniel	Change of use of existing garage/stables to dwelling. Alterations to fenestration, insertion of two dormer windows and ground floor infill extension to front stables.	Little Place, Green Lane, Burnham	Appeal Allowed	D
(b)	31/07/2017	16/01540/FUL	Mr and Mrs D Brackin	Replacement detached dwelling, detached garage and outbuilding.	Chapel Lawn, Hawkswood Grove, Fulmer	Appeal Allowed	D
(c)	08/08/2017	17/00108/FUL	Mr Khurl	Glazed cover over existing swimming pool.	Navarone, Wood Lane Iver	Appeal Dismissed	D

Key to tables

- 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:	Jane Langston 01895 837285 planning.appeals@southbucks.gov.uk
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SUBJECT:	<i>Planning Enforcement Report to Planning Committee</i>
RESPONSIBLE OFFICER:	<i>Peter Beckford – Head of Sustainable Development</i>
REPORT AUTHOR:	<i>Benjamin Temple, 01895 837206, benjamin.temple@southbucks.gov.uk Ciaran Cleeve, 01895 837 272, ciaran.cleeve@southbucks.gov.uk</i>
WARD:	<i>Wexham</i>
SITE ADDRESS:	<i>Site at Trenches Farm, Pickford Drive, Orchards Residential Park, Wexham, Buckinghamshire, SL3 6QD.</i>
BREACH:	<i>Untidy site affecting local amenity</i>

1. Purpose of Report

For the Planning Committee to consider the harm caused by the untidy conditions identified at the above site, and determine whether to instruct the Head of Legal and Democratic Services, in consultation with the Head of Sustainable Development, to progress the service of a section 215 notice in accordance with the recommendation in this report.

RECOMMENDATIONS

1. **That the Planning Committee authorise the Head of Legal and Democratic Services to prepare and issue a Notice under Section 215 of the Town and Country Planning Act 1990 (as amended) in order to remedy the harm to amenity caused by the condition of the site described as:**

Untidy site - the materials on the site include steel joists, used bricks, piles of soil, timber, piping, furniture, fixtures and fittings, white goods, a child's bicycle, green waste with (approx) 2 metre high bunds composed of soil, brick and general waste enclosing the site, shown edged red on the attached plan at Appendix 1 and in the photos at Appendix 2.
2. **In the event that the S.215 Notice is not complied with, that authority be given to the Head of Legal and Democratic Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.**

2. Executive Summary

- a. Following reports to the Council, 'Site at Trenches Farm, Pickford Drive, Orchards Residential Park, Wexham, Buckinghamshire, SL3 6QD' was found to be in a condition which adversely affected the amenity of the area, using photos provided by the complainant, on 15th December 2016.
- b. The site is untidy, with piles of materials on it including steel joists, used bricks, piles of soil, timber, piping, furniture, fixtures and fittings, white goods, a child's bicycle, green waste with (approx.) 2 metre high bunds composed of soil, brick and general waste enclosing the site. These items are not attributable to any lawful planning use of the site, nor any operations authorised to be carried out thereon.

- c. The appearance of the site detracts from the visual amenity of neighbouring properties, site residents and visitors to Orchards Residential Park.
- d. The owners/occupiers of the site have been given the opportunity to improve the condition of the site but have not carried out sufficient remedial actions to remedy the harm caused. The detrimental condition of the site was confirmed to be persisting following several site visits, specifically 10th February 2017, 7th March 2017 and most recently on 22nd June 2017 (photos at Appendix 3). As such, unacceptable harm to amenity continues to exist.
- e. Formal action is an appropriate and proportionate response to take in pursuit of remedying the harm caused by the condition of the land.

3. Reasons for Recommendations

The condition of the site results in unacceptable harm to the amenity of the area in which it is located. The recommended action is considered to be a proportionate response to seek to remedy the harm caused. Lesser steps are not considered to be reasonably practicable as they would not realistically result in an appropriate reduction in the planning harm caused by the condition of the site.

4. Content of Report

The site is located within a residential mobile home park and is bordered on the East, South And West sides by 12 mobile homes with direct views of the site with a further 5 mobile homes experiencing obstructed or partial views of the site. The photos at Appendix 2 were taken from Pickford Drive approaching the Northern boundary looking North to South. The photos show the earth bund located along the Northern site boundary, a line of mature trees on the Eastern boundary which provide partial screening to the adjacent mobile homes and mature trees and a 6 foot high fence on the Western boundary which also provide partial screening to the adjacent mobile homes. Prior to the creation of the earth bund the site was entirely visible from the adjacent highway Pickford Drive and partially visible from Firs Drive and Orchard Way. An aerial photo of the site taken from Google maps and marked with a 2017 copyright is provided at Appendix 3.

a) The Lawful Use of the Land

The farmhouse formerly located on the land was destroyed by fire prior to the granting of Planning Permission ref: 16/00101/FUL and was subsequently demolished, the piles of materials largely result from these works. The lawful use of the site for residential purposes has not been abandoned and so remains and the site has not reverted to an agricultural use. Planning permission Ref: 16/00876/FUL which was granted on 6th July 2016 for the construction of a replacement dwelling on the land remains extant and so lawfully could be implemented.

b) The Condition of the Site

The site is untidy; the materials on the site include steel joists, used bricks, piles of soil, timber, piping, furniture, fixtures and fittings, white goods, a child's bicycle, green waste with (approx.) 2 metre high bunds composed of soil, brick and general waste enclosing the site. These items

are not such as result, in the ordinary course of events, from the lawful residential use of the land and would not be required for the implementation of planning permission 16/00876/FUL.

c) The Planning Harm

The main issues to be considered when considering whether or not to issue a s.215 Notice to require the removal of the materials from the land, to thereby remedy its condition, are the adverse effects of the appearance of the site on the amenity of the area.

The appearance of the site detracts from the visual amenity of neighbouring properties on Firs Drive, Pickford Drive and Orchard Way and residents and visitors to the adjoining Orchards Residential Park.

Consultation with Environmental Health has confirmed there is a possibility that the piles of waste could provide a habitat for vermin which has the potential to cause public health concerns.

There is not considered to be any threat to public safety due to the condition of the site at present as the site has been secured by the erection of Heras fencing at its perimeter.

d) Human Rights and Equality

The issuing of a s.215 notice would amount to an interference with the human rights of the owners and or occupiers of the site as set out in the Human Rights Act 1998 which incorporates the European Convention on Human Rights into UK law. The Council must act compatibly with the rights of the owners and occupiers of the site and must take into account the impact that a decision to issue such a notice will have on those rights.

The relevant Articles of the Convention which need to be considered are:

Article 6: The right to a fair hearing. This is an absolute right. The owners and occupiers of the land are aware that the Council is considering issuing a s.215 notice and have been given the opportunity of making written representations. The availability of the statutory right of appeal to a Magistrates' Court following the issuing of any s.215 Notice meets the requirements to ensure a fair hearing.

Article 8 and Article 1 of the First Protocol: The right to respect for private/family life and the right to peaceful enjoyment of property. These are qualified rights and the Council can only interfere with them where this:-

- (a) is in accordance with the law;
- (b) serves a legitimate aim; and
- (c) is necessary and proportionate in the particular circumstances of the case.

In respect of (a) above, as long as the decision to issue a s.215 notice is taken pursuant to the provisions of the 1990 Act, the action will be taken in accordance with the law.

In respect of (b), the rights of the owners/occupiers of the site need to be balanced against the general interests and the protection of the freedom of others and issuing such a notice serves a legitimate aim, namely the preservation of the environment in the wider public interest.

Thus the only issue left that requires consideration is (c), whether the action proposed is necessary and proportionate in the particular circumstance of the case. In this respect, the Council needs to consider whether the objective can be achieved by a means which is less interfering with an individual's rights and whether the measure has an excessive or disproportionate effect on the interests of the affected individual(s). The objective in this case is to remedy the harm to amenity caused by the untidy condition of the site. It is not considered that there is any other means by which this objective can be secured which interferes less with the rights of the owner/occupier(s). Nor is it considered that the service of a s.215 notice would have an excessive or disproportionate effect on their rights.

Consideration has also been given to the requirements of the Equality Act 2010 ("the EA"), section 71 places a duty on the Council to have due regard to "promoting equality of opportunity and good relations between persons of different racial groups". It has been concluded that this requirement does not affect the recommendations in this report.

e) Reason to Issue a s.215 Notice

It appears to the local planning authority that the amenity of a part of their area is adversely affected by the condition of land in their area, as such they may serve on the owner and occupier of the land a notice under Section 215 of the Planning Act 1990 (as amended). The condition of the site results in unacceptable planning harm due to the loss of amenity for adjoining residents.

f) Suggested Requirements for Remedying the Harm to Amenity:

- i) Clear the land of all unauthorised piles of waste materials including steel joists, used bricks, piles of soil, timber, piping, furniture, fixtures and fittings, white goods, a child's bicycle and green waste;
- ii) Clear from the land the (approx.) 2 metre high bunds enclosing the site composed of soil, brick and general waste; AND
- iii) Remove from the land any machinery or equipment brought onto the land in connection with compliance with points i) to ii) above.

The work will be required to be completed within 3 months from the date the notice takes effect.

g) Proportionality and Expediency

The condition and appearance of the land results in planning harm as set out in Section 3. It is therefore expedient and proportionate to consider using the Council's formal powers under s.215 of the 1990 Act to issue a notice seeking to remedy the harm caused by the current condition of the land.

5. Corporate Implications

a) Financial - Section 215 Notices are subject to a statutory right of appeal to a Magistrates Court. In the event of an appeal, there may be certain resource implications that need to be met in terms of officer time in defending the appeal. The cost of defending such an appeal forms a normal part of the Sustainable Development service budget.

b) Legal - The Head of Legal and Democratic Services has been consulted on this report.

6. Links to Council Policy Objectives

a) The recommendations contained in this report are directly linked to the Corporate Service Strategy of upholding the policies in the Development Plan.

Background Papers:	Appendix 1 – s.215 Notice Map Appendix 2 – Site photos (taken on 22.6.17) Appendix 3 – Aerial photo (Google copyright 2017)
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Section 215 Notice Plan

Land at Trenches Farm, Pickford Drive,
Orchards Residential Park, Wexham, SL3 6QD.

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SUSTAINABLE DEVELOPMENT - DEVELOPMENT MANAGEMENT

FULL PLANNING PERMISSION

Mr Arfan Butt
C/o Mr S Dodd
Authorised Designs Ltd
3 Lye Green Road
Chesham
Bucks
HP5 3LN

Town and Country Planning Act 1990 (as amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015

Date of Application 11.05.16 **Application No.** 16/00876/FUL

Particulars and location of development:

Replacement dwelling (Amendment to planning permission 16/00101/FUL).

Site At Trenches Farm, Pickford Drive, Orchards Residential Park, Wexham,
Buckinghamshire, SL3 6QD

Under the powers given to it by the Act and Order set out above, South Bucks District Council as District Planning Authority hereby **GRANTS** planning permission for the development referred to above subject to the following schedule of conditions and informatives.

Your attention is drawn to the attached notes.

Dated : 6th day of July 2016

Peter Beckford
Head of Sustainable Development
for and on behalf of the Council

SB
AOF

SCHEDULE OF CONDITIONS AND INFORMATIVES

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (NS01)

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings referred to in the list at the foot of this decision notice. (NMS09a)

Reason: To ensure a satisfactory form of development and to accord with the terms of the submitted application. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. No development shall take place until samples and/or a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (NM01)

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. Prior to the commencement of the development hereby permitted samples and/or a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (NM02)

Reason: To ensure that such works do not detract from the development itself or from the appearance of the locality in general. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
5. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (NT01)

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

Classification: OFFICIAL

Page 2 of 6

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

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

7. Prior to the commencement of works, a plan detailing the erection of protective fencing for trees and other vegetation shall be submitted to and approved in writing by the District Planning Authority. The plan shall be implemented prior to the commencement of all works, including demolition of any buildings on site, and shall include the accurate representation of the crown spreads of all trees, shrubs and other significant vegetation. All protective fencing erected to protect existing trees and other vegetation during construction shall conform to British Standard 5837:2012 'Trees in relation to design, demolition and construction' or any replacement thereof or EU equivalent and shall consist of a vertical and horizontal scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. The 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 the prior written consent of the District Planning Authority. (NT14A)

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.)

8. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) , no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND14A)

Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

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

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

INFORMATIVE(S) :-

1. It is the responsibility of the developer/applicant to ensure that the development proceeds in accordance with the approved details and in compliance with any conditions on the planning permission. The condition(s) on this planning permission that appear in bold text and are numbered 3, 4, 5 and 7 are known as conditions precedent. These are conditions which require compliance before any development whatsoever starts on site. Where conditions precedent have not been complied with any development purporting to benefit from the planning permission will be unauthorised and a breach of planning control. The Development Control section will not normally approve details required by a condition precedent retrospectively. A new planning application will usually be required under these circumstances.

Conditions precedent must be formally confirmed as being complied with by the District Planning Authority prior to commencement of work. Formal discharge/compliance may also be required for other conditions. Any requests for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee. (IN02)

2. 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.

3. It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (IH23)
4. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (IN41)

Classification: OFFICIAL

Page 4 of 6

5. Attention is drawn to the South Bucks Council Tree Preservation Order No. 37, 2005 which relates to this site. If work is contemplated to any of the protected trees, other than work specifically approved by this Planning Permission or by a separate Consent, reference should be made to the District Planning Authority to ascertain whether an application for Consent is required. Where work is necessary to prevent danger or to abate a nuisance, it may be exempt from such requirements, but except in cases of emergency the Council/District Authority should be contacted at least five working days before any work to the protected tree/s is/are due to commence. (IN12)
6. You are advised that National Grid has identified that it has apparatus in the vicinity of the proposed development in connection with low or medium pressure gas pipes which may be affected by the proposed development and you are advised to contact the National grid at plantprotection@nationalgrid.com. Plant Protection, National Grid, Block 1, Floor 1, Brick Kiln Street, Hinckley, LE10 0NA. Tel No. 0800688588 prior to the commencement of any works.

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
TF PA 02 Rev B	11.05.2016
TF PA 01 Rev B	11.05.2016

NOTE

The Council positively encourages potential applicants and their representatives to take-up the pre-application services offered by the Council. In reaching this decision the Council has sought, via the offer of the provision of pre-application advice, to work proactively with the applicant(s) and their representatives in order to foster the delivery of sustainable development, in accordance with the requirements of the National Planning Policy Framework.

APPEAL NOTES

If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he or she may appeal to the Planning Inspectorate (part of the Department for Communities and Local Government), in accordance with section 78 of the Town and Country Planning Act 1990. The applicant must appeal within **twelve weeks** from the date of this notice **for householder applications and minor commercial developments** (*see note*). Appeals for all other types of application must be made within **six months** from the date of this decision notice.

Please note that if an enforcement notice has been issued against this development (or substantially the same development) prior to the issue of this decision notice, the deadline by which you must submit your appeal is **28 days** from the date of this refusal.

Appeals can be submitted electronically at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Hard copies can be obtained from the Planning Inspectorate via their Customer Services Team on 0303 444 5000. Your appeal and all required supporting documents should be sent to: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Planning Inspectorate is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. The Planning Inspectorate does not in practice refuse to entertain appeals solely because the decision of the District Planning Authority was based on a direction given by them.

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Planning Inspectorate and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, a purchase notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

NOTE “minor commercial development” means development of an existing building, or part of a building, in use for certain commercial purposes. It does not include a change of use, development not wholly at ground floor level, an increase in floor space or a change to the number of units in a building.

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Page 6 of 6

SUBJECT:	<i>Planning Enforcement Report to Planning Committee</i>
RESPONSIBLE OFFICER:	<i>Peter Beckford – Head of Sustainable Development</i>
REPORT AUTHOR:	<i>Jo Cooper, 01895 837 201, Jo.Cooper@ChilternSouthBucks.org.uk</i>
WARD:	<i>Gerrards Cross East Denham South West</i>
SITE ADDRESS:	<i>Eagle Lodge, St Huberts Lane, Gerrards Cross, Buckinghamshire. SL9 7BP</i>
BREACH:	<i>Without planning permission the erection of a residential dwellinghouse, the installation of waste disposal units, construction of a vehicle access with aluminium gate ,driveway edgings and a shingle topping along with the laying of a concrete hardstanding and laying of paving slabs.</i>

1. Purpose of Report

For the Planning Committee to consider the harm caused by a breach of planning control identified at the above site, and to determine whether to authorise the Head of Legal and Democratic Services in consultation with the Head of Sustainable Development, to issue and serve an enforcement notice in accordance with the recommendation in this report.

RECOMMENDATIONS

1. **That the Planning Committee authorise: The Head of Legal and Democratic Services in consultation with the Head of Sustainable Development, to issue and serve an enforcement notice/s pursuant to Section 172 of the Town and Country Planning pursuant to remedying unauthorised development comprised of the erection of a residential dwellinghouse, the installation of waste disposal units, construction of a vehicle access with aluminium gate ,driveway edgings and a shingle topping along with the laying of a concrete hardstanding and laying of paving slabs at on land shown edged red on the attached location plan.**
2. **In the event that the Enforcement Notice is not complied with, that authority be given to the Head of Legal and Democratic Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.**

2. Executive Summary

- a. Following complaints to the Council, it was confirmed that a breach of planning control comprising of, the erection of a residential dwellinghouse, the installation of waste disposal units, construction of a vehicle access with an aluminium gate, driveway edgings and a shingle topping and the laying of a concrete hardstanding and paving slabs had been carried out at Eagle Lodge, St Huberts Lane, Gerrards Cross, Buckinghamshire. SL9 7BP
- b. The breach of planning control results in unacceptable planning harm to the Green Belt.
- c. The owners of the site have not carried out sufficient remedial actions to remedy the harm caused by the breach of planning control. As such, an unacceptable planning harm continues to exist as a result of the breach of planning control.

- d. The recommendation as set out in this report is considered to be appropriate and proportionate in order remedy the harm caused by the unauthorised breach of planning control.

3. Background

- 3.1 The site is located on the South Western side of St Huberts Lane. The land is an area of woodland, the majority of which is covered by Woodland Tree Preservation Order No.04 of 1982. The land is situated within the Metropolitan Green Belt and outside of the development boundary of Gerrards Cross. (Appendix 1)
- 3.2 A building, known as Eagle Lodge, appears to have been granted planning permission on 12 March 1907, constructed shortly afterwards and enlarged in or about 1935. It would further appear that this building was demolished at some point post 1958 the footprint of which can be seen on the plan attached to this report. It would further appear that a chimney that formed part of the above development remained on site as recently as 2012. The above information has been taken from an application Planning Statement (13/01220/FUL) but no evidence to the contrary is held by the Council.
- 3.3 Planning permission was refused for a three bedroomed thatched cottage by 12/01705/FUL on 17 December 2012.
- 3.4 Planning permission 13/01220/FUL for a detached dwelling was refused on 18 March 2014.
- 3.5 On 23 December 2015 a complaint was received regarding the felling of trees, the creation of a vehicular access, the creation of a formal drive leading up to a timber lodge built on a concrete base as well as various electrical and sewage installations.
- 3.6 A site visit was carried out by an Enforcement Officer on 25 January 2016 that confirmed the development alleged in the complaint. A subsequent visit took place on 22 February 2016 with the owner's architect. This site visit confirmed the previous findings and that the building contained a living area, kitchen and bathroom.
- 3.7 The site was revisited by an Enforcement Officer on 28 April 2016 which confirmed the site as substantially unchanged from the previous visit, (Appendix 2). On 5 May 2016 the Agent was contacted as to his clients intentions as to the alleged breach of planning control and to what the land and building were currently being used for.
- 3.8 On 26 May 2016 the Agent emailed the Enforcement Officer in response to the telephone inquiry as to progress. The Agent indicated that three planning applications were in the process of being prepared and would be submitted by 3 June 2016. They were submitted but later withdrawn.
- 3.9 Withdrawn Applications
 - 16/01422/FUL Retrospective application for creation of a new access road from St Huberts Lane to the existing timber shed. WITHDRAWN 12.10.2016
 - 16/01376/FUL Retrospective application for the use of land as an extension of parkland of the St Hubert's Estate. WITHDRAWN 12.10.2016

16/01375/FUL Retrospective Application for construction of a concrete standing and timber shed for plant and seed storage in relation to parkland use and formation of a new access road from 'St Hubert's Lane'. WITHDRAWN 12.10.2016

3.10 Three further planning applications were then submitted these were all refused due to the harm to the openness of the Green Belt.

17/00966/FUL Retrospective application for construction of agricultural building with new access road and access gates off St Huberts Lane. REFUSED

17/00041/FUL Construction of new access road off St Huberts Lane and retention of existing driveway and erection of access gates. REFUSED

16/02079/FUL Construction of new access road off St Huberts Lane and retention of existing driveway and erection of access gates. REFUSED 09.01.2017

3.11A further site visit was carried out on 04 July 2017 by a Planning Officer and a Planning Enforcement Officer, it was noted that there was an outdoor Table and chairs at the front of the building on the hard surfaced/paved area along with earth rods, waste tanks, a sewerage pipe, and an outdoor tap. Although the blinds were drawn it was possible to gain site of the interior. There were two corner sofas, a dining table with chairs, a second round table, a fully furnished kitchen, a faux wooden laminate floor and although not seen due to the soil pipe at the rear it is likely that a bathroom exists along with a sleeping area, this appears to be very similar to the previous photographs. Following the site visit the Planning Officer for 17/00966/FUL noted that "the 'existing use' of the building as highlighted within the application" was inaccurate

4 The Lawful Use of Land

4.1 As stated above the site lies within the Green Belt. In 1901 there was a building in situ which was demolished this building and any use which may have existed has been abandoned through the passage of time, this is referred to in the refusal of 13/01220/FUL, for the erection of a detached dwellinghouse.

4.2 The unauthorised development that has been carried out on the site has not been shown by the owner/occupier of the land (on whom the burden of proof lies) to be lawful or that it benefits from planning permission.

5. Policy

National Policy :

- National Planning Policy Framework (2012)
- National Planning Policy Guidance

Local Policy:

South Bucks Local Development Framework Core Strategy (adopted February 2011)
 South Bucks Local Plan (adopted March 1999) (Saved policies)
 Local Plan Policies L10,EP3, GB1, TR5 and TR7

Other Material Considerations:

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

5.1 Human Rights and Equality

The taking of enforcement action would amount to an interference with the Human Rights of the owners and or occupiers of the site as set out in the Human Rights Act 1998 this incorporates the European Convention on Human Rights into UK law. The Council must act compatibly with the rights of the owners and occupiers of the site and must take into account the impact that a decision to take enforcement action will have on those rights.

The relevant Articles of the Convention which need to be considered are:

Article 6: The right to a fair hearing. This is an absolute right. The owners and occupiers of the land are aware that the unauthorised development is a breach of planning control and that the Council is considering taking enforcement action in respect thereof and have been given the opportunity of making written representations, and to make an application for the Council to consider 'without prejudice' granting planning permission for the development. The availability of the statutory right of appeal following the issuing of any Enforcement Notice together with the further statutory right of appeal against the decision of the Secretary of State for Communities and Local Government meets the requirements to ensure a fair hearing.

Article 8 and Article 1 of the First Protocol: The right to respect for private/family life and the right to peace and enjoyment of property. These are qualified right and the Council can only interfere with them where it:-

- (a) is in accordance with the law;
- (b) serves a legitimate aim; and
- (c) is necessary and proportionate in the particular circumstances of the case.

In respect of (a) above, as long as the decision to take enforcement action is taken pursuant to the provisions of Part VII of the 1990 Act, the action will be taken in accordance with the law.

In respect of (b), taking enforcement action against breaches of planning control serves a legitimate aim, namely the preservation of the environment in the wider public interest. This has been confirmed by decision of the European Court of Human Rights in the cases of *Buckley v United Kingdom* and *Chapman v United Kingdom*.

Thus the only issue left that requires consideration is (c), whether enforcement action is necessary and proportionate in the particular circumstance of the case. In this respect, the Council needs to consider whether the objective can be achieved by a means which interferes less with an individual's rights and whether the measure has an excessive or disproportionate effect on the interests of the affected individual(s). The objective in this case is the proper enforcement of planning control. It is not considered that there is any other means by which this objective can be secured which interferes less with the rights of the owner/occupant(s). Nor is it considered that the service of an enforcement notice would have an excessive or disproportionate effect on their rights.

Consideration has also been given to the requirements of the Equality Act 2010 ("the EA") and it has been concluded that these requirements do not affect the recommendations in this report. Section 71 of the EA places a duty on the Council to have due regard to "promoting equality of opportunity and good relations between persons of different racial groups". In adopting the policies that form the development plan, long deliberation was given to the impact of those policies with regard to the principles set out in the EA or preceding law. As such, in making a decision giving due regard to the policies of the development plan, that decision is considered to have been made having had due regard to the Section 71 requirements of the EA.

6.0 Proportionality and Expediency

The development results in planning harm set out in Section 3, and therefore amounts to an unacceptable form of development when considered against the development plan. It is therefore expedient to consider using formal powers of enforcement to seek the remedy of the breach of planning control in order to remedy the harm caused by the development.

The harm caused by the development specifically results from the development within the protected Green Belt. As such it is considered proportionate to require the remedy of the entire described breach of planning control.

7. Reasons for Expediency in Taking Enforcement Action

- 7.1 A breach of planning control has been identified, that results in unacceptable planning harm as an unacceptable form of development when development plans and policies are applied. The recommended enforcement action is considered to be a proportionate response to seek to remedy the harm caused by the breach. Lesser steps are not considered feasible to achieve an appropriate reduction in the planning harm caused by the development.
- 7.2 The development appears to have been substantially completed within the last four years and so is not immune from enforcement action. It does not constitute one of the specified exceptions to inappropriate development in the Green Belt as detailed in Paragraphs 89 or 90 of the NPPF, therefore it is inappropriate development which is by definition harmful to the Green Belt and furthermore, it harms the character of Green Belt and it has resulted in encroachment into the countryside, contrary to one of the five purposes of the Green Belts. Consequently this development is contrary to Policy GB1 of the South Bucks District Local Plan (adopted March 1999) and to section 9 of the NPPF concerning the protection of the Green Belt land.
- 7.3 The development fails to take proper account of the trees on the site, the subjects of South Bucks Council Tree Preservation Order No.4, 1982. The track has been constructed under the canopy of trees in the protected woodland and some evidence exists of damage to trees as a result of the construction of the track. Furthermore continued use of the track is likely to cause damage to the roots of trees due to the compaction of the underlying soil. The development is thus contrary to policies L10 and EP4 of the South Bucks District Council Local Plan.
- 7.4 The development would be likely to act as a precursor to applications for similar forms of development in respect of this and other sites in this part of the Metropolitan Green Belt, which the District Planning Authority would find increasingly difficult to resist and which, cumulatively, would further seriously prejudice the aims and objectives of the Green Belt.

7.5 Suggested Requirements for Remedy

To permanently remove all of the unauthorised development from the land to ensure any damage to the area is fully repaired.

8. Corporate Implications

8.1 Financial

Enforcement Notices are subject to a statutory right of appeal either to the Secretary of State for Communities and Local Government. In the event of an appeal, there may be certain resource implications that need to be met in terms of officer time in defending the appeal. The cost of defending enforcement appeals forms a normal part of the Sustainable Development service budget.

8.2 Legal

The Head of Legal and Democratic Services has been consulted on this report.

9. Links to Council Policy Objectives

9.1 The recommendations contained in this report are directly linked to the Corporate Service Strategy of upholding the policies in the Development Plan.

10.Next Step

10.1 In the event the recommendation set out in this report is agreed, the Head of Legal and Democratic Services will, in consultation with the Head of Sustainable Development, prepare and issue an enforcement notice against the breach of planning control found to exist at the site.

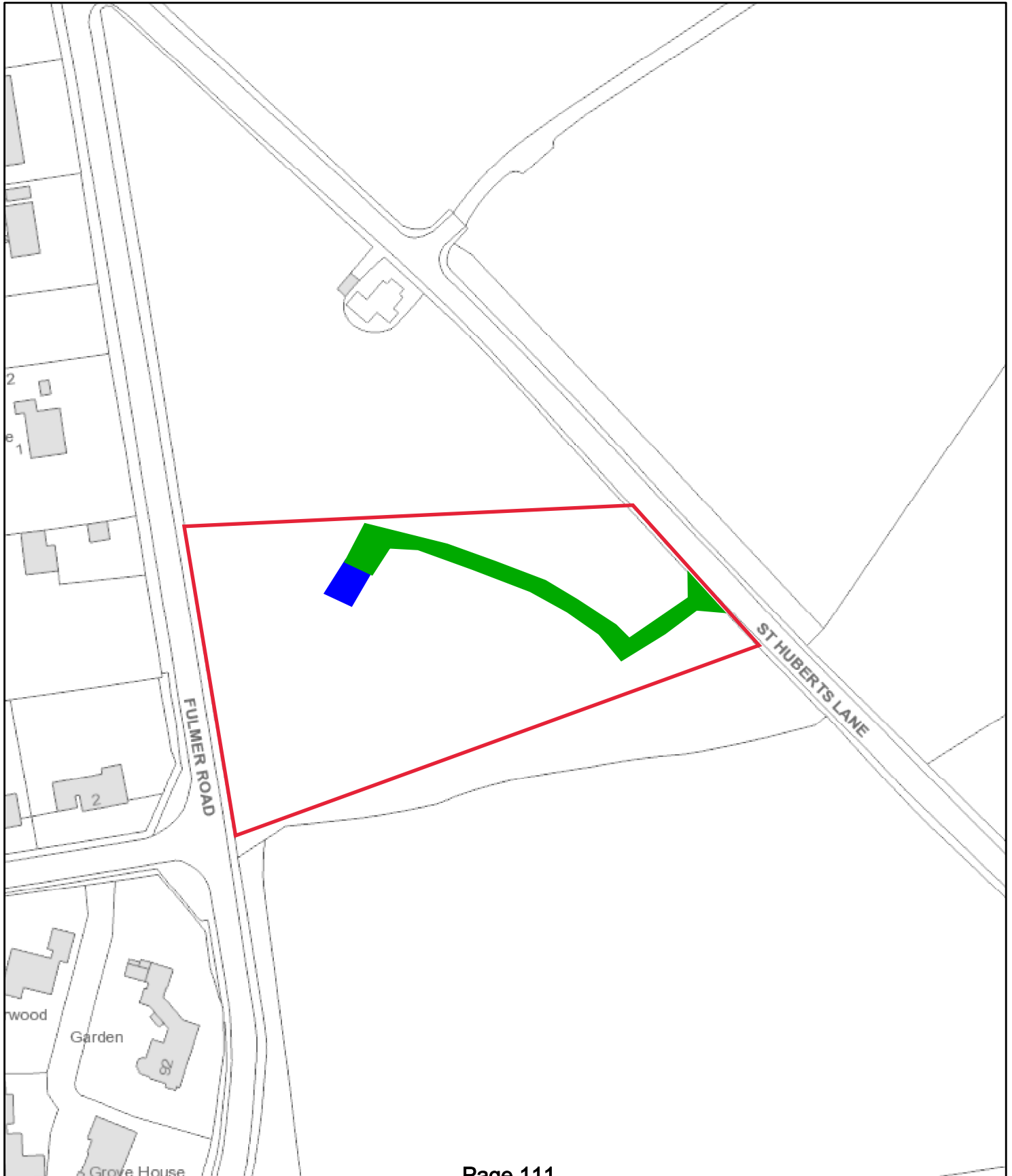
Background Papers:	Appendix 1 – Map Appendix 2 – Site photos (taken on 28 April 2016)
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Location Plan

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