

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. **Election of Chairman**

To elect a Chairman of the Committee.

2. **Apologies for Absence**

To receive any apologies for absence.

3. **Minutes**

To confirm the minutes of the meeting held on 1 November 2017.

(5 - 10)

4. **Declarations of Interest**

To receive any declarations of interest.

5. **Applications and Plans**

To consider the reports of the Interim Head of Planning and Economic Development.

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

17/01390/FUL - Georgian House, 57 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1LX

(11 - 18)

17/01661/FUL - Orchard House, 3 Freemans Close, Stoke Poges, Buckinghamshire, SL2 4ER

(19 - 26)

17/01678/FUL - 27 Broom Hill, Stoke Poges, Buckinghamshire, SL2 4PU

(27 - 36)

17/01891/FUL - St Regis Paper Mill And Adj Land Including Skindles Hotel Site, Mill Lane, Taplow, Buckinghamshire

(37 - 44)

*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 Interim Head of Planning and Economic Development
To receive for information. **(45 - 84)**

6. Outstanding Enforcement Notices

To receive for information. **(85 - 90)**

7. Planning Appeals and Schedule of Outstanding Matters

To receive for information. **(91 - 94)**

8. Enforcement Notice Report - Land Adjacent to Wapseys Wood Caravan Park, Oxford Road, Gerrards Cross **(95 - 100)**

Appendix 1 **(To Follow)**

Appendix 2 **(To Follow)**

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, 10 January 2018

PLANNING COMMITTEE (SBDC)

Meeting - 1 November 2017

Present: L Hazell (Chairman)*
D Anthony*, T Egleton*, B Gibbs, P Hogan*, M Lewis*, G Sandy and
D Smith*

**attended site visit*

Also Present: J Read

Apologies for absence: J Jordan, S Chhokar and Dr W Matthews

34. MINUTES

The minutes of the meeting held on 4 October 2017 were confirmed and signed by the Chairman.

35. DECLARATIONS OF INTEREST

Cllr Hogan declared a personal and prejudicial interest under the Council's Code of Conduct as he was a Member of Beaconsfield Town Council who had made representations about application 17/00709/OUT and the applicant was a close associate of his.

Cllr Hogan declared that he had a personal interest under the Council's Code of Conduct as he was a Member of Beaconsfield Town Council who had made representations about applications 17/01569/FUL and 17/01570/FUL. Cllr Hogan confirmed that he had not attended any meetings when these applications had been discussed by the Town Council nor expressed a view on the applications and had not pre-determined the applications.

Cllr Hazell declared that she had a personal interest under the Council's Code of Conduct as she was a Member of Burnham Parish Council who had made representations about applications 17/01636/FUL. Cllr Hazell confirmed that she had not attended any meetings when this application had been discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

36. APPLICATIONS AND PLANS

Key to the following decisions:

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

Planning Committee (SBDC) - 1 November 2017

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:	17/00709/OUT	R (AO)
Applicant:	Mr C Owen	
Proposal:	Outline application for redevelopment of site and erection of a four-storey building comprising 9 apartments with parking and amenity space at 1 Holtspur Top Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1DN	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. One further letter of objection had been received reiterating and expanding upon points already listed in the report and raising detailed questions regarding design, air quality, forward planning. A second letter had been received from another objector reiterating and expanding upon points already listed in the report. 3. Prior to consideration, Mr R Britton and Ms M Mallard, on behalf of the objectors and Mr J Collinge, on behalf of the applicant addressed the meeting. 4. Basement construction details had been received. 5. Favourable comments had been received from Building Control on those basement construction details. 6. Regarding Para 8.10 of the report - the Planning Officer confirmed that the Applicant was a Town Councillor and the Mayor of Beaconsfield Town Council and not a District Councillor. <p>It was accordingly</p> <p>RESOLVED that the application be refused on the grounds of height and bulk of the building and negative impact to the street scene.</p>		

Note 1: Cllr Hogan left the Chamber whilst the above application was being determined.

Note 2: After this Item was determined the meeting was adjourned for 5 minutes whilst Cllr Sandy left the Chamber.

Planning Committee (SBDC) - 1 November 2017

		Decision
Plan Number:	17/01562/FUL	P
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:		
<ol style="list-style-type: none"> 1. A second letter had been received from another objector reiterating and expanding upon points already listed in the report. 2. Prior to consideration, Mr M Ali on behalf of the objectors addressed the meeting. 3. Members were advised by the Planning Officer that condition 13 on page 30 of the reports pack should refer to 'condition 12' rather than 'condition 9'. 		
It was accordingly		
RESOLVED that the application be permitted.		
		Decision
Plan Number:	17/01636/FUL	P
Applicant:	Mr Parminder Singh	
Proposal:	Single storey side extension incorporating integral garage and front, side and rear dormers at 101 The Fairway, Burnham, Buckinghamshire, SL1 8DY	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Further letters had been received from two objectors regarding the quality of the amended information and reiterating and expanding upon points on parking and road safety already raised in the report. 3. Prior to consideration, Mr K Dean, on behalf of the objectors addressed the meeting. 		
It was accordingly		
RESOLVED that the application be permitted subject to an additional condition to restrict the garage to the parking of cars only.		

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

		Decision
Plan Number:	17/01569/FUL	P
Applicant:	Mr F Iqbal	
Proposal:	Porch; Single storey front and side extension; Part double storey, part single storey rear extension; Loft conversion with dormer at 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
Notes:		
<ol style="list-style-type: none"> 1. This application was reported to the Planning Committee due to the planning history of the site and the extant enforcement notice. 2. The Planning Officer introduced and spoke about the application in view of the complex history. 		
It was accordingly		
<p>RESOLVED that application 17/01569/FUL be delegated to the Director of Services to approve the application subject to (i) the imposition of appropriate conditions and/or (ii) the prior completion of a satisfactory S106 planning obligation relating to the removal of permitted development rights and the prevention of the implementation of other planning permissions. Or, if agreement cannot be reached then the application be refused for such reasons as considered appropriate.</p>		

		Decision
Plan Number:	17/01570/FUL	R (AO)
Applicant:	Mr F Iqbal	
Proposal:	Porch; two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies at 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
Notes:		
<ol style="list-style-type: none"> 1. This application has been deferred to this Planning Committee due to the lack of availability of plans at the last committee meeting on 4 October 2017. 2. The Council had been notified prior to this meeting that the applicant had now appealed the non-determination of this application. Members were advised that this removed the ability of the Committee to make a decision on this application but that Officers were seeking a "minded to" decision. 3. The Planning Officer introduced and spoke about the application in view of the complex history 		

Planning Committee (SBDC) - 1 November 2017

It was accordingly		
RESOLVED that had the applicant not appealed against the non-determination of the application the Committee would have been minded to refuse the planning application on the grounds of (i) the building being out of character with the street scene (ii) poor design and (iii) the extent of extension in a green belt area. Members specifically mentioned that there was a two-storey extension proposed to the front of the dwelling that, in their view, would render the proposals more obtrusive and harmful to the Green Belt.		
		Decision
Plan Number:	17/01587/FUL	P
Applicant:	Mr Alex Bingham	
Proposal:	Two storey side extension at 7 Sheepcote Gardens, Denham Green, Buckinghamshire UB9 5LJ	
Notes:		
1. This application was reported to the Planning Committee due to the applicant being related to a Member of the Council.		
It was accordingly		
RESOLVED that planning permission be granted.		

(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.

37. OUTSTANDING ENFORCEMENT NOTICES

The Committee received for information a progress report which set out the up-to-date position relating to Enforcement Notices. Members requested an update from the Enforcement Team on Orchard Herbs, Lake End Road; Rear of The Laurels, Lake End Road; and Land adjacent to Wapseys Wood Caravan Park.

RESOLVED that the report be noted.

38. **PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS**

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

RESOLVED that the report be noted

The meeting terminated at 6.01 pm

PART A

**South Bucks District Council
Planning Committee**

Date of Meeting: 6 December 2017

Town Council: Beaconsfield Town Council

Reference No:	17/01390/FUL	Full Application
Proposal:	External alterations, including provision of balcony/raised veranda with external stairs, all related to the change of use from B1(a) (Offices) to provide additional guest accommodation in connection with the Crazy Bear Hotel.	
Location:	Georgian House, 57 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1LX	
Applicant:	Mr Jason Hunt	
Agent:	Mr Jake Collinge	
Date Valid Appl Recd:	20th July 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:

Retrospective planning permission is sought to retain external alterations to the existing building which already has planning permission under application number 15/01194/FUL to provide additional guest accommodation (12 guest bedrooms) in connection with the Crazy Bear Hotel.

The external alterations include the provision of a first floor balcony/raised veranda with external stairs on the front elevation and the replacement of existing windows with doors on the front and side elevations.

The application follows a recent refusal under application number 17/00956/FUL and seeks to address the previous reasons for refusal. The amendments include:

- The provision of privacy screens at either end of the first floor veranda.
- The re-positioning of the external staircase.
- The re-design and change in materials of the staircase and first floor veranda.

During the course of the application it was noted that there were some significant discrepancies between the submitted drawings and the development as built. As such amended drawings were requested and submitted to ensure that the drawings accord with the development 'as built'.

LOCATION AND DESCRIPTION OF SITE:

The two storey, former office building built around the year 2000 is situated on the northern side of Wycombe End and is set well back from the Wycombe End frontage behind the Crazy Bear Hotel, which is grade II listed. The building lies adjacent to residential properties in Old Town Close and Grosvenor Cottages and Villas. There is a car parking area situated to the front of the building which is accessed via a driveway from Wycombe End. The building lies within the developed area and is surrounded by commercial and residential properties, some of which are listed. The site abuts the Beaconsfield Old Town Conservation Area.

The conversion works and operational development which include the installation of a first floor veranda and staircase is now complete. The agent/applicant has been advised in writing that in the absence of any planning permission, the works which have been undertaken are entirely at their own risk.

The application has been advertised on site and in the local press as development adjoining a Conservation Area.

RELEVANT PLANNING HISTORY:

15/01194/FUL: Change of use from B1 (a) (Offices) to C1 (Hotels) to provide additional guest accommodation for the Crazy Bear Hotel. Conditional Permission.

17/00956/FUL: External alterations including provision of balcony/raised veranda with external stairs, all related to the change of use from B1 (a) (offices) to provide additional guest accommodation in connection with the Crazy Bear Hotel. Refused on the following grounds:

1. The proposed development, by virtue of its design and materials, would appear visually intrusive and unsympathetic in its setting and would contrast sharply with the character and appearance of the buildings in proximity to the site. As such the proposed development would be detrimental of the setting of the nearby listed buildings and would not preserve or enhance the character and appearance of Beaconsfield Old Town Conservation Area and would be contrary to policies C1, C6 and EP3 of the South Bucks District Local Plan (adopted March 1999) and CP8 of the South Bucks Core Strategy (adopted February 2011).
2. The proposed development, by virtue of its siting and design would result in an unacceptable level of overlooking and loss of privacy to the neighbouring properties and in particular, number 1 Grosvenor Cottages, Wycombe End and number 29 Old Town Close, to the detriment of their living conditions and contrary to policy EP3 of the South Bucks District Local Plan (adopted March 1999).
3. The proposed development, by virtue of its siting, would encroach into the car parking area at the front of the building and result in a reduction in the number of car parking spaces currently serving the hotel. As such the proposal would result in further on-street parking to the detriment of the amenity of the locality in general and contrary to policy TR7 of the South Bucks District Local Plan (adopted March 1999).

REPRESENTATIONS AND CONSULTATIONS :

PARISH / TOWN COUNCIL COMMENTS:

The Committee wished to continue to object to this application as it would have an impact on the Conservation Area and also on the already difficult parking issues in the Old Town. It would also result in the loss of an employment generating site.

Amended Plans:

The Committee wished to object to this application. This veranda has already been built and is completely out of keeping with the Conservation Area and very intrusive to the neighbouring properties.

CORRESPONDENCE:

Letters of objection have been received from 16 separate sources. The objections are summarised as follows:

- Walkways should be within the building to prevent noise intrusion;
- No windows provided;
- Design looks like a motel;
- Unattractive design;
- Overlooking neighbours;
- Fire risk - no means of escape;
- Insufficient parking;
- Over-development;
- Out of character;
- Overlooking and loss of privacy to 1 Grosvenor Cottages and other properties;
- Open and elevated form of structure will amplify noise;

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- Structure encroaches into car parking area thereby reducing the number of spaces available;
- Could provide a security risk to adjoining properties;
- Loss of outlook from number 1 Grosvenor Cottages;
- Exterior doors will result in greater heat loss;
- No provision for disabled access into the building;
- Lighting of veranda and doors results in light pollution/intrusion to neighbours;
- Limited amount of natural light to rooms;
- Only minor amendments made to scheme;
- Veranda is wider than previous veranda and gives opportunity for table and chairs to be used;
- Result in noise, disturbance and overshadowing;
- Balcony will be used by smokers;
- Loss of employment accommodation;
- 2 spaces within the courtyard are in the ownership of 1 and 2 Grosvenor Cottages;
- Visually intrusive;
- Extension has already been built with complete disregard to the planning process;
- Building work should be removed;
- Plans almost identical to refused scheme;
- Cramped parking arrangements;
- Intrusive and inhibits the enjoyment of 1 Grosvenor Cottages;
- Loss of parking as a result of the building moving forward by 2m;
- Spaces labelled 'R' on parking plan are private to 1 and 2 Grosvenor Cottages;
- Positioning the pedestrian access on far left of building could pose safety issue for pedestrians;
- The non-viable spaces have been marked out on –site;
- 5 vehicles squeezed in at front of veranda;
- Private spaces for Grosvenor Cottages are inaccessible;
- Reduction in viable parking spaces is direct result of moving building forward by 2m;
- Loss of parking spaces mean hotel guests will need to find alternative parking;
- Roof structure has been extended by 3m in front of original building;
- Increased heat loss - 12 external doors. Greater impact on the environment;
- Raised external structure causes noise to carry further;
- Light pollution - a signification number of lights have been placed on the building and around the car park which is visually intrusive;
- Limited amount of natural light to rooms.

SPECIALIST ADVICE:

Conservation & Design officer:

No objection. And no objection to amended plans.

Environmental Health (Comments provided under application number 17/00956/FUL):

No objection.

Building Control:

The proposed design appears satisfactory with regards to the requirements of Fire Brigade Access. Disabled access and facilities appear inadequate.

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Transport for Buckinghamshire:

No objection.

ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy
National Planning Policy Framework
National Planning Policy Guidance

Development Plan

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

South Bucks District Local Plan (adopted March 1999) (Saved Policies) -C1, C6, EP3 & TR7.

Other Material considerations:

Beaconsfield Old Town Conservation Area Character Appraisal (April 2008).

1.0 KEY POLICY ASSESSMENT

1.1 The change of use of this modern, former office building (not listed) to additional guest accommodation in connection with the Crazy Bear Hotel has already been permitted under planning permission 15/01194/FUL. However rather than having an internal staircase to serve the first floor accommodation as previously proposed an external staircase/veranda to serve the first floor guest accommodation has been built. The ground floor and first floor windows in the front elevation have been replaced by doors and side glazing and two windows and a door have been replaced by two doors at ground floor level on the side (eastern) elevation.

1.2 It is somewhat regrettable that the applicant has chosen to carry out the works prior to obtaining planning permission and he has done so entirely at his own risk.

2.0 The application needs to be carefully considered under the following headings:

2.1 IMPACT ON THE SETTING OF THE SURROUNDING LISTED BUILDINGS AND CONSERVATION AREA:

2.2 The existing building is situated close to surrounding listed buildings within the centre of Beaconsfield Old Town including a number of buildings fronting Wycombe End some of which are owned by the hotel. The site also abuts Beaconsfield Old Town Conservation Area. It is important to preserve the setting of these listed buildings and enhance and preserve the character and appearance of the Conservation Area. The design and materials of the first floor veranda and external staircase has been altered in an attempt to address the previous reason for refusal number 1. The design has been amended to provide a less ornate, simpler design and the steel structure has been clad /finished in timber to match the timber used elsewhere in the Hotel. Solid timber clad panel screens have been installed at either end of the first floor veranda. It is considered that the revised scheme is more sympathetic and more in keeping with the setting of the adjacent listed buildings and the character and appearance of the adjoining Conservation Area. The Conservation and Design officer is satisfied that the previous objections have been satisfactorily addressed by the revised proposal.

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3.0 IMPACT ON THE LIVING CONDITIONS OF NEIGHBOURING PROPERTIES:

3.1 It is necessary to consider the impact of the proposed development on the living conditions of the neighbouring properties.

3.2 It is considered that the repositioning of the external staircase and the provision of full height timber clad privacy screens at either end of the first floor veranda has satisfactorily addressed the previous objection (reason for refusal number 2) relating to overlooking and loss of privacy to the neighbouring properties and in particular, number 1 Grosvenor Cottages, Wycombe End and 29 Old Town Close. The first floor veranda would be situated approximately 17m from the rear boundaries of the properties fronting Wycombe End. It is not considered that the structure would introduce an unacceptable level of overlooking or loss of privacy to the adjoining properties in this town centre location.

3.3 The veranda would project 2 metres in front of the building and the roof canopy projects a further metre. It is visible from the rear of number 1 Grosvenor Cottages which has a rear conservatory and a small courtyard garden. Whilst it is acknowledged that the outlook from the rear of this property has changed it is not considered that the proposal would result in an unacceptable loss of outlook, light or privacy to the rear of number 1 Grosvenor Cottages sufficient to warrant a refusal of the application.

3.4 The potential for noise and disturbance to the neighbouring properties has been raised by the residents. However the Environmental Health officer previously commented that given the relatively high background noise levels in this central location it is considered that the overall noise climate is unlikely to be significantly affected by the normal use of the staircase and veranda. Any problems resulting from the use of this area, if approved, would be a management issue and could if necessary be dealt with through the licensing objectives (public nuisance) under the Licensing Act regime and/or statutory nuisance, Environmental Protection Act 1990 on the basis of complaints received. Therefore it is not considered that an objection on noise/disturbance grounds could be substantiated on this basis.

3.5 There is also concern that the veranda could be used as a sitting out area which could result in noise and disturbance to neighbouring properties and therefore it is considered reasonable in this instance to attach a condition to prevent the use of the veranda as a sitting out area and this has been agreed with the agent/applicant.

4.0 HIGHWAY/PARKING IMPLICATIONS:

4.1 In considering the previous application concern was raised about the possible encroachment of the veranda structure into the car park and the potential loss of 5 car parking spaces in front of the building. The application was partly refused on parking grounds. Five parking spaces have been laid out on site in front of the building and are being utilised. The size of some of the parking spaces is slightly below the requisite parking standard of 2.4m by 4.8m and measure 2.2m by 4.5m and the manoeuvring/turning space would also be substandard. In addition the use of 2 of the spaces would block access to one of the resident's spaces.

4.2 In assessing the original application to convert the building into 12 guest bedrooms under application number 15/01194/FUL it was acknowledged that 12 parking spaces would be required to accord with the adopted parking standard. However a total of 9 spaces were accepted. This was based on the fact that the premises are located within a fairly sustainable location and the Highway Authority did not consider that the proposed use was likely to result in a material additional demand on the highway network or parking when compared to its established use. On this basis the Highway Authority raised no objection to the proposal and it was not considered that an objection could be sustained on parking grounds.

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4.3 A revised car parking plan has now been submitted with this current application that demonstrates that 9 spaces can be adequately utilised and the revised layout would not obstruct the resident's parking space. The Highway Authority has commented on the revised parking layout and considers that vehicles are able to satisfactorily manoeuvre and egress in a forward gear albeit requiring multiple manoeuvres in some instances. However they do not consider that this latter issue would raise a significant highway safety concern. Provided therefore that the parking is laid out as per the revised parking plan and is conditioned accordingly, it is not considered that an objection on parking or highway grounds could be sustained.

5.0 OTHER ISSUES:

5.1 Building Control has confirmed that the proposed design meets the requirements for Fire brigade Access however provision for disabled access and facilities appears inadequate. The loss of the employment generating office use has already been accepted under the previous planning permission 15/01194/FUL.

6.0 WORKING WITH THE APPLICANT:

6.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

CONCLUSION:

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

Given the level of interest in this proposal it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** prior to determination of this application.

RECOMMENDATION

Full Planning Permission

Conditions & Reasons:

1. Within one month of the date of this decision the scheme for parking and manoeuvring indicated on the submitted plan number B1-4A received on 6th October 2017 shall be laid out and that area shall not thereafter be used for any other purpose.

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

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2. The first floor veranda shall not be used as a sitting out area or similar amenity area.

Reason: To preserve the amenities of the adjacent occupiers in terms of potential noise and disturbance. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. The privacy screens hereby approved on either end of the balcony shall be permanently maintained.

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.)

Informatives:-

1. IN17 Access for Disabled

LIST OF APPROVED PLANS

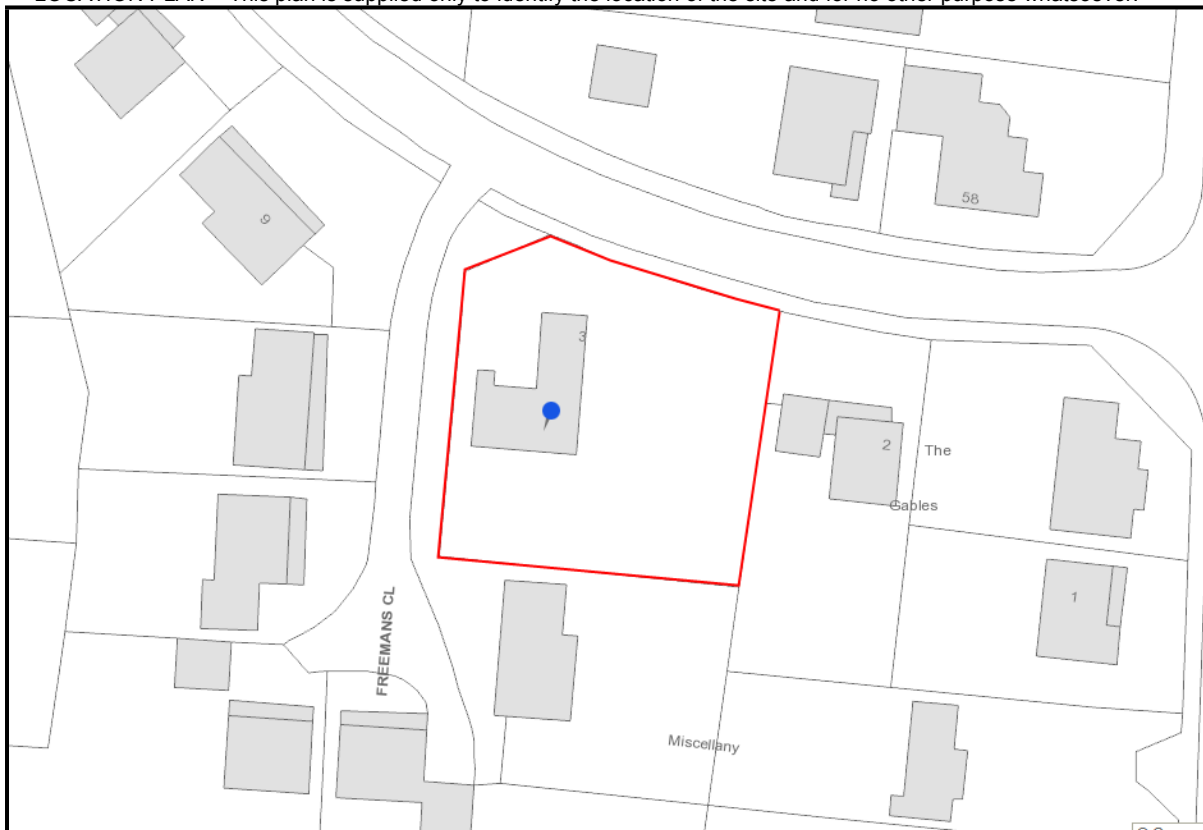
Plan number/name	Date received by District Planning Authority
1784-B1.1-C	06.10.2017
1784-B1.2-C	06.10.2017
1784-C.1	27.07.2017
B1-4A	06.10.2017

Classification: OFFICIAL

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6 December 2017**Parish:** Stoke Poges Parish Council

Reference No:	17/01661/FUL	Full Application
Proposal:	Demolition of existing detached garage at number 3 Freemans Close and construction of new detached dwelling. Retention of existing vehicular access to serve the new dwelling and construction of new vehicular access to serve the existing dwelling.	
Location:	Orchard House, 3 Freemans Close, Stoke Poges, Buckinghamshire, SL2 4ER	
Applicant:	L Aird	
Agent:	Mr Terry Daniel	
Date Valid Appl Recd:	15th September 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:

Planning permission is sought to demolish a detached double garage and erect a detached 3 bed dwelling with associated parking within the garden of number 3 Freemans Close. A new vehicular access is proposed to serve the existing dwelling and the existing access is proposed to be retained to serve the new dwelling.

During the course of the application amended drawings have been submitted to address some discrepancies and the description of development has been altered to include the retention of the existing single storey front extension at number 3 Freemans Close. In addition, the tree report and plans have been updated to include the retention of two Yew trees at the front of the site and to take account of adjustments to the parking layout.

LOCATION AND DESCRIPTION OF SITE:

The application site comprises a large plot within the Freemans Close estate and includes a detached dwelling with detached garage. The site lies within the developed area of Stoke Poges and a Biodiversity Opportunity Area. Freemans Close is designated 'Open Plan Suburban' in the Townscape Character Study Part 2 Rev A (July 2015).

The detached dwelling on the application site, which appears to pre-date the other dwellings in Freemans Close, is of a different architectural style and is white rendered rather than brick. It is also enclosed by a 2m high brick wall along the front and flank boundaries. There has been some infill development on either corner of Freemans Close and Gerrards Cross Road and this part of Freemans Close has a more varied architectural style. The rest of Freemans Close is characterised by medium sized detached dwellings with a 'colonial' architectural style and consistent material palette of brick and timber/tiles at first floor level and open front gardens with lawns and ornamental planting.

Two Yew trees at the front of the site and one beech tree in the rear garden are protected by Tree Preservation Order no.13, 2003.

RELEVANT PLANNING HISTORY:

None.

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

No comment.

CORRESPONDENCE:

Letter of objection have been received from 11 separate sources. The objections are summarised as follows:

- Object to removal of Yew tree and reduction of another Yew tree at front of site;
- Inconsistencies between the drawings;
- Erection of another dwelling will have a cramped appearance;
- No garages provided and visitors will park on the road;

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- Already problems with vehicles parking on road;
- Cars parked on road will block vision;
- Numbers 2 and 4 will be overlooked;
- Squeezing another house in will make road looked congested;
- Set a precedent;
- No trees should be removed;
- Overdevelopment of site;
- Adverse impact on street scene and number 57 Freemans Close;
- Uncharacteristically small and narrow plot;
- Yew trees have a significant amenity value and should not be removed;
- Loss of privacy to patio area at number 57;
- House design is out of character with predominant colonial style of other dwellings;
- Design of new house not in keeping with houses in Freemans Close;
- Council has refused the construction of a new house at 21 Freemans Close under 12/01080/FUL;
- Amended plan to retain single storey front extension exacerbates problems;
- Garden sizes will not be same size as others in road;
- Block light and result in loss of privacy to number 2 Freemans Close;
- Cars park on footways causing problems for pedestrians;
- Loss of rural outlook;
- Detract from pleasant views when entering Close;
- Restrictions need to be put in place during construction phase;
- Bats and grass snakes in vicinity;
- Spaciousness will be lost;
- Loss of green space, loss of mature trees and planting;
- Increased number of vehicles;
- Additional water run-off;
- Loss of privacy to garden, patio and habitable rooms at number 4;
- Inadequate parking provision;
- Proposed development is not sustainable - loss of green garden space;
- Longer term viability of Yew tree is impaired by root coverage and the reduction of its canopy.

SPECIALIST ADVICE:

Tree Officer:

No objection subject to conditions.

Bucks County Highways:

No objection to amended access and parking layout subject to conditions and informatives.

Ecology Officer:

No objection - recommendation in report needs to be adhered to.

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ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy
National Planning Policy Framework
National Planning Policy Guidance

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, EP4, EP5, H9, TR5 and TR7.

Other Material considerations:

Residential Design Guide SPD.
Interim Guidance on Residential Parking Standards.
South Bucks Townscape Character Study (February 2014).

1.0 KEY POLICY ASSESSMENT

1.1 The application has been accompanied by a Highways & Transportation letter, updated tree report, planning statement and ecological appraisal.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 It is understood that the existing dwelling at number 3 Freemans Close may have been the gatehouse to the original mansion house and pre-dates the estate. It sits within a relatively large plot and differs in terms of its character and architectural style to the rest of the Close. It is enclosed by a 2m high brick wall along its front boundary.

2.2 It is proposed to demolish an existing detached garage and build a 3 bed detached dwelling alongside the existing dwelling. The subdivision of the plot would result in plot widths of 15m and 17m respectively which would be consistent with the plot width of the adjacent plot at number 2 Freemans Close. The proposed dwelling would be sited in line with the adjacent dwellings. The height of the existing dwelling measures 8.5m. The proposed dwelling would measure 7.5m. The dwelling at number 2 Freemans Close has a shallow pitch roof and an overall height of 6.8m. The street scene elevation illustrates how the height of the proposed dwelling would step down from the existing dwelling to number 2 Freemans Close. The proposed dwelling has been designed with hipped roofs and the materials including white render and plain concrete roof tiles to match the existing dwelling. The dwelling would be set back a minimum distance of 8.5m from the road frontage. A distance of 2m would be retained between the proposed dwelling and the flank (eastern) boundary of the site and at least 4m would be maintained between the proposed dwelling and the existing dwelling at number 3 Freemans Close. It is now proposed to retain both Yew trees along the front of the site which would also help to provide screening for the new development and part of the existing brick wall is also proposed to be retained.

2.3 It is considered that the proposed dwelling would sit reasonably comfortably within the plot and adequate spacing would be maintained between the proposed dwelling and the adjacent dwellings. There is recent infill development on the corner of Freemans Close and Gerrards Cross Road and this part of Freemans Close differs from the overall open-plan character and architectural style of

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the rest of the estate. The new dwelling would be reasonably well screened from the road by the existing Yew trees and it is not considered that it would appear unduly prominent or obtrusive in the street scene. Overall it is not considered that the proposal would have an adverse impact on the character and appearance of the site itself or the locality in general.

3.0 NEIGHBOUR IMPACT:

3.1 It is important to assess the impact of the proposal on the living conditions of the neighbouring properties.

3.2 The proposed dwelling would be sited 2m from the flank (eastern) boundary of the site. Number 2 Freemans Close has been extended in the past and has a 2 storey extension set approximately 2m off the flank boundary with a first floor obscure glazed window in the flank elevation facing the application site and single storey front/side and rear extensions set close to the flank boundary. The proposed 2 storey dwelling would not project beyond the rear of the neighbouring dwellinghouse and it is not considered that the proposal would have an unacceptable impact on the living conditions of number 2 Freemans Close in terms of light and outlook. There is a ground floor door and W.C window proposed in the flank (eastern) elevation of the proposed dwelling however these would not introduce any overlooking or loss of privacy to number 2 Freemans Close.

3.3 The proposed dwelling would be sited 10.25m from the rear (southern) boundary of the site which adjoins the rear garden of number 4 Freemans Close. A single storey rear glass extension would project a further 3m into the rear garden. It is acknowledged that the outlook from the rear of number 4 would alter. However it is not considered that the proposed dwelling would appear unduly prominent or obtrusive when viewed from the rear of number 4 and would not result in an unacceptable loss of light and outlook to number 4. There are 3 first floor windows proposed in the rear elevation serving a bedroom, dressing room and bathroom which would be sited 10.25m from the rear boundary. Some boundary planting exists and on balance, it is not considered that the proposal would introduce an unacceptable level of overlooking and loss of privacy to the rear of number 4 Freemans Close.

3.4 It is not considered that the proposed dwelling would result in any adverse impact on the living conditions of any other neighbouring property, including number 57 Freemans Close, which is situated on the opposite side of the road to the application site.

4.0 HIGHWAY ISSUES AND PARKING:

4.1 Freemans Close is an unclassified road subject to a 30mph speed limit. The Highway Authority has confirmed that they are satisfied that the additional vehicle movements generated by the new dwelling can be accommodated within the Highway network. The proposed dwelling would be served by the existing access and a new access created to serve the existing dwelling which would necessitate the demolition of part of the boundary wall. The Highway Authority has confirmed that they are satisfied that the requisite visibility splays can be achieved. It is noted that there is no room within the site for vehicles to turn and egress in a forward gear and vehicles would therefore need to reverse out onto the highway. However given that this is the situation for other properties in Freemans Close and due to the nature of the road and the low vehicle speeds this is not considered to be unacceptable in this case. The Highway Authority has raised no objection to the proposal.

4.2 Three parking spaces are shown to be provided in connection with the existing 4 bed dwelling which would accord with the adopted parking standard. Two parking spaces are shown to be provided in connection with the proposed 3 bed dwelling which would also accord with the adopted parking standard. Despite objections from local residents and concerns that the proposal would exacerbate an existing issue with people parking on the road and pavement in this part of Freemans Close it is not considered that an objection on parking grounds could be substantiated in this case.

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5.0 TREES/LANDSCAPING:

5.1 Two Yew tree at the front of the site and one Beech tree situated to the rear of the site are protected by a Tree Preservation Order. Originally the proposal included the removal of one of the Yew trees at the front of the site to accommodate a widened access. Following concerns raised by residents and the tree officer the vehicular access has been revised to enable the Yew tree to be retained. The tree officer is satisfied that his original concerns have now been addressed. The tree officer considers that the pruning of the canopy spread of the Yew tree next to the existing site entrance is reasonable and since no significant changes in ground surface is required there is no concerns relating to the tree's roots. The tree officer has raised no objection to the proposal on tree grounds subject to an appropriate condition being imposed.

5.2 It is considered that a satisfactory level of planting/landscaping will be retained along the boundaries of the site to provide adequate screening for the development and retain the overall character and visual amenity of the locality.

6.0 OTHER ISSUES:

6.1 The ecological officer has confirmed that the proposal would have no impact on ecology. No evidence of any protected species including bats has been recorded; however the recommendations set out in the ecological appraisal (paragraphs 4.8 to 4.17) need to be adhered to and should be incorporated into a landscape scheme. There is an opportunity to significantly enhance the site for roosting bats and the inclusion of bat roosting features in the new building and /or bat boxes on mature trees could be provided. In addition new nesting sites for birds in the form of boxes can be provided. Any landscape scheme should concentrate on native species and provide dense structures for nesting.

7.0 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

CONCLUSION:

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

Given the level of interest in this proposal it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** prior to determination of this application.

RECOMMENDATION

Full Planning Permission

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Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
 2. NMS09A Development To Accord With Application Drawings
 3. **NM01 Schedule of Materials**
 4. **NM02 Surface Materials**
 5. **NT01 Landscaping Scheme to be Submitted**
 6. NT02 First Planting Season
 7. NT06 Retention of Existing Landscaping Features - D-1 C
 8. **NT08 Walls & Fencing details - dwellinghouse**
 9. NT18 Completion in accordance with Method Statement
10. The first floor window in the western elevation of the dwelling house hereby permitted shall be of a permanently fixed, non-opening design below 1.7m above finished floor level and shall be fitted and permanently maintained with obscure glass.

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

11. ND17 No Further First Floor Windows – western - dwelling house - property
 12. ND05 No windows at first floor level – eastern – dwellinghouse - property
 13. ND12 Exclusion of PD Part 1 Density of layout – the
 14. NH46 Parking Full
15. Prior to the commencement of development the new access onto Freemans Close shall be laid out and constructed in accordance with 'Buckinghamshire County Council's Guidance note, 'Private Access within Highway Limits' 2013.
- Reason: In order to minimise danger, obstruction and inconvenience of users of the highway and of the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)
16. Prior to the occupation of the development minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the new accesses onto Freemans Close shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground elevation..

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

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 5 and 8**
2. IN35 Considerate Constructor
3. IN12 Tree Preservation Orders

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4. 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.

Transport for Buckinghamshire (Streetworks)
 10th Floor, New Council Offices,
 Walton Street, Aylesbury,
 Bucks,
 HP20 1UY

01296 382416

5. IH24 Obstruction of the Highway
 6. IH23 Mud on the Highway
7. The applicant is advised that the landscape scheme to be submitted in compliance with condition number 5 of this planning permission shall include the recommendations to enhance biodiversity as set out in paragraph 4.8 to 4.17 of the Ecological Appraisal dated August 2017. The scheme needs to include enhancement features such as bat roosting features in the new building and/or bat boxes on mature trees; new nesting sites for birds in the form of boxes and the landscape scheme should also concentrate on native species and provide dense structures for nesting birds.

LIST OF APPROVED PLANS

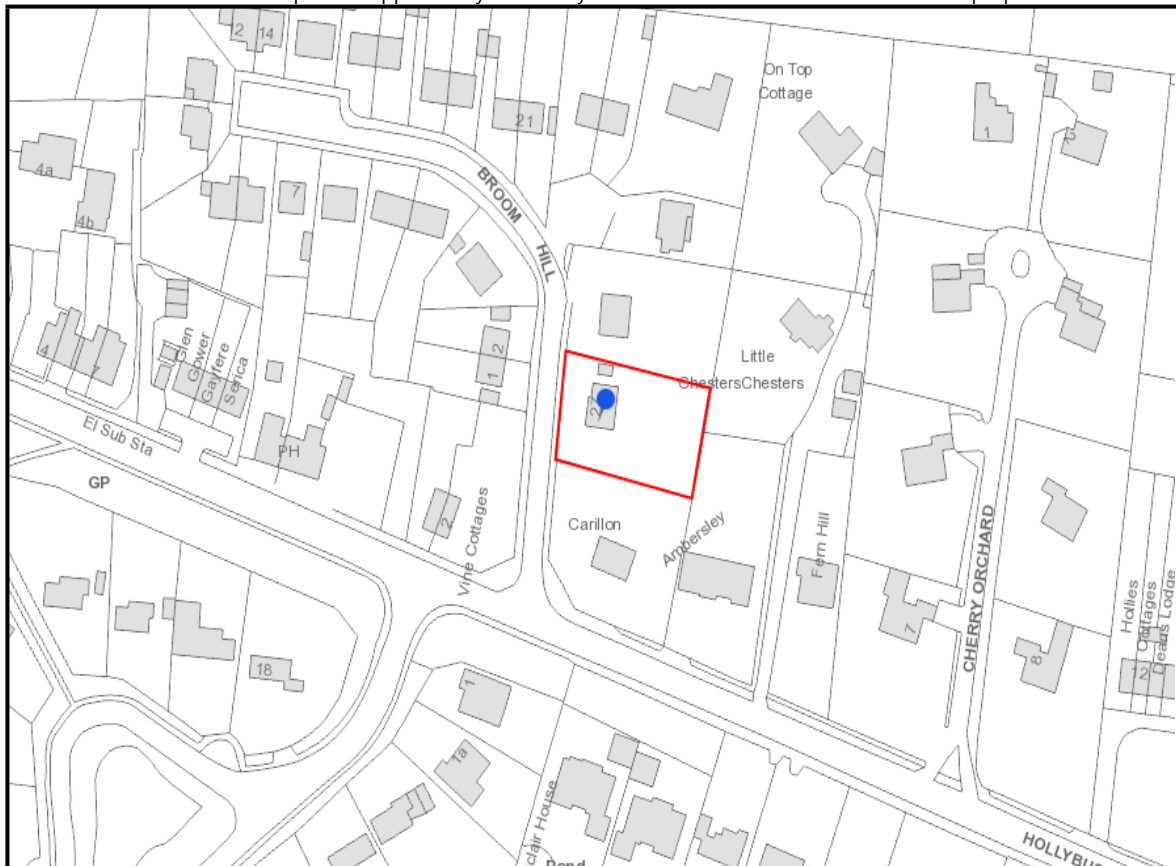
Plan number/name	Date received by District Planning Authority
D-5A	04.10.2017
D-1C	20.10.2017
D-6C	20.10.2017
D-2	25.09.2017
D-4A	25.09.2017
D-3C	20.10.2017

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6 December 2017**Parish:** Stoke Poges Parish Council

Reference No:	17/01678/FUL	Full Application
Proposal:	Redevelopment of site to provide two detached dwellings with associated vehicular accesses.	
Location:	27 Broom Hill, Stoke Poges, Buckinghamshire, SL2 4PU	
Applicant:	Mr Terry Daniel	
Date Valid Appl Recd:	14th September 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:

Planning permission is sought to demolish a detached dwelling and replace it with two detached 4/5 bed dwellings with associated vehicular accesses and parking.

This application follows two previous refusals to provide 3 and 4 terraced dwellings with associated car parking on the site. The current application has been amended to delete the rear dormer windows and replace them with roof lights.

LOCATION AND DESCRIPTION OF SITE:

The application site currently comprises a two storey detached dwelling and single storey garage located on a wide plot on the eastern side of Broom Hill. The site is situated within the developed area of Stoke Poges and the site lies within a 'Suburban Road' as designated in the South Bucks Townscape Character Study Rev A (July 2015).

The site is set up above the road and slopes down from north (number 26) to south (Carillon). Broom Hill is characterised by detached and semi-detached dwellings of similar architectural style, although many have been altered and extended. The existing dwelling on the application site is in the same architectural style, with a hipped roof and constructed in yellow multi bricks.

RELEVANT PLANNING HISTORY:

17/00312/FUL: Erection of four dwellinghouses, parking provision with integral garaging and associated landscaping. Refused.

17/00536/FUL: Construction of three terrace dwelling houses, including integral garages. Construction of new vehicular accesses. Withdrawn.

17/00929/FUL: Construction of three terraced dwellings with associated vehicular accesses. Refused for the following reason:

1. The proposed development, by virtue of the size, scale and height of the proposed building, the number of dwellings being provided, together with the manner in which the parking spaces are laid out, would appear as an overdevelopment of the site, dominant within the street scene, and out of character with the remaining existing development within the vicinity of the site. As such, the proposal would adversely impact upon the distinctive character and appearance of the locality, to its detriment and contrary to saved policies H9 and EP3 as set out in the South Bucks District Local Plan (adopted March 1999) and Core Policy 8 of the South Bucs Core Strategy (adopted February 2011).

REPRESENTATIONS AND CONSULTATIONS :

PARISH / TOWN COUNCIL COMMENTS:

Object our previous comments plus other comments apply:-

OBJECT Policies EP3 (a), (b), (c), (d) & (e). H9 (a) & (b) and TR7 (a), (b), (c) & (d) all apply. This application is an over dominance of the site and is totally out of character with its surroundings. The style of the development of two high detached properties will set a

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precedent within our semi-rural area. It does not meet the criteria and characteristics as laid out in the South Bucks Townscape Character Study. The rear dormers on these properties are at least half a meter higher than those on the previous application and will seriously overlook the properties 'Little Chester' and 'Ambersley at the rear.'

CORRESPONDENCE:

Letters of objection have been received from 17 separate sources. The objections are summarised as follows:

- Dwellings will look out of character in terms of height and scale;
- Overlooking and loss of privacy to neighbouring properties;
- Already cars parked on road;
- Extra parking and traffic;
- Extra houses will add to pressure on drains and sewers;
- Overdevelopment;
- Loss of sunlight to number 26 Broom Hill;
- Increase in noise;
- No mention of materials/bricks to be used;
- Concern about emergency and refuse vehicle collection in narrow road;
- Intrusive and out of character in the street scene;
- Removal of landscaping and increased hard surfacing will increase risk of flooding at junction with Hollybush Hill;
- Proposal more than doubles the volume and footprint of development;
- Store room could become 5th bedroom;
- Some of the statements made in the Planning Statement are factually inaccurate and misleading;
- Roof lights serving store room/ 5th bedroom should be deleted in front elevation;
- Dwellings would be 2m higher than existing dwellings in Broom Hill;
- Good mix of housing in Broom Hill;
- Would be sited closer to the northern and southern boundaries;
- Set further back into the plot than the previous proposal resulting in over-dominant building and loss of light to number 26;
- Doubling of visitor parking and vehicles reversing into road;
- Extra pollution;
- Proposals do not take account of previous objections.

SPECIALIST ADVICE:

Tree Officer:

No objection subject to conditions.

Transport for Bucks:

No objection subject to conditions and informatives.

Ecology Officer:

No objection subject to a condition.

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Waste Efficiency Officer:

No objection.

Thames Water:

No comments received to date.

ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy 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, EP4, EP5, H9, TR5 and TR7.

Other Material considerations:

Residential Design Guide SPD.

Interim Guidance on Residential Parking Standards.

South Bucks Townscape Character Study (February 2014).

1.0 KEY POLICY ASSESSMENT

1.2 The application has been accompanied by a Transport Statement, revised Tree Report and Planning, Design and Access Statement.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The application site lies within Broom Hill which is designated as a 'Suburban Road' in the Townscape Character Study. These areas are characterised by detached and semi-detached dwellings sited parallel to the road and set behind medium sized front gardens. Historically these roads have been homogenous in building style and materials although this has been eroded over time as individual home owners have changed the style of their dwellings. It is recommended that consistent building lines, building spaces and plot proportions are maintained. Style and materiality of new buildings are informed by existing buildings and the number of storeys should be consistent along individual roads. Parking should be carefully integrated into these areas so that gardens remain planted and hard landscaped frontages are avoided.

2.2 The existing detached dwelling lies on a wide plot measuring 25m which is similar in width to the adjacent detached dwelling at number 26. The resulting plot widths would measure 12.5m and would be similar to other plot widths for detached dwellings in Broom Hill. Some of the building lines in Broom Hill are staggered. The proposed dwellings would be set behind the existing building line and would be sited approximately 10m and 10.5m from the road frontage. The two storey depth of the dwellings would measure 12m. The layout of development includes 2 parking spaces with space retained for planting/landscaping at the front. Rear garden depths of between 12m and 13m would be

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provided. The proposed dwellings would come closer to the northern and southern (flank) boundaries of the site and would project further into the plot. A gap of 2.25m would be provided between the proposed dwellings and the flank boundaries (northern and southern) and a gap of 3m would be provided between the two dwellings. The dwellings would have hipped roofs with an overall height of 9.25m.

2.3 The proposed dwellings would have greater depth and height than the existing dwellings in the cul-de-sac and would include roof lights in the front, side and rear elevations. It is however considered that the proposed dwellings would sit comfortably within the plots and adequate spacing would be maintained. It is not considered that the proposed dwellings would appear unduly prominent or obtrusive in the street scene. It is considered that the style of dwellings would be reasonably sympathetic to the design of the existing dwellings in Broom Hill. The materials should aim to match the existing dwellings i.e. yellow multi brick and brown clay tiles and an appropriate condition can be imposed to deal with materials. On balance it is considered that the proposal would not detract from the character and appearance of the site itself or the locality in general sufficient to warrant a refusal of the application and it is considered that the previous reason for refusal has been satisfactorily addressed.

3.0 NEIGHBOUR IMPACT:

3.1 It is important to assess the impact of the proposal on the living conditions of the neighbouring properties.

3.2 It is acknowledged that the proposed dwellings would project further into the plot and would have a greater ridge height than the existing dwelling. However the dwellings would be set down slightly below the height of the neighbouring property number 26 and a reasonable gap would be maintained between the proposed dwellings and the neighbouring dwelling. On balance it is not considered that the proposal would have an unacceptable impact on the living conditions of number 26 Broom Hill in terms of light and outlook. A first floor bathroom window and second floor roof light to serve a shower room is proposed in the northern elevation. These windows could be conditioned to be obscure glazed and would not result in an unacceptable loss of privacy to the neighbouring property.

3.3 The site is set up slightly above the dwelling 'Carillon' which is situated to the south of the application site. The proposed dwelling would be sited 2.25m from the rear boundary of this property. Whilst it is acknowledged that the outlook from the rear of 'Carillon' would alter it is not considered on balance that the proposal would appear over dominant or unduly obtrusive when viewed from the rear of 'Carillon' and would not result in an unacceptable loss of light and outlook. Again the first floor bathroom window and roof light serving a shower room in the flank (southern) elevation could be conditioned to be obscure glazed to prevent any unacceptable loss of privacy to 'Carillon'

3.4 The rear boundary is well screened and the proposed dormer windows have been replaced by roof lights. A minimum distance of 14 metres would be maintained between the first floor windows and the rear boundary and it is not considered that the proposal would result in an unacceptable impact on the living conditions of the properties to the rear of the site in terms of light, outlook and privacy.

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4.0 HIGHWAY ISSUES AND PARKING:

4.1 The proposed development would be served by two separate vehicle accesses and the Highway Authority is satisfied that the additional vehicle movements generated by the development can be accommodated onto the local highway network and that adequate visibility splays in accordance with the guidance contained within Manual for Streets can be provided. Therefore they have raised no objection to the proposal subject to suitable conditions being imposed.

4.2 Each dwelling would be served by an integral garage and two further parking spaces. This would accord with the adopted parking standard for 4/5 bed dwellings and no objection is therefore raised to the proposal on parking grounds.

5.0 TREES/LANDSCAPING:

5.1 The tree officer has raised no objection to the proposal in arboricultural terms subject to the imposition of conditions. It will also be expected that a landscape scheme would be submitted to provide additional planting in the way of hedges and trees.

6.0 OTHER ISSUES:

6.1 The Ecology Officer has taken account of the ecological appraisal and follow-up bat survey undertaken in May 2017. The Ecology Officer has raised no objection to the proposal subject to a suitably worded condition requiring a method statement to be submitted for approval to safeguard animals during the construction phase and to enhance the biodiversity of the site.

6.2 Some of the residents have raised concerns about the pressure on drains and sewers and the increased risk of flooding in Hollybush Hill. Thames Water has been consulted on the application however no comments have been received. Surface water drainage and sewerage would normally be dealt with at the Building Control stage and it would be expected that any hard surfacing materials should be permeable to maximise infiltration.

7.0 WORKING WITH THE APPLICANT:

7.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant /Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

CONCLUSION:

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

Given the level of interest in this proposal it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** prior to determination of this application.

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RECOMMENDATION

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
 2. NMS09A Development To Accord With Application Drawings
 3. **NM01 Schedule of Materials**
 4. **NM02 Surface Materials**
 5. NT01 **Landscaping Scheme to be Submitted**
 6. NT02 First Planting Season
7. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any of the dwellinghouses 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.)

8. The first floor windows and second floor roof lights in the northern and southern elevations of the dwellings hereby permitted shall be fitted and permanently maintained with obscure glass.

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

9. The integral garages incorporated in the development hereby permitted shall not be used other than for the accommodation of private motor vehicles or for purposes incidental to the enjoyment of the dwellinghouses as such, and, in particular, shall not be used for any business purpose, nor converted into living accommodation without planning permission having first been obtained via the submission of a planning application to the District Planning Authority. (ND02)

Reason: To accord with the terms of the submitted application, to safeguard the amenities of the area and to ensure continued compliance with the District Planning Authority's adopted car parking standards in the interests of the free flow of traffic and conditions of safety on the neighbouring highway. (Policies EP3 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

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10. No further windows shall be inserted at or above first floor level in the north and south elevation(s) of the dwellinghouses hereby permitted. (ND17)

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

11. NT18 Completion in accordance with Method Statement

12. **Prior to any works commencing, including the removal of any vegetation, an Ecological Method Statement shall be submitted to and approved in writing by the District Planning Authority. The Statement shall include details of the working practices that will be put in place during the construction period to safeguard the following animals:**

**Great Crested Newts
Reptiles
Breeding Birds
Bats
and other mammals.**

The Statement shall also include details of measures to enhance the biodiversity of the site. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local Development Framework Core Strategy (adopted February 2011))

13. NH46 Parking Full

14. Prior to the occupation of the development the new accesses onto Broom Hill shall be laid out and constructed in accordance with the approved plans and in accordance with 'Buckinghamshire County Council's Guidance note, 'Private Access within Highway Limits' 2013.

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

15. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4m metres along the centre line of the access measured from the back line of the footway and a point 43 metres along the back line of the footway measured from the intersection of the centre line on the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

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

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Informatives:-

- | | | |
|-----------|-------------|---|
| 1. | IN02 | Details Required Pursuant to Conditions - 3, 4, 5 and 12 |
| 2. | IN35 | Considerate Constructor |
| 3. | IH23 | Mud on the Highway |
| 4. | IH24 | Obstruction of the Highway |
| 5. | IH11 | Surface Water Drainage |
| 6. | IH12 | Use of soakaways |
7. 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.

Transport for Buckinghamshire (Streetworks)
 10th Floor, New County Offices,
 Walton Street, Aylesbury,
 Bucks, HP20 1UY.
 01296 382416

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
3051-SK1	14.09.2017
3051-T4-03	14.09.2017
3051-S4-03 RevA	30.10.2017
3051-4-02 RevA	30.10.2017
3051-4-03	30.10.2017

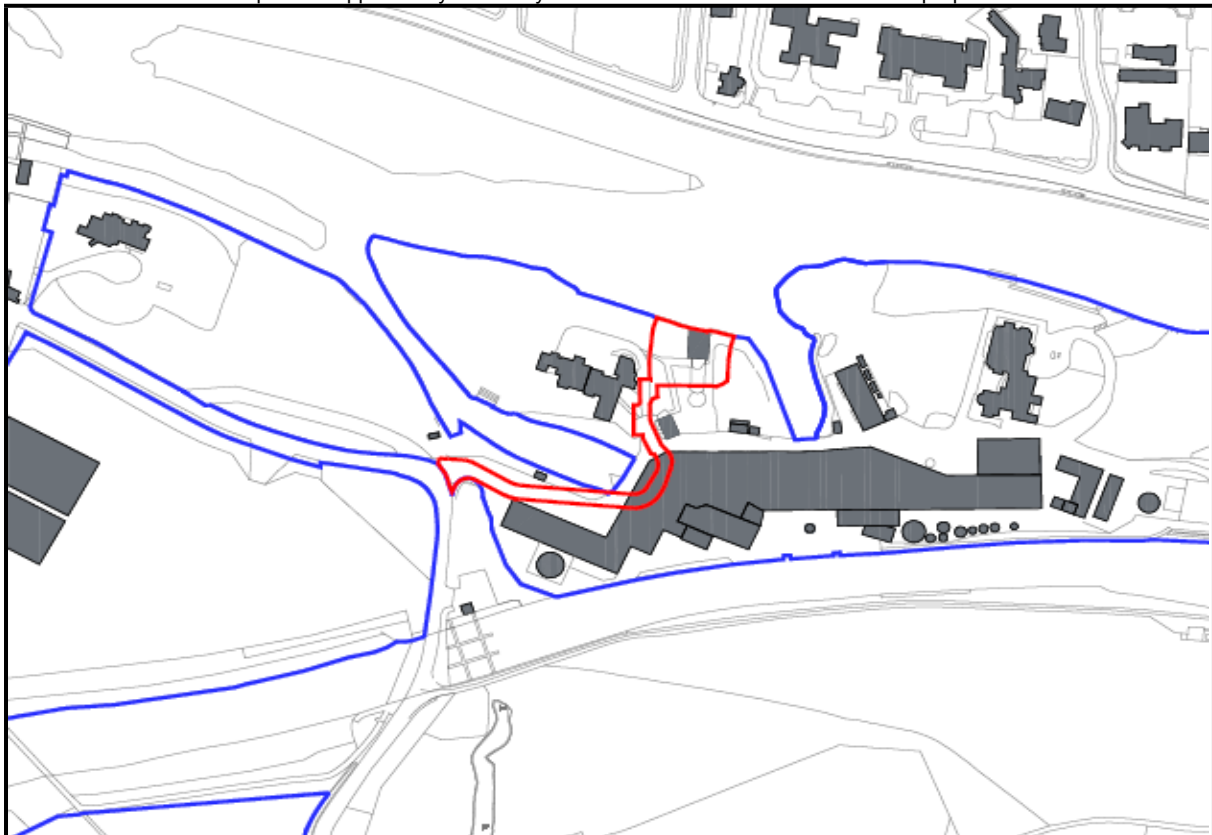
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6 December 2017**Parish:** Taplow Parish Council

Reference No:	17/01891/FUL	Full Application
Proposal:	Construction of boathouse with dwelling above and associated car port.	
Location:	St Regis Paper Mill And Adj Land Including Skindles Hotel Site, Mill Lane, Taplow, Buckinghamshire	
Applicant:	Mr Alex Burrows	
Date Valid Appl Recd:	12th October 2017	
Recommendation:	REF	

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



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THE PROPOSAL:

The application proposes the erection of a boathouse with dwelling above and associated car port.

The boathouse would be constructed over an existing water inlet on the bank of the river, and would be constructed with a pitched roof in an Edwardian style of architecture. A double car port already approved under application 15/01039/FUL, which is for the wider redevelopment of the Taplow Mill site, is to be enlarged to provide two further parking spaces which would serve the proposed new boathouse.

THIS APPLICATION HAS BEEN REPORTED TO PLANNING COMMITTEE AT THE REQUEST OF CLLR SANDY.

LOCATION & DESCRIPTION OF SITE:

The application site is located on the banks of the River Thames, and forms part of the wider redevelopment site known as Taplow Mill. The site lies within the parish of Taplow, and falls within the Metropolitan Green Belt, Flood zones 2 and 3, as well as a Conservation Area.

RELEVANT PLANNING HISTORY:

15/01039/FUL: Demolition of existing mill buildings, warehouses, associated structures and the former Skindles hotel and construction of 141 dwellings, 40 senior living apartments and restaurant. Retention and refurbishment of historic buildings on site to provide 18 further dwellings; improvements to the existing boatyard to include boat chandlery; enhanced open space, new pedestrian footway and cycle links, car parking, enhanced biodiversity, flood mitigation measures, removal of TPO trees with re-provision on-site, landscaping, new road junction, and associated works. (Application A). Conditional Permission.

REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Advise that any permission must be conditioned to ensure that no pollution enters the Thames during construction, with particular regard to river flora and fauna.

CORRESPONDENCE:

None received to date.

SPECIALIST ADVICE:

Transport for Bucks:

No objections.

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Arboriculturalist:

No objections.

Building Control:

No comments received to date.

Environment Agency:

Object.

Conservation and Design Officer:

No objections.

SBDC Waste

Raise the question of whether the road leading to the development will be adopted.

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):- Local Plan Policies GB1, EP3, EP4, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011):- Core Strategy policies CP8, CP9, CP13 and CP15.

Other material considerations:-

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

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. The

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exception to this is policy GB1 which is not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.

2.0 GREEN BELT ASSESSMENT:

2.1 The site falls within the Green Belt where the types of development that are deemed acceptable are very limited. Policy GB1 of the Local Plan, together with the National Planning Policy Framework (NPPF) set out the types of development that are deemed acceptable. Where there is a conflict, then the NPPF takes precedence. Section 9 of the NPPF sets out the Governments guidance on development within the Green Belt, as well as identifying its five purposes.

2.2 Paras. 89 and 90 of the NPPF set out the exceptions for types of development within the Green Belt which are not inappropriate. The last bullet point of para. 89 of the NPPF does state that the following type of development within the Green Belt could be considered as appropriate;

2.3 'Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

2.4 It is also noted that policy CP15 of the South Bucks Core Strategy identifies this site as forming part of the 'Mill Lane Opportunity Site', which does allow for the development of those parts of the site that constitute previously developed land (PDL), provided that it would have no greater impact on the openness of the Green Belt.

2.5 It therefore need to be established whether the application site falls on land that constitutes previously developed land, and in this instance, it is considered that it does not. Whilst the site falls within land covered by policy CP15, not all of this land is designated or recognised as previously developed land. The accompanying SPD for the policy and site ensured that development only took place on land which was PDL. In addition to this, the site of the proposed boathouse is undeveloped, with no existing buildings or structures. As such, it is considered that the proposal does not fall on land that constitutes previously developed land, and as such, does not constitute a form of development deemed appropriate within the Green Belt, as set out in the NPPF.

2.6 Even if the site were to be considered as previously developed land, which it is not, it is considered that current permissions and revisions on the wider Taplow Mill site have fully utilised the sites Green Belt 'allowance' i.e. the quantum of development that is considered allowable before the scheme has a greater impact on the Green Belt. As such, it is considered that the proposed additional built form would, in any case, have an adverse impact on the openness of the Green Belt and represents encroachment - contrary to its purposes.

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

2.8 The applicant does set out reasons why they consider the application should be looked upon favourable, those primarily being that the site is in a sustainable location; the Council has a significant housing need and therefore the proposal would contribute to the Councils housing supply; the site is located on previously developed land; there would be no impact on the openness of the Green Belt; an existing boat inlet would be restored; the site is to be removed from the Green Belt as part of the emerging local plan, and; the proposed development would enhance the conservation area.

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2.9 This report has already addressed the issues of the proposals impact on the Green Belt, and the fact that the land does not constitute previously developed land. Given the early stage at which the draft emerging local plan is at, any arguments based on the contents of that document and whether certain sections of land will be removed from the Green Belt can be attributed very limited weight at this moment in time. With regard to the Councils housing need, SBDC has now signed a MoU (Memorandum of Understanding) with Aylesbury Vale to meet the Councils unmet need. As such, the Council can now demonstrate that its full housing need can be met within the HMA (Housing Market Area). It is considered therefore that the addition of a single dwelling would not outweigh Green Belt constraints given that the housing need can be met within the HMA.

2.10 Overall therefore, it is not considered that any of these arguments, either individually, or in combination, carry sufficient weight to outweigh the substantial harm that would be caused to the Green Belt and its purposes.

3.0 VISUAL IMPACT/IMPACT ON LOCALITY:

3.1 It is considered that the proposal would have an adverse impact on the Green Belt which forms part of the character and appearance of the site and locality in general. As such, the proposal would also be contrary to policy EP3 of the Local Plan.

4.0 CONSERVATION/HERITAGE:

4.1 The Council's Conservation and Design Officer does not raise any objections from the point of view of the setting and appearance of the Conservation Area. As such, it is considered that there would be no adverse impact on the character or appearance of the Conservation Area.

5.0 NEIGHBOUR IMPACT:

5.1 Given the significant distances retained to the neighbouring properties, it is considered that there would be no adverse impact on their amenities as a result of the proposals.

6.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

6.1 The County Highway Authority has raised no objections from a highway safety point of view.

6.2 Sufficient off street parking is provided.

7.0 TREES/LANDSCAPING:

7.1 The Council's Arboriculturalist raises no objections.

8.0 OTHER ISSUES:

8.1 The application does include an otter report. However at the time of drafting this report, the comments of the County Ecologist were awaited on matters relating to Ecology.

8.2 With regard to flooding, the site falls within Flood zone 3b, and the Environment Agency object to this application because the proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. They therefore recommend that the application should be refused planning permission on this basis. Core Policy 15 sets out that new development on the overall Taplow Mill site should be guided towards areas of lowest flood risk within the site, with only water compatible development in Flood Zone 3b, with all other development in Flood Zone 2. It is important to note that national guidance on what constitute water compatible development specifically excludes any development that incorporates sleeping accommodation such as a dwelling.

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8.3 The Environment Agency advise that in the Strategic Flood Risk Assessment (SFRA) for South Bucks, February 2008 (Final), it identified the functional floodplain (FZ3b) as "areas subject to flooding up to (and including) once in every 20 years on average" or the (5% AEP). Their detailed modelling shows the site to not only flood in the 5% AEP but also the more frequent 20% AEP (i.e. once in every 5 years on average).

8.4 They go on to advise that tables 1 and 3 of the Technical Guide to the NPPF make it clear that this type of development is not compatible with the functional floodplain and should not therefore be permitted. In addition to this in principle objection, they have also advised that the submitted FRA is also inadequate, and would therefore also object on those grounds as well.

8.5 In light of the comments from the Environment Agency, it is considered that the proposal is inappropriate for the flood zone within which it would be situated and therefore would be unacceptable from a flood risk point of view.

8.6 The comments of the Councils Waste team are noted, however, the bins related to this current proposal would be collected in the same manner as the bins for the already approved scheme on the wider Taplow Mill site.

9.0 WORKING WITH THE APPLICANT:

9.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant/Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

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 refused in this instance. However, it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** before making their decision on this application.

RECOMMENDATION:

Refuse Permission

If the Committee is minded to **REFUSE** the application -

APPLICATION 17/01891/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO REFUSE AS PER THE REASONS FOR REFUSAL SET OUT BELOW IN THE OFFICERS REPORT AND ANY FURTHER REASONS FOR REFUSAL THAT THE HEAD OF SUSTAINABLE DEVELOPMENT DEEMS APPROPRIATE FOLLOWING THE RECEIPT OF THE COMMENTS FROM THE COUNTY ECOLOGIST.

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Conditions & Reasons:

1. The proposed development is located within the Metropolitan Green Belt as defined in the South Bucks District Local Plan (adopted March 1999). Within the Green Belt there is a presumption against development other than for a limited number of specified exceptions or in very special circumstances. The proposed development does not fall within any of these categories and as such, constitutes inappropriate development in the Green Belt which by definition is harmful to the Green Belt. As well as being unacceptable in principle, the proposed development, by virtue of the introduction of a building on this site, is not consistent with preserving the open and undeveloped character of the Green Belt, and would detract from its open and undeveloped character, as well as result in encroachment into the countryside and an urbanisation of the site that would harm the character and appearance of this part of the Green Belt and would conflict with the purposes of including land within the Green Belt. Furthermore, it has not been demonstrated that any very special circumstances exist that would outweigh the harm by reason of inappropriateness and any other harm of such a proposed development. As such the proposal is contrary to policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) and section 9 (Protecting Green Belt Land) of the NPPF.
2. Notwithstanding the fact that each application is dealt with on its own merits, if permitted, the proposal would be liable to act as a precursor of similar proposals for further residential dwellings, on other sites located within the Green Belt, which the District Planning Authority would find increasingly difficult to resist and which, cumulatively, would be seriously detrimental to the character of the District and the effectiveness of the Green Belt policies operating therein.
3. The site lies in Flood Zones 2 and 3 (functional floodplain) and Strategic Flood Risk Areas 2 & 3b (functional floodplain). The NPPF and policy CP15 of the South Bucks District Core Strategy (adopted March 1999) aim to steer new development to areas with the lowest probability of flooding. The erection of a boathouse, which incorporates a residential dwelling, is not compatible with the functional floodplain and falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located.

The proposal is therefore contrary to the NPPF and policies CP13 and CP15 of the South Bucks District Core Strategy (adopted March 1999), which seek to steer development towards areas with the lowest probability of flooding.

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27th November 2017

Head of Sustainable Development

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01458/FUL	Beaconsfield Town Council	Mr Godwin Johnson C/o Mr Corin Rea	Beaconsfield School Of Lawn Tennis The Oval Wilton Crescent Beaconsfield Buckinghamshire HP9 2BY	Single storey side extension to club house.	Application Permitted	06.11.17
17/01457/FUL	Beaconsfield Town Council	Mrs S Khosla	3 South Way Holtspur Buckinghamshire HP9 1DE	First floor side extension.	Application Permitted	20.10.17
17/01565/ADV	Beaconsfield Town Council	Mr Dickenson C/o Mrs Gillian Shepley	The White Hart Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	Refurbish existing post sign, 1x double sided pictorial sign, 1x set of individual letters to existing bracket work, 1x name board, 1x directional sign and 2x set of sign written text to the exterior of the building	Application Permitted	23.10.17
17/01600/FUL	Beaconsfield Town Council	Mr & Mrs Goodall C/o Mr Stuart Bowen	Hedgerley End House Hedgerley Lane Beaconsfield Buckinghamshire HP9 2JR	Detached garage and replacement pool enclosure with glazed roof canopy (Amendment to planning permission 17/00978/FUL).	Application Permitted	03.11.17
17/01608/TPO	Beaconsfield Town Council	Mrs Beever C/o Mr Paul Morris	14 Seeleys Road Beaconsfield Buckinghamshire HP9 1BY	Red Oak (T1) - Pruning back of overhanging branches to the fence line is not to exceed 5m from ground level (SBDC TPO No 4, 1994).	Application Permitted	19.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01612/FUL	Beaconsfield Town Council	Mr & Mrs Warren C/o Mr Mark Longworth	Littlecote 59 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	Replacement dwelling	Application Permitted	20.10.17
17/01624/TPO	Beaconsfield Town Council	Mrs K Kane C/o Mr C Wilcox	4A Beeches Park Beaconsfield Buckinghamshire HP9 1PH	Beech (T3) - Fell (SBDC TPO No 16, 1995)	Application Permitted	20.10.17
17/01625/FUL	Beaconsfield Town Council	Mr & Mrs J Seaton C/o Mr P Mackrory	Daisy Cottage 31 Shepherds Lane Beaconsfield Buckinghamshire HP9 2DU	First floor rear extension and alterations to roof and fenestration of existing single storey rear extension.	Application Permitted	24.10.17
17/01646/TPO	Beaconsfield Town Council	M Greek C/o John Cromar	Rookwood 43 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	Beech (T1) - fell. Beech (T2) - fell (SBDC TPO No 21, 1995)	Application Permitted	23.10.17
17/01637/FUL	Beaconsfield Town Council	Mr James Carpenter C/o Mr Ray Fletcher	103 Wattleton Road Beaconsfield Buckinghamshire HP9 1RW	Part single/part two storey/part first floor side/rear extension.	Application Permitted	06.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01674/FUL	Beaconsfield Town Council	Mr J Davies C/o Mr C Baldwin	101 Gregories Road Beaconsfield Buckinghamshire HP9 1HZ	Single storey rear extension.	Application Permitted	26.10.17
17/01692/TPO	Beaconsfield Town Council	C/o Mr David Boucher	26 Westfield Road Beaconsfield Buckinghamshire HP9 1EF	Bay Tree - Fell (SBDC TPO No 18, 1995)	Application Permitted	23.10.17
17/01629/FUL	Beaconsfield Town Council	Mr A Laurillard C/o Mr Joseph Pugsley	22 & 22A London End Beaconsfield Buckinghamshire HP9 2JH	Replacement shop front incorporating awnings.	Application Permitted	31.10.17
17/01630/LBC	Beaconsfield Town Council	Mr A Laurillard C/o Mr Joseph Pugsley	22 & 22A London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Application for: Replacement shop front incorporating awnings.	Application Permitted	31.10.17
17/01688/FUL	Beaconsfield Town Council	Mr & Mrs Paul Tack C/o Miss Katie Munday	20 Westfield Road Beaconsfield Buckinghamshire HP9 1EF	Two storey front extension incorporating two front dormers and external spiral staircase to provide triple garage with ancillary accommodation above.	Application Permitted	01.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01633/FUL	Beaconsfield Town Council	Mr Giles Paddison C/o Mr Giles Paddison	Beaconsfield Squash Club Shepherds Lane Beaconsfield Buckinghamshire HP9 2DT	Replacement of boundary wall with close boarded timber fence.	Application Permitted	08.11.17
17/01699/FUL	Beaconsfield Town Council	Mr & Mrs Suri C/o Mr Paul Luard	60A Lakes Lane Beaconsfield Buckinghamshire HP9 2JZ	Roof extension to facilitate the creation of second floor habitable accommodation incorporating rooflights and rear dormer with juliet balcony.	Application Permitted	02.11.17
17/01716/TPO	Beaconsfield Town Council	Mr David Tassel C/o Mr Paul Morris	14 Seeleys Road Beaconsfield Buckinghamshire HP9 1BY	G1 Red Oaks x 2 - Crown thinning not to exceed 20% (SBDC TPO No 4, 1994).	Application Permitted	02.11.17
17/01658/FUL	Beaconsfield Town Council	Mr John Pettitt C/o Ms Rebecca Ball	7 Blyton Close Beaconsfield Buckinghamshire HP9 2LX	Single storey side extension, side dormer in existing garage roof slope and alterations to fenestration.	Application Permitted	08.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01701/RVC	Beaconsfield Town Council	David Howells	180 - 182 Maxwell Road Beaconsfield Buckinghamshire HP9 1QX	Variation of condition 6 and 8 of planning permission 17/01079/RVC (Variation of condition 2 of planning permission 17/00437/FUL (Change of Use of Ground and First Floor to A3 use with a single storey extension and the addition of second floor to create a residential development for four flats with associated parking) to allow alterations to the rear escape stair.): To enable works relating to the approved A3 use to commence prior to the submission of details relating to the vehicular access and noise insulation.	Application Permitted	06.11.17
17/01708/FUL	Beaconsfield Town Council	Mr David Parker C/o DP Architects	The Red House 1 Bearswood End Beaconsfield Buckinghamshire HP9 2NR	Replacement dwellinghouse and garage.	Application Permitted	06.11.17
17/01725/FUL	Beaconsfield Town Council	Mr & Mrs John Dean C/o Mr Philip Alexander	1 And 3 Warwick Road Beaconsfield Buckinghamshire HP9 2PE	Formation of new ground floor access, construction of two dormers to the front elevation of no 1, addition of rooflight to front elevation of no 3, first floor rear extension and repitching of roof at rear to form two hipped roofs (Amendment to planning permission 17/00266/FUL).	Application Permitted	06.11.17
17/01737/FUL	Beaconsfield Town Council	Mr Harry Nijjar C/o Mr John Rowe-Parr	22 Queen Elizabeth Crescent Beaconsfield Buckinghamshire HP9 1BX	Single storey side/rear extension.	Application Permitted	07.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01741/LBC	Beaconsfield Town Council	Mr Jonathan Douglas C/o Ms Rebecca Ball	Foxies Cottage 38 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	Listed building application for a single storey side/rear extension.	Application Permitted	06.11.17
17/01601/FUL	Beaconsfield Town Council	Mr & Mrs Hearne C/o Mr David Holmes	Hearnes Of Beaconsfield 49 London End Beaconsfield Buckinghamshire HP9 2HW	Change of use from A1 to A3 and part single/part two storey/part first floor side extension incorporating rear balcony to provide an A1 unit at ground floor and 1 x two bed apartment at first floor with associated landscaping and hardstanding.	Application Permitted	14.11.17
17/01602/LBC	Beaconsfield Town Council	Mr & Mrs Hearn C/o Mr David Holmes	Hearnes Of Beaconsfield 49 London End Beaconsfield Buckinghamshire HP9 2HW	Listed Building Application for: Part single/part two storey/part first floor side extension incorporating rear balcony to provide an A1 unit at ground floor and 1 x two bed apartment at first floor with associated landscaping and hardstanding.	Application Permitted	14.11.17
17/01746/FUL	Beaconsfield Town Council	Mr & Mrs H Gough C/o Mr Jeffrey Powell	6 Burnham Avenue Beaconsfield Buckinghamshire HP9 2JA	Two storey front extension incorporating front porch, part single/part two storey rear extension and rear dormer.	Application Permitted	16.11.17
17/01772/GPDE	Beaconsfield Town Council	Miss Rachael Czujko C/o Mr Samuel Rodger	45 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	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 4.18m, MH 3.5m, EH 3.m).	Prior approval is not required	23.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01727/RVC	Beaconsfield Town Council	Mr D Brunner	2 Station Parade Penn Road Beaconsfield Buckinghamshire HP9 2PB	Variation of Condition 5 of planning permission 17/00520/FUL (Change of use from A1 Shop/A3 Restaurant to A3 Restaurant use) to allow extension to daily opening hours to 07.00-23.59 Monday-Saturday and 08.30-22.00 Sunday and Bank Holidays.	Application Permitted	14.11.17
17/01771/FUL	Beaconsfield Town Council	Mr & Mrs S Dodds C/o John Parry	1 Sandelswood Gardens Beaconsfield Buckinghamshire HP9 2NL	Part single storey/part double storey front/side extension and garage conversion.	Application Permitted	14.11.17
17/01776/TPO	Beaconsfield Town Council	Mrs Miller C/o Mrs Jill Macbeth	Burkes Wood Grange 49 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	G1 9 x Holly - reduce height to below gutter (approx. 2m) and trim sides to form hedge (SBDC TPO No 21, 1995).	Application Permitted	14.11.17
17/01723/FUL	Beaconsfield Town Council	Mrs Julie Plastow	17A The Highway Station Road Beaconsfield Buckinghamshire HP9 1QQ	Change of use from (C3) first floor residential flat to (A1) retail	Application Permitted	15.11.17
17/01795/TPO	Beaconsfield Town Council	Mrs A Baggett C/o Mr Paul Morris	Cambridge House 10 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	T1 oak - Prune back overhanging branch by 30%. T2 hornbeam - Clearance from house should not exceed 2.5 metres. (SBDC TPO No. 14, 1995).	Application Permitted	15.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01796/TPO	Beaconsfield Town Council	Mr Patrick Finlay C/o Mr Andrew Ellis	Portway 49 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	T1 Willow - crown reduction 3-4 metres in height and 2-3 metres in width. (SBDC TPO No. 04, 2012).	Application Permitted	15.11.17
17/01747/ADV	Beaconsfield Town Council	Mr A Laurillard C/o Mr Joseph Pugsley	Old Mulberry House 22 London End Beaconsfield Buckinghamshire HP9 2JH	2 x externally illuminated fascia signs, 1 x externally illuminated hanging sign, 2 x internally illuminated menu cases and 2 x canvas awning signs.	Application Permitted	17.11.17
17/01814/FUL	Beaconsfield Town Council	Mr And Mrs J Jagger C/o Mr Bjorn Hall	9 Furzeffield Road Beaconsfield Buckinghamshire HP9 1PQ	Change of use of amenity land to residential.	Application Permitted	20.11.17
17/01815/FUL	Beaconsfield Town Council	Mr & Mrs Geoffrey & Sangetta Silva C/o Mr John Broderick	Culpeppers Ledborough Gate Beaconsfield Buckinghamshire HP9 2DQ	Extension to roof incorporating front and rear roof dormers.	Application Permitted	22.11.17
17/01781/FUL	Beaconsfield Town Council	Anil Nandan Walia and Sumandeep Kau C/o Mr Robert Clarke	Corner Cottage 45 Stratton Road Beaconsfield Buckinghamshire HP9 1HR	Replacement detached dwelling with basement.	Application Permitted	21.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01804/FUL	Beaconsfield Town Council	Mr Simon Bateman C/o Mr Stuart Keen	117 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Part single storey part two storey front/ rear extensions.	Application Permitted	21.11.17
17/01825/FUL	Beaconsfield Town Council	Mr & Mrs Bartlett C/o Mr Mark Pottle	11 Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Single storey front and side/rear extensions incorporating conversion of existing garage to habitable accommodation, integral garage and roof lanterns, roof extension incorporating increase in ridge height and rear dormers and construction of dummy pitched roof over side gate.	Application Permitted	21.11.17
17/01842/LBC	Beaconsfield Town Council	Mr A Laurillard C/o Mr Joseph Pugsley	22A London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Application for signs and awnings.	Application Permitted	17.11.17
17/01845/CLOP ED	Beaconsfield Town Council	Mr Jeff Smith	22 Rowan Close Holtspur Buckinghamshire HP9 1BE	Application for Lawful Development Certificate for Proposed Use: Formation of vehicular access with associated hardstanding.	Certificate of Lawful Use granted	17.11.17
17/01817/NMA	Beaconsfield Town Council	Miss Caroline Porter	59 Holtspur Way Holtspur Beaconsfield Buckinghamshire HP9 1DY	Non-material amendment to planning permission 17/01391/FUL: to allow an increase in the width of the ground floor front window to 1.20m.	Application Permitted	26.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01972/NMA	Beaconsfield Town Council	Mr & Mrs Crook	9 St Michaels Green Beaconsfield Buckinghamshire HP9 2BN	Non material Amendment to planning permission 16/01592/RVC to allow: the permitted front facing dormers to be non-opening to 1.6m.	Application Withdrawn	16.11.17
17/01382/OUT	Burnham Parish Council	Mrs Messum C/o Mr David Holmes	Land Adjacent To Limewood Gate Poyle Lane Burnham Buckinghamshire SL1 8LE	Outline Application for redevelopment of site to provide a detached dwelling.	Application refused	18.10.17
17/01578/FUL	Burnham Parish Council	Mr A Bishop C/o Mr Duncan Gibson	Bishops Court East Burnham Park Allerds Road Burnham Buckinghamshire SL2 3TJ	Subdivision of existing dwelling into two separate dwellings.	Application Permitted	08.11.17
17/01616/JNOT	Burnham Parish Council	Mr Ian Jordan C/o Mr Patrick McHugh	Unit A 7 Gore Road Burnham Buckinghamshire SL1 8AA	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 2 x two bedroom apartments (Class C3).	Approval is granted	23.10.17
17/01642/FUL	Burnham Parish Council	Mr Satish Devati C/o Mr Tim Isaac	88 Nursery Road Burnham Buckinghamshire SL6 0JU	Single storey front, side and rear extension and outbuilding.	Application Permitted	25.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01670/FUL	Burnham Parish Council	Mr Anil Irala C/o Mr Ehsan UL-HAQ	20 Chiltern Road Burnham Buckinghamshire SL1 7NQ	Outbuilding	Application Permitted	06.11.17
17/01693/FUL	Burnham Parish Council	Mr Rajan Sohal C/o Mr Shorne Tilbey	Michaels Mount 50 Hogfair Lane Burnham Buckinghamshire SL1 7HQ	Conversion of detached garage to provide additional ancillary accommodation.	Application Permitted	01.11.17
17/01677/JNOT	Burnham Parish Council	Mr I Jordan C/o Mr P McHugh	Unit D 7 Gore Road Burnham Buckinghamshire SL1 8AA	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 1 x two bedroom apartment (Class C3).	Approval is granted	26.10.17
17/01669/FUL	Burnham Parish Council	PTN Limited C/o Mr L Okocha	Marshgate Trading Estate Taplow Road Burnham Buckinghamshire SL6 0ND	Alterations to two existing vehicular accesses.	Application Permitted	03.11.17
17/01718/FUL	Burnham Parish Council	Mr John Quartermaine C/o Mr John Quartermaine	20 Fern Drive Burnham Buckinghamshire SL6 0JS	Single storey front extension.	Application Permitted	03.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01740/FUL	Burnham Parish Council	Mrs Sandie Dyett	11 Bingham Road Burnham Buckinghamshire SL1 7EE	Two storey front/side/rear extension and a single storey rear extension.	Application Permitted	07.11.17
17/01686/FUL	Burnham Parish Council	Mr & Mrs F Gerrish	Elizabeth House 23 Dawes East Road Burnham Buckinghamshire SL1 8BT	Construction of first floor to existing bungalow and single storey extension to existing summer room.	Application Permitted	13.11.17
17/01769/FUL	Burnham Parish Council	Mr Alex Mildenhall	35 Eastfield Road Burnham Buckinghamshire SL1 7EH	Single storey rear extension.	Application Permitted	10.11.17
17/01774/FUL	Burnham Parish Council	FPT Commercial Properties LLP C/o Mrs Jane Carter	73 High Street Burnham Buckinghamshire SL1 7JX	Apartment building comprising 6 dwellings with associated works	Application Permitted	13.11.17
17/01695/FUL	Burnham Parish Council	Mr Griffiths C/o Mr Graham Eades	K And S Signs Ltd 58 Britwell Road Burnham Buckinghamshire SL1 8DH	Construction of new access road with associated fencing and relocation of existing gate.	Application refused	14.11.17
17/01784/LBC	Burnham Parish Council	Mr Paul Riley C/o Mr Firth	117 High Street Burnham Buckinghamshire SL1 7JZ	Listed Building Application for: 4 x replacement windows.	Application Permitted	06.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01787/FUL	Burnham Parish Council	Mr & Mrs A and P Goswami C/o Ms Anupama Srivastava	41 Nursery Road Burnham Buckinghamshire SL6 0JX	Single storey front/rear extension and conversion of garage to a habitable room.	Application Permitted	16.11.17
17/01803/FUL	Burnham Parish Council	Mr John Hellmuth C/o Miss Alexa Collins	9 Hag Hill Lane Burnham Buckinghamshire SL6 0JH	Replacement roof with increase in ridge height to form habitable room and single storey rear extension.	Application Permitted	16.11.17
17/01806/FUL	Burnham Parish Council	Mrs Fiona Barry C/o Mr Andrew Brown	108 Maypole Road Burnham Buckinghamshire SL6 0NB	Single storey rear extension.	Application Permitted	16.11.17
17/01920/CLOPED	Burnham Parish Council	Mr & Mrs Eastick C/o Miss Stefania Petrosino	1-2 Dorney Wood Villas Dorney Wood Road Burnham Buckinghamshire SL1 8PU	Application for a Certificate of Lawfulness for proposed: Single storey rear extension incorporating roof lanterns.	Application Withdrawn	20.11.17
17/01587/FUL	Denham Parish Council	Mr Alex Bingham C/o Mr Richard Drabble	7 Sheepcote Gardens Denham Green Buckinghamshire UB9 5LJ	Two storey side extension.	Application Permitted	02.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01649/TPO	Denham Parish Council	Brasier Freeth Property Services C/o Mrs Kirstie Harvey	Rivermead Oxford Road New Denham Denham Buckinghamshire UB9 4BF	Willow (T1) - Fell, Willow (T2) - Fell, Willow (T4) - Pollard, Willow (T5) - Fell, (SBDC TPO No 4, 1969)	Application Permitted	19.10.17
17/01588/FUL	Denham Parish Council	Mr & Mrs P. Coe C/o Declan Minoli	Rosewood Hollybush Lane Denham Buckinghamshire UB9 4HG	Roof extension incorporating rear dormers and front and rear rooflights.	Application Permitted	26.10.17
17/01656/FUL	Denham Parish Council	Mr & Mrs Johl C/o Mr S Dodd	Briar Cottage Old Amersham Road Denham Buckinghamshire SL9 7BE	Replacement dwelling.	Application Permitted	24.10.17
17/01673/FUL	Denham Parish Council	Mr B Doherty C/o Mr DJ Wood	The Stables And Paddock Willetts Lane Denham Buckinghamshire	Construction of agricultural storage building.	Application Permitted	26.10.17
17/01676/FUL	Denham Parish Council	Mr S Galvin C/o Mr Andy Wilcock	9 Denham Green Close Denham Buckinghamshire UB9 5NA	Part-single/part-two storey extensions to facilitate sub-division of the plot to create two separate dwellinghouses together with construction of vehicular access and associated parking and amenity space.	Application refused	31.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01682/CLOP ED	Denham Parish Council	Mr S Thakrar C/o Mr Patrick McHugh	Huntwyk House Redhill Denham Buckinghamshire UB9 4LE	Application for a Certificate of Lawfulness for proposed: Two storey side and rear extensions.	Part Consent/Part Refusal (See decision)	31.10.17
17/01687/RVC	Denham Parish Council	Mr G Bailey	38 Woodhurst Drive Denham Green Buckinghamshire UB9 5LL	Variation of Condition 2 of Planning Permission 17/01101/FUL (Part two storey, part single storey side extension) to allow for the addition of a single storey rear extension.	Application Permitted	01.11.17
17/01697/LBC	Denham Parish Council	Miss Jennifer Page	Denham Film Laboratories Denham Media Park North Orbital Road Denham Green Buckinghamshire	Retrospective Listed Building Application for alterations to terrace accessed by units 212 and 213.	Application Permitted	31.10.17
17/01698/FUL	Denham Parish Council	Mr Andrew Halksworth C/o Mr Chris Primett	Tendercare Nurseries Ltd 18 Southlands Road Denham Buckinghamshire UB9 4HD	Single storey side and rear extensions and relocation of existing canopy.	Application Permitted	03.11.17
17/01707/FUL	Denham Parish Council	Ms Dee Scott C/o Mrs Lynn Palmer	Cleveland Cheapside Lane Denham Buckinghamshire UB9 5AD	Front porch, part single storey/part first floor front/side/rear extension incorporating increase in ridge height, front dormers and rear juliette balcony.	Application Permitted	31.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01770/TPO	Denham Parish Council	Mr Kia Shamshiri	77 Denham Green Lane Denham Buckinghamshire UB9 5LG	T1 Oak - fell. (SBDC TPO No 3, 1968)	Application Permitted	10.11.17
17/01753/CAN	Denham Parish Council	APJ Drane	St Marys Church Village Road Denham Buckinghamshire UB9 5BH	Oak T15 - Reduce height by 3.5m and spread by 2.5m (Denham village conservation area)	No TPO is to be made	01.11.17
17/01389/TPO	Denham Parish Council	Verity C/o Mrs Taylor Kilgour	Sherwood House Tilehouse Lane Denham Buckinghamshire UB9 5DE	T3 oak - Up to 5 metres from ground level reduce overhanging branches by no more than 3 metres. T4 Norway Maple - Up to 5 metres from ground level reduce overhanging branches by no more than 3 metres. (ERDC TPO No. 03, 1968).	Application Permitted	15.11.17
17/01801/RVC	Denham Parish Council	Mr & Mrs Bradshaw C/o Mr S Dodd	Halings Lodge Halings Lane Denham Green Buckinghamshire UB9 5DQ	Variation of condition 4 of planning permission 14/02065/FUL (Extension, conversion and alteration of existing garage & cinema room into a detached dwellinghouse.) to remove reference to Class E relating to outbuildings.	Application refused	16.11.17
17/01901/CAN	Denham Parish Council	Mr Ron Butcher C/o Mr Adam Steggles	8 Baconsmead Denham Buckinghamshire UB9 5AY	(T1) Sycamore - Fell; Two Elms - Fell. (Denham Conservation Area).	No TPO is to be made	22.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01926/DMD	Denham Parish Council	Mr Peter Threadgold C/o Mr Lindsay Pepperell	Robert Bosch Ltd Broadwater Park North Orbital Road Denham Green Buckinghamshire UB9 5HJ	Prior notification of proposed demolition.	Prior approval is not required	13.11.17
17/01710/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 Permitted	08.11.17
17/01761/FUL	Dorney Parish Council	Mr & Mrs Williams C/o Mr S Dodd	15 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Single storey rear extension, conversion of garage into habitable accommodation and alterations to existing outbuilding.	Application refused	15.11.17
17/01882/CAN	Dorney Parish Council	Mrs Cupper C/o Andrea Nias	The Bakery Village Road Dorney Buckinghamshire SL4 6QW	T1 Ash - Crown reduce by approximately 3 metres all over; T2 Sycamore - Fell; T3 Sycamore - Tip reduce by approximately 3metres; G1 6 x Sycamores - Reduce back to previous reduction points. (Dorney Conservation Area).	No TPO is to be made	15.11.17
17/00906/FUL	Farnham Royal Parish Council	Mr Mav Sandhu C/o Mr Harmeet Minhas	The Other House Beeches Drive Farnham Common Buckinghamshire SL2 3JT	Redevelopment of site to provide two detached dwellings and creation of new vehicular accesses.	Application refused	24.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01292/FUL	Farnham Royal Parish Council	Rouse New Homes Ltd. C/o Ms Nicola Broderick	Land Rear Of Honey Cottage Green Lane Farnham Common Buckinghamshire	Redevelopment of the site to provide a terrace of 3 dwellings with associated car parking and amenity space (Amendment to planning permission 17/00007/FUL).	Application Permitted	10.11.17
17/01501/RVC	Farnham Royal Parish Council	Mr & Mrs S Kumar C/o Mr Shorne Tilbey	Maple House Scotlands Drive Farnham Royal Buckinghamshire SL2 3ES	Variation of condition 2 of planning permission 15/01523/FUL (First floor extension to create two storey dwelling incorporating two front dormers, single storey front extension with canopy over new front entrance, replacement roof over existing single storey rear extension and two storey side extension incorporating integral garage and front and rear dormers. Erection of detached dwellinghouse to rear of the site and construction of vehicular access.)To allow removal of front dormers and increase in first floor layout.	Application Permitted	16.11.17
17/01597/FUL	Farnham Royal Parish Council	Mr Sandhu C/o Mr Harmeet Minhas	The Other House Beeches Drive Farnham Common Buckinghamshire SL2 3JT	Redevelopment of site to provide two detached dwellings, construction of vehicular accesses and associated landscaping.	Application refused	24.10.17
17/01598/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: Front porch and single storey side extensions.	Certificate of Lawful Use granted	19.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01632/FUL	Farnham Royal Parish Council	Mr & Mrs Jon Stevens C/o Mr R Hillier	1 Forge Drive Farnham Royal Buckinghamshire SL2 3NG	Single storey side extension.	Application Permitted	24.10.17
17/01634/FUL	Farnham Royal Parish Council	Mr D Guttridge	7 Bybend Close Farnham Royal Buckinghamshire SL2 3EZ	Single storey side extension to existing detached garage.	Application Permitted	06.11.17
17/01738/TPO	Farnham Royal Parish Council	Mr David Bates	11 Ashenden Walk Farnham Common Buckinghamshire SL2 3UF	T3 Beech - fell. (TPO CC 12, 1950).	Application Permitted	07.11.17
17/01745/TPO	Farnham Royal Parish Council	Mr G Harding C/o Mr Mathew Samways	Red Pines Orchard Gate Farnham Common Buckinghamshire SL2 3HD	T1 oak - Crown thinning (dead, diseased, broken branches) is not to exceed 15%; Crown lifting from ground level is not to exceed 4-5 metres; Removal of epicormic growth up to 8 metres from ground level. T2 beech - Crown thinning (dead, diseased, broken branches) is not to exceed 15%. (SBDC TPO No. 01, 1987).	Application Permitted	08.11.17
17/01792/GPDE	Farnham Royal Parish Council	Mr James Budd C/o Mr James Budd	23 Drew Meadow Farnham Common Buckinghamshire SL2 3JA	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 4.3m, MH 3.0m, EH 2.6m).	Prior approval is not required	26.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01782/FUL	Farnham Royal Parish Council	Dr Ravi Sekhar C/o Mr Johan Truter	6 Rectory Close Farnham Royal Buckinghamshire SL2 3BG	Part single/part two storey/part first floor side/rear extension.	Application refused	21.11.17
17/01786/FUL	Farnham Royal Parish Council	Mr & Mrs Richard Flower C/o Robert Hillier	Southam Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Single storey side and rear extension.	Application Permitted	21.11.17
17/01844/FUL	Farnham Royal Parish Council	Dr Anoop Kumar C/o Mr Stephen Green	Ormonde Cottage Crown Lane Farnham Royal Buckinghamshire SL2 3SQ	Front porch, single storey side extension, side dormer and pergola.	Application Withdrawn	15.11.17
17/01805/LBC	Fulmer Parish Council	Mr Barton C/o Fraser Kirkcaldy	2 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Listed Building Application for replacement of 2No First floor windows to the rear elevation and 2No First Floor windows to the front elevation.	Application Permitted	06.11.17
17/01833/LBC	Fulmer Parish Council	Mr & Mrs P Sundsig C/o John Parry	6 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Listed Building Application for: Replacement windows.	Application Permitted	17.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01557/FUL	Gerrards Cross Town Council	Mr C Betts C/o Mr D Russell	37 West Common Gerrards Cross Buckinghamshire SL9 7RQ	Two storey side/rear extension and rear dormer.	Application Permitted	19.10.17
17/01603/FUL	Gerrards Cross Town Council	Mr & Mrs S Aggarwal C/o Mr Paul Luard	8 Dale Side Gerrards Cross Buckinghamshire SL9 7JF	Single storey rear extension incorporating roof lantern.	Application Permitted	20.10.17
17/01645/FUL	Gerrards Cross Town Council	Mr Bruce Vincent C/o Mr Fraser Kirkcaldy	Juniper House 24 Manor Lane Gerrards Cross Buckinghamshire SL9 7NJ	Part single/part two storey front extensions incorporating front porch and part single/part two storey rear extension incorporating rear balcony and single storey rear extension. Relocation of access.	Application Permitted	20.10.17
17/01561/FUL	Gerrards Cross Town Council	Mr Surjit Bangar C/o Mr Colin Dobinson	3 High Beeches Gerrards Cross Buckinghamshire SL9 7HU	Front porch, first floor front/side/rear extension, alterations to roof incorporating front dormers and rear rooflight. Front wall with gated entrance.	Application Permitted	26.10.17
17/01568/FUL	Gerrards Cross Town Council	Mrs Julie Morten	20 Gaviots Green Gerrards Cross Buckinghamshire SL9 7EB	Construction of hardstanding.	Application Permitted	19.10.17
17/01574/FUL	Gerrards Cross Town Council	Mr & Mrs Kandola C/o Mr Sammy Chan	Kandola Cottage 51 Windsor Road Gerrards Cross Buckinghamshire SL9 7NL	Retrospective application for outbuilding.	Application Permitted	23.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01583/FUL	Gerrards Cross Town Council	Mr & Mrs N. Rahman C/o Declan Minoli	Harmony House St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Single storey side and rear extensions, first floor side extension and conversion of garage into habitable accommodation.	Application Permitted	23.10.17
17/01623/TPO	Gerrards Cross Town Council	Mr Charles C/o Mr G Clarke	Dukesville 2 Windsor Road Gerrards Cross Buckinghamshire SL9 7NA	False Acacia (T1) - Fell (SBDC TPO No 25, 1998)	Application Permitted	20.10.17
17/01631/FUL	Gerrards Cross Town Council	Mr & Mrs D Hooper C/o Gino Ferdenzi	Minera Cottage 16 West Common Gerrards Cross Buckinghamshire SL9 7QN	Part single/part two storey rear extension and insertion of roof-lights in the existing front, side and rear roof-slopes.	Application Permitted	23.10.17
17/01635/FUL	Gerrards Cross Town Council	Mr & Mrs Kandola C/o Mr Sammy Chan	Kandola Cottage 51 Windsor Road Gerrards Cross Buckinghamshire SL9 7NL	Replacement dwellinghouse. Retention and enlargement of 1.5 storey north-east wing, dormer windows and rooflights.	Application Permitted	25.10.17
17/01663/TPO	Gerrards Cross Town Council	Mr K Mann C/o Mr P Prendergast	White Oaks 5 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Oak (T1) - Fell (SBDC TPO No 5, 2001)	Application Permitted	23.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01652/FUL	Gerrards Cross Town Council	Mr & Mrs Justin Finden-crofts C/o Mr Michael Lees	Fair Oak 21 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Single storey side extension to existing detached garage to facilitate a conversion into an annexe.	Application Permitted	19.10.17
17/01666/FUL	Gerrards Cross Town Council	Mr & Mrs I. Cochrane C/o Mr Kristian Peed	Woolton House 4 Oval Way Gerrards Cross Buckinghamshire SL9 8QD	Two storey side extension, single storey rear extension and roof alterations.	Application Permitted	26.10.17
17/01641/FUL	Gerrards Cross Town Council	Mr & Mrs Martin C/o Ms Alexandra Moore	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Part single/part two storey side/rear extensions and roof extension incorporating increase in ridge height and rear dormers.	Application Permitted	31.10.17
17/01680/CLOPED	Gerrards Cross Town Council	Mr Simon Leu-Fong C/o Mr Rob Hughes	Prestwick Place St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BW	Construction of pool house with indoor swimming pool.	Application Withdrawn	18.10.17
17/01711/FUL	Gerrards Cross Town Council	Mr Nadeem Khan C/o Mr Kaleem Janjua	Woodside Oxford Road Gerrards Cross Buckinghamshire SL9 7DP	Loft conversion incorporating side dormer and front and rear rooflights.	Application Permitted	03.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01721/FUL	Gerrards Cross Town Council	Mr Jesper Andersen C/o Michael Hart	Oak Croft Oxford Road Gerrards Cross Buckinghamshire SL9 7DJ	Single storey front and rear extensions, first floor side extension incorporating rear dormer and balcony with glass ballustrade.	Application refused	10.11.17
17/01681/LBC	Gerrards Cross Town Council	Dr & Mrs D Bansi C/o Garrett McKee Architects	Six St Huberts Cottages 33 East Common Gerrards Cross Buckinghamshire SL9 7AQ	Listed Building Application for: Replacement window and insertion of new door to existing front porch.	Application Permitted	07.11.17
17/01734/GPDE	Gerrards Cross Town Council	Ms Emily Halil C/o Mr Philip Alexander	Meadow View Bull Lane Gerrards Cross Buckinghamshire SL9 8RF	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 4.5m, MH 2.941m, EH 2.8m).	Prior approval is not required	23.10.17
17/01732/FUL	Gerrards Cross Town Council	Strange C/o Dr. Bob Newell	Land Rear Of Russett House 8 Main Drive Gerrards Cross Buckinghamshire SL9 7PS	Detached dwelling and construction of vehicular access.	Application refused	10.11.17
17/01766/TPO	Gerrards Cross Town Council	Mrs Meta C/o Mr Paul Morris	20 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DW	T1 Oak - Crown lift up to 6 metres from ground level; Crown thinning up to 20% (SBDC TPO No 5, 2001)	Application Permitted	10.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01728/CAN	Gerrards Cross Town Council	Mrs Ellen Hughes	60A Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RA	7 x Leylandi Trees - Reduce height by 50%.(Gerrards Cross Centenary Conservation Area)	No TPO is to be made	23.10.17
17/01794/TPO	Gerrards Cross Town Council	Mr John Edwards C/o Mr Paul Morris	3 Hartley Court East Common Gerrards Cross Buckinghamshire SL9 7RN	T1- Lawson Cypress - Reduction of height is not to exceed 3.5m with formative reshaping (SBDC TPO 1979,1).	Application Permitted	15.11.17
17/01542/CLOP ED	Gerrards Cross Town Council	Ms Tina Fernandez	1 The Spinney Gerrards Cross Buckinghamshire SL9 7LS	Application for a Certificate of Lawfulness for proposed: Area of hardstanding.	Certificate of Lawful Use granted	10.11.17
17/01768/FUL	Gerrards Cross Town Council	Mr & Mrs Lewis C/o Mr Mark Pottle	Berestede 30 Gaviots Way Gerrards Cross Buckinghamshire SL9 7DX	Two storey rear extension.	Application Permitted	06.11.17
17/01819/TPO	Gerrards Cross Town Council	Andrew Steel	40 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HL	T1 Oak - reduce height by 3-4 metres to old pollard points. T2 Oak - reduce height by 1-1.5 metres and side branches by 1 metre. (SBDC TPO No 46, 2001).	Application refused	21.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01824/FUL	Gerrards Cross Town Council	Mr Akhil Markanday C/o Mr Paul Lake	Brambrook 12 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Front porch, part single/part two storey front/side/rear extension, construction of new roof over existing single storey rear element and roof extension.	Application refused	17.11.17
17/01843/FUL	Gerrards Cross Town Council	Mr Gursharn Gill C/o Mr Sunny Bahia	1 Templemead Gerrards Cross Buckinghamshire SL9 7EZ	Single storey rear extension.	Application Permitted	22.11.17
17/01660/LBC	Hedgerley Parish Council	Mr Paul Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed Building Application for basement tanking to facilitate a waterproof system to the basement.	Application Permitted	23.10.17
17/01705/LBC	Hedgerley Parish Council	Mr Paul Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed Building Application for single storey rear extension.	Application Permitted	23.10.17
17/01704/FUL	Hedgerley Parish Council	Mr Paul Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Single storey rear extension.	Application Permitted	31.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01773/FUL	Hedgerley Parish Council	Mr Chris Pond C/o Mr Robbie Grobler	5 Coppice Way Hedgerley Buckinghamshire SL2 3YL	Single storey side/rear extension.	Application Permitted	17.11.17
17/01185/FUL	Iver Parish Council	Airparker Limited C/o Mr Gurprit Benning	Thorney Park Golf Course Thorney Mill Road Iver Buckinghamshire SL0 9AL	Change of use to airport car parking and including the installation of floodlighting and CCTV security, and the laying of hardsurfacing.	Application refused	06.11.17
17/01476/FUL	Iver Parish Council	Mr Alex Bingley C/o Mr Andrew Ryley	20 - 22 High Street Iver Buckinghamshire SL0 9NG	Erection of 2nd floor extension to comprise 5 apartments in connection with the use of the whole of the resultant building as 17 residential apartments, landscaping, car parking and ancillary works.	Application Permitted	03.11.17
17/01562/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 Permitted	02.11.17
17/01576/FUL	Iver Parish Council	Mr & Mrs R Bains C/o Mr Shorne Tilbey	33 Old Slade Lane Iver Buckinghamshire SL0 9DY	Part two storey / part first floor front extension, two storey side and rear extensions incorporating front and rear dormers and side rooflights. Detached garage.	Application Permitted	18.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01610/FUL	Iver Parish Council	Mr D Taylor C/o Mr Richard Murdock	29 The Ridgeway Iver Buckinghamshire SL0 9JE	Extension of existing building and additional freezer building (amendment to Planning Permission 16/02056/FUL).	Application Permitted	20.10.17
17/01595/CLOP ED	Iver Parish Council	Mr Sandeep Singh C/o Mr Ehsan UL-HAQ	4 St Margarets Close Iver Heath Buckinghamshire SL0 0DB	Application for Certificate of Lawfulness for Proposed: Loft conversion incorporating rear dormer and front rooflights.	Certificate of Lawful Use granted	23.10.17
17/01596/FUL	Iver Parish Council	Mr Sandeep Singh C/o Mr Ehsan UL-HAQ	4 St Margarets Close Iver Heath Buckinghamshire SL0 0DB	Part single storey/part two storey rear extension and the insertion of a first floor side window.	Application Permitted	10.11.17
17/01638/FUL	Iver Parish Council	Mr & Mrs R Kataria	12 Potters Cross Iver Heath Buckinghamshire SL0 0BS	Part single/part two storey side/rear extensions.	Application Permitted	19.10.17
17/01643/CLOP ED	Iver Parish Council	Mr Altaf Maneri C/o Mr Hyeongsoon Choi	27 Laurels Road Iver Heath Buckinghamshire SL0 0BY	Application for a Certificate of Lawfulness for proposed: Part-single/part-two storey rear extension and loft conversion into habitable accommodation incorporating rear dormer.	Application Permitted	25.10.17
17/01556/FUL	Iver Parish Council	Mr Sagoo C/o Mr Rahul Sankhla	6 Lossie Drive Iver Heath Buckinghamshire SL0 0JS	Front porch, first floor side extension, part single part two storey rear extension incorporating Juliette balconies.	Application Withdrawn	08.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01653/RVC	Iver Parish Council	Mr H Schneck C/o Mr Tony Allen	D X House The Ridgeway Iver Buckinghamshire SL0 9JQ	Removal of Condition 1 of Planning Permission 15/01501/JNOT (Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of use from office to residential to form 51 apartments)	Application Permitted	10.11.17
17/01654/FUL	Iver Parish Council	Mr Matthew Page C/o Mrs Maria Beremski	Flat 6 Heatherden House 130 Pinewood Green Iver Heath Buckinghamshire SL0 0QQ	Insertion of front and rear rooflights.	Application Permitted	26.10.17
17/01655/FUL	Iver Parish Council	Mr Ameet Tailor C/o Ms Elaine Kimber	48 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD	Conversion of integral garage to habitable accommodation, first floor side/rear extension and front dormer.	Application Withdrawn	25.10.17
17/01648/CLOPED	Iver Parish Council	Mr & Mrs Bhamara C/o Mr Harmeet Minhas	63 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Application Permitted	26.10.17
17/01659/FUL	Iver Parish Council	Mr Pavandeep Dhaliwal C/o Mr Vishal Patel	6 Whitehouse Way Iver Heath Buckinghamshire SL0 0HB	Single storey side and rear extension.	Application Permitted	26.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01644/FUL	Iver Parish Council	Mr Altaf Maneri C/o Mr Hyeongsoon Choi	27 Laurels Road Iver Heath Buckinghamshire SL0 0BY	Alterations to front porch and widening of existing vehicular access.	Application Permitted	31.10.17
17/01614/FUL	Iver Parish Council	Mr Syed Hussain C/o Mr Deviner Singh	Land Adjacent To Sutton Court Farm Sutton Lane Slough Buckinghamshire SL3 8AR	Retrospective application for use of land for storage and distribution of vehicles.	Refusal of Lawful Use	26.10.17
17/01733/FUL	Iver Parish Council	Mr & Mrs McKay C/o Mr Steve Scaffardi	Oaklea Bangors Road North Iver Heath Buckinghamshire SL0 0BG	Part single/part two storey rear extension incorporating juliette balcony.	Application Permitted	07.11.17
17/01744/GPDE	Iver Parish Council	Mr Prince Jacob Varghese C/o Ms Rooshika 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).	Prior approval is not required	23.10.17
17/01754/FUL	Iver Parish Council	Mr Humphrey Murphy C/o Mr Leigh Tugwood	24 Thorney Lane South Iver Buckinghamshire SL0 9AE	Change of use from Use Class A1 (Retail) to Use Class D1 (Non-residential institutions) to provide veterinary clinic.	Application Permitted	16.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01757/CLOP ED	Iver Parish Council	Mr H Nota C/o Mr Ranbir Bhogal	9 Whitehouse Way Iver Heath Buckinghamshire SL0 0HB	Application for a Certificate of Lawfulness for proposed: Outbuilding incorporating side access gate.	Certificate of Lawful Use granted	09.11.17
17/01758/FUL	Iver Parish Council	Mr H Nota C/o Mr Ranbir Bhogal	9 Whitehouse Way Iver Heath Buckinghamshire SL0 0HB	Replacement outbuilding incorporating side access gate.	Application Permitted	09.11.17
17/01788/FUL	Iver Parish Council	Ms H Kaur Malhi C/o Mr Shahzad Akhtar	28 Thorney Lane South Iver Buckinghamshire SL0 9AE	Change of use to hot food takeaway (Use Class A5) and installation of extraction system.	Application refused	16.11.17
17/01802/FUL	Iver Parish Council	Mrs K. Fursewicz C/o Mr R Hillier	23 Barnfield Iver Buckinghamshire SL0 0AL	Two storey side extension.	Application refused	17.11.17
17/01291/FUL	Iver Parish Council	Mr Jassi C/o Mr Ankit Patel	20 Lossie Drive Iver Heath Buckinghamshire SL0 0JS	Retrospective application for outbuilding.	Application refused	17.11.17
17/01778/FUL	Iver Parish Council	Mr & Mrs Patel C/o Mr Harmeet Minhas	9 The Poynings Iver Buckinghamshire SL0 9DS	Part two storey/part first floor front extensions, first floor rear infill extension incorporating balcony with glass balustrade and alterations to roof incorporating front dormers.	Application Permitted	17.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01820/FUL	Iver Parish Council	Mr Ravinder Sehajpal	Sej Place Bathurst Walk Iver Buckinghamshire	Three storey side extension and part third floor extension to provide 5 additional apartments incorporating undercroft parking and associated cycle store.	Application Withdrawn	17.11.17
17/01870/GPDE	Iver Parish Council	Mrs Nicola Charman C/o Mr Sunny Bahia	18 Stonecroft Avenue Iver Buckinghamshire SL0 9QF	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 6m, MH 3.85m, EH 2.7m).	Prior approval is not required	16.11.17
17/01918/GPDE	Iver Parish Council	Mrs Sangeeta Mahajan C/o Ms Rooshika Patel	292 Longstone Road Iver Heath Buckinghamshire SL0 ORN	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 6.0m, MH 3.0m, EH 2.9m).	Application Withdrawn	20.11.17
17/01992/GPDE	Iver Parish Council	Mr D Rayner C/o Mr G Choda	319 The Parkway Iver Heath Buckinghamshire SL0 ORL	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 6.0m, MH 3.0m, EH 3.0m).	Application Withdrawn	14.11.17
17/01375/CLUE D	Stoke Poges Parish Council	Mr Sharick-Eamon Reyaz C/o Mr Matthew Maier	The Ledgers Park Road Stoke Poges Buckinghamshire SL2 4PG	Application for a Lawful Development Certificate for Existing use: for three self contained dwellings.	Certificate of Lawful Use granted	20.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01489/GPDE	Stoke Poges Parish Council	Mrs S Rahhal-Murphy	Monkseaton Park Road Stoke Poges Buckinghamshire SL2 4PG	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey side and rear extensions (Dimensions D 7.8m, MH 3.8m, EH 2.9m).	Prior approval is not required	08.11.17
17/01573/FUL	Stoke Poges Parish Council	Mr R Lachar C/o Mr M Virdee	7 Elizabeth Way Stoke Poges Buckinghamshire SL2 4LQ	Part single, part two storey side / rear extensions.	Application Permitted	26.10.17
17/01545/CLOPED	Stoke Poges Parish Council	Mr John Ellis C/o Mr Matthew Jaina	24 Vine Road Stoke Poges Buckinghamshire SL2 4DP	Application for a Certificate of Lawfulness for proposed: Construction of vehicular access and associated hardstanding.	Certificate of Lawful Use granted	26.10.17
17/01679/FUL	Stoke Poges Parish Council	Mrs B Mahil C/o Mr S Dodd	1 Journeys End Stoke Poges Buckinghamshire SL2 4NT	Detached dwellinghouse and vehicular access with associated hardstanding.	Application Permitted	31.10.17
17/01591/FUL	Stoke Poges Parish Council	Mr Pawandeep Sandhu	Waterside House Bells Hill Stoke Poges Buckinghamshire SL2 4EG	Retrospective application for boundary wall with entrance gate	Application Permitted	06.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01717/TPO	Stoke Poges Parish Council	Oxford Diocese C/o Marc Wastle	The Vicarage Park Road Stoke Poges Buckinghamshire SL2 4PE	(T5) Scots Pine - Fell (BDC TPO No. 07, 1977).	Application Permitted	02.11.17
17/01639/CLOP ED	Stoke Poges Parish Council	Mr Stephen Pike	Parkfield Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Outbuilding.	Certificate of Lawful Use granted	06.11.17
17/01640/FUL	Stoke Poges Parish Council	Mr Stephen Pike	Parkfield Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Detached garage.	Application refused	06.11.17
17/01626/FUL	Stoke Poges Parish Council	Mr U Malik	1 Wakefield Crescent Stoke Poges Buckinghamshire SL2 4DF	Retrospective application for outbuilding.	Application Permitted	06.11.17
17/00950/LBC	Stoke Poges Parish Council	Ms Penelope O'Callaghan C/o Mr Timothy O Callaghan	Framewood Lodge Framewood Road Stoke Poges Buckinghamshire SL2 4QR	Listed Building Application for: Reconstruction of damaged entrance gate and adjacent brick piers.	Application Permitted	06.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01739/FUL	Stoke Poges Parish Council	Mr Adrian Hoskins C/o Mrs Amanda Walker	Longfield Cottage Park Road Stoke Poges Buckinghamshire SL2 4PE	Detached garage with habitable accommodation above and external timber stairs.	Application refused	06.11.17
17/01765/CAN	Stoke Poges Parish Council	Mr Mark Catton C/o Mr Matthew Wiltshire	Manor House Park Road Stoke Poges Buckinghamshire SL2 4PG	(T1) Oak - Crown reduce with rebalance up to 35%, (T2) Oak - Crown reduce by up to 30% and (T3) Lime - Crown reduce by up to 30% (Stoke Park Conservation Area).	No TPO is to be made	23.10.17
17/01793/MBN OT	Stoke Poges Parish Council	Mr Tony McGovern C/o Mr Graeme Free	Macs Farm Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Proposed Change of Use of Agricultural Building to a dwellinghouse (Use Class C3).	Application refused	14.11.17
17/01822/CAN	Stoke Poges Parish Council	Mrs Lawrence C/o Mr Paul Morris	8 Aldridge Place Rogers Lane Stoke Poges Buckinghamshire SL2 4LL	(T1) Tulip Tree - Fell (Stoke Poges West End Conservation Area).	No TPO is to be made	02.11.17
17/02107/ADJ	Stoke Poges Parish Council	Hannah Weston	St John's Baptist Manor Park Church Stoke Poges Lane Slough SL1 3LW	Demolition of existing church and hall. Erection of replacement church with community hall and bell tower, a detached vicarage, and a pair of semi-detached dwellings. Associated parking, landscaping and a new access road (Slough Borough Council Ref: P/04874/001).	Objections	17.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01351/FUL	Taplow Parish Council	Mr Ali C/o Mr Robert Clarke	Abbott Wood Heathfield Road Dropmore Taplow Buckinghamshire SL1 8NY	Installation of driveway lighting	Application Permitted	14.11.17
17/01527/FUL	Taplow Parish Council	Mr Robert Brind C/o Mr Andrew Brookes	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JF	New Hartham Park stone cappings to Duke's Lawn steps and reinstatement of Egyptian boy torchers. Wideneing of path adjacent to Duke's Lawn.	Application Permitted	06.11.17
17/01528/LBC	Taplow Parish Council	Mr Robert Brind C/o Mr Andrew Brookes	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JF	` Listed Building Consent for new Hartham Park stone cappings to Duke's Lawn steps and reinstatement of Egyptian boy torchers. Wideneing of path adjacent to Duke's Lawn.	Application Permitted	06.11.17
17/01495/FUL	Taplow Parish Council	Mr Duncan Leftly C/o Mr Ben Keene	Priory Cottage Rectory Road Taplow Buckinghamshire SL6 0ET	Replacement outbuilding.	Application Permitted	20.10.17
17/01592/FUL	Taplow Parish Council	Mr Tom Bosence C/o Mr Jonathan Taylor	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Construction of visitors' toilets building with associated landscaping works and construction of catering and materials store with plant room.	Application Withdrawn	18.10.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01593/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 visitors' toilets building with associated landscaping works and construction of catering and materials store with plant room.	Application Withdrawn	18.10.17
17/01428/LBC	Taplow Parish Council	Mr Ben Roberts C/o Mr John Fagence	SGI-UK National Centre Taplow Court Cliveden Road Taplow Buckinghamshire SL6 0ER	Listed Building Application for : Repairs to gate piers.	Application Permitted	31.10.17
17/01838/CAN	Taplow Parish Council	Mrs Clementine Fox C/o Mr Matthew Wiltshire	St Nicolas House Rectory Road Taplow Buckinghamshire SL6 0ET	(T1) Fraxinus Excelsior - Raise crown to 6m, cut larger limbs to appropriate pruning points and reduce to provide 1-2m clearance from property, (T2) & (T3) Fraxinus Excelsior - Raise crown to 6m and cut larger limbs to appropriate pruning points and (T4) Juglans Regia - Reduce lowest limb by 3m and raise crown to 4m (Taplow Village Conservation Area).	No TPO is to be made	08.11.17
17/02178/CAN	Taplow Parish Council	Mr Martin Sandford	Folliotts River Road Taplow Buckinghamshire SL6 0BG	T2 (Weeping Willow) Reduce branches by 70%. T3 (Pine) Fell. T4 (Ash) deadwood. (Taplow Conservation Area)	No TPO is to be made	22.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00627/FUL	Wexham Parish Council	Mr F H Chakrani C/o Mr J Bhachu	Sawyers Green Farm Langley Park Road Wexham Buckinghamshire SL3 6DD	Replacement detached dwellinghouse with detached garage and associated hardsurfacing and change of use to residential land.	Application refused	06.11.17
17/01620/TPO	Wexham Parish Council	Mr Dean Simpson C/o Jenks Group	Teikyo School Fulmer Grange Framewood Road Wexham Buckinghamshire SL2 4QS	G1 - clearance to 5m from ground level, Pine (2381) - Remove hanging branch, Rowan (2396) - fell, Oak (2374) - Fell, Oak (2335) - fell, Prunus (T1) - crown lift by 2m and clearance from building, Sweet Chestnut (28) - crown reduce up to 5m, Lime (2205) - crown reduce up to 4m (SBDC TPO No 13, 1989).	Application Permitted	20.10.17
17/01671/FUL	Wexham Parish Council	Mr Mohammad Adil Mughal C/o Mr Kaleem Janjua	Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD	Retrospective application for change of use from kennels to airport car parking.	Refusal of Lawful Use	30.10.17
17/01735/TPO	Wexham Parish Council	Mr P Lile	17 August End George Green Wexham Buckinghamshire SL3 6RP	1 x pine - fell. (SBDC TPO No. 01, 1974).	Application Permitted	07.11.17
17/01779/TPO	Wexham Parish Council	Mr D Simpson C/o Jenks Group	Teikyo School Fulmer Grange Framewood Road Wexham Buckinghamshire SL2 4QS	Oak : Crown reduction in height and lateral branches by up to 2m (SBDC TPO No 13 1989)	Application Permitted	14.11.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01810/FUL	Wexham Parish Council	Mrs Sabita Kaushal C/o Mrs Maria Rozycka	10 August End George Green Wexham Buckinghamshire SL3 6RP	Front porch, single storey front and rear extensions incorporating conversion of garage into annexe and widening of existing vehicular access.	Application Permitted	06.11.17
17/01829/FUL	Wexham Parish Council	Mr Hugh Edgley C/o Mr Mark Seagrove	Garage Site Beaumont Court Post Office Lane George Green Buckinghamshire	Redevelopment of site to provide a detached dwelling with detached garage and associated parking.	Application Permitted	06.11.17
17/01881/NMA	Wexham Parish Council	Mrs Rita Manektaila	The Marish Middle Green Wexham Buckinghamshire SL3 6BS	Non Material Amendment to planning permission 17/01124/FUL to allow for the addition of a window.	Application Permitted	03.11.17

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**OUTSTANDING ENFORCEMENT NOTICES
(AS AT 27TH NOVEMBER 2017 FOR 6TH DECEMBER 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. 16.11.2017 – OFFICER SV CONFIRMED ANIMAL SANCTUARY IN PROCESS OF MOVING OFF SITE AND DISMANTLING STABLE BUILDINGS.

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). 8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.			

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.			

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. 27.11.2017 SOME OF THE UNAUTHORISED OUTBUILDINGS ON SITE NOW DEMOLISHED, PLANNING APPLICATION 17/01846/RVC CURRENTLY UNDER CONSIDERATION.				

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. 17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM. 23.10.17 – SITE VISIT TO BE UNDERTAKEN BY ENFORCEMENT TEAM TO CHECK COMPLIANCE WITH ENFORCEMENT NOTICES.				

PROPERTY	14 WOORBURN 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. AMENDED TO 1.11.2018.	
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. HIGH COURT HEARING LISTED FOR 2 ND NOVEMBER 2017. 2.11.2017 – APPLICATION DISMISSED BY HIGH COURT. ENF NOTICE COMPLIANCE DATE – BY 1.11.2018.				

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	3.8.16	4.8.16	15.3.2017 (REVISED FOLLOWING APPEAL TO 18.11.17)	

ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND 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. 3.7.2017 - COMPLIANCE WITH NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. <u>OFFICER COMPLIANCE VISIT SCHEDULED FOR 15.11.2017.</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. 11.9.2017 – BCC SERVED TSN RE WASTE OPERATION.				

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

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

Planning appeals allowed (incl enforcement)

41.94% (13 out of 31) against a target of 30%.

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

41.94% (13 out of 31). No target set.

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

60% (3 out of 5). No target set.

SCHEDULE OF OUTSTANDING MATTERS

HIGH COURT

DATE	PREMISES
Full Hearing – 2/11/17	<p><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></p> <p>Section 288 Review, Section 289 Appeal and Judicial Review – challenges lodged against Secretary of State’s decision dated 12.12.2016 to dismiss planning and enforcement appeals. Applications for permission to challenge to be heard in the High Court at a Hearing on 12 April 2017.</p> <p>12.4.2017 - Permission granted for S289 Challenge re extending the time to comply with the Enforcement Notice. Permission refused re S288 and JR challenges.</p> <p>2.11.17 – S289 Application dismissed by High Court. Enforcement notice to be complied with by 1/11/18.</p>

Appeals Lodged

Planning Appeals Lodged					
	Date	Ref	Appellant	Proposal	Site
(a)	27/10/2017	17/00559/RVC	Mr Pandher	Variation of Condition number 2 attached to Planning Permission Application Reference Number 17/00129/FUL to allow variation to approved design.	27 Manor Lane, Gerrards Cross
(b)	01/11/2017	17/01570/FUL	Mr Iqbal	Porch, two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies.	14 Wooburn Green Lane, Holtspur, Beaconsfield
Page 92	08/11/2017	17/00688/FUL	Mrs O'Hara	Conversion of outbuilding into a separate residential dwelling.	Wood Lane Farm , Wood Lane, Iver
	08/11/2017	17/01263/MB NOT	Mrs O'Hara	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Proposed Change of Use of Agricultural Building to a dwellinghouse (Use Class C3).	Wood Lane Farm, Wood Lane, Iver
(e)	09/11/2017	17/01102/FUL	Mr Terry Foster-Key	First-floor side extension.	Melrose, 10 Dorney Read Road, Dorney
(f)	13/11/2017	17/01221/FUL	Mr & Mrs Howard	Single storey side extension and increase in ridge height of existing garage to provide ancillary annexe accommodation.	56 Dukes Wood Drive, Gerrards Cross
(g)	13/11/2017	17/01440/FUL	Mrs Tracey Ricci	Front projecting double garage with accommodation over, construction of front gable, two storey side/rear extension, first floor rear infill extension incorporating Juliette balconies and re-roofing of existing single storey rear section incorporating roof lantern. Extension to existing patio.	Beechwood House, 21 Beechwood Road, Beaconsfield

Planning Appeals Lodged (cont)					
	Date	Ref	Appellant	Proposal	Site
(h)	20/11/2017	17/00971/FUL	Mr S Bowyer	Redevelopment of site to include the provision of 6 detached dwellings with associated parking for existing and proposed dwellings.	Dippingwell, Beaconsfield Road, Farnham Common
(i)	22/11/2017	17/01540/FUL	Mr Paul Innes	Redevelopment of site to provide three detached dwellings.	Hollybush Farm, Hollybush Lane, Denham
(j)	23/11/2017	17/01671/FUL	Mr Mughal	Retrospective application for change of use from kennels to airport car parking.	Sawyers Green Farm, Langley Park Road, Wexham

Appeal Decisions

Planning Appeal Decisions								
	Date	Ref	Appellant	Proposal	Site	Decision	See key	
(a)	01/11/2017	16/02318/FUL	Mr Declan Minoli	Replacement dwelling and relocation of existing vehicular access.	Apsley Place, 40 Camp Road, Gerrards Cross	Appeal Allowed	D	
(b)	06/11/2017	16/02253/FUL	Mr Howarth	Erection of a detached building comprising 6 apartments with basement parking. (Amendment to Planning Permission 15/01316/FUL).	96 Gregories Road Beaconsfield HP9 1HL	Appeal Dismissed	D	
Page 94	07/11/2017	17/00506/FUL	Mr S Dosanjh	Replacement detached dwelling with integral garage, front boundary wall with gates and associated landscaping.	"The Priory, 57 High Beeches, Gerrards Cross	Appeal Dismissed	D	
	(d) 15/11/2017	17/00631/FUL	Mrs T Moran	Outbuilding	5 Baconsmead Denham	Appeal Dismissed	D	

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

- CO - Committee decision to refuse permission on officer recommendation
- CC - Committee decision to refuse permission contrary to officer recommendation
- D - Delegated officer decision to refuse permission
- ND - Appeal against non-determination of application
- CTD - Planning Committee to decide between various options

Officer Contacts:	Jane Langston 01895 837285 planning.appeals@southbucks.gov.uk
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SUBJECT:	<i>Enforcement Notice Report</i>
SITE ADDRESS:	<i>Land Adjacent to Wapseys Wood Caravan Park, Oxford Road, Gerrards Cross</i>
RESPONSIBLE OFFICER:	<i>Steve Bambrick – Director of Services</i>
REPORT AUTHORS:	<i>Benjamin Temple, 01895 837206, benjamin.temple@southbucks.gov.uk</i>
WARD/S AFFECTED:	<i>Gerrards Cross</i>

1. Purpose of Report

The purpose of this report is to recommend that the Planning Committee delegate authority to the Head of Legal & Democratic Services, in consultation with the Director of Services, to issue and serve an Enforcement Notice in respect of breaches of planning control occurring on Land adjacent to Wapseys Wood Caravan Park, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8TD shown edged red on the plan attached to this report as Appendix 1 ("the Land").

RECOMMENDATIONS

- 1. That in consultation with the Director of Services, the Head of Legal & Democratic Services be granted authority to issue and serve an Enforcement Notice pursuant to Sections 172 of the Town and Country Planning Act 1990 (as amended) in respect of the unauthorised engineering operation to raise and reconfigure the level of the Land through the importation, deposition and spreading of materials including (but not limited to) hardcore, broken bricks, rubble, stone, gravel and waste materials.**
- 2. In the event that the Enforcement Notice is not complied with, that authority be given to the Head of Legal & Democratic Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.**

2. Executive Summary

- 2.1 Following complaints to the Council, it was confirmed that a breach of planning control comprising of, the unauthorised engineering operation to raise and reconfigure the level of the Land through the importation, deposition and spreading of materials including (but not limited to) hardcore, broken bricks, rubble, stone, gravel and waste materials had been carried out on the Land.
- 2.2 The breach of planning control results in unacceptable planning harm to the Green Belt.
- 2.3 The owners of the Land 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.
- 2.4 The recommendations as set out in this report are considered to be appropriate and proportionate in order remedy the harm caused by the unauthorised breach of planning control.

3. Reasons for Recommendations

- 3.1 A breach of planning control has been identified on the Land that results in unacceptable planning harm. The enforcement action recommended by Officers is considered to be a proportionate response to seek to remedy the harm caused by the breach. Lesser steps are not considered reasonably possible other than through the issuing of an Enforcement Notice, and the recommended action should result in an appropriate reduction in the planning harm caused by the breach.

4. Content of Report

Background

- 4.1 Following complaints, the Councils Enforcement Officers visited the Land on 13th June 2017 following a hand over of the case from the County Council who had determined that the unauthorised tipping of materials on the Land was to facilitate an unauthorised change of use of the Land.
- 4.2 A large quantity (several hundred tons) of broken bricks, rubble, stone and gravel have been imported onto the Land and placed between the boundary of the existing lawful caravan site and the adjacent highway (A40 Oxford Road) and to the West of Wapseys Wood Caravan Park. This has resulted in the ground level of the Land being raised by approximately 3 metres at the highest point to level the ground from a hillside/bank, to form a flat area of land at the same level as the existing caravan site. Photographs of the Land showing the imported materials are attached at Appendix 2.
- 4.3 A large digger type machine was operating at the time of the Enforcement Officers site visit in June 2017 and appeared to be levelling the raised ground. It was also noted that no retaining wall or means of enclosure have been erected to contain the raised land which could lead to safety implications for highway users / potential future users of the raised land and impact upon adjacent trees and vegetation.
- 4.4 A Planning Contravention Notice ("PCN") was served on 23rd June 2017 and the Council has not received a reply. No applications for Planning Permission have been submitted and the unauthorised breach continues to cause significant harm to the openness of the Green Belt.
- 4.5 Following consultation with the Planning Consultative Body and the Head of Legal & Democratic Services, the Head of Sustainable Development issued and served a Temporary Stop Notice ("TSN") on 19th June 2017 which expired on 16^h July 2017.
- 4.6 The Owners of the Land did not take (and have not taken) any steps to remedy the breach of planning control and to reduce the harm being caused to the Land despite the serving of a TSN and PCN. Further materials were deposited on the Land and having obtained Counsels advice, a further TSN was issued by the County Council on 25th August 2017 which expired on 22nd September 2017.
- 4.7 Having visited the Land on multiple occasions, most recently on 27th November 2017, Officers confirm that the Unauthorised Development consists of an

engineering operation to raise and reconfigure the level of the Land through the importation, deposition and spreading of materials including (but not limited to) hardcore, broken bricks, rubble, stone, gravel and waste materials ("Unauthorised Development") (beyond the area of land which benefits from a certificate of lawful use or development reference 15/01790/CLUED).

- 4.8 Planning permission is required for the Unauthorised Development. The Land has been raised and levelled through substantial engineering operation and importation of materials. In light of the adjacent caravan site which is under the same ownership as the Land, it is reasonably likely that the intention is to extend the limits of the existing caravan site and create additional pitches.
- 4.9 The Land lies within the Green Belt. Development in the Green Belt is harmful to the openness of the Green Belt, and therefore unacceptable in principal. Without adequate mitigation measures, the Unauthorised Development could have serious impacts upon the local ecology and affect adjacent woodland detrimentally. The Unauthorised Development is also visible from the A40, and creates increased visual impact detrimentally affecting the landscape within the Green Belt. Therefore Officers are recommending the proposed enforcement action.
- 4.10 All interested parties including the Owner and any Occupiers of the Land, and Agents are aware that the Council is considering taking enforcement action regarding the Unauthorised Development having been served with TSNs and a PCN and comments received to date have been taken into consideration when recommending the proposed enforcement action.

The existing level of local provision and need for traveler sites

- 4.11 The Wapseys Wood Caravan Park lawfully counts towards the Council's Gypsy and Traveler housing needs provision. The Council, in partnership with other LPA's in Buckinghamshire has commissioned a report assessing the provision of Gypsy and Traveler Accommodation, which is anticipated to be published soon. Any claim regarding very special circumstances exist, that outweigh the Green Belt Harm the development, would ideally be assessed against this report once published.

Human Rights and the Equalities Act 2010

- 4.12 There are no mobile homes occupying or occupied on the Land that will be the subject of the enforcement action at this current time.
- 4.13 The taking of enforcement action would amount to an interference with the Human Rights of the owners and any occupiers of the Land 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 any occupiers of the Land 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:

- 4.14 Article 6: The right to a fair hearing. This is an absolute right. The owners 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, respond to the PCN and to make a planning 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.

- 4.15 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 rights 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.
- 4.16 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.
- 4.17 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*.
- 4.18 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 and any occupant(s). Nor is it considered that the service of an enforcement notice would have an excessive or disproportionate effect on their rights.
- 4.19 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 149 (1) 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 149 requirements of the EA.

5. Reasons for issuing an Enforcement Notice

- 5.1 It appears to the Council that the Unauthorised Development has occurred within the last 4 years.
- 5.2 The Unauthorised Development is situated within the Metropolitan Green Belt as shown in the South Bucks District Local Plan (adopted March 1999). Within the Green Belt there is a presumption against development other than for a limited number of specified purposes, as stated in paragraphs 89 and 90 of the National Planning Policy Framework or except in Very Special Circumstances. The Unauthorised Development does not constitute one of the specified exceptions and represents inappropriate development in the Green Belt, which by definition is harmful. Furthermore, the Unauthorised Development is harmful to the openness of the Green Belt. It has not been demonstrated that any Very Special Circumstances exist that would outweigh the harm by reason of inappropriateness and any other harm caused by such a development. As such the Unauthorised Development is contrary to the policies of the National Planning Policy Framework, which seek to protect the openness of the Green Belt and to policy GB1 of the South Bucks District Local Plan (adopted March 1999)
- 5.3 The Council does not consider that planning permission should be given because planning conditions could not overcome the objections to the Unauthorised Development.

6. Corporate Implications

- 6.1 Financial – To date, to pursue this matter internal resources have been committed and will continue to be committed to issue and serve the recommended Enforcement Notice. These costs are relatively minor and would be part of the normal work of the enforcement section and legal support. Costs have also been incurred regarding Counsels advice. Serving an Enforcement Notice will likely save the Council significant resources in defending further enforcement actions at appeal, as the scale of unauthorised development being considered will be restrained.
- 6.2 Should the available right of appeal regarding the Enforcement Notice be exercised additional resources and costs would be involved in defending the same. The level of resources and costs involved will depend on whether any appeal is determined by way of written representations, an informal Hearing or a Public Inquiry. If an appeal proceeds to a Public Inquiry or the issues raised at appeal require further Counsels advice/representation then Counsel would be engaged to present the Council's case. Officers expect these costs to be met from within existing budgets.
- 6.3 Legal - Counsels advice was obtained regarding the unlawful activities occurring on the Land. Counsel would be engaged to advise and represent the Council if any appeal against the Enforcement Notice was to be determined at a Public Inquiry or the issues raised at appeal require further Counsels advice/representation.

7. Links to Council Policy Objectives

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

8. Next Step

In the event that the recommendations in this report are agreed, an Enforcement Notice will be issued by the Head of Legal & Democratic Services and served by members of the Enforcement Team.

Background Papers:

Temporary Stop Notices dated 19th June 2017 and 25th August 2017.
Planning Contravention Notice dated 23rd June 2017.