



Planning Committee

Wednesday, 12 February 2020 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

A G E N D A

Item

1. Evacuation Procedure
2. Apologies for Absence
3. Minutes (*Pages 5 - 10*)

To approve the minutes of the Planning Committee held on 17 December 2019.

4. Declarations of Interest
5. Applications and Plans

The files for each application are available for public inspection at the Council Offices.

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

PL/19/2134/FA - 36 Woodside Avenue, Beaconsfield, Buckinghamshire, HP9 1JJ (Pages 11 - 24)

PL/19/2945/FA - Site Adjacent To 47 Clonmel Way, Burnham, Buckinghamshire, SL1 7DB (Pages 25 - 34)

*PL/19/3852/FA - Thamesbank, River Road, Taplow, Buckinghamshire
(Pages 35 - 46)*

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

*PL/19/0268/FA - Parkside Cemetery, Windsor Road, Gerrards Cross,
Buckinghamshire, SL9 8SS (Pages 47 - 60)*

C. Committee observations required on applications to other Authorities

None.

*D. To receive a list of applications already determined under delegated
powers by the Head of Planning and Economic Development (Pages 61 -
120)*

For information

6. Enforcement Update

To receive a verbal update from the Enforcement Manager.

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 121 - 124*)

For information

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

Membership: Planning Committee

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

Date of next meeting – Wednesday, 4 March 2020

Audio/Visual Recording of Meetings

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

If you would like this document in large print or an alternative format, please contact 01895 837236; email democraticservices@chilternandsouthbucks.gov.uk

This page is intentionally left blank

PLANNING COMMITTEE

Meeting - 17 December 2019

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

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

39. MINUTES

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

40. DECLARATIONS OF INTEREST

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

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

41. APPLICATIONS AND PLANS

Key to the following decisions:

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

Planning Committee - 17 December 2019

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

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

Planning Committee - 17 December 2019

4. Officers advised of the following updates:-

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

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

5. Officers advised additional conditions as follows:-

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

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

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

Condition 12 (Levels) added.

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

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

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

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

		Decision
Plan Number:	PL/19/2844/FA	P
Applicant:	Mercedes-Benz Retail Group UK Ltd	
Proposal:	Redevelopment of former Tendercare Nurseries display area for a vehicle retail facility (sui generis use) to include sales pavilion and valet building, vehicle display, storage, staff and customer parking, access alterations, site-side landscape works, ancillary engineering and infrastructure works – 18 Southlands Road, Denham, Buckinghamshire UB9 4HD	

Notes:

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

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

Planning Committee - 17 December 2019

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

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

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

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

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

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

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

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

		Decision
Plan Number:	16/01548/RVC	P
Applicant:	Mr James Casey	
Proposal:	Removal of Condition 1 of Planning Permission 13/01386/VC to make permission permanent and personal to Mr James Casey, Mrs Mary Casey and their resident dependants – Ponderosa, Love Lane, Iver Buckinghamshire SL0 9QZ	
Notes:		
RESOLVED that conditional permission be granted subject to the conditions as set out in the report.		
		Decision
Plan Number:	PL/19/3515/FA	P
Applicant:	Mr Dev Dhillon	
Proposal:	Front porch – 17 Long Close, Farnham Royal, Buckinghamshire SL2 3EJ	
Notes:		
RESOLVED that conditional permission be granted subject to the conditions as set out in the report.		

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

42. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

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

RESOLVED that the report be noted

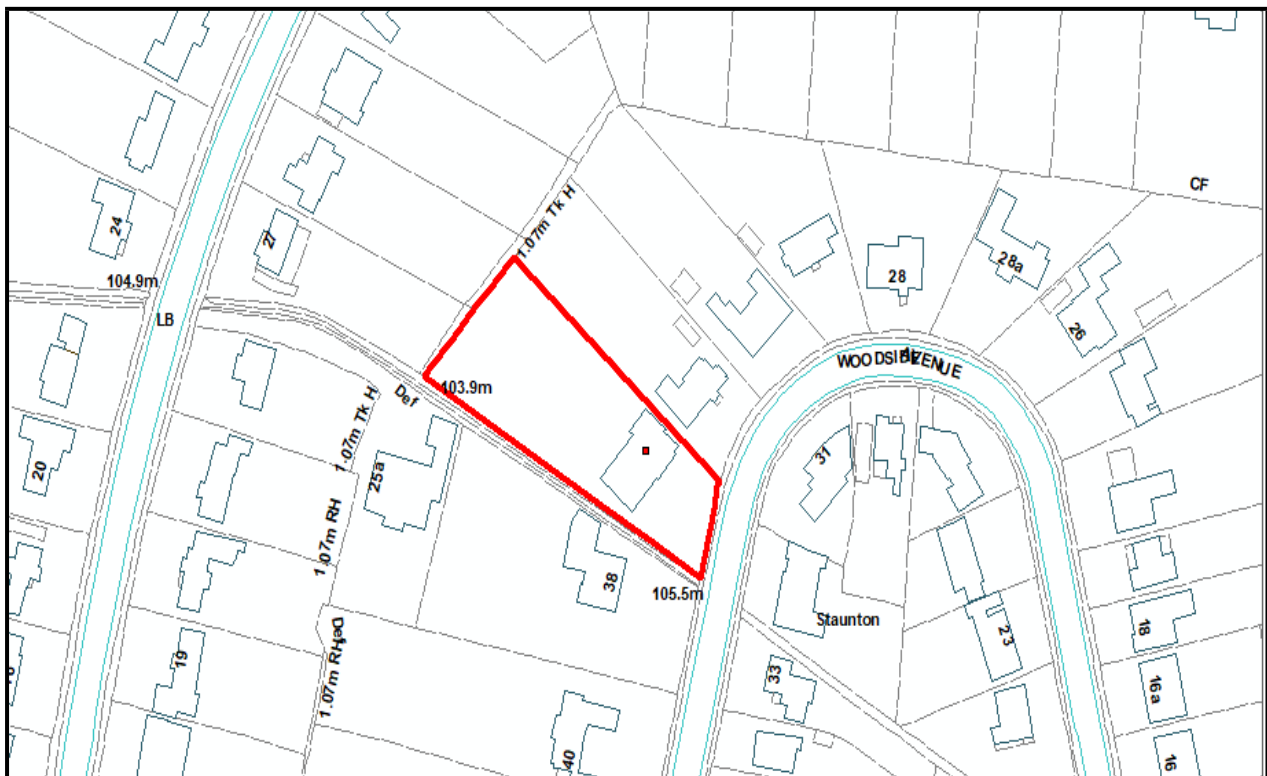
The meeting terminated at 5.51 pm

This page is intentionally left blank

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 12th February 2020 **Parish:** Beaconsfield Town Council

Reference No:	PL/19/2134/FA
Proposal:	Demolition of existing dwelling and construction of 2 semi detached dwellings and 1 detached dwelling with associated vehicular access and garaging
Location:	36 Woodside Avenue, Beaconsfield, Buckinghamshire, HP9 1JJ,
Applicant:	Mr Jon Furneaux
Date Valid Appl Recd:	26th June 2019
Recommendation:	Conditional Permission
Case Officer:	Richard Regan

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



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

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

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

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

SITE LOCATION

The application site is located within the developed area of Beaconsfield, which is residential in character and made up of residential dwellings of varying size, scale and design. The site currently consists of a detached dwelling which extends across a majority of the width of the plot. A public footpath runs adjacent the flank boundary of the site, and the site borders the adjoining neighbouring authority Chiltern District Council, at its rear. The site is identified as being 'Green Suburban' within the Councils Townscape Character study. There are two trees located outside of the application site to the rear, which are protected by TPO's.

THE APPLICATION

The application proposes the demolition of the existing dwelling and the redevelopment of the site to provide a pair of semi-detached dwellings at the front of the site, and a single detached dwelling located at the rear.

The pair of semi-detached dwellings would be sited in a similar position as that of the existing dwelling, projecting no further and not extending as far towards the north eastern flank boundary shared with No.34 Woodside Ave. These dwellings would be two storeys with a max. ridge height of 8.9m, and the general eaves height of 4.35m. Each dwelling would be served by an area of hardstanding to their front for vehicles to park, with one of the dwellings being served by the existing vehicular access point, and the other being served by a newly created vehicular access point. Each of the dwellings would be served by rear gardens 15m in length.

To the rear of these semi-detached properties, it is proposed to erect a single detached dwelling. This dwelling would be two storeys, with a max. ridge height of 8.1m, and would incorporate a roof design that includes the use of dormer windows to serve some of the first floor accommodation. The dwelling is orientated at a 90-degree angle to the pair of semis, therefore facing directly towards the north eastern flank boundary. It would be accessed via a newly created access drive that would extend to the rear of the site adjacent to the north eastern flank boundary. An area of hardstanding would be provided to the front of the dwelling for vehicle parking.

It should be noted that the application has been amended during the course of the application following concerns raised by Officers in relation to the design, size, and layout of the proposal, as well as its relationship with the protected trees within the neighbouring properties to the rear.

RELEVANT PLANNING HISTORY

None.

TOWN/PARISH COUNCIL

The Committee still wished to object to this planning application as it is considered to be an overdevelopment of the site, cause loss of privacy to neighbouring properties and there will be insufficient space for parking within the site for both dwellings. Although some amendments have been made, they are not considered sufficient enough to alter the councillor's views.

REPRESENTATIONS

Letters of objection have been received from 36 separate sources. Concerns raised include the following:

- Out of character;
- Cramped form of development;
- Adversely impact upon amenities of existing neighbouring properties;
- Impact and loss of trees/landscaping including protected trees;
- Insufficient parking;
- Adverse highway implications;
- Precedent;
- Impact on existing infrastructure;
- Overdevelopment;
- Increased traffic and parking;
- Impact on wildlife;
- Poor design;
- Increased pollution and noise.

CONSULTATIONS

Chiltern District Council:

No objections.

Penn Parish Council:

Concern - We support the concerns of Beaconsfield Town Council. We leave it to the Tree Officer to determine if the proposals will affect the viability of the 2 oaks to the rear of the plot.

Transport for Buck:

No objections.

Strategic Access Officer:

No comments from a rights of way perspective.

SBDC Waste:

No objections.

Building Control:

No objections.

Ecology Officer:

No objections.

Tree Officer:

No objections.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

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

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

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Chiltern and South Bucks Townscape Character Study 2017

EVALUATION

1. The NPPF was revised on 19th February 2019 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them.

2. In addition to this, the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. It was submitted for independent examination on 26 September 2019. However, given its current stage, limited weight can be given to this document.

Principle of development

3. The site is located within the developed area of Beaconsfield where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which

include factors such as the character and appearance of the area and the amenity of neighbouring properties.

4. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as having an 'Green Suburban' typology, however it is not considered that this designation prevents the introduction of additional dwellings, provided they would not adversely affect the character and appearance of the site or locality in general.

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

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

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

Design/character & appearance

8. It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 15.7dph. It is acknowledged that this density would represent an increase over the general prevailing density within the immediate vicinity. However, a density of 15.7dph is still low, and when balanced against the need to make efficient use of land, it is considered that the proposed density of the scheme would not appear inappropriate.

9. This sort of backland development can be inappropriate because it does not have regard to the context in which it is set, and fills up space at the expense of the character of an area. Notwithstanding this, new development should have regard and be influenced by development on a wider context.

10. There are many examples of this form of backland development within the district, as it is a form of development that has generally been deemed acceptable in principle throughout the district, provided that it would not be detrimental to the character of the area. It is noted that to the northwest, there is an existing backland development. The proposed dwelling at the rear of the site is not of an

excessive height and scale and given its set back from the highway, would have very limited presence within the existing street scene. Overall, it is considered that the provision of a dwelling at the rear of the site would not appear out of keeping or detrimental to the existing pattern of development or character of the area which includes its designation as a 'Green Suburban Road' within the South Bucks Townscape Character Study.

11. It is acknowledged that a majority of the dwellings along Woodside Ave consist of detached dwellings. The road is not entirely made up of detached dwellings, with a couple of semi-detached properties located close to the entrance to the road. As such, the introduction of a pair of semi-detached properties at the front of the site would not be entirely alien for the road. In addition to this, there is a varied mix of dwellings in terms of their size, height, style and appearance, which is one of the distinct characteristics of the road. Given this variance in the size, style and appearance of the dwellings, it is considered that the principle of providing a pair of semi-detached properties on this site would not adversely impact upon the character and appearance of the area or locality in general.

12. The level of spaciousness retained on site is considered acceptable. The gaps retained to the site's boundaries are considered sufficient, and would not appear out of place for the general vicinity. Residential outdoor amenity space for the proposed dwellings is also considered sufficient, and whilst overall plot sizes are generally smaller than those seen elsewhere, it is considered that this would not adversely impact upon the character or appearance of the locality. As such, overall, it is considered that the development would not appear cramped or out-of-place, nor would it represent an overdevelopment of the site.

13. The surrounding area is made up of a large mix of dwellings in terms of their style, appearance and architecture. Given the design and appearance of the proposed dwellings, it is not considered that the application could reasonably be refused on the grounds of the visual appearance of the proposed dwellings. It is also considered that they would be of a size and scale that would not be excessive or inappropriate for this area or the plot within which they would sit, and therefore would not appear overdominant or obtrusive in the locality or the existing street scene.

14. Overall, it is considered that the proposed development results in the efficient use of land without compromising or adversely impacting upon the character of the area.

Residential amenity

15. With regard to proposed pair of semis, given the distances retained to the neighbouring property to the north, No.34, which would be a minimum of 8m, combined with the juxtaposition of the dwellings to one another, it is considered that the proposed semis would not appear overdominant or obtrusive when viewed from No.34, nor would it lead to an unacceptable loss of light. In terms of privacy, there would be three roof lights in the side roof slope that faces towards No.34. It is noted that two of these are indicated to be fitted with obscure glazing, as they would serve bathrooms, however one would serve a bedroom, and therefore it is considered inappropriate for this one to be obscurely glazed. It is noted that the existing dwelling has first floor windows facing towards No.34, but closer to the boundary. Given this existing relationship, combined with the distances that would be retained from the proposed roof lights and the angle that they would be set, it is considered that they would not result in a greater level of overlooking than that which currently exists, and as such, it is not reasonable to insist on the windows being obscurely glazed.

16. In terms of the dwelling to the south, No.38, the nearest section of that dwelling is its garage and driveway, and the properties are also separated by the public footpath. It is considered that given the distances retained between the dwellings, the scale and bulk of the proposed dwellings and the juxtaposition of them to one another, it is considered that the pair of semis would not appear overdominant or obtrusive when viewed from No.38, nor would they lead to an unacceptable loss of light. In terms of privacy, the proposed semis would introduce three roof lights within the roof slope facing towards No.38, and it is acknowledged that they would be closer to the boundary than any existing windows. They would all serve bathroom facilities, and it is considered that the conditioning of these windows to be obscurely glazed would be sufficient enough to negate any unacceptable overlooking opportunities and loss of privacy.

17. With regard to the proposed detached dwelling at the rear of the site, this would retain distances of approx. 24m to the rear of both Nos. 34 and 38 Woodside Ave, and distances of approx. 11m to the actual boundaries of these properties. Given these distances and levels of separation, and the angles as which the dwelling would be set, it is considered that the proposed detached dwelling would not appear overdominant or obtrusive when viewed from either of these properties, nor would it lead to an unacceptable loss of light, or any unacceptable loss of privacy.

18. The distances retained to the neighbouring properties directly to the rear, which are located within Chiltern District are considered sufficient enough to not adversely impact upon their amenities. There is a further dwelling also located within Chiltern District that is sited to the south of the proposed dwelling, but the closest section of that dwelling is its garage, and given the design of that dwelling, the proposed dwelling would look towards the garage and large roof structure of that dwelling that extends along its flank boundary. Given this relationship, combined with the distances retained, it is considered that the proposed dwelling would not adversely impact upon the amenities of this dwelling in any way.

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

20. It is considered that the proposal would not result in an unacceptable level of noise and disturbance to neighbouring properties. This is a developed area made up of residential properties and the provision of a net increase of 2 dwellings would not create a level of noise that would be uncommon or exceed that deemed reasonable for such a locality.

Parking/Highway implications

21. In terms of parking provision, each dwelling would be required to provide 3 parking spaces in order to meet the Council's parking standards. All three dwellings are served by an area of hardstanding to their frontage which proposed sufficient space for at least three vehicles to park. The Highway Authority consider that there is adequate space for vehicles to park within the site. On this basis, it is considered that the proposal provides an acceptable level of parking, and would not lead to an increased pressure for on-street parking.

22. The County Highway's Authority have assessed the application and consider it acceptable from a highway and pedestrian safety point of view. They advise that Woodside Avenue is an unclassified road subject to a speed restriction of 30mph. There are parking and waiting restrictions in place. A single

yellow line restriction is located on the opposite side of the carriageway to the site, restricting parking and waiting from 11am to 12 noon from Monday to Friday. Furthermore, there are double yellow lines in place on both sides of the carriageway protecting the acute bend in the road to the north east of the application site.

23. They consider that the proposed and existing vehicular access points would provide an acceptable level of visibility and are of an appropriate design to cater for the level of vehicular movements that would occur. They consider that the proposed development would not lead to any unacceptable highway implications that would lead to danger or inconvenience to existing or future users of the highway.

24. As such, notwithstanding the concerns raised by some local residents, in light of the comments from the County Highway Authority, and the fact that an acceptable level of off street parking would be provided, it is considered that the proposal would not lead to unacceptable highway implications and adheres to policies TR5 and TR7 of the Local Plan.

Trees/Landscaping

25. There are no trees located within the site that are subject to a Tree Preservation Order. It is acknowledged however, that there are two Oak trees located within the neighbouring properties to the rear that are protected by a TPO. Concern has been raised over the siting of the proposed detached dwelling at the rear of the site due to its proximity to these trees, and potential impact on their roots and future pressure to carry out works to them due to their canopies extending over the application site. Over the course of this application, the scheme has been revised in an attempt to address this issue. The currently proposed scheme has been revised from that originally proposed, by rotating the orientation of the dwelling, and reducing its footprint and height and scale. Further to this, it is proposed to implement a specific type of construction method which takes into consideration the presence of the trees roots and minimises potential damage to them.

26. When reviewing the current proposals, the Councils Tree Officer has advised that the revised layout is now acceptable in arboricultural terms because of the removal of garage/link building in relation to the nearby oak G8. He goes on to advise that the previous management/crown reduction work to the oak situated within no.27 Eghams Road means it is likely to be managed as outlined in BS 3998 paragraph 7.7.3 'to maintain a desired shape and size' so therefore will not be so directly impacted by the juxtaposition of new building.

27. Notwithstanding the concerns raised by the local residents, in light of the advice of the Councils Tree Officer, and when balancing all of the issues raised, it is considered that a refusal based on the schemes impact on these protected trees could not be sustained at appeal, and therefore should not constitute an objection to this current scheme.

28. A detailed landscape scheme could be obtained by way of condition to ensure that the development is appropriately landscaped, including the retention of soft landscaping along the sites frontage.

Other matters

29. The Council's Ecologist raises no objections to the proposal, considering that the scheme would not adversely impact upon wildlife or protected species.
30. The Council's Waste team raise no objections. Bins would be placed adjacent to the highway on the day of collection.
31. The Council's Building Control Team raise no objections advising that disabled and fire brigade access is acceptable.
32. The Strategic Access Officer raises no objections to the proposal from the point of view of its impact on the adjacent public footpath.
33. Concerns over precedent have been raised, but each application must be assessed on its own merits.
34. There is no evidence to suggest the existing infrastructure cannot accommodate the provision of 2 additional dwellings in this locality.

Sustainable Development/Planning Balance:

35. The NPPF sets out the presumption in favour of sustainable development, and for decision making, setting out approving development proposals that accord with up to date development plans without delay.
36. Section 2, paragraph 8 of the NPPF sets out three overarching objectives, these are set out as Economic, Social and Environmental objectives. Overall it is considered that the proposed development would align with the aims of sustainable development in line with section 2 of the NPPF. The proposal would fulfil economic objectives in terms of supporting growth. The proposal would result in the creation of temporary jobs during the construction phase of the proposed development. A social objective would also be met as the proposal would provide additional housing and would make effective and efficient use of land, whilst giving regard to the local built environment.

Working with the applicant

37. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.
38. South Bucks District Council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service,
 - updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, South Bucks District Council has requested amended details which have been assessed and considered acceptable.

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

RECOMMENDATION:

Conditional Permission

Subject to the following conditions: -

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

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

2. No development shall take place above ground level until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details.

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

3. No development shall proceed above ground level until a specification of all finishing materials to be used in any hard surfacing of the application site is submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (SM02)

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

4. Prior to the occupation of the development hereby permitted, a scheme of landscaping shall be submitted to and approved by the District Planning Authority in writing. The scheme shall include indications of all existing/proposed trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows to be planted or shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.

Reason: To protect and enhance the biodiversity and ecology of the site and to ensure satisfactory landscaping of the site in the interests of visual amenity. (Core Policy 9 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) and Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

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

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

6. Notwithstanding the provisions of Article 3 and Classes A, B, C & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD12)

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

7. The roof lights in the south west roof slope of the semi-detached dwelling 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 property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

8. No further windows shall be inserted at or above first floor level in any of the elevations of any of the dwellings 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.)

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

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

10. Prior to the occupation of the development the new access to Woodside Avenue shall be designed in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Private Vehicular Access within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

11. The development shall be undertaken in accordance with the recommendations provided within the Ecological Assessment letter produced by AAe Environmental Consultants (18th July 2019). The letter provides details of required best practice safeguards for the avoidance of harm to bats. Should any bats or other protected species be encountered during the works, further mitigation measures will be required and agreed with the Local Planning Authority ecologist.

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

12. Prior to any works above ground level, a scheme of ecological enhancements shall be submitted to, and approved in writing by the Local Planning Authority to ensure a measurable net gain in biodiversity will be achieved. The scheme will include details of new landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes, hedgehog domes and other appropriate features.

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

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

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

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
5385 01	21.06.2019
5385 116	18.12.2019
5385 115	18.12.2019
5385 114	18.12.2019
5385 113	18.12.2019
5385 120	18.12.2019
5385 119	18.12.2019

5385 118	18.12.2019
5385 104	18.12.2019
5385 117	02.01.2020
5385 103A	29.01.2020
5385 105A	29.01.2020
5385 109A	29.01.2020
5385 106A	29.01.2020
5385 107A	29.01.2020
5385 108A	29.01.2020
5385 110A	29.01.2020
5385 111A	29.01.2020
5385 112A	29.01.2020

INFORMATIVE(S)

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

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

2. The applicant is advised that 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 or apply online via Buckinghamshire County Council's website at <https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>

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

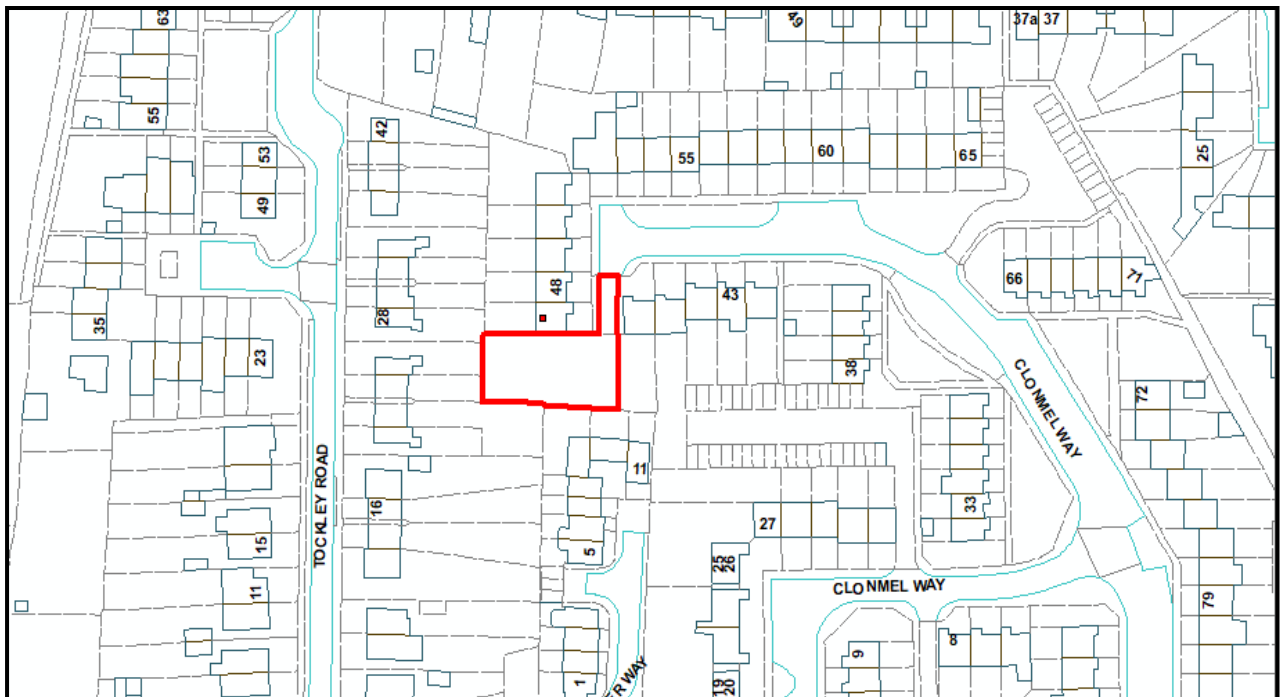
3. It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (SIH23)
4. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)
5. Removal of any building or vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.

.....

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 12th February 2020 **Parish:** Burnham Parish Council

Reference No:	PL/19/2945/FA
Proposal:	Erection of two dwellings with vehicular access
Location:	Site Adjacent To 47 Clonmel Way, Burnham, Buckinghamshire, SL1 7DB
Applicant:	Ms Joanne Fox
Agent:	Mr Simon Cottingham
Date Valid Appl Recd:	21st October 2019
Recommendation:	Conditional Permission
Case Officer:	Ian Severn

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



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

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

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

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

SITE LOCATION

The application site consists of undeveloped land adjacent to existing dwellings located at the end of a cul-de-sac within a developed area of Burnham. Clonmel Way forms an estate characterised by terraced dwellings with front elevations featuring vertical tiles at first floor and brick ground floor.

THE APPLICATION

The application seeks planning permission for the construction of a pair of two storey semi-detached dwellings with associated parking and outdoor amenity space.

RELEVANT PLANNING HISTORY

None.

TOWN/PARISH COUNCIL

Response received (25/11/19): 'The Committee RESOLVED to OBJECT to the application for several reasons: The proposal would compound existing parking issues and congestion at the location, as a result of added vehicles and through the displacement of the existing parking spaces on the proposed turning head; there was inadequate access to the site as well as room for manoeuvring; it would have an adverse effect to the residential amenity of the neighbouring properties through the impediment of natural lighting; similarly, there would be an insufficient gap between the proposal and no. 47; it would lead to the loss of notable trees, hedges, and plant life enjoyed by residents and used as natural screening. The Committee concluded that the land was strongly viewed as better suited to acting as amenity space and should not be overdeveloped.'

REPRESENTATIONS

Two objections received and summarised as below.

- Impact on existing parking;
- (During construction) Disruption / parking / safety of children / damage;
- Potential use of flat roof as balcony;
- Overlooking of neighbouring properties / loss of light;
- Access for maintenance of neighbouring property;
- Loss of green space;
- Out of character with existing properties;
- Loss of vegetation;

- Access would cross property not in ownership of applicant;
- Insufficient turning space;
- Potential damp / damage to neighbouring property.

CONSULTATIONS

Building Control (South Bucks District Council):

No response at the time of writing this report.

Access for the Disabled Officer (South Bucks District Council):

No response at the time of writing this report.

Transport for Bucks:

Summarised as no objection subject to the inclusion of two specified conditions and a specified informative in the event that permission is granted.

Waste Management (South Bucks District Council)

Waste services note the proposal for 2 new dwellings at site adjacent to 47 Clonmel Way. We have no objections, residents to present their containers at the property boundary on collection day only. All collections to take place in accordance with council policies.

Tree Officer (South Bucks District Council)

There are no current tree constraints at the above property and no objection in arboricultural terms. I have reviewed submitted arboricultural report and if planning permission is permitted planning condition ST18 should be considered.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

National Design Guide (2019)

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

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

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

Chiltern and South Bucks Townscape Character Assessment - Published November 2017

Chiltern and South Bucks Draft Local Plan 2036 (Published 2019 - currently under consideration for Adoption)

EVALUATION

Principle of development

1. The National Planning Policy Framework (NPPF) was revised on the 19th February 2019 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF. As such, it is considered that this application should be assessed against the relevant local policies set out above and it is considered appropriate to afford these policies significant weight. Where there is a difference or conflict in policy, then the NPPF takes precedence.

2. The application site is located within a developed settlement area where the principle of development is acceptable provided that it conforms with all relevant policies and guidance as set out in the 'policies' section of this report. National policy, namely the NPPF promotes the effective use of land in meeting the need for new homes, and the use of previously developed, or 'brownfield land' for this purpose.

3. Saved Local Plan policy H2 identifies a number of sites within the district as being deemed appropriate for accommodating new housing, this site is not one of those identified sites. Core Strategy (2011) policy CP1 sets out new housing targets within the district for the duration of the plan period, with the aim to deliver at least 80% of this on previously developed land. The plan says that the focus for new housing development will be Beaconsfield, Gerrards Cross and Burnham.

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

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

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

7. In summary, the site is located within the developed area of Burnham where new dwellings and replacement dwellings are considered acceptable subject to other material planning considerations such as the impact on the character area and residential amenity. Furthermore, the proposal would align

with the aims of the NPPF in providing additional homes, making effective use of land and achieving sustainable development.

8. In addition to this, the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. It was submitted for independent examination on 26 September 2019. However, given its current stage, limited weight can be given to this document.

Design, layout and impact on character & appearance of surrounding area

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

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

11. The proposed dwelling has been designed with a front facing tile and brick finish similar to the other dwellings in this section of Clonmel Way. Whilst there are noted differences in terms of fenestration and porches, the overall appearance would be sufficiently similar to effectively integrate into the street scene.

12. Although the proposed dwellings would deviate from the largely standardised physical shape of other dwellings in Clonmel Way this would not be readily apparent public viewpoints and is not felt to present a harmful change to the character of the locality.

13. The application seeks permission for a pair of semi-detached dwellings unique to an area otherwise predominantly distinguished by terraced dwellings. However, it is considered that the combination of the siting of the dwellings at the end of the cul-de-sac and the otherwise relatively close proximity to the immediate neighbours on this would not appear prominent or significantly out of keeping with the area.

14. Overall, for the reasons given, the scale and siting of the proposed development is considered to be acceptable when considered in terms of policy EP3 and H9 of the South Bucks District Local Plan.

Residential amenity

15. The front facing elevation contains two first floor windows which would face the rear garden of 46 Clonmel Way. The windows are shown to be obscure glazed to prevent any unacceptable overlooking and are of a modest size such that they would not appear unduly intrusive when viewed from the neighbouring property. Given that the windows would either serve bathrooms or would be secondary windows to the bedrooms it is considered they could reasonably subject to a condition to secure the

obscure glazing. A further condition restricting future windows on this elevation would also be necessary to prevent additional overlooking of the neighbouring property.

16. A window is proposed at first floor level on each side elevation, these are shown to serve hallways. Taking into account potential views which could be afforded by openings in these areas it would again be reasonable and necessary to add a condition to retain these preventive measures and a further condition restricting future windows on this elevation.

17. Windows at first floor level would retain a distance of 9.5m to the rear boundary with the nearest dwellings located on Tockley Road to the rear being a minimum distance of 24m away. The South Bucks District Council Residential Design Guide recommends a minimum back-to-back distance of 21m between dwellings. It is therefore considered that the proposal would not present an unacceptable level of overlooking of neighbouring properties on Tockley Road.

18. The rear elevations of the proposed dwellings are staggered at first floor level with the rear elevation serving the proposed front bedrooms being set forward of the rear elevation for 47 Clonmel Way. As such, views of the key amenity area to the immediate rear of this neighbour are obscured by the neighbour's side elevation wall. Taking into account the positioning and distance of all proposed rear facing windows it is considered that any overlooking of neighbouring property would be consistent with that of a developed built environment and would not constitute detrimental harm. The proposed dwellings would not breach the 45 or 60-degree line rule from 47 Clonmel Way and so is not considered to present unacceptable light loss to this property.

19. The proposed first floor side elevation would sit approximately 1.5-1.7m from the site's Southern boundary and approximately 8.5m to the dwelling of 9 Clonmel Way. However, 9 Clonmel Way is angled such that it would not be afforded a direct view internally of this side elevation. The first floor side elevation would have a depth of just 4.3m (approximate) and would be located off of a corner area of this property away. Taking these factors into account it is not considered that the proposed dwellings would present an unacceptable level of shadowing, appear overbearing from this property, or affect the outlook of this property to a detrimental level. It is also considered that by way of distance and juxtaposition the proposed dwellings would not detrimentally overshadow, appear overbearing or affect the outlook of other neighbouring properties.

20. It is considered that sufficient outdoor amenity space is provided for dwellings of the size proposed and that occupants would not be impacted by detrimental levels of overlooking, shadowing, light loss or outlook when taking into account their relationship with each other and neighbouring properties.

Parking/Highway implications

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

22. Policy TR7 states that development will only be permitted if parking provision complies with the parking standards set out in Appendix 6. The Appendix sets out minimum standards for residential development, requiring two spaces for a two or three-bedroom dwelling. The proposed plans submitted show that there would be provision for two spaces for each proposed dwelling, this would meet with the Council's parking standards.

23. The County Highways Officers have commented on the application in terms of potential trip generation and the proposed vehicular access to the site and are satisfied with the details submitted subject to the attachment of two specified conditions and a specified informative. These have been reviewed and are considered to be reasonable and necessary in the context of the application. The proposal would therefore comply with policies TR5 and TR7 of the South Bucks District Local Plan (1999).

Other matters

24. The Council's Building Control team and the Council's Access for the Disabled Officer have each been consulted but have provided no response to date. It is considered that sufficient legislation exists to address specific concerns in the event that planning permission is granted.

25. The Council's Waste team have been consulted and state that they have no objection to the application, with occupants to present their waste in accordance with Waste Policies.

26. The Council's Tree Officer has stated that they have no objection subject to the inclusion of a specified condition in the event that permission is given. This has been reviewed in the context of the application and is agreed to be reasonable and necessary.

27. Concern has been raised with regard to potential damage to neighbouring property and the public highway during construction works, as well as potential damage and access issues to a neighbouring property following occupancy. These matters would not form a planning consideration for the purpose of this application and would be regarded as a Civil matter between relevant parties.

28. Concern has been raised with regard to potential use of the proposed flat roofs as a balcony. It is concerned that this potential use would have a detrimental impact on the amenity of neighbouring properties, as such it would be reasonable and necessary to add a condition restricting the use of these areas in the event that permission is granted.

Conclusions

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

Working with the applicant

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

31. South Bucks District Council works with applicants/agents in a positive and proactive manner by;
- a. offering a pre-application advice service,
 - b. updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.
32. In this case, South Bucks District Council advised the applicant of the reasons why it was felt that the proposal as originally submitted failed to comply with relevant Planning Policy. Following this feedback amended plans were received which were considered acceptable.

RECOMMENDATION:

Conditional Permission

Subject to the following conditions: -

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. No development above slab level shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (SM01)

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. No development above slab level shall take place until a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (SM02)

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. Notwithstanding any indications illustrated on drawings already submitted, no development above slab level shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (ST01)

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

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

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

6. Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

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

7. No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

8. The windows at first floor level and above in the North, South and East elevation of the dwellings hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed 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 neighbours (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

9. No further windows shall be inserted at or above first floor level in the North, South and East elevation(s) of the dwellings hereby permitted. (SD17)

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

10. The roof area of the single storey projections incorporated into the dwellings hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the District Planning Authority. (SD11)

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

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
1624 P-04 Rev.B	10.10.2020
1624 P-03 Rev. B	10.10.2020
1624 P-02 Rev. B	10.10.2020
1624 P-01 Rev. A	17.12.2019
1624 SLP-01	23.08.2019

INFORMATIVE(S)

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

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

2. The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request.

Please contact Development Management at the following address for information or apply online via Buckinghamshire County Council's website at www.buckscc.gov.uk/services/transport-androads/highways-development-management/apply-online/section-184-licence/

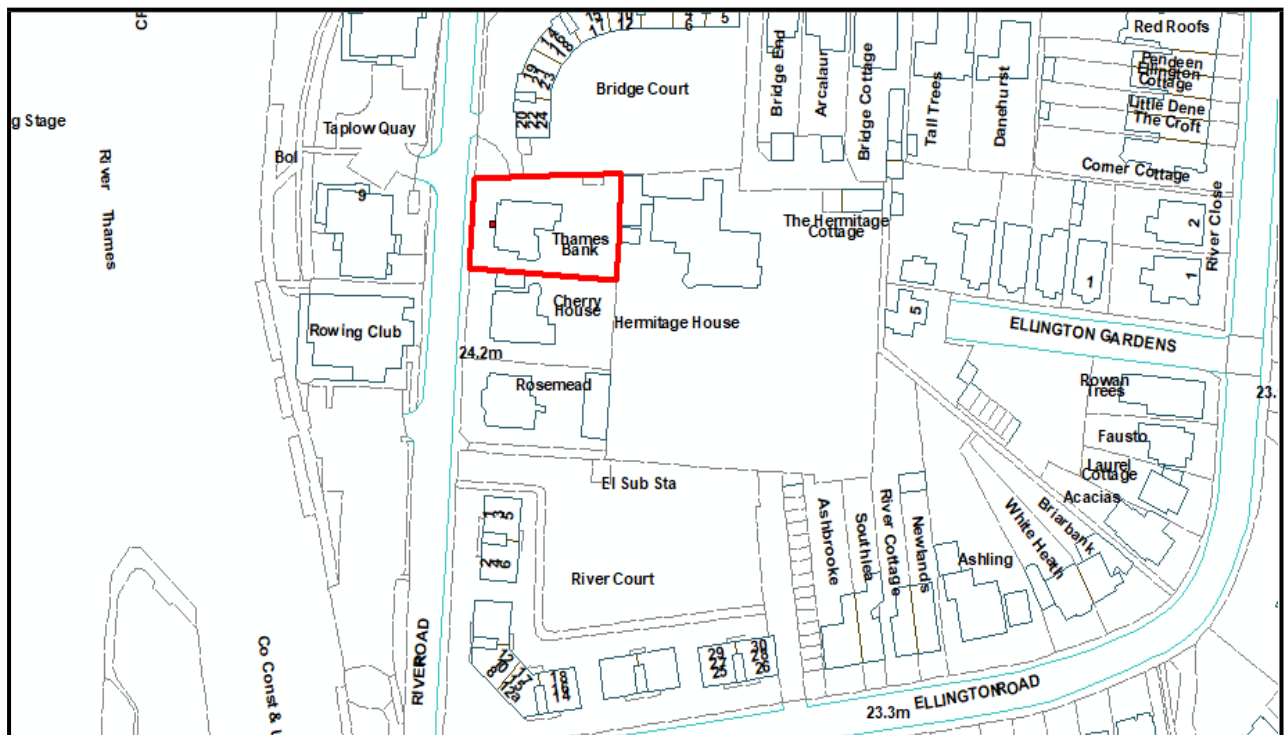
Highways Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY

Telephone 01296 382416

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 12th February 2020 **Parish:** Taplow Parish Council

Reference No:	PL/19/3852/FA
Proposal:	Single storey rear and side extension including garage/external store. Various fenestration alterations and addition of front and rear rooflights.
Location:	Thamesbank, River Road, Taplow, Buckinghamshire
Applicant:	Mrs Davinder Brar
Agent:	Mrs Michelle Purnell
Date Valid Appl Recd:	8th November 2019
Recommendation:	Conditional Permission
Case Officer:	Laura Peplow

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



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

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION

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

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

SITE LOCATION

The proposal site consists of a two-storey detached dwelling located within the Green Belt settlement of Taplow. The site is also located within the Taplow Conservation Area. The site benefits from a rear garden and off-street parking to the front of the dwellinghouse.

THE APPLICATION

Planning permission is sought for alterations and extensions to an existing dwelling. The dwelling is a late Victorian house which is identified as a notable building within the conservation area appraisal.

It is noted that the property appears to have been subdivided historically into flats, however this arrangement has not been regularised as the lawful use of the site.

The proposed works comprise:

- The addition of conservation rooflights to the front and rear elevations.
- Erection of a side and rear extension including garage
- Alteration to fenestration to existing dormer window to the rear roof slope.
- Various fenestration alterations including: reduction in size of window to southern side dormer and removal of window to side of back addition elevation, repositioning of windows to rear elevation, alterations to northern side elevation windows and doors at ground floor level.

During consideration of the application concerns were raised in relation to the loss of chimneys, creation of an additional access driveway to the southern side of the plot, the pitch of the garage roof and the erection of a balcony at first floor level to the rear of the property. Amended plans were subsequently submitted addressing these concerns. Clarification was also provided regarding any potential increase to the roof volume and associated alterations. All alterations to increase accommodation within the roof would be internal. It was confirmed that the only alterations would be the addition of rooflights and enlargement of the rear dormer window with the eil being lowered.

RELEVANT PLANNING HISTORY

PL/19/2298/KA - (TA) Sycamore - Reduce Height by 5-6m and Lateral Branches by 2m, (TB) Laurel - Crown Reduction by 2m, (TC) Sycamore - Fell, (TD) Cherry - Fell, (TE) Laurel x 4 - Fell, (TF) Lawson Cypress x 10 - Fell, (TG) Lawson Cypress x 2- Fell, (TH) Lawson Cypress - Fell, (TI) Sycamore - Fell, (TJ) Sycamore - Fell, (TK) Sycamore - Fell, (TX) Privet x 2 - Fell. (Taplow Riverside Conservation Area). (TPO shall not be made).

PL/19/2937/KA - Sycamore - Fell. (Conservation Area Taplow Riverside). (TPO shall not be made).

TOWN/PARISH COUNCIL

'This very significant late Victorian house is identified in the Taplow Riverside Conservation Area (TCRA) document and we welcome its restoration as a private residence. The published SBDC/ Chilterns Local Plan notes the importance of Conservation Areas in maintaining local cultural heritage and amenity levels.

As noted the house is within the Taplow Riverside Conservation Area and we think it likely that the applicant has not appreciated the extent to which this imposes additional criteria on planning assessments, particularly as this house is one of three adjacent houses singled out for special mention in the Area description.

Detailed items of concern within a Conservation area include:

Loss of chimneys. The chimneys are an essential feature of these three houses, noted in the TRCA appraisal. They can in fact been seen from many points of view, rather contrary to the applicant's statements.

The changes to the roofline are drastic and cumulatively detract strongly visually from the Victorian ethos of the building and its relation to its neighbouring sisters as detailed in the TRCA appraisal. We are aware that these have been extensively detailed in other objections.

Loss of hedgerow. Again noted as a significant element in the TRCA appraisal. (See also comment on second access below).

We think it very likely that the second access will be refused for the reasons advised below. We recommend that the applicant re-site the garage on the other (north) side of the house for better access, and to benefit the application in bringing the separation from the adjacent house into line with the important continuity of spacing and gaps between buildings as per the Townscape Character Study and existing Conservation Area Policies, which the present siting contravenes.

In addition to the Conservation Area aspects above, there are very strong privacy concerns for immediate neighbours, in particular relating to the first floor rear balcony that is part of the proposed extension.

The application also proposes a second vehicle access to the property.

The loss of hedgerow involved is contrary to the TRCA appraisal. A similar application next door (00/00141/FUL) was refused.

River Road is heavily used by cyclists and walkers as part of the Thames Path and additional driveways are undesirable on safety grounds.

The associated loss of roadside parking is of serious concern in River Road as the road is very over-parked due to the presence of Maidenhead Rowing Club.

Several years ago the Maidenhead Rowing Club made an application for an extension. This was refused in August 2015. The substantive reason for refusal was the severe impact that Rowing Club parking had in River and Ellington Roads and that any further encroachment would be unacceptable.

In particular, there is much turning and reversing of boat trailers in the immediate vicinity that will become more complex and obstructive with additional driveways.

It is possible that dialogue with the applicant may resolve some of these issues but in absence of this the application should be refused.'

REPRESENTATIONS

17 sets of comments objecting to the application received. These comments can be summarised as follows:

- Harm to the character and appearance of the Conservation Area
- Harm to the setting of Maidenhead Bridge which is a Grade I listed structure
- Harm to the grouping of Thamesbank, Cherry House and Rosemead
- Harm to the symmetry of the paired of dwellings Thamesbank and Cherry House
- Overlooking to neighbouring properties as a result of the introduction of rooflights, new windows, and enlargement of existing windows
- Overlooking, noise and disturbance due to proposed rear balcony
- Chimneys should be retained
- Visibility of the proposed alterations from all neighbouring properties to the front, sides and rear
- Concern relating to loss of trees planting and landscaping. Suggestion that replacement planting should be considered within the application
- Concerns relating to creation of new access
- Concern relating to loss of on street parking
- Scale, bulk and massing of extension excessive
- Harmful appearance of proposed roof lights
- Concern that roof volume increasing
- Concern relating to the siting of the proposed garage and the loss of space between buildings. It should be positioned to the other side of the dwelling
- Concern re suitability of FRA
- Application incorrectly asserts property derelict
- Proposed garage of an unusable size

CONSULTATIONS

Arboriculturist: No objection.

Design and Conservation Officer: Acceptable further to submission of amended plans removing the rear balcony and altering the pitch of the garage roof.

Transport for Bucks: Concerns addressed. Objection originally raised to the creation of a second access, however this has now been removed and is no longer a consideration.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

The Planning (Listed Buildings and Conservation Areas) Act 1990: Section 72

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

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Policies: C1, EP3, EP5, H11 and TR7

Taplow Riverside Conservation Area Character Appraisal 2007.

South Bucks District Residential Design Guide SPD (2008).

Chiltern and South Bucks Townscape Character Study (2017).

The Draft Chiltern and South Bucks Local Plan 2036 (2019).

EVALUATION

Principle of development

1. The site is located within a Green Belt settlement where extensions to dwellings will only be permitted provided that they comply with Local Plan Policy GB10. The application site is located within the Taplow Riverside Conservation Area wherein extensions to existing dwellings are considered to be acceptable in principle provided that they are sympathetic to the character of the Conservation Area and the existing buildings within it.

2. The NPPF was published on the February 2019 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, 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 exceptions to this are policies GB1 and GB10 which are not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.

Impact on Green Belt

3. Paragraph 133 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 145 of the NPPF sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Furthermore, guidance for Policy GB10 of the Council's Local Plan (adopted March 1999) states that "Extensions, which together with all previous extensions, are not of a small scale in relation to the original dwelling will be considered unacceptable in the Green Belt. In this connection, extensions or alterations which would result in the original dwelling having increased its floorspace by more than half will not be regarded as small scale."

4. The proposed extensions would increase the total floorspace by less than 50%, representing an acceptable cumulative increase above the threshold. The proposed side and rear extensions would measure 66sqm, with the floor space of the existing dwelling established as 291sqm (the proposed development removes existing piecemeal single storey extensions). The proposed floor space increase would be 22.7% which is below the recommended guideline limit as set out in paragraph 3.45 of the South Bucks Local Plan (1999) which states that an increase of more than 50% in floorspace for

extensions to dwellings situated within the Metropolitan Green Belt, would not be considered as small scale. Therefore, the proposed extensions are deemed acceptable under Green Belt policy.

5. This proposal is considered to comply with policies GB1 and GB10 of the Local Plan. The proposed extension would therefore not appear disproportionate or cause harm to the openness of the Green Belt.

Conservation Area & Design/character & appearance

6. The Taplow Riverside Conservation Area Character Appraisal (TRCACA) lists Thames Bank as an unlisted building which makes a positive contribution to the character of the conservation area.

7. Views of the dwelling from the Grade I listed Maidenhead bridge of Thames Bank are also noted. It is one of three dwellings described within the TRCACA as follows:

Three detached 2-storey with attic houses built in 1893 (verbal communication from an owner) exhibiting many of the features which give the area its character - red brick, plain clay roof tiles with ridge crests and roof finials - especially notable are the dragon finials. Hanging tiles, gables, balconies with white painted wooden carved balustrades, large chimneys, casement windows with divided upper lights.

8. Sections 16 and 66 the Planning (Listed Buildings and Conservation Areas) Act 1990 require the LPA to have regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

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

10. The NPPF at Section 16, under the heading 'Proposals affecting heritage assets' details that the significance of heritage assets should be established. Within 'Considering potential impacts' the LPA should attribute great weight to the asset's conservation and assess any harm arising. At paragraph 197 the effect on the significance of non-designated heritage assets should be taken into account and 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

11. Policy C1 of the Local Plan states that development within a Conservation Area that fails to preserve or enhance its character will not be permitted, including views into or out of the Conservation Area. Proposed development within the Conservation Area must also be of a high standard of design sympathetic to the existing building and the Conservation Area as a whole.

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

13. Local Plan policy H11 sets out criteria for assessment of extensions to residential dwellings. Among other things, it indicates that the extension should be integral to the dwelling, and in harmony with the existing building in terms of scale, height, form, and design. In addition, the extension should not have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out in Appendix 8.

14. Core Policy CP8 details that the historic environment, in particular nationally designated historic assets including listed buildings will have the highest level of protection. Local important heritage features make an important contribution and these will be protected, conserved and enhanced.

15. The townscape character of the surrounding area is that of Green Suburban. The Townscape Character Study states that this character area is comprised of large detached houses set in large, regular plots with a slightly staggered building line. The Planning and Design Principles state that such areas should maintain the existing building lines and rhythm of development.

16. The proposed alterations would comprise the erection of a side and rear extensions, enlargement of a window to the rear dormer and the addition of conservation rooflights to the front and rear roofslopes.

17. Within the submitted Heritage and Design Statement the significance of the heritage asset is assessed as follows 'The building has a high aesthetic group value within the Conservation area and is very much worthy of retention. For this reason, great care should be taken to ensure that proposals have minimal impact upon the front elevation and that of the Conservation Area. The traditional architectural detailing and materiality reflects that seen typically within the Conservation Area. The current building usage is reflective of that of the immediate area as well as the use for which it was intended.'

18. The proposed conservation rooflights would be visible from the public realm and neighbouring properties. It is noted that concerns have been raised in relation to the harm to the non-designated heritage asset, the conservation area and the Grade 1 listed Maidenhead Bridge, however the introduction of the proposed conservation rooflights are considered to be acceptable given their size and positioning on the roof slope. These are considered to be modest additions which have been symmetrically placed and would not be excessively prominent. A condition will be attached to this consent to ensure that these are conservation units recessed into the plane of the roof, and are steel-framed. The proposed alterations are considered to be of a style of design which is sympathetic to, and in keeping with the Conservation Area, would not affect the setting of the listed structure and respect the host dwelling.

19. Whilst it is acknowledged that the proposed extension including garage and store would cover a comparatively large floor space in relation to the existing dwelling, it is considered that due to the single storey scale of the proposed extension that the development would appear as subordinate to the existing dwelling. The extension would be set in by one metre from the site boundary, with a pitched roof which slopes down towards the property boundary. Whilst the gap between the host and neighbouring property at ground floor level would be reduced it is considered that sufficient spaciousness to the site boundaries would be retained. It is noted that the visibility of the proposed garage would be softened given the existing front boundary hedging which is indicated as being retained on the submitted plans and retention of the hedge will form a condition of the consent. Regardless, the design and appearance of the proposed garage element is considered to appear as

sympathetic to the existing dwelling, this is considered due to the implementation of features which would reflect the design of the existing dwelling including the proposed roof pitch and the use of matching materials. To the rear part of the proposed extension would have a more contemporary appearance, including extensive glazing. This is also considered to be of an acceptable appearance subject to the use of anodized aluminium or powder-coated steel, as such a condition to this effect will be attached. It is considered that adequate garden space will be retained.

20. Enlargement of the window at second floor level within the rear dormer would result in a visual change, however this window is not considered to be disproportionately large and would still respect the character and appearance of the host dwelling. Other fenestration alterations including reduction of the windows to the southern side dormer are acceptable.

21. Concerns relating to harm to the pairing with the neighbouring property (Cherry House) are noted, however it is considered that the proposed alterations are modest in scale, respecting the character of the host dwelling, whilst still allowing the two dwellings to be read as a pair.

22. The scale and siting of the development is considered to be acceptable when considered in terms of Policies C1, EP3 and H11 of the South Bucks District Local Plan, and the standard of design would comply with advice in Appendix 8 of the Plan. The development would be in accordance with NPPF guidance. It is considered that the proposed development would preserve the setting of the designated heritage asset. The proposal is therefore in accordance with the requirements of Sections 66 and 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990, Policy CP8 of the Local Plan and Section 16 of the NPPF.

Residential amenity

23. Policy H11 of the Local Plan requires that extensions will only be permitted where extensions would not adversely affect the amenities of any adjacent properties in relation to overlooking, over dominance, obtrusiveness and loss of daylight, paying particular attention to the primary windows of habitable rooms and kitchens.

24. The guidance in Appendix 8 of the Local Plan requires that single storey extensions should project no further than a line drawn at 60 degrees from the mid-point of the window of the nearest habitable room of adjacent properties.

25. The proposed development is set in from the boundary by 1m with the neighbouring property immediately to the south. This neighbouring property benefits from a single storey conservatory style extension with extensive glazing to the rear elevation (openings to the rear of the detached garaged have not been assessed). The proposed extension will not protrude beyond the 60-degree line when taken from openings to the rear and as such it is not considered that the proposed development will appear as overbearing in views from Cherry House. It is noted that openings are proposed to the side elevation of the extension. As per the plan annotations the window to the proposed study would be obscure glazed and a condition attached to the consent to secure this. The side window to the garage would look onto the flank elevation of the neighbouring garage to the south. There are no windows in the side elevation of the neighbouring garage and therefore no concern is raised in this regard.

26. With regard to the potential for additional overlooking from the proposed rooflights to the front and rear elevations it is considered that these are of a height unlikely to give rise to any significant degree of overlooking. Despite this the rooflights would not create new views given they would be located within the existing roof plane and be no closer than windows at first floor level to the front elevation and second floor windows to the rear dormer. The same assessment can be made when considering the enlarged window to rear dormer and other fenestration alterations. It is also noted that the front rooflights would be located in excess of 20m from neighbouring properties to the west, which exceeds the recommended separation distance. This is a sufficient distance to prevent overlooking to neighbouring properties.

27. Specific concern has also been raised in relation to the lack of vegetation at the site and the previous removal of screening to the southern side of the site which provided screening between Thamesmead and Cherry House. As part of this application no additional upper storey windows are proposed to the southern side elevation (with the size of the window to the side dormer slightly reduced) and no objections could be raised in this respect.

28. It is therefore considered that the proposal will not adversely affect the residential amenities of adjacent properties in terms of over dominance, obtrusiveness, loss of light or overlooking and that the proposed extensions will not unduly affect the visual outlook neighbouring properties.

29. The scale and siting of the development is therefore considered to be acceptable against policies EP3, EP5 and H11 of the Council's Local Plan.

Parking/Highway implications

30. The application dwelling would not result in additional bedrooms and would retain sufficient level of parking to the front of the dwelling. It is noted that there is sufficient space for turning within the site to allow for access and egress in a forward gear. Concern has been raised regarding the suitability of the proposed garage/store for parking, however given that there is sufficient parking space within the curtilage of the site this is not a concern. The proposal therefore complies with policy TR7 of the South Bucks Local Plan.

Trees/landscaping

31. Prior to submission of the application tree works have been undertaken within the application site. These works were subject to separate tree work applications due to the location of the property within a conservation area. Some of the trees which were removed were identified as being of value within the conservation area appraisal. The plans indicate that the existing hedging to the front boundary will be retained and this will be required by condition. Whilst it would be desirable to see the incorporation of some additional landscaping within the site given the scope of the application it is not considered reasonable to request this by condition.

32. An acacia tree is located within the garden of the neighbouring property to the south. The proximity of the proposed extension would not be adversely harmful because whilst future pressures to contain the size of the acacia may increase apprehensions/pressures already exist due to its close proximity to Cherry House. A condition outlining the principles for tree retention during development will be attached to this consent.

Flooding

33. The proposal site is located within Flood Zone 3, and would result in an increase in floor space of 44sqm (above existing extensions). The property is to be used as a single dwelling house though historically appears to have been used as separate residential units. The submitted flood risk assessment statement provides detail regarding existing flood levels and confirms that the finished floor level of the extension would match that of the existing house and that flood resilient construction methods will be used. Given this, and having regard to the Environment Agency standing advice for minor extensions, no objections are raised with regard to flooding.

Conclusions

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

Working with the applicant

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

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

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

In this case, South Bucks District Council has accepted amended plans within the application which were considered acceptable.

RECOMMENDATION:**Conditional Permission**

Subject to the following conditions:-

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those detailed on the approved plans and application forms excluding for the proposed black glazing frames to the glazed rear extension which shall be either anodized aluminium or powder-coated steel (NM03).

Reason: To safeguard the visual amenities of the area and preserve or enhance the character of the Conservation Area. (Policies C1 and EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. Roof lights shall be of conservation style with steel framing, and shall be recessed into the surface of the roof.

Reason: To safeguard the visual amenities of the area and preserve or enhance the character of the Conservation Area. (Policies C1 and EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. Before the first occupation of the extensions hereby permitted the opening a ground floor level serving the proposed study shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter unless in writing by the Local Planning Authority.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refers.)

5. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority. (ST01)

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

6. The destruction by burning, of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees. (ST12)

Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
19A050/PL08 Rev D	30.01.2020
19A050/PL09 Rev B	29.01.2020
19A050/PL10 Rev C	29.01.2020
19A050/PL11 Rev B	29.01.2020
19A050/PL12 Rev B	29.01.2020

19A050/PL13 Rev B	29.01.2020
19A050/PL14	07.01.2020
19A050/PL15 Rev C	29.01.2020

INFORMATIVE(S)

1. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
2. Due to the proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

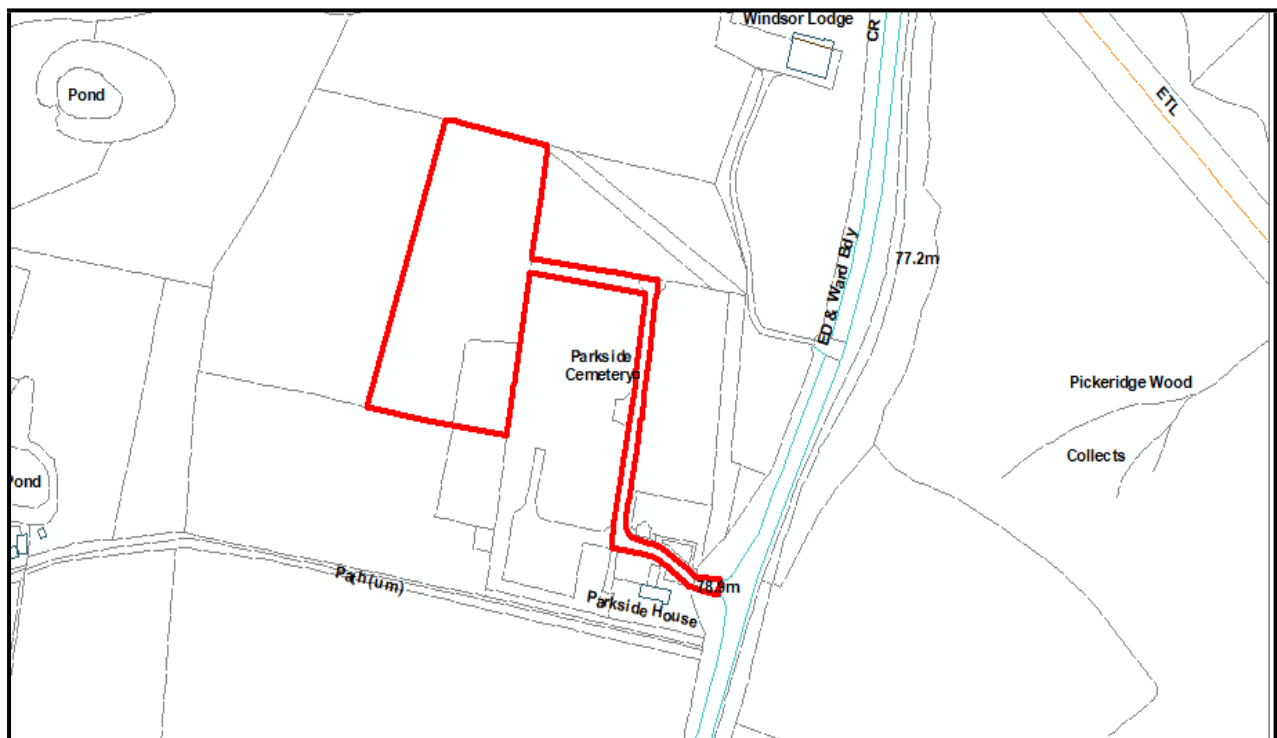
By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding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

.....

PART B**South Bucks District Council
Planning Committee****Date of Meeting:** 12th February 2020 **Parish:** Hedgerley Parish Council

Reference No:	PL/19/0268/FA
Proposal:	Change of use to cemetery to provide extension of woodland burial site and cemetery.
Location:	Parkside Cemetery, Windsor Road, Gerrards Cross, Buckinghamshire, SL9 8SS
Applicant:	Mr Kevin Kelly
Date Valid Appl Recd:	11th February 2019
Recommendation:	Conditional Permission
Case Officer:	Laura Peplow

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



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

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application has been reported to the planning committee due to the fact that South Bucks District Council is the applicant.

SITE LOCATION

The Parkside Cemetery is located on the west side of Windsor Road, to the south west of Gerrards Cross. It is accessed by a single entrance from the road and there is a car park for approximately 20 cars. The site is located in the Metropolitan Green Belt as designated in the South Bucks Proposals Map.

THE APPLICATION

Planning permission is sought for a change of use of agricultural land to provide extension of woodland burial site.

The cemetery is owned and managed by the Council. The application has been submitted for an extension to the cemetery which is proposed to be carried out in four different stages, as and when land is required. It is estimated that phase 1 would provide 300 plots. The other phases are likely to be pursued in five-ten or more years' time.

The proposal would incorporate a path which would lead on from an extended access from the entrance created from the existing roads within the cemetery. The existing vehicular entrance/exit into the cemetery would remain the same. New landscaping would be introduced to create quiet areas for contemplation.

Two new disabled parking spaces/a turning head would be created.

RELEVANT PLANNING HISTORY

91/00106/F4 Extension to existing cemetery road. Conditional Permission.

96/00109/FA Change of use of land to form part of cemetery. Conditional Permission.

14/01085/FUL Change of use of land to provide extension of woodland burial site. Refused Permission due to Environment Agency objection.

REPRESENTATIONS

Two sets of representation received from a neighbouring landowner which raise concern regarding the proximity of the proposed development to the spring water supplies (within 50 metres) and potential water quality impacts. The spring water feeds three lakes on neighbouring property and has been used for livestock on this land from 1780.

TOWN/PARISH COUNCIL

The Parish Council:

No comments received.

CONSULTATIONS

Environment Agency:

No objection, subject to conditions. Originally objections raised, however addressed over the course of the application.

Landscape Officer:

No objection.

BPA Pipelines:

Not affected.

Lead Local Flood Authority:

No objection, subject to conditions.

Arboriculturalist:

No objection, subject to condition.

Landscape Officer:

No objection.

Transport for Bucks:

No objections and no conditions.

Ecology Adviser:

No objection, subject to conditions.

Contaminated Land Environmental Health:

No objection subject to condition and informatives.

ISSUES & POLICY CONSIDERATIONS

National policy:

National Planning Policy Framework (NPPF), March 2012

National Planning Policy Guidance (NPPG)

Development Plan:

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

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

Chiltern & South Bucks Draft Local Plan 2036 (2019)

Evaluation

1. The NPPF was revised on 19th February 2019 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them.

2. In addition to this, the publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. It was submitted for independent examination on 26 September 2019. However, given its current stage, only limited weight can be given to this document.

Green belt assessment:

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

4. The 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 NPPF, set out the types of development that are deemed appropriate within the Green Belt.

5. Policy GB1 of the Local Plan sets out that the change of use land and construction of new buildings for the purposes of a cemetery is an acceptable form of development within the Green Belt.

6. NPPF Paragraph 146 details that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, this includes e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);

7. NPPF Paragraph 145 details the construction of new buildings in the Green Belt is inappropriate and the appropriate exception to this including b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport; outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'.

8. Both the NPPF and Local Plan are consistent in their approach on cemeteries; which both permit the change of use of the land for the provision of cemeteries. Therefore, the principle of the proposal would be considered acceptable.

Green Belt - Impact on openness / Design, character and appearance

9. Whilst the change of use would be considered an appropriate use in the Green Belt, the proposal also involves an extended access road and paths into the new part woodland/ part landscaped section. A small section of the hedge would need to be removed to make provision for the new path.

10. The path would be a 3m wide surface track constructed in self binding gravel which would link to the existing access. Though this would detract somewhat from the visual amenities of the Green Belt the path is essential for access to the burials, the proposed tree planting across the site and either side of this road specifically would also assist in softening the appearance of any handstand. In addition, the changes required to extend the access would also be considered to be of an unobtrusive nature. A single archway leading to the cemetery extension is shown indicatively on the plans. It appears that this would be a modest structure which is open in nature and allows views through and is therefore considered to be acceptable.

11. It is considered that this would not result in an adverse impact on the openness of the site, as the site would predominantly remain open and free from significant structures. The site is also not prominent within the street scene due to the presence of the existing natural vegetation and trees situated along the sites boundaries. It is therefore considered that due to the nature and scale of the proposed works, and the fact that it would provide an enlargement of an existing cemetery facility, the development would not appear out of keeping, nor would it adversely impact upon the character or appearance of the site or locality in general.

12. The proposal would maintain the open and undeveloped character of the Green Belt and would not adversely impact upon the character or appearance of the site, street scene or locality in general in accordance with policy GB1 of the Local Plan.

Neighbour impact:

13. Given the nature of the works and the relationship of the site with the neighbouring properties, it is considered that there would be no adverse impacts on the amenities of these neighbouring properties as a result of the proposed works.

14. Concern has been raised by a neighbouring property in regard to water quality, this is addressed within the section of the report relating to the Environment Agency.

Parking/access/highway implications:

15. The County Highways Authority raise no objections to the proposal from a highway safety point of view. When considering trip generation, it is not anticipated that the site would be subject to a material increase in trip generation as a result of the proposals. The existing access benefits from appropriate visibility splays, in line with both the National Speed Limit and Manual for Streets guidance.

16. The access and traffic would remain similar to the existing. The traffic is only likely to be generated when there is a funeral and which is not likely to last a long period of time. Transport for Bucks have raised no objections to the proposal on this basis.

17. There are no set parking standards for cemeteries (falling within Sui Generis) in the Council's Interim Parking Standards. There are 20 existing parking spaces on the site. An additional 2 parking spaces would be created. They would be located near to the new burial site entrance and the Design and Access Statement has advised that these spaces could be suitable for disabled parking. Taking into consideration the operation hours of the cemetery (9:00am to 5:00pm - Monday to Friday) and the parking provision for the existing cemetery it is considered that there would be suitable off-street parking provision for the extended cemetery.

18. It is not considered that the proposal raises any issues in terms of parking provision and the likelihood that they would lead to an increase in on-street parking.

Trees/landscaping:

19. The Council's Arboriculturist is satisfied with the proposal and raises no objections to the impact on existing trees (subject to a condition relating to soil levels during construction) or to the new native planting as part of the new extension.

Flooding:

20. The Environment Agency originally raised objection to the proposed development. Subsequently additional information was received which addressed these concerns.

21. Whilst the EA does not agree with some of the input parameters and probability density functions (infiltration, grave size area, ammonium source term concentrations) used in the set up for the conceptual site model; the overall methodology used to assess the risks from the proposed activity in the Hydrogeological Risk Assessment report appears reasonable; however the modelling indicates unacceptable impacts to groundwater in the Winter Hill Gravels formation (Secondary A) beyond the 50m compliance point from the proposed activity.

22. The EA approach to Groundwater Protection states: 'Large numbers of burials in a short time, or the cumulative effects of many individual burials, may cause or have the potential to cause groundwater pollution. In general, the shorter the time over which burials occur and the higher the number of burials, the greater the risk of groundwater pollution. In these cases, the Environment Agency will, where appropriate, use its powers under EPR to control or prohibit the burials.'

23. Despite this the documents submitted in support of this planning application provide the EA with confidence that it will be possible to suitably manage the risks posed to groundwater resources by this development. Therefore, there is sufficient information for the Environment Agency to support the proposed development in principle if the recommended planning conditions are included.

24. The proposed planning conditions can be summarised as relating to the following:

- Groundwater monitoring and maintenance;
- Controlling the location and of burials in relation to potable groundwater supply sources, water courses/springs, field drains and standing water/the water table;
- Use of infiltration SuDs systems; and
- Borehole management.

25. The EA comments detail that without the conditions objection would be raised in line with paragraph 170 of the National Planning Policy Framework because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources. As such the recommended conditions are attached to this consent. It is considered that the EA assessment and conditions should mitigate any potential harmful impacts to water quality as raised as a concern by the neighbouring property.

Ecology:

26. In accordance with Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy, the biodiversity resources within South Bucks will be conserved and enhanced by "Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non-designated land, on rivers and their associated habitats, and as part of development proposals." In addition to local policy, the NPPF (2018) sets out that "Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity".

27. The ecologist has reviewed the Ecological Impact Assessment report produced by Grassroots Ecology (June 2019) and is satisfied that the impact of the proposed development on protected species has been given due regard. It is considered satisfactory that the phased gradual nature of the proposals is unlikely to have any significant impacts on wildlife, should any protected species be encountered at any point, advice from a suitably qualified ecologist must be sought. Details of ecological enhancements and a Landscape Ecological Management Plan (LEMP) are required by condition and an informative attached in relation to the protection of nesting birds.

Groundwater:

28. Strategic Environmental Health raises no objection to the proposals and have no concerns from a human health perspective. They advise to attach conditions to ensure that risks from land contamination to future users of the land and neighbouring land are minimised.

Surface water / sustainable drainage:

29. The Bucks County SuDS officer raises no objection.

30. The SuDS Scheme proposes to use swales to capture and attenuate surface water runoff from the proposed development. It is proposed that surface water will discharge to the ground via infiltration. At this stage, no infiltration rate tests in accordance with BRE 365 have taken place and the report

recommends that these take place as part of detailed design. The SUDs officer states that infiltration rate testing is necessary and the design will need to be subsequently amended to incorporate the site-specific infiltration rate. The attenuation volume provided by the swales, is 140m³, which exceeds the required storage by 69m³, this freeboard may reduce as a result of the infiltration rate testing. A condition relating to whole life maintenance of the full drainage system will also be required by condition.

CONCLUSION

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

Working with the applicant

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

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

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

In this case, South Bucks District Council has accepted amended plans and additional information within the application which were considered acceptable.

RECOMMENDATION:

Conditional Permission

Subject to the following conditions:-

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

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

2. The hard surfacing materials to be used for the footpaths, roadways and car parks shall match those specified within the application details and plan no. Parkside Extension Rev 6 unless alternative materials are agreed by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials.

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

3. The development hereby permitted shall be carried out in accordance with the scheme of landscaping submitted and approved as part of this planning application. None of the trees, shrubs or hedgerows shown to be planted or retained shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.

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

4. In implementing this planning permission, the developer shall ensure that the existing soil levels around the boles of the trees to be retained are not altered. (ST04)

Reason: To ensure that the trees are not damaged during the period of construction. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

5. **Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority to ensure a net gain in biodiversity will be achieved. The scheme will include details of new on and/or off-site landscape planting of known benefit to wildlife and provision of artificial roost features, such as bird and bat boxes and hedgehog domes. A net gain in biodiversity shall be demonstrated.**

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

6. **A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:**

- a) **Description and evaluation of features to be managed within and outside the scheme boundary;**
- b) **Ecological trends and constraints on site that might influence management;**
- c) **Aims and objectives of management;**
- d) **Appropriate management options for achieving aims and objectives;**
- e) **Prescriptions for management actions;**
- f) **Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);**
- g) **Details of the body or organization responsible for implementation of the plan; and**
- h) **Ongoing monitoring and remedial measures.**

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

7. **Development shall not begin until a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:**
- **Infiltration rate testing in accordance with BRE365**
 - **Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below.**
 - **Full construction details of all SuDS and drainage components**
 - **Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components**
 - **Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.**
 - **Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.**

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

8. Prior to the occupation of the development a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

9. **The development hereby permitted may not commence until a groundwater monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.**

Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues. This is in line with paragraph 170 of the National Planning Policy Framework (NPPF) and South Bucks Core Strategy (2011) Policy 13: Environmental and Resource Management.

10. All burials in the cemetery shall be:

a minimum of 50 m from a potable groundwater supply source;
a minimum of 30 m from a water course or spring;
a minimum of 10 m distance from field drains; and
not in standing water and the base of the grave must be above the local water table.

Reason: To protect the quality of controlled waters in the local area in accordance with the position statement L3 - Cemeteries: protecting groundwater in highly sensitive locations in the Environment Agency's Approach to Groundwater Protection, paragraph 170 of the NPPF and South Bucks Core Strategy (2011) Policy 13: Environmental and Resource Management.

11. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 170 of the NPPF and South Bucks Core Strategy (2011) Policy 13: Environmental and Resource Management.

12. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework and The Environment Agency's Approach to Groundwater Protection February 2018 Version 1.2.

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

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

14. **Details of the proposed landscaping shall be submitted prior implementation of the relevant Phases 2, 3 & 4 of the proposed development and approved in writing by the District Planning Authority before any part of the development is commenced and carried out as approved. (SS02)**

Reason: To accord with the provisions of the Town and Country Planning (General Development Procedure) 1995 (or any statutory amendment or re-enactment thereof) and to enable the District Planning Authority to retain adequate control over the proposed development.

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
Parkside Extension, Rev 6	18.12.2019
Location Plan, Rev 2	11.02.2019

INFORMATIVE(S)

- Environmental Permitting (England & Wales) Regulations 2016 Under the provisions of the Environmental Permitting (England & Wales) Regulations 2016, where waste is to be used, treated, stored or disposed of on a site; an Environmental Permit or an exemption is required. The Environmental Permitting Regulations do not apply where it can be demonstrated that the material is not waste. To demonstrate that material is not waste, it must be shown that the material is suitable for use (not a risk to human health or the environment), that it will actually be used and that a defined amount of material will be used and no more. Waste can only be used on the site where it has been generated or on another site if: an Environmental Permit is in place (authorising the use of waste); an exemption is in place (exempts use of waste); is used in compliance with the CL:AIRE Definition of Waste Code of Practice (demonstrating material is no longer waste); has been manufactured in accordance with the WRAP Protocol (demonstrating material is no longer waste). The applicant should contact the Environment Agency to discuss whether an Environmental Permit is required.
- The CL AIRE Definition of Waste: Code of Practice provides operators with a framework for determining whether or not excavated material arising from a site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution; treated materials can be transferred between sites as part of a hub and cluster project; some naturally occurring clean material can be transferred directly between sites. Where material is demonstrated not to be waste and is to be used on a site under the CL:AIRE Definition of Waste Code of Practice, a declaration is made to CL:AIRE and the Environment Agency are notified. Information for Developers and guidance documents can be found online at http://www.southbucks.gov.uk/information_for_developers <http://www.chiltern.gov.uk/article/2054/Information-for-Developers>The CL AIRE Definition of Waste

3. Removal of any vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.
4. The following links may be useful when considering condition 10 which relates to borehole management. The Environment Agency's Approach to Groundwater Protection February 2018 Version 1.2 <https://www.gov.uk/government/publications/groundwater-protection-positionstatements>. Archived EA guidance can be found here: https://webarchive.nationalarchives.gov.uk/20140328154120/http://cdn.environmentagency.gov.uk/LIT_6478_8cbe6f.pdf

5. Monitoring and maintenance

The Applicant should provide additional information including details of the longer-term groundwater monitoring of the pollutant linkages, mitigation measures, maintenance, and arrangements for contingency action. Monitoring should continue for a minimum period of 5 years, after which the requirement for additional monitoring will be agreed with the Environment Agency. The ConSim modelling has indicated that the peak concentrations of ammonium in groundwater 50m downgradient from the burials cause an unacceptable impact to groundwater quality in the secondary aquifer. This data will help validate the ConSim modelling.

Our website provides further guidance: <https://www.gov.uk/guidance/cemeteries-andburials-groundwater-risk-assessments#monitoring-groundwater> (copied below for easy reference)

Long-term monitoring

The frequency of monitoring and suite of determinants for long-term monitoring once the site is in use (indicators of pollution) is 6 monthly.

Minimum frequency 6 monthly

Suite of determinants: water level, pH, temperature, electrical conductivity, dissolved oxygen, total oxidised nitrogen (nitrate and nitrite), total organic carbon, biological oxygen demand, chemical oxygen demand, ammonium, sulphate, chlorine, sodium, potassium, calcium, magnesium, iron, phosphorus

You may also need to increase the frequency of monitoring for higher risk sites or decrease it to annual monitoring if monitoring shows stable conditions.

6. Cemetery burials

Operators of cemeteries should take appropriate measures to manage their sites to ensure they do not cause an unacceptable risk to groundwater quality. These measures are set out in our comments below. The Local Planning Authority should consider whether they wish to secure specific measures through appropriate planning conditions.

The development of new cemeteries in high vulnerability areas should be avoided, except where the thickness and nature of the unsaturated zone, or the impermeable formations beneath the site, protect groundwater; or where the long-term risk is mitigated by appropriate engineering methods.

We recommend that reference should be made to cemetery section in the Environment Agency's Approach to Groundwater Protection and information on the Natural Death Centre website.

In principle any new cemetery or the extension of any existing cemetery must: be at least 250 metres from a well, borehole or spring used to supply water that is used for human consumption, or for use in dairy farms; be at least 30 metres from any other spring or watercourse and at least 10 metres from any field drain; have at least one metre of subsoil below the bottom of the burial pit, allowing a hole deep enough for at least one metre of soil to cover the remains; and have at least one metre of unsaturated zone (the depth to the water table) below the base of any grave. Allowance should also be made to any potential rise in the water table (at least one metre should be maintained).

7. Use of SUDs

Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2025/FA	Beaconsfield Town Council	Mr Richard Potyka C/o Mr Justin Coles	Land Rear To 4 and 6 Walkwood Rise Beaconsfield Buckinghamshire HP9 1TX	Construction of a new dwelling	Conditional Permission	12.12.19
PL/19/2688/FA	Beaconsfield Town Council	Mr & Mrs Tiley C/o Mr David Webb	7 Amersham Road Beaconsfield Buckinghamshire HP9 2HA	Demolition of existing dwelling and erection of two semi-detached dwellinghouses incorporating new vehicular access.	Conditional Permission	20.12.19
PL/19/2728/FA	Beaconsfield Town Council	Mr Mark Carver C/o Mr Simon Davis	Land To The Rear Of 25 Brownswood Road Beaconsfield Buckinghamshire HP9 2NU	Construction of two detached dwellings.	Conditional Permission	19.12.19
PL/19/2804/FA	Beaconsfield Town Council	Mr Guy Cornelius C/o Mr Ben Russell	Davenies School Station Road Beaconsfield Buckinghamshire HP9 1AA	Two storey extension to the Lockyer teaching building, internal alterations to circulation and support areas. External works to areas directly adjacent to extension.	Conditional Permission	14.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2927/FA	Beaconsfield Town Council	Mr & Mrs Flook C/o Malcolm Humphrey	18 Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LL	Demolition of single storey rear extension and erection of a part two storey/part single rear and side and front porch extensions.	Conditional Permission	23.12.19
PL/19/2955/TP	Beaconsfield Town Council	Mr Peter Murray C/o Mr Peter Harding	71,73, 75 Gregories Road and 1 Cambridge Road Beaconsfield Buckinghamshire HP9 1HL	T1 copper beech - reduce the lowest south east bound branch by a maximum of 2m, G2 hornbeam - reduce lateral branches on the southern side by a maximum of 2m (to a height of 8m from ground level), T3 hornbeam - reduce lateral branches on the eastern side by a maximum of 2m (to a height of 8m from ground level), T4 oak - reduce lateral branches on the eastern side by a maximum 2.5m (to a height of 6m from ground level), G5 hornbeam - reduce lateral branches on the eastern side by a maximum 2m (to a height of 6m from ground level), G6 ash x 2 - fell, T7 Norway maple - crown lift to 3m, T8 blue atlas cedar - tip reduce large branch at 12m by 2m, T9 ash - fell. (SBDC TPO 15, 1995)	Conditional Permission	11.12.19
PL/19/3411/FA	Beaconsfield Town Council	Mr & Mrs Tan C/o Mrs K Cowan	5 and 7 Grove Road Beaconsfield Buckinghamshire HP9 1UR	Single storey link extension to existing garages.	Conditional Permission	17.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3442/FA	Beaconsfield Town Council	Mr Brian Newman-Smith	Bekonscot Model Village Warwick Road Beaconsfield Buckinghamshire HP9 2PL	Demolish existing outbuilding and erect new outbuilding to be used as a party and education cabin	Conditional Permission	11.12.19
PL/19/3446/AV	Beaconsfield Town Council	Beaconsfield Town Football Club C/o Mr Graham Eades	Beaconsfield Town FC Windsor Road Beaconsfield Buckinghamshire HP9 2SE	Illuminated digital display board (amendment to advertisement consent PL/18/4021/AV)	Conditional consent	10.12.19
PL/19/3450/HB	Beaconsfield Town Council	C/o Mr A Mealing	Little Hall Barn Windsor End Beaconsfield Buckinghamshire HP9 2JW	Listed Building Consent for the insertion of a smoke vent roof light over the primary staircase.	Conditional consent	09.01.20
PL/19/3518/TP	Beaconsfield Town Council	Mr Duncan Yates	9 Brownswood Road Beaconsfield Buckinghamshire HP9 2NU	Copper beech - 20% crown thinning, crown lifting of outer canopy branches up to 4.5m from ground level and 2m clearance from building.	Conditional Permission	11.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3533/TP	Beaconsfield Town Council	Sunrise Senior Living C/o Mr Paul Sampson	Sunrise Care Home 30 - 34 Station Road Beaconsfield Buckinghamshire HP9 1AB	T4 oak - remove recessive stem (left stem facing north west). (SBDC TPO/05/28).	Conditional Permission	10.12.19
PL/19/3573/SA	Beaconsfield Town Council	Mr Marc Payne	Ashley 29 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Certificate of Lawfulness for proposed new vehicle access and widening of existing vehicle access to create an in and out access	Cert of law proposed dev or use issued	06.12.19
PL/19/3569/TP	Beaconsfield Town Council	Mr Mather C/o Mr Tom Hunnings	44 Burkes Road Beaconsfield Buckinghamshire HP9 1PN	T1 holly - reduce by 2.75m, T2 holly - fell, T3 conifer - fell, T4 conifer - reduce by 4.25m, T5 conifer - reduce by 4.2m, T6 ash - crown reduce by 2m, T7 ash - reduce by 2 m and remove one limb. (SBDC TPO 19, 1995)	Conditional Permission	11.12.19
PL/19/3592/HB	Beaconsfield Town Council	DOCTORnow	Little Hall Barn Windsor End Beaconsfield Buckinghamshire HP9 2JW	Listed Building Consent for internal works to subdivide garden room and convert stables to office	Conditional consent	21.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3614/TP	Beaconsfield Town Council	Mrs Alex Costa C/o Mr Paul Morris	Hillcrest 30 Stratton Road Beaconsfield Buckinghamshire HP9 1HS	G2 hornbeams x 3 - crown lift outer canopy branches by up to 5m from ground level, T3 hornbeam - fell. (TPO 14 of 1995).	Conditional Permission	17.12.19
PL/19/3626/VR C	Beaconsfield Town Council	Mr & Mrs Hill C/o Mr Alex Bean	Meadow End 51 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Variation of condition 14 of planning permission PL/19/2084/FA (Development of site with 1 no. 5-bed detached dwelling and 2no. 3-bed semi-detached dwellings) to amend the design and add second floor accommodation to plots 2 and 3	Conditional Permission	17.12.19
PL/19/3633/FA	Beaconsfield Town Council	Mr & Mrs David & Sarah-Lynn Spruzen C/o Mr Philip Andrews	Oak Gables 11 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	Demolition of existing dwelling and erection of a new dwelling	Refuse Permission	23.12.19
PL/19/3640/FA	Beaconsfield Town Council	Mr & Mrs Shah C/o Mrs Holly Ferrar-Coulson	Spindlewood 5 Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Demolition of rear extension, erection of part single/part two storey rear extension and changes to windows	Conditional Permission	20.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3659/TP	Beaconsfield Town Council	Mr Andrew Rogers C/o Mr Simon Hawkins	1 Orchard Close Beaconsfield Buckinghamshire HP9 1TN	T1 red oak - fell. (SBDC TPO 10, 1987)	Conditional Permission	18.12.19
PL/19/3662/TP	Beaconsfield Town Council	Mr Stuart Pow	Aspelia 15 Grove Road Beaconsfield Buckinghamshire HP9 1UR	T23 pine - fell, T24 pine - fell. (SBDC TPO 55, 2002).	Conditional Permission	20.12.19
PL/19/3663/FA	Beaconsfield Town Council	Zafiro Homes C/o DP Architects	Woodfield 4 Walkwood End Beaconsfield Buckinghamshire HP9 1PR	Demolition of existing dwelling and erection of replacement dwelling with linked double garage.	Conditional Permission	21.01.20
PL/19/3744/FA	Beaconsfield Town Council	Mr S Dad C/o Mr Michael Reed	4 Waller Road Beaconsfield Buckinghamshire HP9 2HE	Division of existing house into 2 two-bedroom residential units, demolition of existing garage, single storey side and rear extensions, loft conversion including rear dormers, new porches and replacement windows. Widening of existing vehicular access, associated landscaping and a new boundary fence (part retrospective).	Conditional Permission	06.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3767/TP	Beaconsfield Town Council	Mr & Mrs Hanberry C/o Vicki Harrison	Manawatu 24 Burkes Road Beaconsfield Buckinghamshire HP9 1PF	T8 and T11 oak - fell. (SBDC TPO 1988.20)	Conditional Permission	06.01.20
PL/19/3785/FA	Beaconsfield Town Council	Mr & Mrs D McDermott C/o Mr John Parry	Woodpeckers 3C Burgess Wood Grove Beaconsfield Buckinghamshire HP9 1EH	Demolition of detached garage and erection of detached double garage with ancillary residential space	Conditional Permission	08.01.20
PL/19/3795/FA	Beaconsfield Town Council	Emma Harrington C/o Mr Jonathan Heighway	Drymen 18 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	Single storey side and rear extension and new patio	Conditional Permission	23.12.19
PL/19/3840/SA	Beaconsfield Town Council	Mr and Mrs Field	103 Maxwell Road Beaconsfield Buckinghamshire HP9 1RF	Application for a Certificate of Lawfulness for proposed: Single storey rear infill extension	Withdrawn	13.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3882/FA	Beaconsfield Town Council	Mr Graham Stapleton	14 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PJ	Two storey rear and first storey side and single storey front extensions and alterations including changes to doors and rooflights to sides	Conditional Permission	08.01.20
PL/19/3910/FA	Beaconsfield Town Council	Mr & Mrs Wilkinson C/o Mr A B Jackson	15 Ivins Road Holtspur Buckinghamshire HP9 1DS	Single storey side extension.	Conditional Permission	08.01.20
PL/19/3911/TP	Beaconsfield Town Council	Mr J Clyde C/o Andrea Nias	Rookwood 43 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	T2 oak - 2m clearance from house, T3 oak: fell, T4/T5 larch - crown lift by 5.2m, T6 horse chestnut - fell, T7/T8/T11 beech: crown lift to 5.2m. (SBDC TPO 21,1995).	Conditional Permission	17.01.20
PL/19/3934/TP	Beaconsfield Town Council	Mrs Clare Auld C/o Mr Matthew Wiltshire	Wisteria House 58 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	T1 hornbeam - fell. (SBDC TPO 18, 1995).	Conditional Permission	06.01.20
PL/19/4026/TP	Beaconsfield Town Council	Mrs Nina Gaggiano	124 Gregories Road Beaconsfield Buckinghamshire HP9 1HT	T75 horse chestnut - fell. (SBDC TPO 12 of 2002).	Conditional Permission	16.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4048/EU	Beaconsfield Town Council	Mr Alex Robinson	48 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Application for a Certificate of Lawfulness for existing: Rear dormer	Cert of Law - existing use - granted	17.01.20
PL/19/4079/TP	Beaconsfield Town Council	Mrs Michelle Clyde C/o Mr Mark Knight	Rookwood 43 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	T1 Oak - fell to ground level, T2 Horse chestnut - fell to ground level, T3 2 x Larch - crown lift to attain 4.5m ground clearance (SBDC TPO No 21,1995).	Withdrawn	03.01.20
PL/19/4091/FA	Beaconsfield Town Council	Mrs R Williams C/o Mr Richard Clark	2A Brownswood Road Beaconsfield Buckinghamshire HP9 2NU	Single storey rear extension	Conditional Permission	21.01.20
PL/19/4102/FA	Beaconsfield Town Council	Mr Nigel Cook	25 Crabtree Close Beaconsfield Buckinghamshire HP9 1UQ	First Floor Side Extension	Conditional Permission	22.01.20
PL/19/4111/FA	Beaconsfield Town Council	Mr & Mrs McKenny C/o Patrick McHugh	155 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BD	Rear dormer and insertion of front and side roof lights.	Conditional Permission	22.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4174/TP	Beaconsfield Town Council	Calumet Residents C/o Mr Andrew Wilkinson	Calumet Reynolds Road Beaconsfield Buckinghamshire HP9 2LZ	T3 Sycamore - reduce to last reduction points. (SBDC TPO 10, 1975).	Conditional Permission	28.01.20
PL/19/4200/ADJ	Beaconsfield Town Council	Dipanwita Chatterjee	Ardmore Long Grove Seer Green Beaconsfield Buckinghamshire HP9 2QH	Consultation from Chiltern District Council re : Basement with landscaping, part three, part two, part single storey rear / infill extension, new roof with skylights and dormers to loft. Two storey front infill extension, single storey entrance portico. Changes to door and windows. Two storey extension to garage. Change to vehicular access.	No Objections	21.01.20
PL/19/4202/TP	Beaconsfield Town Council	Mr Greek C/o John Cromar	Rookwood 43 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	T12 English oak - Reduce to an 8m totem, T22 horse chestnut - Remove; grind out stump to 300mm below ground level (SBDC TPO 21,1995)	Withdrawn	30.12.19
PL/19/4240/NM A	Beaconsfield Town Council	Mr Heywood C/o Mr James Kestell-Cornish	High Trees 81 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	Non-material amendment to planning permission PL/19/0946/FA (Demolition of existing house and garage, erection of 3 storey detached dwelling with linked triple garage, relocation of access and associated gates and fencing, and proposed garden pavilion) to allow addition of 3 rear rooflights and changes to front central gable design	Withdrawn	03.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4331/PNE	Beaconsfield Town Council	Mr B Bagar C/o Mr P Mackrory	37 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BN	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for single storey rear extension (depth extending from rear wall 3.65m, maximum height 3.30m, eaves height 2.55m)	Prior Approval Not Required	24.01.20
PL/19/4410/DM	Beaconsfield Town Council	Octagon Developments Limited C/o Mr Nick Kirby	Over Roads 2 Grove Road Beaconsfield Buckinghamshire HP9 1UP	Demolition of a detached dwelling and detached single storey garage	Prior Approval Refused	17.01.20
PL/20/0011/ADJ	Beaconsfield Town Council	Ms Dipanwita Chatterjee	36 Howe Drive Knotty Green Buckinghamshire HP9 2BD	Consultation from Chiltern District Council - Demolition of existing house and erection of two new detached dwellings with integral garages (CDC Ref: PL/19/4317/FA)	No Objections	23.01.20
PL/19/1595/FA	Burnham Parish Council	Mrs Marta Mizova C/o Mr Kaleem Janjua	6 Bayley Crescent Burnham Buckinghamshire SL1 7EF	Demolition of existing garage, two storey side/rear extension and first floor front extension and conversion of extended dwelling to form two dwellings	Conditional Permission	10.12.19
PL/19/2297/FA	Burnham Parish Council	Mr H Siran C/o Mr S Saxena	50A Hogfair Lane Burnham Buckinghamshire SL1 7HQ	Erection of new detached dwelling (alterations to Planning Permission PL/18/2313/FA)	Conditional Permission	19.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2774/FA	Burnham Parish Council	Mr & Mrs Sutton C/o Mr James Whelan	11 Nightingale Park Burnham Beeches Buckinghamshire SL2 3SN	Single storey front and side extension and new rear patio.	Conditional Permission	20.12.19
PL/19/2992/FA	Burnham Parish Council	Mr Paul Millson FCIOB	South Lodge Taplow Common Road Burnham Buckinghamshire SL1 8LP	Formation of additional new vehicular access and extension of driveway	Conditional Permission	23.12.19
PL/19/3022/FA	Burnham Parish Council	Mr Toqeer Sardar C/o Mr Safdar Hussain	9 Stafford Close Taplow Buckinghamshire SL6 0PY	Single storey side extension, front porch and replacement of rear window with doors.	Conditional Permission	19.12.19
PL/19/3165/FA	Burnham Parish Council	Mr Jonathan Okeze	68 & Rear Of 70 Dropmore Road Burnham Buckinghamshire SL1 8AR	Redevelopment of the site, including the construction of 7 dwellings and a detached double garage. Provision of a vehicular access road, boundary wall and associated landscaping.	Refuse Permission	27.01.20
PL/19/3200/FA	Burnham Parish Council	Churchill Retirement Living C/o Miss Hilary Jackson	24 Britwell Road Burnham Buckinghamshire SL1 8AG	Redevelopment and erection of a single dwelling with associated landscaping and car parking.	Conditional Permission	17.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3432/FA	Burnham Parish Council	British Telecom C/o Mr Tim Woodall	B T Exchange 11 Dropmore Road Burnham Buckinghamshire SL1 8BD	Provision of additional ventilation through the removal of small glass panels from three windows on the first floor south elevation and one from a window on the west elevation. Aluminium cowl to be fixed to window frames. Removal of two glass panels from windows on the north elevation first floor and replaced by an aluminium louvre.	Conditional Permission	23.12.19
PL/19/3433/FA	Burnham Parish Council	Mr and Mrs M Reeve C/o Mr D Russell	Lambourne Barn Dropmore Road Burnham Buckinghamshire SL1 8NF	Single storey rear extension	Conditional Permission	14.01.20
PL/19/3480/FA	Burnham Parish Council	Mrs Pauline Bell C/o Mr Paul Davey	25 Lake End Road Burnham Buckinghamshire SL6 0PN	Demolition of garage and erection of single storey side/rear extension	Conditional Permission	05.12.19
PL/19/3487/HB	Burnham Parish Council	Mr Julian Wilson C/o Ms Amanda Jones	The Huntercombe Hospital Huntercombe Manor Huntercombe Lane South Burnham Buckinghamshire SL6 0PQ	Listed building consent for refurbishment of Great Hall dining room. Works to add a static servery counter and bench seating, independent protection walling with new paint finish, new floor finish, new lighting units and removal of existing LST radiators.	Conditional consent	20.12.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3554/FA	Burnham Parish Council	Mrs Fagan C/o Mr Michael Bingham	Pelham House 5A Green Lane Burnham Buckinghamshire SL1 8DR	Removal of earth banking and associated landscaping. Erection of fence and gate with associated landscaping works.	Conditional Permission	13.01.20
PL/19/3588/FA	Burnham Parish Council	Mr & Mrs Greenwood C/o Mr James Whelan	Woodlea House 66 Wymers Wood Road Burnham Buckinghamshire SL1 8LJ	Demolish existing conservatory and rear extension and construct single storey rear extension with an outdoor seating area	Conditional Permission	20.12.19
PL/19/3593/VR C	Burnham Parish Council	Churchill Retirement Living C/o Miss Hilary Jackson	24 Britwell Road Burnham Buckinghamshire SL1 8AG	Variation of condition 16 of planning permission: PL/19/0318/VRC (Variation of condition 5 of planning permission 17/01126/FUL (Redevelopment to form 46 retirement apartments for the elderly including communal facilities, access, car parking and landscaping) to allow the existing buildings to be demolished before details of the traffic calming and signage scheme are submitted to the Local Planning Authority)) to allow for: alterations to the car parking layout, accommodation of additional spaces and minor alterations to the landscaping.	Conditional Permission	17.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3622/FA	Burnham Parish Council	Mrs H Tiwana C/o Mr Prabhjyot Singh	8 Dawes East Road Burnham Buckinghamshire SL1 8BT	Part single storey part two storey side and rear extensions. Internal alterations with additional doors and windows and demolition of existing chimney.	Conditional Permission	24.01.20
PL/19/3681/FA	Burnham Parish Council	Black Rock Property Company C/o Mr James Crawley	Springall & Co 71 High Street Burnham Buckinghamshire SL1 7JX	Change of use of the first floor to non-residential institution (Use Class D1)	Withdrawn	20.01.20
PL/19/3682/HB	Burnham Parish Council	Black Rock Property Company C/o Mr James Crawley	71 High Street Burnham Buckinghamshire SL1 7JX	Listed Building Consent for change of use of the first floor to non-residential institution (Use Class D1)	Withdrawn	20.01.20
PL/19/3694/FA	Burnham Parish Council	Mr Hassan Aslam C/o Mr Hammad Khan	4 Aldbourne Road Burnham Buckinghamshire SL1 7NJ	Single storey front infill extension	Conditional Permission	08.01.20
PL/19/3695/FA	Burnham Parish Council	Mr Veeturi Sharma C/o Mr Ehsan Ul-Haq	14 Burlington Road Burnham Buckinghamshire SL1 7BQ	Part two storey, part single storey side/rear extension. Erection of front porch and provision of vehicular access.	Conditional Permission	20.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3713/FA	Burnham Parish Council	Mr Martin Day C/o Mr David Featherstone	14 Hatchgate Gardens Burnham Buckinghamshire SL1 8DD	Demolition of existing conservatory and erection of single storey rear extension. Alterations to windows and doors to rear of property.	Conditional Permission	20.12.19
PL/19/3729/FA	Burnham Parish Council	Mrs Lisa McGuinness C/o Mr Shorne Tilbey	4 Baldwin Road Burnham Buckinghamshire SL1 8HB	Provision of vehicular access	Conditional Permission	08.01.20
PL/19/3747/FA	Burnham Parish Council	Mr Narula C/o Mr Harmeet Minhas	Stanley House 70 Gore Road Burnham Buckinghamshire SL1 7DJ	Enlargement of existing and additional new vehicular access	Conditional Permission	23.12.19
PL/19/3802/FA	Burnham Parish Council	Mr and Mrs Tony Gradden C/o Mr Robert Hillier	Grove House Grove Road Burnham Buckinghamshire SL1 8DT	Removal of existing rear balcony and erection of first floor rear extension	Conditional Permission	10.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3898/FA	Burnham Parish Council	Mr Mo Nimba C/o Mr Leo Okocha	Units 7 and 8 Marshgate Trading Estate Hitcham Road Burnham Buckinghamshire SL6 0LX	Change of use to Business/General Industrial (Use Classes B1(c) and B2)	Conditional Permission	14.01.20
PL/19/3900/SA	Burnham Parish Council	Ikon Residence Ltd C/o Mr Graham Eades	Grenville Lodge Hawthorn Lane Burnham Buckinghamshire SL2 3TE	Certificate of Lawfulness for proposed single storey rear extension, single storey side extension and detached outbuilding to provide double garage with attached store.	Cert of law proposed dev or use issued	14.01.20
PL/19/3907/PNE	Burnham Parish Council	Ikon Residence Ltd C/o Mr Graham Eades	Grenville Lodge Hawthorn Lane Burnham Buckinghamshire SL2 3TE	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the rear wall of 8.0 metres, maximum height 4.0 metres, eaves height 2.8 metres)	Prior Approval Refused	24.12.19
PL/19/3908/FA	Burnham Parish Council	Mrs Short C/o Mr Jeremy Evans	Westgate Cottage Hitcham Lane Burnham Buckinghamshire SL1 7DN	Conversion of the existing detached garage to provide additional accommodation together with 2 No. additional roof windows and a flue	Conditional Permission	14.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3922/NM A	Burnham Parish Council	Mr Avatar Singh Kudhail	12 Wethered Drive Burnham Buckinghamshire SL1 7NG	Non Material Amendment to planning permission PL/18/2927/FA (Single storey rear extension, infill front/side extension and conversion of garage to habitable accommodation.) to allow: French doors and large window to be replaced with bifolds to rear elevation	Accepted	10.12.19
PL/19/3955/FA	Burnham Parish Council	Mr & Mrs G.J. Frost C/o Mr Ivan Clarke	Westbourne House Poyle Lane Burnham Buckinghamshire SL1 8JZ	Demolition of existing garage and outbuilding, single storey rear/side extension and erection of detached garage	Conditional Permission	10.01.20
PL/19/3965/SA	Burnham Parish Council	Mr Robert Smith C/o Mr James Hughes	26 Oxford Avenue Burnham Buckinghamshire SL1 8HR	Application for a certificate of lawfulness: Gable end roof extension, rear dormer window and 2 front roof lights in connection with loft conversion	Cert of law proposed dev or use issued	13.01.20
PL/19/3966/FA	Burnham Parish Council	Mr Loyd Dennison C/o Mrs Farzana Sultana	23 Burlington Road Burnham Buckinghamshire SL1 7BQ	Part single/part two storey side/rear extension.	Conditional Permission	13.01.20
PL/19/3972/SA	Burnham Parish Council	Mr Krzysztof Wojcik	46 The Green Burnham Buckinghamshire SL1 7BG	Certificate of Lawfulness for proposed: new vehicular access and hardstanding to front of property.	Cert of law proposed dev or use issued	13.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4049/FA	Burnham Parish Council	Mr & Mrs Wheeler C/o Mr Jonathan Heighway	91 The Fairway Burnham Buckinghamshire SL1 8DY	Single storey side/rear extension and raising of rear patio.	Conditional Permission	28.01.20
PL/19/4070/EU	Burnham Parish Council	Mr Beaton C/o Mrs Emily Temple	Chetwynd House 75A Green Lane Burnham Buckinghamshire SL1 8EG	Application for a Certificate of Lawfulness for existing: The use of land as garden curtilage in excess of 10 years	Part approve/refuse-EXISTING Cert of Law	28.01.20
PL/19/4274/NM A	Burnham Parish Council	Mr & Mrs R Baker C/o Mr Robert Clarke	Eight Oaks 99 Green Lane Burnham Buckinghamshire SL1 8EG	Non-material amendment to planning permission PL/18/3009/FA (Erection of dwelling, tennis court, new vehicular access with entrance gates and open chain link fence (1.5m high) along front boundary and demolition of existing dwelling on completion of the new dwelling (amendment to planning approval 17/02089/FUL)) to revise the shape and position of the swimming pool and reduce the parking area	Accepted	08.01.20
PL/19/0337/FA	Denham Parish Council	Mr Ghatora C/o Mr Manpreet Matharoo	Oakleigh Bakers Wood Denham Buckinghamshire UB9 4LQ	Demolition of existing dwelling and erection of new dwelling	Conditional Permission	06.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1710/FA	Denham Parish Council	Mr Peter Stack C/o Mrs Vivienne Cuffolo	Swandane House Old Mill Road Denham Buckinghamshire UB9 5AS	Remodel existing pool house and swimming pool. Single storey link extension between garage and house. Remodel rear terrace.	Conditional Permission	05.12.19
PL/19/2844/FA	Denham Parish Council	Mercedes-Benz Retail Group UK Limited C/o Mr Chris Bedekovic	18 Southlands Road Denham Buckinghamshire UB9 4HD	Redevelopment of former Tendercare Nurseries display area for a vehicle retail facility (sui generis use) to include sales pavilion and valet building, vehicle display, storage, staff and customer parking, access alterations, site-wide landscape works, ancillary engineering and infrastructure works	Conditional Permission	19.12.19
PL/19/3198/HB	Denham Parish Council	Mr Brian Makhubu C/o Mr Noman Sheikh	Flat 23 Korda House Stanley Kubrick Road Denham Buckinghamshire UB9 5FH	Listed Building Consent application for : Erection of glass balustrade around existing roof terrace/balcony.	Conditional consent	17.12.19
PL/19/3224/FA	Denham Parish Council	Mr R Kalie C/o Mr P Seastram	32 Willow Crescent West New Denham Buckinghamshire UB9 4AT	Demolition of bungalow and construction of two detached chalet style bungalows, one existing vehicular access removed and landscaped over and new vehicular access and associated hardstanding created.	Withdrawn	19.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3288/FA	Denham Parish Council	Mr Chris Taylor C/o Mr Michael Oakes	19 Lime Walk New Denham Buckinghamshire UB9 4AS	Demolition of existing conservatory and erection of ground floor and part first floor rear extension, incorporating an inset rear balcony, single storey side infill extensions, raised roof ridge and provision of a further 2 first-floor bedrooms, conversion of the existing attached garage and store.	Conditional Permission	11.12.19
PL/19/3469/AV	Denham Parish Council	Mr George Wilson	Uxbridge Business Park Oxford Road New Denham Denham Buckinghamshire	Installation of 1.5m x 4.5m freestanding entrance totem with internally illuminated park name and 65" digital screen and media player. Installation of 2 new stone totem non illuminated signs with engraved numbers to buildings 4 and 5. Installation of 8 directional totem signs, four internally illuminated (Sanderson Road) and four non-illuminated (Car Parks).	Conditional consent	30.12.19
PL/19/3499/PN O	Denham Parish Council	C/O Nexus Planning C/o Mr Oliver Bell	Phoenix House Oxford Road Denham Buckinghamshire SL9 7AP	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to 29 residential units (Use Class C3).	Prior Approval Given	12.12.19
PL/19/3560/AV	Denham Parish Council	Big Yellow Self Storage Company Ltd C/o Miss Emma Penson	Big Yellow Self Storage Co Ltd 50 Oxford Road New Denham Denham Buckinghamshire UB9 4DN	Installation of 5 internally illuminated fascia signs and 1 internally illuminated totem.	Conditional consent	02.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3524/PN O	Denham Parish Council	Legal & General Assurance Society Ltd C/o Mr Chris Brady	Rivermead Oxford Road New Denham Denham Buckinghamshire UB9 4BF	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to 54 residential units (Use Class C3)	Prior Approval Given	10.12.19
PL/19/3581/TP	Denham Parish Council	Mrs Sue Fosberry C/o Mr Tim Wise	Cedar Grange Tilehouse Lane Denham Buckinghamshire UB9 5DG	T1 2 x sycamore - fell and reduce 2 x sycamore, T2 scot's pine - fell, T4 ash (twin stem) - reduce spread/crown shaping by 1-2m, T6 ash - reduce spread/crown shaping by 2-3m and reduce heavier extended limbs, T7 cherry - crown cleaning. (SBDC TPO 10 of 1968)	Conditional Permission	11.12.19
PL/19/3607/FA	Denham Parish Council	Mr Damien Hampton C/o Mr Bernard Murray	Mutrix 11 Nightingale Way Denham Green Buckinghamshire UB9 5JH	Demolition of existing side garage and erection of a single storey side and rear extension and changes/additional window/door to side elevation	Conditional Permission	16.12.19
PL/19/3638/VR C	Denham Parish Council	Mr Charan Singh Sachdeva C/o Mr Bhavin Solanki	87 Knighton Way Lane New Denham Buckinghamshire UB9 4EH	Variation of condition 2 of planning permission PL/18/3403/FA (Two storey front, side and rear extensions, loft conversion incorporating increase in ridge height, dormers and rooflights) to allow: Use of Slate Roof Tiles on the roof area	Conditional Permission	08.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3652/TP	Denham Parish Council	Mr/Ms Brar C/o Mrs Kirstie Harvey	Way and Tillard Memorial Recreation Ground Cheapside Lane Denham Buckinghamshire UB9 5AE	G3 limes x 18 - repollard. (SBDC TPO 45, 1995)	Conditional Permission	18.12.19
PL/19/3661/FA	Denham Parish Council	Mr David Kinnersley C/o Mr S Dodd	2 Bowyer Crescent Denham Buckinghamshire UB9 5JE	Single storey side and rear extension	Conditional Permission	20.12.19
PL/19/3680/VR C	Denham Parish Council	Ms Cecilia Elrin C/o Mr Amandeep Matharu	The Grove Tilehouse Lane Denham Buckinghamshire UB9 5DD	Variation of condition 6 of planning permission PL/19/1430/FA (Demolition of the existing playroom, conservatory and two chimneys, and the erection of a two storey rear extension with roof lanterns, single storey side extensions with roof lantern, rear dormer window at first floor, and associated alteration works) to allow: Amendments to proposed garden room extension and removal of external plant room.	Conditional Permission	20.12.19
PL/19/3745/TP	Denham Parish Council	Mr/Ms Brar C/o Mrs Kirstie Harvey	Village Green Village Road Denham Buckinghamshire	T1 Tree of Heaven - clearance up to 1.5m from overhead telephone lines. (SBDC TPO 2, 1980).	Conditional Permission	23.12.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3754/PNE	Denham Parish Council	Mr Peter Bharat C/o Mr Asim Hussain	47 Newtown Road New Denham Buckinghamshire UB9 4BD	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 4 metres, maximum height 3 metres, eaves height 2.85 metres)	Prior Approval Not Required	20.12.19
PL/19/3772/PNE	Denham Parish Council	Mr P S Sidhu C/o Mrs Anupama Srivastava	Savernake Oxford Road Denham Buckinghamshire SL9 7AT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 6m, maximum height 3.6m, eaves height 3m)	Prior Approval Given	23.12.19
PL/19/3903/PNE	Denham Parish Council	Mr B Taylor C/o Mrs Weller	39 Middle Road Denham Buckinghamshire UB9 5EQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 7.95 metres, maximum height 3.8 metres, eaves height 2.8 metres)	Prior Approval Not Required	20.12.19
PL/19/3989/FA	Denham Parish Council	Mrs Maria Jjuuko	72 Moorfield Road Denham Green Buckinghamshire UB9 5NF	Detached garage conversion - ancillary to existing dwelling	Conditional Permission	17.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3382/FA	Dorney Parish Council	Mrs Williams C/o Mr Burrows	Dorney School Harcourt Close Dorney Reach Buckinghamshire SL6 0DY	The installation of a guardrail to the perimeter of flat roofs to prevent maintenance operatives falling.	Conditional Permission	06.12.19
PL/19/3486/FA	Dorney Parish Council	Mr Charles Dean C/o Mr Peter Biggs	Tirra Lirra 20 Dorney Reach Road Dorney Buckinghamshire SL6 0DX	Demolition of existing dwelling. Erection of detached dwelling. Construction of front boundary wall.	Conditional Permission	23.12.19
PL/19/3527/FA	Dorney Parish Council	Mr Ian Mellor C/o Mr Philip Tilbury	Boveney Court Boveney Road Dorney Buckinghamshire SL4 6QD	Redevelopment of stable block and ancillary buildings to provide detached dwelling and double garage.	Conditional Permission	13.12.19
PL/19/3528/HB	Dorney Parish Council	Mr Ian Mellor C/o Mr Philip Tilbury	Boveney Court Boveney Road Dorney Buckinghamshire SL4 6QD	Redevelopment of stable block and ancillary buildings to provide detached dwelling and double garage	Conditional consent	09.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3824/FA	Dorney Parish Council	Mr Rodney Stockwood	Longfield 35 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	First floor rear extension	Conditional Permission	03.01.20
PL/19/4125/KA	Dorney Parish Council	Mrs Janet Losty C/o Mr Mark Knight	Land North Of The Lodge Boveney Court Boveney Road Dorney Buckinghamshire SL4 6QD	Conifers x 4 (T1) - fell (Boveney Conservation Area)	Withdrawn	31.12.19
PL/19/0999/FA	Farnham Royal Parish Council	Ms Catherine Hadfield C/o Mr David Webb	The Stray Egypt Lane Farnham Common Buckinghamshire SL2 3LD	Single storey front link extension between utility and garage. Conversion of garage into habitable accommodation, addition of rooflights to side. Removal of chimney	Withdrawn	22.01.20
PL/19/2038/FA	Farnham Royal Parish Council	Mrs Pam Kaur C/o Mr Mark Linehan	Silver Beeches Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Remodelling of house, two storey front extension with gable roof, front porch, single storey rear extension and detached garage. Fenestration and internal alteration. Removal of existing detached garage. Formation of vehicular access from Collinswood Road.	Conditional Permission	21.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2741/FA	Farnham Royal Parish Council	Mrs Mary Mckay C/o Mr Chris Moore	1 Blenheim Villa Beaconsfield Road Farnham Common Buckinghamshire SL2 3HY	Conversion of a residential dwelling house to 2 one bedroom flats, the erection of a single storey rear and side extension, first floor rear balcony and a rear dormer to provide a loft conversion.	Withdrawn	06.12.19
PL/19/3057/FA	Farnham Royal Parish Council	Mr and Mrs Childs C/o Mr James Whelan	Holm Beech 7 Wood End Close Farnham Common Buckinghamshire SL2 3RF	Demolition of existing buildings and erection of three detached dwellings with associated works. Installation of Photovoltaic Solar Panels to the southern roof.	Conditional Permission	20.12.19
PL/19/3231/FA	Farnham Royal Parish Council	Mr Stephen Flower C/o Mr Peter Moduloft	The Briars 21 Rosewood Way Farnham Common Buckinghamshire SL2 3QD	Alteration to roof to include increase in ridge height and insertion of rooflights.	Conditional Permission	20.12.19
PL/19/3347/FA	Farnham Royal Parish Council	Mr & Mrs Randhawa C/o Mr Mark Longworth	Benavon Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Erection of replacement dwelling and detached garage.	Conditional Permission	20.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3485/FA	Farnham Royal Parish Council	Mr and Mrs Peter Lidstone C/o Mr Robert Hillier	The Pines Green Lane Farnham Common Buckinghamshire SL2 3SR	Single storey rear extension	Conditional Permission	20.12.19
PL/19/3515/FA	Farnham Royal Parish Council	Mr Dev Dhillon C/o Mr Harmeet Minhas	17 Long Close Farnham Royal Buckinghamshire SL2 3EJ	Front porch	Conditional Permission	30.12.19
PL/19/3583/TP	Farnham Royal Parish Council	Mr Krassi C/o Mr Ross Bedford	Arden One Pin Lane Farnham Common Buckinghamshire SL2 3RD	T1 & T2 oak - crown reduction up to 1m, T3 beech - crown reduction up to 1m. (SBDC TPO 19, 2012)	Trees Allowed In Part	11.12.19
PL/19/3595/FA	Farnham Royal Parish Council	Mr & Mrs Brett C/o Mr James Whelan	Red House Old Beaconsfield Road Farnham Common Buckinghamshire SL2 3LR	Single storey side/rear extension and landscaping works, including internal wine cellar.	Conditional Permission	13.12.19
PL/19/3660/FA	Farnham Royal Parish Council	Mr Bashaar Jamil C/o Mr Youmni Shiekha	20 Mayflower Way Farnham Common Buckinghamshire SL2 3TX	Single storey side extension, two storey front infill extension and garage conversion.	Conditional Permission	08.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3692/FA	Farnham Royal Parish Council	Mr Elliot C/o Mr Sam Rodger	Brown Owls Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Single storey rear extension and first floor flat roof conversion to pitched hipped and crown roof	Conditional Permission	24.01.20
PL/19/3714/PNE	Farnham Royal Parish Council	Mr Kuljit Bhattel C/o Mr M Ahmed	Little Dormers Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 8m, maximum height 2.85m, eaves height 2.8m)	Prior Approval Given	09.12.19
PL/19/3730/FA	Farnham Royal Parish Council	Mr and Mrs Lobley C/o Mr S Dodd	3 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	Single storey rear and single storey front extensions. First floor front extension and front dormer window. Changes to windows and doors.	Conditional Permission	23.12.19
PL/19/3731/FA	Farnham Royal Parish Council	Mr and Mrs Lobley C/o Mr S Dodd	3 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	Part two storey/ part single storey front and single storey rear extensions. First floor front extension and front dormer window. Changes to windows and doors.	Conditional Permission	23.12.19
PL/19/3808/TP	Farnham Royal Parish Council	Holdstock C/o Mrs Kirstie Harvey	Frensham Walk Farnham Common Buckinghamshire	T1 plum - reduce/prune back overhanging the footpath by 2m (edge of footpath). T2 birch - 2m clearance from house and crown lift branches in front of house and over footpath to 3m from ground level. (SBDC TPO 12, 1996).	Conditional Permission	28.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3939/TP	Farnham Royal Parish Council	Mrs Tara Purcell C/o Mr Owain Devey	14 Long Close Farnham Royal Buckinghamshire SL2 3EJ	Lawson cypress - fell. (SBDC TPO 1,1960).	Conditional Permission	06.01.20
PL/19/3971/FA	Farnham Royal Parish Council	Mr L J Barr C/o Mr N Walford	29 Devonshire Green Farnham Royal Buckinghamshire SL2 3DX	Single storey rear extension	Conditional Permission	13.01.20
PL/19/3995/FA	Farnham Royal Parish Council	Emma Bryant C/o Robert Hillier	5 Common Wood Farnham Common Buckinghamshire SL2 3TY	Demolition of conservatory and existing single storey extensions, increase in ridge height, erection of part single/part two storey front, side and rear extensions with front and rear dormers, and changes to doors and windows	Refuse Permission	28.01.20
PL/19/4021/FA	Farnham Royal Parish Council	Mr M Attride C/o Mr Najb Maan	2 Milton Villas Park Road Farnham Royal Buckinghamshire SL2 3BA	Single storey rear/side infill extension and insertion of side window	Conditional Permission	15.01.20
PL/19/4114/FA	Farnham Royal Parish Council	Mr and Mrs Porter C/o Mr Nathan Turner	48 Mayflower Way Farnham Common Buckinghamshire SL2 3UB	Demolition of existing conservatory and construction of single storey rear extension.	Conditional Permission	23.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4162/TP	Farnham Royal Parish Council	Mr Strangeway C/o Mr Mark Knight	1 Hillside Cottages Beaconsfield Road Farnham Royal Buckinghamshire SL2 3DE	T3 Ash - 2m crown reduction. (SBDC TPO 6, 1978).	Conditional Permission	27.01.20
PL/19/2707/SA	Fulmer Parish Council	Mr Jai Thakrar C/o Mr Michael Jaquiss	Hawkswood Hawkswood Lane Fulmer Buckinghamshire SL9 7BN	Application for a Certificate of Lawfulness for proposed: To establish commencement of planning permissions ER/1929/60 and ER/317/64 utilising existing excavations and drainage	Cert of law proposed dev or use issued	13.12.19
PL/19/3664/FA	Fulmer Parish Council	Mr Hardial Tawana	The Gatehouse Stoke Common Road Fulmer Buckinghamshire SL3 6HB	First floor extension of existing ground floor side flat roof extension	Refuse Permission	15.01.20
PL/19/3865/KA	Fulmer Parish Council	New Green C/o Mrs Kirstie Harvey	Front Of Allhusen Gardens Fulmer Buckinghamshire SL3 6JD	T1 field maple - crown reduction/shape by 1.5m and clearance from lamppost, T2 rowan - fell, T3 elm - fell.	TPO shall not be made	06.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3954/SA	Fulmer Parish Council	Mr H Tiwana C/o Mr Michael Jaquiss	The Gatehouse Stoke Common Road Fulmer Buckinghamshire SL3 6HB	Certificate of Lawfulness for proposed: Erection of outbuilding	Cert of law proposed dev or use issued	22.01.20
PL/19/3964/VR C	Fulmer Parish Council	Mr S Lewis C/o Robert Clarke	Langley Wood House Fulmer Common Road Fulmer Buckinghamshire SL0 0NP	Variation of Condition 4 of planning permission 12/02051/FUL (Two storey rear extension and associated remodelling of dwelling house.) to allow for the construction of outbuildings as approved under either 12/01991/CLOPED or 13/00816/CLOPED	Conditional Permission	13.01.20
17/02418/FUL	Gerrards Cross Town Council	Mr Ferdenzi C/o Gino Ferdenzi	24 & 26 Marsham Lane Gerrards Cross Buckinghamshire SL9 8HD	Construction of two apartment blocks comprising ten flats and basement parking.	Conditional Permission	21.01.20
PL/19/1056/FA	Gerrards Cross Town Council	Mr Kallar C/o Mr Jhonny Nunes Silva	17 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HH	Erection of replacement dwelling	Refuse Permission	10.12.19
PL/19/1397/FA	Gerrards Cross Town Council	Mr D Patel C/o Mr Jeff Gillett	Springhill 15 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Demolition of existing dwelling and erection of 2 detached dwellings	Refuse Permission	09.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2328/FA	Gerrards Cross Town Council	Mr Paul Taylor C/o Mr David Parker	Land Rear Of 9B To 11 Elmwood Park Fronting Fulmer Road Gerrards Cross Buckinghamshire SL9 7EF	Erection of dwelling with retention of garage using existing access.	Conditional Permission	19.12.19
PL/19/3412/FA	Gerrards Cross Town Council	Mr & Mrs James C/o Miss Ella Cole	Rosemount 48 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LR	Replacement roof to existing rear conservatory	Conditional Permission	08.01.20
PL/19/3484/SA	Gerrards Cross Town Council	Mr Saku Saha	Bowood 93 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HU	Reinforced concrete base, swim spa and decking adjacent to swim spa	Cert of law proposed dev or use issued	15.01.20
PL/19/3501/TP	Gerrards Cross Town Council	Mrs Jo Martin-Robinson	43 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	T1 Oak - fell, T7 Oak - fell. (SBDC TPO 04, 1972).	Conditional Permission	05.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3516/FA	Gerrards Cross Town Council	Mrs Melanie Sanderson C/o Mr Fraser Kirkcaldy	Wycherly Croft 16 Manor Lane Gerrards Cross Buckinghamshire SL9 7NJ	First floor front extension	Conditional Permission	09.12.19
PL/19/3532/VR C	Gerrards Cross Town Council	Mr Andy Smith C/o Andy Smith	The Coach House 29 West Common Gerrards Cross Buckinghamshire SL9 7QS	Variation of condition 2 of planning permission 18/00018/FUL (Four new dwellings with basement parking. Amendment to Planning Permission 16/01824/FUL incorporating removal of the cupola from plot 4, front and rear dormers to plot 2, addition of crown roof between plots 1 and 2, and ground floor windows to the south flank elevation.) to allow for the improvement of the appearance of plot 2, with durable external facing brick in keeping with the area and with the rest of the development.	Conditional Permission	20.12.19
PL/19/3579/FA	Gerrards Cross Town Council	Mr Pavel C/o Mrs Angelika Worthington	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Provision of dormer to side elevation of garage to facilitate use of the mezzanine floor. Addition of roof light to front elevation. Alterations to doors to front and rear elevations.	Refuse Permission	10.01.20
PL/19/3585/FA	Gerrards Cross Town Council	Mr Sati Dhillon C/o Mr Mark Hall	Willow Lodge 38 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HL	Two storey front and rear extensions and raised roof to provide second floor habitable accommodation in roof space	Conditional Permission	13.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3601/FA	Gerrards Cross Town Council	Mr & Mrs M. Agha C/o Declan Minoli	Arlington House 17 Vicarage Way Gerrards Cross Buckinghamshire SL9 8AR	Part first floor, part 2-storey, part single storey, rear and side extensions. Increase in ridge height to incorporate habitable accommodation and incorporating front and rear dormer windows. Conversion of garage to habitable space and changes to windows and doors.	Withdrawn	11.12.19
PL/19/3610/TP	Gerrards Cross Town Council	Mrs Isabelle Short C/o Mr Paul Morris	The Sequel 65 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	T1 Beech - 5m crown reduction/reshape. (SBDC TPO 40,2002)	Conditional Permission	11.12.19
PL/19/3618/FA	Gerrards Cross Town Council	Mr Hutson C/o Mr Keith Paine	24 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Three storey front extension, insertion of windows to side elevations and rooflights	Conditional Permission	20.12.19
PL/19/3627/TP	Gerrards Cross Town Council	Mr Nick Archer	Woodview 10 Hillcrest Waye Gerrards Cross Buckinghamshire SL9 8DN	T1 beech - 1m clearance from building, T2 acacia - removal of one branch, T4 beech - removal of first low branch, T5 plum - crown reduction/reshape by 1.5m, T6 weeping willow - crown raise low branches and 3m all around. (SBDC TPO 05, 2001).	Conditional Permission	11.12.19
PL/19/3684/FA	Gerrards Cross Town Council	Mr & Mrs P. Levis C/o Declan Minoli	21 Moreland Drive Gerrards Cross Buckinghamshire SL9 8BB	Demolition of the existing single storey rear conservatory and erection of a single storey rear extension	Conditional Permission	08.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3699/VR C	Gerrards Cross Town Council	Mr Jas Bhalla C/o Mr Jas Bhalla	Woodthorpe 20 Hill Way Gerrards Cross Buckinghamshire SL9 8BJ	Variation of condition 4 and 8 of planning permission PL/19/0866/FA (Demolition of existing dwelling and erection of new dwelling) to amend the design of the dwelling including addition of basement	Conditional Permission	23.12.19
PL/19/3720/FA	Gerrards Cross Town Council	Forays Homes C/o Mr Duncan Gibson	Esra Lodge 87 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HU	Demolition of existing dwelling and erection of 5 apartments with associated landscaping and parking	Conditional Permission	31.12.19
PL/19/3721/KA	Gerrards Cross Town Council	Mr Chris Rhodes C/o Mr Paul Morris	Southgate 8 Fulmer Way Gerrards Cross Buckinghamshire SL9 8AH	G1 Ash x 4 - reduce to old cuts, T2 Red Oak - reduce by 1.5m and reshape, T3 Sycamore - reshape to old cuts, T4 Ash - fell. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	10.12.19
PL/19/3817/KA	Gerrards Cross Town Council	Mr William Skerrett	Apperley 8 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8PX	T1 magnolia - 30% crown reduction, T2 Irish yew - 30% crown reduction, T3 rowan - fell. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	11.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3832/FA	Gerrards Cross Town Council	Mr & Mrs Press C/o Mr Ben Campbell	Laurel House Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Demolition of existing conservatory, erection of single storey side and rear extension and alterations to rear and side windows to doors	Conditional Permission	02.01.20
PL/19/3869/FA	Gerrards Cross Town Council	Mr & Mrs Alexander Whitburn C/o Mr Martyn Cox	Moray Mead 52 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Two storey side extension, new front wall and boundary gates, alterations to rear fenestration and to vehicular and pedestrian access	Withdrawn	14.01.20
PL/19/3881/TP	Gerrards Cross Town Council	Mr Sandu C/o Mr Paul Morris	2B Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HJ	T1 Oak - reduce top growth by 2.5m reduction. (SBDC TPO 09, 2014).	Refuse Permission	13.01.20
PL/19/3901/SA	Gerrards Cross Town Council	Mr & Mrs Richard and Lucy Costa-D'sa	Old Reddings 28 Manor Lane Gerrards Cross Buckinghamshire SL9 7NJ	Certificate of lawfulness for proposed redecoration and alterations to windows and doors to rear elevation, including addition of two sets of triple bi-fold doors and replacement Mock Tudor style tiles to rear gable ends	Cert of law proposed dev or use issued	16.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3920/NM A	Gerrards Cross Town Council	Mr & Mrs Sureshkumaran C/o Mr Gurmeet Matharu	Pinecroft 76 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LF	Non Material amendment to planning permission 18/00395/FUL(Replacement detached dwelling, construction of new vehicular access including front boundary, brick piers, gates and railings) to allow for: Installation of additional windows to side elevation	Accepted	13.12.19
PL/19/3928/VR C	Gerrards Cross Town Council	Mr Dhaliwal C/o Mr Manpreet Matharoo	27 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Variation of condition of planning permission 15 of PL/18/4648/VRC (Removal of condition 11 and variation of conditions 5, 8, 9, 10, 12 and 15 of planning permission PL/18/2270/VRC (Variation of condition of planning permission 17/01302/FUL (Replacement dwelling) to allow for a changes to side and rear windows and increase to ridge and eaves height.	Conditional Permission	09.01.20
PL/19/3957/FA	Gerrards Cross Town Council	Rehana Shaheen C/o Robert Clarke	Oka 51 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	Demolition of existing dwelling and erection of new dwelling and detached garage	Conditional Permission	10.01.20
PL/19/4014/FA	Gerrards Cross Town Council	Mr & Mrs Rakesh and Priya Dawda C/o Mrs Neha Abayawardana	7 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Two storey front, two storey rear and single storey side extensions with new roof and changes to fenestration (part retrospective)	Conditional Permission	14.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4041/VR C	Gerrards Cross Town Council	Mr & Mrs Sureshkumaran C/o Prof. Plans	Pinecroft 76 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LF	Variation of condition 2 of planning permission 18/00395/FUL (Replacement detached dwelling, construction of new vehicular access including front boundary, brick piers, gates and railings) to allow: Change in roof tile material	Conditional Permission	23.01.20
PL/19/4113/FA	Gerrards Cross Town Council	Mr & Mrs P Fincham C/o Mr Paul Luard	Homewood 6 Cheyne Close Gerrards Cross Buckinghamshire SL9 7LG	Two storey side extension, part two storey/part first floor front extension incorporating garage conversion, single storey rear extension, widening of the existing vehicular access, changes to windows and doors, outbuilding and additional hardstanding.	Conditional Permission	29.01.20
PL/19/4147/KA	Gerrards Cross Town Council	Mrs Clark C/o Mr Chris Burnard	Windrush 39 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	T1 _ T2 Eucalyptus - Reduce by 2 meters back to previous pruning points. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	13.01.20
PL/19/4155/TP	Gerrards Cross Town Council	Mrs Lindsey Mackie C/o Mr Paul Morris	Redforde 8 Windsor Road Gerrards Cross Buckinghamshire SL9 7NA	G1consisting of 1 x spruce and 2 x yew - fell. (SBDC TPO 30/1995).	Conditional Permission	27.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PQ/19/40618/D OV	Gerrards Cross Town Council	Mr Richard Sagar	Misbourne House 31 Oak End Way Gerrards Cross Buckinghamshire SL9 8DA	Deed of Variation in relation to S106 Legal Agreement attached to Planning Permission 15/01275/FUL.	Accepted	20.12.19
PL/19/4269/PN E	Gerrards Cross Town Council	Mr Davinder Panesar C/o Mr Kamal Panesar	42 Dale Side Gerrards Cross Buckinghamshire SL9 7JD	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for single storey rear extension (Dimensions D 8.0m, MH 4.0m, EH 3.0m)	Prior Approval Not Required	20.01.20
PL/19/4454/KA	Gerrards Cross Town Council	Mr R Hurn C/o Mr Alex Evans	Stonesdale 43 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	T2 Lawson Cypress - Reduce crown height by approx. 2-2.5 metres. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	22.01.20
PL/19/2341/FA	Hedgerley Parish Council	Ionity GMBH C/o Mrs Ellen O'Grady	Beaconsfield Services Windsor Road Beaconsfield Buckinghamshire	Installation of six electric vehicle charging points (EV) and associated infrastructure.	Conditional Permission	08.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3429/TP	Hedgerley Parish Council	Mr / Ms Coyle C/o Jill Macbeth	1 May Villas Robert Road Hedgerley Buckinghamshire SL2 3XZ	T1 - crown lift outer canopy branches to provide 6m clearance from ground level, reduce lateral branches by up to 3m on north side of canopy, reduce lateral branches by up to 1m on the east side of the canopy, reduce lateral branches by up to 2m on south side of the canopy. Reduction of all lateral branches is not to exceed 8m from ground level. (TPO SBDC 02, 2003)	Trees Allowed In Part	05.12.19
PL/19/3464/FA	Hedgerley Parish Council	Mrs Ann Heath	5 Jones Way Hedgerley Buckinghamshire SL2 3YF	Vehicular access and hardstanding.	Conditional Permission	21.01.20
PL/19/3704/TP	Hedgerley Parish Council	Mr Terry Clegg C/o Mr Paul Morris	Blue Cottage Village Lane Hedgerley Buckinghamshire SL2 3UY	T1 Oak - prune back 3 branches over house by 30% and reduce one branch over power cable by 25%. (TPO 19 of 1990).	Conditional Permission	23.12.19
PL/19/3786/VR C	Hedgerley Parish Council	Mr and Mrs Mark Smith C/o Mr Matthew Trotter	Woodcrest Gregory Road Hedgerley Buckinghamshire SL2 3XL	Variation of condition 16 of planning permission: PL/18/4556/FA (Demolition of existing detached dwelling and erection of two pairs of semi-detached houses.) to allow for amendment to first floor layout to accommodate additional floor space.	Conditional Permission	30.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3834/SA	Hedgerley Parish Council	Alex Jones	16 Stevenson Road Hedgerley Buckinghamshire SL2 3YE	Certificate of Lawfulness for proposed: New vehicular access and front garden changed to gravel	Cert of law proposed dev or use issued	08.01.20
PL/19/4227/PNE	Hedgerley Parish Council	Mr Bhullar C/o Mr Sukh Bal	Woodstock Hedgerley Hill Hedgerley Buckinghamshire SL2 3RJ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 8m, maximum height 3m, eaves height 2.4m)	Prior Approval Not Required	21.01.20
PL/18/3217/FA	Iver Parish Council	Mr Raj Khera C/o Mr Gurprit Benning	Iver Food & Wine 80 High Street Iver Buckinghamshire SL0 9PJ	Part change of use from A1 to A1 and A5 (pizza takeaway)	Withdrawn	20.01.20
PL/19/2661/FA	Iver Parish Council	Mr Dhiraj Madan C/o Mr Deniz Heeremans	3 Evreham Road Iver Buckinghamshire SL0 0AH	New dwelling, incorporating 2 off street parking spaces using porous tarmac (1 for existing dwelling as is and 1 for new dwelling), creation of new vehicular access	Conditional Permission	06.12.19
PL/19/2781/FA	Iver Parish Council	Mrs Nikki Norris	15 Colne Orchard Iver Buckinghamshire SL0 9NA	Provision of vehicular access.	Conditional Permission	08.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2799/EU	Iver Parish Council	Mr Smith C/o Mr Emrys Williams	244 Swallow Street Iver Buckinghamshire SL0 0HT	Certificate of lawfulness for the existing use of land as a residential garden ancillary to occupancy of 244 Swallow Street, Iver, SL0 0HT.	Cert of Law - existing use - granted	06.12.19
PL/19/2800/EU	Iver Parish Council	Mr Shakti Gadday	1 Bangors Cottages Norwood Lane Iver Heath Buckinghamshire SL0 0EP	Certificate of lawfulness for existing use of annexe building.	Withdrawn	22.01.20
PL/19/2807/FA	Iver Parish Council	Ms S Bains C/o Mr D Black	36A Bathurst Walk Iver Buckinghamshire SL0 9BH	Loft conversion with insertion of window in front gable and rooflights to all elevations	Conditional Permission	29.01.20
PL/19/2923/SA	Iver Parish Council	Mr Jaswant Singh Bharj C/o Mr Raj Singh	6 Pinewood Close Iver Heath Buckinghamshire SL0 0QT	Application for a certificate of Lawfulness for a proposed: Two vehicular accesses	Cert of law proposed dev or use issued	18.12.19
PL/19/3011/FA	Iver Parish Council	Mr Sanjeev Gill C/o Mr Nick Malhotra	St Andrews Wood Lane Iver Heath Buckinghamshire SL0 0LD	Change of use to short term car parking storage (Retrospective) (Use Class Sui Generis)	Refuse Permission	08.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3153/FA	Iver Parish Council	Mr Haroon Rashid	59 Richings Way Iver Buckinghamshire SL0 9DB	Demolition of existing bungalow and erection of new two storey dwelling	Refuse Permission	16.12.19
PL/19/3353/FA	Iver Parish Council	Graham Young	Riching Parks Sports Club Wellesley Avenue Iver Buckinghamshire SL0 9BN	Change of use to office (Use Class B1).	Conditional Permission	23.12.19
PL/19/3369/FA	Iver Parish Council	Mr Pamer Hothi C/o Sayeed Rahman	Indian Nights Restaurant 75 Slough Road Iver Heath Buckinghamshire SL0 0DW	Single storey side and first floor rear extensions. Conversion of first floor to two dwelling units with associated works. Change of use of ground floor from A3 Use Class (Restaurants and Cafes) to A2 Use Class (Financial and Professional Services).	Conditional Permission	23.01.20
PL/19/3427/EU	Iver Parish Council	Mr J Smith C/o Mr Emrys Williams	246 Swallow Street Iver Buckinghamshire SL0 0HT	Certificate of Lawfulness for existing use relating to the use of the land for the siting of a mobile home.	Withdrawn	10.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3444/SA	Iver Parish Council	Mr R Singh Johal	52 Old Slade Lane Iver Buckinghamshire SL0 9DR	Application for a Certificate of Lawfulness for proposed: Single storey rear extension, infill front porch, demolish side dormer and erect new dormer, extend front dormer and changes/alterations to windows and doors	Part approve/refuse- PROPOSED Cert of Law	20.12.19
PL/19/3462/VR C	Iver Parish Council	Mr Robert Pearson C/o Mr James Dredge	43 Langley Park Road Iver Buckinghamshire SL0 9RE	Variation of Condition 17 of planning permission PL/19/2101/VRC (Redevelopment of site for two detached dwellinghouses and vehicular accesses.) to allow for : the installation of rooflights to facilitate habitable loft space, changes to rear doors/windows and roof alterations on the front elevation.	Conditional Permission	20.01.20
PL/19/3478/SA	Iver Parish Council	Mr Leigh Tugwood RIBA C/o Mr Leigh Tugwood	7 Swallowdale Iver Heath Buckinghamshire SL0 0EU	Certificate of Lawfulness for proposed single storey rear extension incorporating area of existing conservatory.	Part approve/refuse- PROPOSED Cert of Law	05.12.19
PL/19/3483/FA	Iver Parish Council	Mr S Borkowski C/o Miss Elaine Kimber	11 Syke Cluan Iver Buckinghamshire SL0 9EL	Part two storey, part single storey rear extension and conversion of garage to habitable accommodation	Conditional Permission	05.12.19
PL/19/3507/FA	Iver Parish Council	Mr & Mrs Sandeep Singh Varaich C/o Miss Vicci Lewis	28 Somerset Way Iver Buckinghamshire SL0 9AF	Log burning stove flue to protrude through the single storey roof to the rear and reconfiguration of vehicular access to form in-out drive.	Conditional Permission	19.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3543/FA	Iver Parish Council	Mrs Sangeeta Mahajan C/o Mr Kaleem Janjua	292 Longstone Road Iver Heath Buckinghamshire SL0 0RN	1st floor side / rear extension, single storey rear extension, enlargement of rear dormer and new front porch canopy.	Conditional Permission	16.12.19
PL/19/3544/FA	Iver Parish Council	Ms L Persaud C/o Mrs Sevda Kucuk	232 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Demolition of existing outbuilding and single storey side extension. Part two storey, part first floor side and rear extensions. Provision of lantern roof light, and two additional roof lights. Widening of existing vehicular access.	Conditional Permission	10.12.19
PL/19/3594/FA	Iver Parish Council	Mrs Tina Hammond C/o Mr Ehsan Ul-Haq	2 Warren Field Iver Heath Buckinghamshire SL0 0RU	First floor side extension, part single / part two storey infill extension to the front of the property.	Conditional Permission	13.12.19
PL/19/3602/FA	Iver Parish Council	Mr & Mrs Abayawardana C/o Mrs Neha Abayawardana	235 The Parkway Iver Heath Buckinghamshire SL0 0RH	Single storey rear extension, garage conversion into habitable room and new front door with side lights.	Conditional Permission	18.12.19
PL/19/3678/PNE	Iver Parish Council	Mr Callum Gale C/o Mr D Black	66 Swallow Street Iver Buckinghamshire SL0 0HQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 6m, maximum height 3m, eaves height 2.65m	Prior Approval Not Required	06.12.19

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3851/SA	Iver Parish Council	Mr Keith Evans C/o Mr David Webb	35 Barnfield Iver Buckinghamshire SL0 0AL	Application for a Certificate of Lawfulness for proposed: Erection of detached outbuilding in rear garden.	Cert of law proposed dev or use issued	02.01.20
PL/19/3868/SA	Iver Parish Council	Miss Laura Davies C/o Mr Nigel Fallon	35 Love Lane Iver Buckinghamshire SL0 9QT	Application for a Certificate of Lawfulness for proposed: Hip to gable end and rear dormer roof extension	Cert of law proposed dev or use issued	06.01.20
PL/19/3870/FA	Iver Parish Council	Mr Kumar C/o Mr Sukh Bal	Hawkwood Wood Lane Iver Heath Buckinghamshire SL0 0LG	Single storey side extension, demolition of outbuilding, changes to doors and windows and removal of chimney	Conditional Permission	29.01.20
PL/19/3883/PNE	Iver Parish Council	Miss Laura Davied C/o Mr Nigel Fallon	35 Love Lane Iver Buckinghamshire SL0 9QT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 3.5 metres, maximum height 3.7 metres, eaves height 2.9metres)	Prior Approval Given	20.12.19
PL/19/3887/FA	Iver Parish Council	Mr & Mrs J Gale C/o Mr Paul Lugard	Highlands Slough Road Iver Heath Buckinghamshire SL0 0DZ	Two storey front and side extensions, single storey rear extensions and alterations to the existing fenestration.	Withdrawn	09.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3897/SA	Iver Parish Council	Mrs Georgina Hills	11 Holmsdale Close Iver Buckinghamshire SL0 9HY	Application for a Certificate of Lawfulness for proposed: Vehicular access	Cert of law proposed dev or use issued	15.01.20
PL/19/3948/SA	Iver Parish Council	Mr Robert Webster C/o Ms Alison Watts	30 Wellesley Avenue Iver Buckinghamshire SL0 9BN	Certificate of Lawfulness for proposed: Ancillary building	Withdrawn	20.01.20
PL/19/3983/TP	Iver Parish Council	Mr Wincott C/o Mrs Goldrick	4 Hawthorn Mews Main Drive Iver Buckinghamshire SL0 9DP	T1 Horse Chestnut - 2m crown reduction. (SBDC TPO 08, 1952).	Conditional Permission	29.01.20
PL/19/4013/PNE	Iver Parish Council	Mr and Mrs Edmond and Grace Choi	38 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: single storey rear extension (depth extending from the rear wall of 6.0 metres, maximum height 3.2 metres, eaves height 2.7 metres)	Prior Approval Not Required	30.12.19
PL/19/4025/FA	Iver Parish Council	Mr & Mrs Roy and Lyndsey Howe C/o Mr Mark Willmer	5 Leacroft Road Iver Buckinghamshire SL0 9QP	First floor rear extension, hip to gable loft conversion and alterations to windows and doors	Conditional Permission	16.01.20

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4033/SA	Iver Parish Council	Mr C Gale C/o Mr Darren Black	66 Swallow Street Iver Buckinghamshire SL0 0HQ	Widening of existing vehicular access and formation of new hardstanding	Cert of law proposed dev or use issued	16.01.20
PL/19/4067/SA	Iver Parish Council	Mr Miles Wiggins C/o Mr Nigel Fallon	173 High Street Iver Buckinghamshire SL0 9QB	Application for a Certificate of Lawfulness for proposed: Single storey rear infill extension	Cert of law proposed dev or use issued	20.01.20
PL/19/4074/SA	Iver Parish Council	Mr Sawan Gosal C/o Mr Michael Jaquiss	12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Certificate of Lawfulness for proposed: Loft conversion with dormer windows	Cert of law proposed dev or use issued	29.01.20
PL/19/4115/FA	Iver Parish Council	Mr Kevin Davy C/o Mr Noman Sheikh	48 Langley Park Road Iver Buckinghamshire SL0 9QR	Three storey rear extension following demolition of existing conservatory, loft conversion and alterations to windows	Withdrawn	21.01.20
PL/19/4140/TP	Iver Parish Council	Amy Hopcroft C/o Miss Amy Hopcroft	The Orchards Love Lane Iver Buckinghamshire SL0 9QZ	Conifer hedge - reduce to same height as where cutting has already happened (TPO 11, 1957)	Consent not needed	02.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4141/SA	Iver Parish Council	Mr & Mrs Nagra C/o Mr Choda	45 Syke Ings Iver Buckinghamshire SL0 9ES	Certificate of Lawfulness for proposed outbuilding	Cert of law proposed dev or use issued	27.01.20
PL/19/4175/TP	Iver Parish Council	Mr Peter Burke	Fagins 57 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	T1 Sycamore - reduce height by 2-3 metres and shape/reduce the lower crown by 1.5 metres. (SBDC TPO No 6/2006).	Conditional Permission	28.01.20
PL/19/4267/PNE	Iver Parish Council	Mr John Barron C/o Mr Leigh Tugwood	7 Swallowdale Iver Heath Buckinghamshire SL0 0EU	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 4.67m, maximum height 2.85m, eaves height 2.75m)	Prior Approval Not Required	23.01.20
PL/19/1242/FA	Stoke Poges Parish Council	Mr S Chagger C/o Mr C Singh	Thanet Park Road Stoke Poges Buckinghamshire SL2 4PG	Erection of pool cover	Withdrawn	17.01.20
PL/19/2876/TP	Stoke Poges Parish Council	Mrs Marriane Walsh C/o Mr Paul Morris	Woodlands Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	T1 oak - lighten split stem/branch by at least 50%. (SBDC TPO 04, 1956)	Conditional Permission	10.12.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3473/FA	Stoke Poges Parish Council	Mr/Ms Hussain C/o Fida Hussain	Woodside Templewood Lane Stoke Poges Buckinghamshire SL2 4AN	Single storey side/rear extension, front canopy and window changes following demolition of garage and front porch	Conditional Permission	06.01.20
PL/19/3599/FA	Stoke Poges Parish Council	Mr Tony McGovern C/o Miss Lydia Prince	Macs Farm Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Change of use of the existing ancillary outbuilding to an independent dwelling (Use Class C3).	Refuse Permission	02.01.20
PL/19/3648/FA	Stoke Poges Parish Council	Mr Kam Bharj C/o Keith Dunford	68 Vine Road Stoke Poges Buckinghamshire SL2 4DP	Erection of a detached outbuilding	Conditional Permission	22.01.20
PL/19/3784/FA	Stoke Poges Parish Council	Mr Tajinder Jagdev C/o Mr Matyas Szalay	Purbeck 4 Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LT	Single storey front and rear extensions, extension to front dormer, replacement of doors, windows and front canopy, cladding of dormers	Conditional Permission	03.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3809/KA	Stoke Poges Parish Council	Franziska Cheeseman	Stoke Poges Memorial Gardens Church Lane Stoke Poges Buckinghamshire SL2 4PB	T66 sycamore - crown reduction, T135 maple - fell, T173, T180 pine - fell, T254 sycamore - fell, T256 & T258 box - fell, T260 lime - fell, T261 sycamore - remove large limb to north, T282 lime - pollard at 5m, G259 & G286 groups of elm, sycamore and holly - fell. (Stoke Park Conservation Area).	TPO shall not be made	17.12.19
PL/19/3831/FA	Stoke Poges Parish Council	Mr A Saini C/o Mr Kashif Bashir	Top Cottage Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	Demolition of existing cottage and garage and erection of new dwelling and outbuilding	Refuse Permission	08.01.20
PL/19/3844/TP	Stoke Poges Parish Council	Mrs Darjinder Saini	42 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Robina - fell. (SBDC TPO 12,2003).	Conditional Permission	06.01.20
PL/19/3938/FA	Stoke Poges Parish Council	Mr V Odedra C/o Mr Graham Eades	Hollybush Farm Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Demolition of existing single storey rear, erection of a replacement single storey rear extension with balcony, erection of a two storey front elevation porch, garage conversion, additional and alterations/changes to fenestration/doors.	Conditional Permission	13.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3956/RM	Stoke Poges Parish Council	CTIL C/o Mr Peter Maynard	Singh Sabha Sports Ground Stoke Poges Lane Stoke Poges Buckinghamshire	Installation of a 17m lattice tower supporting 6 antennas and 2 dishes, the installation of 3 cabinets and a meter cabinet within a fenced equipment compound and ancillary development.	Prior Approval Refused	09.01.20
PL/19/3975/SA	Stoke Poges Parish Council	Mr S Hussain C/o Mr Sikandar Ali	The Lodge Fir Tree Avenue Stoke Poges Buckinghamshire SL2 4NN	Application for a Certificate of Lawfulness: Log cabin	Cert of law for proposed dev/use refused	13.01.20
PL/19/4093/TP	Stoke Poges Parish Council	C/o Mr Chris Gallifent	Sefton Park Bells Hill Stoke Poges Buckinghamshire	T29 Red Oak - crown lift to 3 metres(m) from ground level and up to 2.5m clearance from building. (SBDC TPO 12, 1998).	Conditional Permission	21.01.20
PL/19/4257/PNE	Stoke Poges Parish Council	Mr G Bhullar C/o Mr David Holmes	Windward Grays Park Road Stoke Poges Buckinghamshire SL2 4JG	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.92 metres, eaves height 3.0 metres)	Prior Approval Not Required	17.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4350/KA	Stoke Poges Parish Council	Sue Diamond	The Old Cottage Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	T1 Acacia - fell, T2 Magnolia - prune (reduce and reshape to old cuts), T3 Cypress - fell, T4 Cypress - remove limb. (Conservation Area Stoke Poges Framewood Road).	TPO shall not be made	27.01.20
PL/18/3946/FA	Taplow Parish Council	Mr Challen C/o Mr Jack Clegg	Challen's Chick Farm Marsh Lane Taplow Buckinghamshire SL6 0DE	Erection of agricultural barn	Refuse Permission	29.01.20
PL/19/3497/TP	Taplow Parish Council	Mrs Weiner C/o Miss Helen Taylor	Redwood Lodge Mill Lane Taplow Buckinghamshire SL6 0AG	T1 wellingtonia - raise crown by 3m, T2 horse chestnut - raise crown by 3m, T3-T4 crab apple - prune by 1m and clean crowns, T5 cherry - fell, T6 crab apple - prune by 1m and clean crown, T7 Leylandii - fell, T9-T10 yew - fell, T12 Leylandii - reduce height by 2m, T13 yew - raise crown by 1-2m, T14 elder - fell, T15 horse chestnut - reduce overhanging branches by 1-2m, T16 sycamore - fell, G1 laurel - reduce. (SBDC TPO 9 of 1975, Taplow Village Conservation Area).	Conditional Permission	11.12.19
PL/19/3654/FA	Taplow Parish Council	Mr & Mrs Williams C/o Mr Dominic Brooke-Read	West Bapsey Cliveden Road Taplow Buckinghamshire SL6 0EP	Single storey rear extension to house. Single storey link extension and changes to doors and windows in outbuildings. Landscaping of rear garden including pergola, decking and steps.	Conditional Permission	17.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3719/TP	Taplow Parish Council	Mr Herbert C/o Ms Andrea Nias	Taplow Cricket Club Cliveden Road Taplow Buckinghamshire SL6 0EP	T1 to T8 Cedars - Reduce any overhanging branches away from wall to provide 2-3m clearance. (Tree Preservation Order no.7, 1968).	Conditional Permission	23.12.19
PL/19/3743/KA	Taplow Parish Council	Mr Neil Burgess	Harefield River Road Taplow Buckinghamshire SL6 0BG	Acacia - Fell. (Taplow Riverside Conservation Area).	TPO shall not be made	11.12.19
PL/19/4039/KA	Taplow Parish Council	C/o Mr Patrick Kernan	Bridge Court Bath Road Taplow Buckinghamshire	T1 Horse Chestnut - cut back limbs/branches overhanging neighbouring property, back to previous pruning cuts. (Taplow Riverside Conservation Area).	TPO shall not be made	06.01.20
PL/19/4050/KA	Taplow Parish Council	Mrs Bridge C/o Mr Mark Knight	Pine Lodge River Road Taplow Buckinghamshire SL6 0BG	T1 Pine - 15% crown thinning with 2m branch clearance from roof/building and 4m ground clearance. (Taplow Riverside Conservation Area).	TPO shall not be made	06.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4053/KA	Taplow Parish Council	Mr and Mrs Benroy C/o Mr Mark Knight	Hill Farm Hill Farm Road Taplow Buckinghamshire SL6 0EY	Poplars x 2 – re-pollard. (Taplow Village Conservation Area)	TPO shall not be made	06.01.20
PL/19/4133/KA	Taplow Parish Council	Mr Burgess C/o Mr Mark Knight	Harefield River Road Taplow Buckinghamshire SL6 0BG	Acacia (T1) - fell to ground level (Taplow Riverside Conservation Area)	Withdrawn	17.12.19
PL/19/4137/EU	Taplow Parish Council	Mr & Mrs Krishnamohan C/o Mr Jeremy Butterworth	Cliveden Stud House Cliveden Road Taplow Buckinghamshire SL6 0HL	Certificate of Lawfulness for existing: To confirm that the occupancy conditions (5 and 6) in relation to planning permission ER/1466/68 have been breached for a period of at least 4 years and are therefore no longer enforceable.	Refuse to Grant Use Certificate	08.01.20
PL/19/4183/ADJ	Taplow Parish Council	Ms Jenifer Jackson	Out Of Area Battlemead Common Sutton Road Cookham Maidenhead	Consultation from Royal Borough of Windsor and Maidenhead re : Part change of use from a public open space to a car park with 26 spaces, 8 cycle spaces and associated works (RBWM Ref: 19/03103/FULL).	No Objections	27.01.20

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

**PART D
PLANNING COMMITTEE 12 FEBRUARY 2020**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/4232/NM A	Taplow Parish Council	Mr Michael Stevenson C/o Mr Richard Taylor	Taplow House Hotel Berry Hill Taplow Buckinghamshire SL6 0DA	Non Material Amendment to planning permission PL/18/4428/FA (Erection of conservatory and new link corridor, construction of hydro pool and terrace. Conversion and refurbishment of basement/two bedrooms at ground floor to spa facility. Provision of covered link to basement.) to allow for: fully glazed roof and reduction of window framing to Conservatory. Relocation of male toilets from basement area to ground floor. Conversion of reception back office into accessible toilet.	Withdrawn	03.01.20
PL/18/3763/FA	Wexham Parish Council	Ms Marie Edwards C/o Louise Gregory	Priory Cottage Middle Green Road Wexham Buckinghamshire SL3 6BU	Stationing of temporary mobile home to supervise equestrian unit.	Conditional Permission	27.01.20
PL/19/2864/FA	Wexham Parish Council	Mr & Mrs O Gill C/o Mr Albert Ogunsanya	Pippins 8 Church Grove Wexham Buckinghamshire SL3 6LF	Single storey rear extension, front and rear infill extension, front porch extension, rear dormer, front and side rooflights, changes to doors and windows and removal of existing outbuilding.	Refuse Permission	19.12.19

SOUTH BUCKS DISTRICT COUNCIL
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D
PLANNING COMMITTEE 12 FEBRUARY 2020

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/3570/FA	Wexham Parish Council	Mr Mahzar Hussain C/o Mr Kaleem Janjua	Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD	Change of use to car mechanic and body shop repair (a Sui Generis use).	Refuse Permission	17.12.19
PL/19/3718/VR C	Wexham Parish Council	Mr John Weir C/o Mr Barry Kitcherside	Wexham Park Golf Course Wexham Street Wexham Buckinghamshire SL3 6ND	Variation of condition 8 of planning permission: 17/01947/FUL (Part single/part two storey/part first floor front/side extensions incorporating side dormers and replacement driving range incorporating link to club house.) to allow for: changes to the ground floor layout	Conditional Permission	30.12.19
PL/19/3829/FA	Wexham Parish Council	Mr & Mrs I Hutchins C/o Robert Clarke	The Haven Wexham Street Stoke Poges Buckinghamshire SL3 6ND	Conversion of a stable building to form 2 dwellings, incorporating new windows and doors. Use of barn building to accommodate parking and garden store. 2 metre high drive way brick wall.	Conditional Permission	06.01.20
PL/19/3830/FA	Wexham Parish Council	Mr and Mrs I Hutchins C/o Mr Robert Clarke	The Haven Wexham Street Stoke Poges Buckinghamshire SL3 6ND	Part single/part two storey rear extension and changes to windows and door to the house. Part single/part two storey rear extension to outbuilding incorporating new front rooflights.	Conditional Permission	07.01.20

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
-----------------	---------------	--------------------------	-------------	-----------------	-----------------	-------------------------

This page is intentionally left blank

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

Appeal Statistics for the period 1 April 2019 – 31 January 2020

Planning appeals allowed (incl enforcement)

22.92% (11 out of 48) against a target of 30%.

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

22.92% (11 out of 48) No target set.

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

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

SCHEDULE OF OUTSTANDING MATTERS

PUBLIC INQUIRIES

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

HEARINGS

DATE	PREMISES
PL/18/4888/SA Date TBC	<u>14 Wooburn Green Lane, Beaconsfield</u> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	13/12/2019	PL/19/2540/FA	Mr Ian Sloan	Two storey extension to existing care home for the elderly to provide 2nd passenger lift and 6 additional bedrooms for dementia and residential care.	White Plains Nursing Home Tilehouse Lane Denham Buckinghamshire UB9 5DE
(b)	30.12.2019	PL/18/4426/FA	Ms R Grace-Mee	Demolition of existing dwelling and erection of a detached dwelling, detached garage, swimming pool and gates.	Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD
(c)	03/01/2020	PL/18/3787/OA	Mr Peter Grimble	Outline application for siting of 8 gypsy and traveller pitches (all matters reserved)	Land On The North Side Of Templewood Lane Stoke Poges Buckinghamshire
(d)	08/01/2020	PL/19/1135/FA	Kerry Collinge	Single storey rear extension, loft conversion with roof extension, garden room and alterations to doors and windows.	17 Park Lane Beaconsfield Buckinghamshire HP9 2HR
(e)	16/01/2020	PL/19/3570/FA	Mr Mahzar Hussain	Change of use to car mechanic and body shop repair (a Sui Generis use).	Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD
(f)	20/01/2020	PL/19/1634/FA	Mr Tony McGovern	Change of use of the existing ancillary outbuilding to an independent dwelling (Use Class C3).	Macs Farm Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ
(g)	22/01/2020	PL/19/1320/FA	Mr P Jeffery	Erection of 2 no. four bed chalet style units to provide ancillary staff accommodation for the main use of the site as a Care Home.	Denham Manor Nursing Home Halings Lane Denham Green Buckinghamshire UB9 5DQ
(h)	24/01/2020	PL/19/1348/FA	Lotus Housing	Change of use to supported living facility (Use Class C2) - retrospective. Alterations to rear elevation to allow for changes from a window to a door.	6 Fairfield Lane Farnham Royal Buckinghamshire SL2 3BX

Enforcement Appeals Lodged

	Date	Ref	Appellant	Alleged Breach	Site
(a)	25/12/2019	16/10256/ENCU	Mr Guljar Singh	Appeal against enforcement notice alleging without planning permission the change of use of Land from a plant nursery/garden centre (Use Class A1) to a builders merchants and associated storage yard (Sui Generis Use) and incidental operational development facilitating the unauthorised change of use, comprising the construction on the Land of two buildings (an office/showroom and a tile showroom) together with a covered storage area, racking and gates and fencing enclosing the Land.	Iver Flowerland Norwood Lane Iver Heath Buckinghamshire SL0 0EW

Appeal Decisions

Page 123

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	18/12/2019	18/00707/FUL	Mr & Mrs Rooney	Conversion of existing outbuilding into residential annexe ancillary to Alderbourne Cottage.	Pitch 1, Alderbourne Cottage, Fulmer Lane, Fulmer	Appeal Allowed	D
(b)	19/12/2019	PL/19/1582/FA	Mr & Mrs Richard Hornby	First floor side extension	The Willows Gregory Road Hedgerley Buck SL2 3XL	Appeal Dismissed	D
(c)	20/12/2019	PL/19/2336/FA	Mr Jagdip Bhachu	Erection of new dwelling	To The Rear Of Richings Park Library 38 Bathurst Walk Iver Buckinghamshire SL0 9BH	Appeal Dismissed	D
(d)	24/12/2019	PL/19/1337/FA	Mr G Randhawa	Demolition of the existing dwelling and construction of 2 nos semi detached dwellings.	1B Upper Road Higher Denham Buckinghamshire UB9 5EJ	Appeal Dismissed	D
(e)	27/12/2019	PL/19/2257/FA	Mr Mazhar Hussain	Change of Use to vehicle parking for sales (Use Class Sui Generis) (Retrospective)	Sawyers Green Farm Kennel Langley Park Road Wexham Bucks SL3 6DD	Appeal Dismissed	D

Classification: OFFICIAL**South Bucks District Council****Planning Committee –12 February 2020**

(f)	27/12/2019	PL/19/1222/FA	Mr M Hear	Single storey rear/side extension.	Denmead Old Mill Road Denham Buckinghamshire UB9 5AW	Appeal Dismissed	D
(g)	08/01/2020	PL/19/0550/FA	Mr Paul Innes	Two storey rear extension, extension to front dormer and alterations to fenestration	Rosebrook Ashmead Lane Denham Buckinghamshire UB9 5BB	Appeal Allowed	CND
(h)	20/01/2020	18/00820/CLUED	Sean Reardon	Application for a Certificate of Lawfulness to establish the commencement of the proposed development.	Alpine Lodge, 3 Lower Road, Gerrards Cross Buckinghamshire	Appeal Allowed	D
(I)	20/01/2020	PL/18/4106/FA	Innes Gray Sipp	Redevelopment of site to provide 9 residential flats incorporating parking spaces.	Site Of Electron Works, Willow Avenue, New Denham Bucks	Appeal Allowed	D
(J)	24/01/2020	PL/18/2675/FA	Ms E McShane	Single storey side extension	Boons Cottage, Horseshoe Hill, Littleworth Common, Burnham	Appeal Dismissed	D

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

Page 124

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
CND	-	Appeal against conditions imposed on planning permission

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