

BEACONSFIELD TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE HELD ON THURSDAY,
1st DECEMBER 2011 AT THE TOWN HALL, BEACONSFIELD

Action

Present: Cllrs. J.L. Simmonds (Chairman) (JS), G. Corney (GC), G. Davie (GD), M. Denyer (MD), J. Legg (JL), J.P.A. Read (JR) and A.M. Walters (AW).

Also Present: Cllrs. Bastiman, Grover, Keith, Mackintosh and Pike.

Apologies: Cllr. Saunders.

Absent: None

Minutes taken by: Margaret Mathie

ITEM 1. Apologies for absence

These were as set out above.

ITEM 2. Minutes and Observations of Last Meeting

The Minutes of the Planning Meeting held on 3rd November 2011 were received, confirmed and recommended for approval.

ITEM 3. Matters Arising

There were no matters arising.

ITEM 4. Plans

a) This list of applications had been recommended for consideration by the Committee

11/01752/FUL

Greybirds, 27 Woodside Avenue – (Mrs Jarvelin – Penn Design)

Two storey side and single storey front extension.

OBSERVATIONS

The Committee objected to this application on the grounds that this area was characterised by detached dwellings set in spacious, mature grounds. The proposed development would be inappropriate in this context because, as a result of the proposed two storey side extension being situated inappropriately close to the west flank boundary of the site, the proposal would have an adverse impact on the existing character and spaciousness of the surrounding area and the resulting building could lead to an unsatisfactory terracing effect between properties in the event of the plot of land directly to the west of the site being developed. As such, the proposal would be contrary to policy H11, criterion (d), and policy EP3, criterion (b) of the South Bucks District Local Plan (adopted March 1999).

11/01758/FUL

Land Adjacent 4 Woodside Close – (Jonathan Dean Developments)

Detached dwellinghouse

OBSERVATIONS

The Committee wished to strongly object to this application on the grounds that it was over 100sq ft of floor space larger than the previous application and the orientation of the development was much closer to No.4 and the fact that it was now longer, rather than deeper, had an implication of endangering some of the mature trees. The previous objection with regard to the highways still applied, that is, the entrance is considered too narrow to take any HGV hence the District Council had now stopped the refuse collection lorry from entering Woodside Close and residents had to carry their waste bags and recycling boxes to the end of the Close on Woodside Road. It is also felt that the sight lines from the entrance are less than adequate, and before any development takes place, there has been a recommendation from the Highways Department that double yellow lines should be installed at this entrance on either side of Woodside Close.

(Post meeting note: On checking with the Head of Planning, there had been enough objections for this application to automatically go to Committee and therefore Cllr. Simmonds had not submitted a request).

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| <u>11/01764/FUL</u> | 3 Grenfell Road – (Mr Lee-Dickson – Storr Ltd) Single storey front extension, part single, part two storey side/rear extensions, two storey front extension and extension of roof to provide habitable accommodation (Amend to 11/00647/FUL) |
| OBSERVATIONS | The Committee objected to this application on the grounds of policy EP3 and policy H11. |
| <u>11/01793/FUL</u> | 25 Burkes Road – (Mr Blunt – R Clarke Planning Consultants Ltd) Detached triple garage with accommodation over. |
| OBSERVATIONS | Whilst the Committee did not object to this application it would wish to see a condition imposed stating that the accommodation was purely for the use of the owner of the main property, and could not be disposed of separately. |
| <u>11/01794/FUL</u> | The Lowes, 11 Ledborough Lane – (Mr & Mrs Lindsay – Shorne Tulbey Assoc Ltd) Part single storey/part two storey front extension, part first floor / part two storey side / rear extensions, incorporating front dormers and side and rear rooflights. |
| OBSERVATIONS | No objection. |
| <u>11/01819/FUL</u> | Westbury, 6 Burkes Road – (Mr & Mrs Ollis – Aves Architectural) Variation of Condition 2 of 11/00817/FUL to allow repositioning of single storey element of Plot 2 and fenestration alterations to both plots. |
| OBSERVATIONS | No objection. |
| <u>11/01830/FUL</u> | 61 Lakes Lane – (Mr & Mrs Wyatt – Mr Judge) Extension to roof incorporating rear dormer. |
| OBSERVATIONS | The Committee wished to object to this application on the grounds of loss of privacy to No.63 Lakes Lane. In addition, the Committee considered that the provision of dormer windows would be out of keeping with the neighbouring properties in Lakes Lane. |
| b) This list of applications had been recommended for no objection | |
| <u>11/01647/FUL</u> | 147 Holtspur Top Lane – (Mr Ashman – no agent details) Retention of engineering works, including importation of topsoil and construction of retaining walls, to create level terraces in rear garden. |
| OBSERVATIONS | No objection. |
| <u>11/01765/FUL</u> | 7 Woodside Avenue – (Mr Painter – no agent details) Single storey rear extension and roof light to existing first floor bedroom. |
| OBSERVATIONS | No objection. |
| <u>11/01766/FUL</u> | 27 Lakes Lane – (Mr Matthews – RPA Architecture) Single storey rear extension. |
| OBSERVATIONS | No objection. |
| <u>11/01788/FUL</u> | 19 Baring Road – (Mr & Mrs Dawson – Penn Design) Single storey side and rear extensions. (Amend to 10/00607/FUL) |
| OBSERVATIONS | No objection. |
| <u>11/01792/CLUED</u> | 163 Cherry Tree Road – (Mrs Harris – no agent details) Application for a Certificate of Lawfulness for Rear Conservatory. |
| OBSERVATIONS | No objection. |

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| <u>11/01802/XFUL</u> | 70 Ledborough Lane – (Farmglade Ltd – No agent detail) Replacement detached dwelling with attached triple garage. (Extension of time limit imposed on 08/01851/FUL) |
| OBSERVATIONS | No objection. |
| <u>11/01814/FUL</u> | 14 Chiltern Hills Road – (Mr & Mrs Stapleton – Mr Hefferman) Single storey rear extension. (SBDC 29.11.11) |
| OBSERVATIONS | No objection. |
| <u>11/01833/FUL</u> | 10 Candlemas Mead – (Mrs Moran – Wide Sky Architects) Single storey side / rear extensions. Construction of pitched roof to front porch and garage. |
| OBSERVATIONS | No objection. |
| <u>11/01835/FUL</u> | 8 Redwood Place (Mr & Mrs Overturf – TP Architects) Single storey rear extension and single storey extension to garage. |
| OBSERVATIONS | No objection. |
| <u>11/01848/FUL</u> | Ledborough, Ledborough Lane – (Mr Broadberry – Mr White) Three Dormer Windows. |
| OBSERVATIONS | No objection. |
| c) <u>This list of applications concerning all trees</u> | |
| <u>11/01768/TPO</u> | 10 Redwood Place – (Mr Duncalf – Kings Ash Tree Services) Ash x 1 (G2) - Crown thin and crown reduce by 25% and crown raise by 20% |
| OBSERVATIONS | No objection, subject to the views of the Arboricultural Officer. |
| <u>11/01824/CAN</u> | 57 London End – (Mr Baker – No agent detail) Acacia - Crown reduction by 25% Conifer - Reduce by 2m (Beaconsfield Conservation Area) |
| OBSERVATIONS | No objection, subject to the views of the Arboricultural Officer. |
| <u>11/01839/TPO</u> | 80 Gregories Road – (Mrs Worrell – No agent detail) Fir (T1) - Crown clean Sycamore (T2) - Reduce main front leader to large growth point at 4m and thin by 20% (SBDC TPO No12, 2002) |
| OBSERVATIONS | No objection, subject to the views of the Arboricultural Officer. |
| <u>ITEM 6. Planning Appeals</u> | |
| a) <u>New Gregorlys, Gregories Farm Lane : 11/01133/FUL : APP/NO410/D11/2163865</u> Two storey side extension The Committee noted that SBDC had informed the Town Council that this Appeal would be dealt with by Written Representations. Any comments which were previously made in writing to the District Council would be forwarded to the Planning Inspectorate. | |
| b) <u>37-47 London End : 10/02018/FUL : APP/NO410/A/11/2158433</u> Rear extension and alterations to create restaurant (A3), part change of use to A3, creation of 4x retail units and 4x residential flats, plus demolition of detached dwelling to create parking area. The Committee noted that SBDC had confirmed that this Appeal had been dismissed. | |

c) & d) 22-24 Grove Road, HP9 1UP : 11/00156/FUL and 11/00959/FUL

It was noted at Planning Committee on 6th October 2011 that these two Appeals would be held in the offices of SBDC in Denham on 8th November 2011.

The Committee noted that the Town Council had since been informed that due to illness that date had had to be postponed to 6th December 2011 at 10.00am, again in SBDC offices in Denham.

e) Land at Pyebush Lane : Enforcement Notice Appeal : TP/2/3/130 MD0002.513 : Response 20.12.11

Notice had been given that Mr Cauldwell and Mr Metcalfe had lodged an appeal against the decision of BCC to issue an Enforcement Notice which alleged tipping of soil and inert building material on site between the new and the old A40 off Pyebush Lane, near Beaconsfield, without planning permission.

Noted.

ITEM 6. Property Demolition Notice : 27a Grove Road

SBDC had confirmed receipt of Notice specifying works of Demolition to the above building. They required the work to be commenced within 6 months of 9th November 2011 and to be completed within the period of 28 days by undertaking various restrictions for operation of said demolition.

Noted.

ITEM 7. Road Closure - Station Road - Festival of Lights - 14.12.2011 - 5.45pm to 9.00pm

SBDC had confirmed that they had issued a Consent Direction under the Town Police Clauses Act of 1847 to the organisers of this event.

Noted.

ITEM 8. Proliferation of 'A' Boards on the Footpaths of Beaconsfield

Cllr. Davie reported that the growing proliferation of 'A' boards, particularly in the Old Town had recently been discussed by BOTRA. He reported that the 'A' boards posed various safety problems by virtue of their size and the locations where they were to be sited, such as on public footpaths where they blocked the paths, common land and some were even being chained to lamp-posts or lights at pedestrian crossings and on the raised islands which housed street lights in the Old Town.

Such was BOTRA's concern about the safety issues being caused by the placement of 'A' boards, it was their intention to informally approach traders in the Old Town to ask if they would either remove the boards, or ensure that they did not pose a safety hazard by virtue of their location. Cllrs. Davie and Legg, as members of BOTRA would be approaching the local traders in the Old Town.

Cllr. Davie explained that before BOTRA undertook the informal approach, it was seeking the blessing of the Town Council to this action.

After discussion it was

RESOLVED that the Committee's blessing be given to BOTRA to informally approach traders in the Old Town regarding the removal or relocation of 'A' boards.

(Post Meeting Note: Email sent to John Brown of BOTRA on 5th December 2011 to this effect, copying in GD)

ITEM 9. Chiltern District Council - Affordable Housing Supplementary Planning Document – Public Consultation Document (November 2011)

The Committee noted that Chiltern District Council had produced further information and guidance on how the affordable housing policies within their Core Strategy would be implemented.

ITEM 10. BCC : Area 9 : Speed Limit Review 2011 / 2012 : Update

The Committee noted an update email from Si Khan of Bucks County Council dated 9th November 2011 was available to view in the plans area of the office.

ITEM 11. BCC Consultation - Proposed Expansion of St Mary & All Saints CE School : Response by 09.12.2011

BCC had confirmed that they were now ready to move to stage two of the consultation process which would last for four weeks and would involve the production of a statutory notice. They had produced a copy of the Full Proposal and the Statutory Notice for consideration. The response form supplied had to be completed and returned back at BCC by 9th December 2011.

MS

After discussion it was

RESOLVED that Bucks County Council be informed that the Town Council wished to reiterate the comments expressed at the Community Safety Committee meeting held on 1st September 2011.

(Post Meeting Note: On 05.12.11 email sent to BCC David Periam, copying BCC Kevin Inkles attaching Agenda Items mentioned above from 01.09.11 and 01.12.11).

ITEM 12. BCC : Minerals & Waste Core Strategy Development Plan Document (DPD)

BCC had confirmed that they had submitted the final version of its Minerals and Waste Core Strategy (MWCS), the Submission DPD, to the Planning Inspectorate for Public Examination in February 2012. An inspector had been appointed to conduct the examination to determine whether the Development Plan Document was sound. The MWCS Submission DPD and all other supporting documents could be viewed on BCC's website at www.bucksc.gov.uk/mwcsconsult.

Noted.

ITEM 13. BCC : Wapseys Wood : Applications to Vary Conditions

Application 11/01900/CM: Application to vary condition 4 of SBD/8219/03 to extend the time period for the removal of the existing site offices to 31.12.2017.

Application 11/01901/CM: Application to vary condition 2 of SBD/8209/97 to extend the time Period for removal of the existing construction waste recycling centre to 31.12.17

Application 11/01902/CM: Application to vary condition 1 of SBD/8210/98 to extend the time period for the removal of the existing office and weighbridge office until 31.12.2017.

Application 11/01903/CM: Application to vary condition 2 of SBD/8201/01 to extend the time period for the renewal of the existing sales office to 31.12.2017.

Application 11/01904/CM: Application to vary condition 7 of SBD/8212/05 to extend the time period to allow the deposit of waste to take place on Public and Bank Holidays with the exception of Christmas Day and New Years Day to 31.12.2017.

After discussion it was

RESOLVED that Bucks County Council be informed that whilst the Town Council had no objection to applications 11/01900/CM, 11/01901/CM, 11/01902/CM and 11/01903/CM it wished to object to the variation of condition 7 of SBD/8212/05 in relation to Application 11/01904/CM as it was considered the deposit of waste should not be allowed to take place on Public and Bank Holidays.

(Post Meeting Note: Email with attachment sent to BCC Shereen Ansari on 5th December 2011 outlining the Committee's response for which an acknowledgement of receipt has now been obtained).

ITEM 14. BCC : Springfield Farm Quarry : Non-Material Amendment Notification : NMA/SBD/8204/06 : Response by 8th December 2011

Proposal : Installation of three landfill gas engines, replacement landfill gas flare , control cabin and associated plant within a secure compound.

The Committee noted the above application and had no objections to it.

ITEM 15. Any other urgent business

There were no items discussed under this heading.

ITEM 16. Termination of Meeting

The Planning Committee meeting, having commenced at 9.05pm, terminated at 9.42pm.