

BEACONSFIELD TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE HELD ON THURSDAY,
5th JANUARY 2012 AT THE TOWN HALL, BEACONSFIELD

Action

Present: Cllrs. M Denyer (MD) (Acting Chairperson), G Corney (GC), G Davie (GD), J Legg (JL), S Saunders (SS)

Also Present: Cllrs. Brown

Apologies: Cllr. Read, Simmonds and Walters

Absent: None

Minutes taken by Maeve Scanlon

Prior to the meeting commencing, it was agreed in the absence of the Chair and Vice Chair of Planning, that MD would stand in as Chairman for this particular Committee Meeting.

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 1st December 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

11/01870/FUL **Zoom Childrens Funhouse, 14 Station Road – (Mrs Iacobucci – no agent details)**
Change of use of first floor to residential.

OBSERVATIONS No objection

11/01892/FUL **The Gable Wall, 7 Sandelswood End – (Mr Stollard – Mr Berry)**
Creation of first and second floors incorporating front, side and rear dormers, single storey side and rear extensions.

OBSERVATIONS The same issues as originally raised under 11/00700/**FUL** apply to this application. There was not much difference between them. SBDC Local Plan policies EP3 and H11 should apply.

Object on the grounds that the application does not comply with EP3 and H11 of the SBDC's Local Plan.

11/01908/FUL **Land adjacent to the Old School House, Windsor End – (Banner Homes)**
And
11/01927/LBC Redevelopment of land to provide 9 dwelling houses, vehicular access, car barns, landscaping and car parking.

OBSERVATIONS These two applications were considered together by the Committee. The Chairman allowed members of the public to speak on this application.

A number of residents and councillors spoke objecting to this development on the grounds of that the access and egress to the development was totally inadequate. The entrance to the development is also the entrance to Bradbury House, the Masonic Centre and the church and it was felt that any further vehicular activity in this area would be dangerous. There were also worries about the fact that there was no footpath and that part of the listed wall would be taken down and that was not acceptable.

The Committee Objected strongly to the application, mainly due to inadequate access/egress - not just during the build but for the actual living process of residents there. The Committee were worried about foul and rain water and associated issues. They were concerned about the trees on site and the lack of footpath. They referred to the Core Strategy regarding affordable/social housing requirements which for this development would be 40 per cent. The Committee asked that SBDC be requested to inspect the trees on site and where appropriate attach TPOs.

The Committee asked that this should go to SBDC Planning Committee and recommend a site visit. MD agreed to send letter to SBDC's Chair of Planning requesting a site visit and would copy the office.

(Post Meeting Note: this application had previously been agreed to be decided by Committee with a site visit).

11/01927/LBC
And
11/01908/FUL

Land adjacent to the Old School House, Windsor End – (Banner Homes)
Listed Building application for redevelopment of land to provide 9 dwelling houses, vehicular access, car barns, landscaping and car parking.

OBSERVATIONS

These two applications were considered together by the Committee. The Chairman allowed members of the public to speak on this application. The comments listed above in 11/01908/FUL should also be taken in to account for this Listed Building application.

11/01931/FUL

86 London End – (Mr Worboys – IRC Design Ltd)

Creation of 1 ground floor flat.

OBSERVATIONS

No objection

11/01943/FUL

38 Baring Road – (Mr/s Wheeler – Wide Sky Architects)

Part two storey/part single storey rear and side extensions.

OBSERVATIONS

No objection

11/01976/FUL

Rokeby, 11 Grenfell Road – (Mr & Mrs Edwards – Lugard Property Svces)

Part two storey / part single storey front, side and rear extensions. Front entrance canopy, chimney and roof extension.

OBSERVATIONS

No objection

11/01977/FUL

88 Holtspur Top Lane – Mr Arona – The SDA)

Part single / part two storey side extension and two storey rear extension.

MD declared an interest and left the chamber. In his absence it was agreed that GC would Chair the Committee.

OBSERVATIONS

No objection.

11/02004/FUL

10 The Broadway, Penn Road (The Silverhill Ltd Retirement Benefit Scheme – G J Wheeler)

First floor rear extension.

OBSERVATIONS

No objection

b) This list of applications had been recommended for no objection

11/01889/FUL

103 Station Road – (Mr Wendt – no agent details)

Construction of vehicular access and associated landscaping.

OBSERVATIONS

No objection

11/01930/FUL

17 Ivins Road – (Mr Marks – Mr Baldwin)

Rear Conservatory

OBSERVATIONS

No objection

11/01932/FUL

Clifton Green, 44 Burkes Road – (Mr/s Nagle – Stratton Assoc)

Two storey side extension and 1st floor side extension.

OBSERVATIONS

No objection

<u>11/01956/FUL</u>	19 The Spinney – (Mr/s Sangahvi – Shorne Tilbey Assoc Ltd) Two storey rear extension.
OBSERVATIONS	No objection subject to a condition being placed on the applicant to only use obscure window glass in the side overlooking the neighbours at 1 st floor level.
<u>11/01973/FUL</u>	1-2 Burkes Court, Station Road – (Phase Eight – Four-by-Two Consultants) Installation of two condenser units.
OBSERVATIONS	No objection
<u>11/01981/FUL</u>	4 Caledon Close – (Mr Taylor – Building Consultancy Services) Single storey front / side extension.
OBSERVATIONS	No objection

c) This list of applications concerning all trees

<u>11/01821/TPO</u>	4 Burgess Wood Grove – (Mr Newland – Penn Tree Services Ltd)
	Beech - small - Remove to near ground level
	Beech – med - reduce by 30% and shape
	Beech – large - Raise canopy
	Yew - Reduce in to hedge
	Conifers - Reduce in to hedge
	Holly - Reduce in to hedge
	Beech - Reduce in to hedge
	Field Maple - Remove lower larger limb
	Hornbeam - dead - Remove to near ground level
	Leylandii - Reduce to 13 feet
	Conifer - Reduce to 13 feet
	No objection, subject to the views of the Arboricultural Officer.
<u>11/01863/TPO</u>	3 Cambridge Road – (Mrs Ellis – Landmark Tree Surgery)
	Beech (T2) & Misc Species - Tip reduce the side crown of all trees by 2-3m to max height of 8m
	Beech (T3) - Crown reduction by 2-3m
	Oak (T4) - Fell to near ground level
	Oaks (group) - Tip reduce the side crown by 2-3m to max of 8m
	Misc Species (T5) - Remove group of dead trees
	Oak (T6) - Fell to ground level
	Beech (T7) - Reduce the side by 2-3m
	No objection, subject to the views of the Arboricultural Officer.
<u>11/01990/TPO</u>	St Francis Cottage, 10 Stratton Road – (Ms Bedborough – No Agent Detail)
	Beech (T1) - Crown thin by 15%
	Beech (T2) - Reduce by 50% and thin by 15%
	Beech x 10 (T4) - Fell Two to allow remaining trees to develop
	Beech x 2 (T4) - Crown thin by 15%
	Beech (T5) - Thin by 15%
	No objection, subject to the views of the Arboricultural Officer.
<u>11/01991/TPO</u>	Blaydon House, 83 Burkes Road – (Mr Gowland – Fineland Forestry Ltd)
	Beech (T1) - 25% reduction and balance up sides by 15%
	No objection, subject to the views of the Arboricultural Officer.
<u>11/02001/TPO</u>	36 Gregories Road – (Ground Control)
	Oak - Prune back branches to previous cut points
	No objection, subject to the views of the Arboricultural Officer.

Item 5 Planning Appeals

a) 1 Cherry Tree Road :11/00960/FUL : APP/NO410/A/11/2160662
Detached dwelling and construction of vehicular access.
Noted that that SBDC informed the Town Council that this Appeal had been dismissed.

b) New Gregorys, Gregories Farm Lane : 11/01133/FUL : APP/NO410/D/11/2163865
Two storey side extension.
Noted that SBDC informed the Town Council that this Appeal had been dismissed.

c) & d) 22-24 Grove Road : 11/00156/FUL and 11/00959/FUL : APP/NO410/A/11/2151524 and APP/NO410/A/11/2160801
Redevelopment of site to provide 2 buildings comprising of 12 apartments (2x3 bed and 10x2 bed) with associated garages, cycle store, bin store, parking, landscaping and construction of vehicular access.
Noted that SBDC informed the Town Council that these two Appeals had been dismissed.

Item 6 Tree Preservation Order : SBD/TPO/26, 2011 : 57 London End : 1 x Robinia

It was noted that SBDC confirmed that this Order took effect on a provisional basis on 13th December 2011 and would continue in force for a further 6 months or until the Order was confirmed by the Council, whichever first occurred.

Item 7 Proliferation of 'A' Boards in Beaconsfield

This was an Agenda Item under Planning Committee of 1st December 2011 when the issue of 'A' boards in the Old Town was referred to BOTRA. Two emails have since been received one regarding Old Town and one for New Town.

JL's report was read. She confirmed that they only went to the businesses where a mobility scooter could not get past the 'A' boards with safety. Some businesses had more than one board. Some had already moved them to a safer place. She wanted the Town Council to facilitate a meeting so that the SBDC, BOTRA, Beaconsfield Society and perhaps some more associations could meet and try to sort out the whole issue. This meeting to include inviting the traders.

Concerns were raised that the character of the Old town would be lost. JL believed that one 'A' board should be sufficient for one business.

The Committee agreed to make a

RECOMMENDATION:

It was agreed to recommend that a meeting be arranged between Bucks County Council Engineer, SBDC Enforcement Officer, BOTRA, a representative from the town traders and the Town Council.

MM

Item 8 Streetnaming of Development

It was noted that the proposed name for the new development off Cherry Tree Road was Duval Path.

Item 9 BCC : St Mary & All Saints Church of England Primary School, Maxwell Road : Applications to extend existing buildings to facilitate 2 Form Entry

It was noted that in order to view the various Applications you had to access <http://publicaccess.buckscc.gov.uk/online-applications/>, insert the relevant application number and search, click on documents below planning application summary to view.

BCC : Application Referenced CC/26/11

Proposal was to extend existing buildings to facilitate 2 Form Entry (Option 1):

- Infants Single storey extension comprising 2x Classrooms, Group Room, WCs and storage and external canopy.
- Juniors Two storey extension comprising 2x Classrooms, IT Room, Staff Room, Group Rooms, WCs and storage
- Nursery New single storey modular building comprising Playroom, Office, Meeting Room, WCs and ancillary areas.
- External Areas New parking and drop-off area, extended playground spaces, fences and Canopies

BCC : Application Referenced CC/27/11

Proposal was to extend existing buildings to facilitate 2 Form Entry (Option 2):

- Infants Single storey extension comprising 2x Classrooms, Group Room, WCs and

<u>Juniors</u>	storage and external canopy. Two storey extension comprising 2x Classrooms, IT Room, Staff Room, Group Rooms, WCs and storage
<u>Nursery</u>	New single storey modular building comprising Playroom, Office, Meeting Room, WCs and ancillary areas.
<u>External Areas</u>	New parking and drop-off area, extended playground spaces, fences and canopies

BCC : Application Referenced CC/28/11

Proposal was to extend existing buildings to facilitate 2 Form Entry (Option 3):

<u>Infants</u>	Single storey extension comprising 2x Classrooms, Group Room, WCs and storage and external canopy.
<u>Juniors</u>	Two storey extension comprising 2x Classrooms, IT Room, Staff Room, Group Rooms, WCs and storage
<u>Nursery</u>	New single storey modular building comprising Playroom, Office, Meeting Room, WCs and ancillary areas.
<u>External Areas</u>	New parking and drop-off area, extended playground spaces, fences and Canopies

Option 1 was the Committee's preferred option with a proviso that the current play area was part of the discussions with the County and the Headteacher of St. Mary's School.

(Post meeting note: the Town Clerk and the Leader will arrange a meeting with BCC with regard to the lease of the play area)

MM/AW

Item 10 BCC : Consultation on Budget Priorities which closed 13.11.2011

On 12.12.2011 Cabinet agreed budget proposals and now the Town Council had the opportunity to view and comment on these proposals with comments to be with BCC by 20th January 2012. One set of papers had been printed off which were available to view from the plans area of the office. In the BCC Website, there was an opportunity to view the paperwork from the section 'Select a Consultation and Have your Say. Noted.

Item 11 London Borough of Hillingdon : Submission of LDF Core Strategy to Secretary of State on 31st October 2011-12-13

It was noted that formal notification had been received that Hillingdon had submitted their Local Development Framework Core Strategy to the Secretary of State. These documents could be viewed via their portal on <http://www.hillingdon.gov.uk> and follow their links. There was also a CD available from the Town Council office.

Item 12 NALC and Campaign to Protect Rural England

It was noted that the Town Council had received a copy of their new Guide 'Planning Explained'. This Guide had been produced by both of these groups and was funded by the Department for Communities and Local Government as part of its Supporting Communities and Neighbourhoods in Planning project. A further guide to Neighbourhood Planning would follow in 2012. An e-learning course was available at www.ntselearning.co.uk which would assist in putting the Guide into practice. The course was free and available to all – just self register to begin. Further planning information was available to download at www.planninghelp.org.uk.

Item 13 Any other urgent business

There were no items discussed under this heading.

Item 14 Termination of Meeting

The Planning Committee meeting, having commenced at 7.45pm, terminated at 8.35pm.