

Gerrards Cross Town Council



South Lodge, East Common, Gerrards Cross SL9 7AD 01753 888018

Clerk to the Council - Mrs Sue Moffat clerk@gerrardscross.gov.uk

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Minutes of the Planning Committee Zoom meeting

Monday 12th April 2021 at 7:00pm

Present: Cllrs J. Chhokar, J. Palmiero, J. Woolveridge, C. Brown, E. Surkovic, H. Orme, T. Scott, N. Barnett, J. O’Keeffe, Clerk Sue Moffat, Asst. Clerk A. McCreary, a member of the public joined to observe.

1. To accept apologies for absence:

Andrew Wood, Peter Roberts

2. Declarations of interest:

None

3. To consider the following 16 plans

4. Correspondence

- **PL/21/0919/FA (10 The Uplands the Council decision was no objection), PL/20/3646/FA and PL/21/0787/FA (33 St Huberts Close both plans were objected because the site is overdeveloped)**
 - Correspondence from a resident initially regarding 10 The Uplands but due to the subject of the objection it is linked to St Huberts plans. The proposed plans for 10 The Uplands was discussed at the last meeting (22/03/21) and the Council agreed no objection on the condition Thames Water are contacted about the drains. The resident is concerned about the storm drain because the ecology report states that there is no underground structure to consider. Thames Valley water have now identified an underground structure which are storm drains, but these were wrongly identified as foul drains on the plan.

The storm drains link the properties together 33 St Huberts and 10 Uplands. They want Buckinghamshire Planning to ensure the Council and the developers are aware of the storm drains so they do not block them or build on them. The access to the storm drain covers are in the rear gardens. The Council need to transfer their archived records to Thames Valley so they can update their records to show the storm drains. Regarding the proposed work on 10 The Uplands, they are concerned about privacy and light being affected. There are nesting birds in the tree that stands on their northerly boundary and this is not in the ecology report.

- **PL/21/0873/FA Penny Royal**

- This plan was discussed at the last meeting and the Council agreed no objection. The resident has raised concerns that the large side dormer window will be an invasion of his privacy. The rear elevation of the large vertical opening window is an invasion of his privacy and he would prefer a non-opening window. The resident has suggested that the glass in the top elevation lantern window should be obscure and non-opening. The resident is also not happy about the reposition of the proposed entrance side door.

- **PL/21/0545/FA Orchehill Rise Car Park**

- The Council agreed no objection when they discussed this plan. The resident is objecting the proposed replacement of the existing mobile antenna on the following grounds:

- Loss of visual amenity
- The antenna equipment that will stand on the proposed structure/frame measures a 50% increase in both height and width, which equates to a visual area of approx. 9 square metres, being therefore three's times larger than the existing, at approx. 3m sq. and industrial in appearance.
- There are 39 Antenna proposed to be situated in this proposal, versus the current 3.
- There have been several applications over the years and each one increases in size.
- It is an industrial looking structure.
- There is plenty of open space nearby where such large installations are better suited and impact far less on the community.

- **PL/20/4140 CONDA-AMENDED Clusters South Park Crescent**

- Cllr Surkovic stated a number of residents have expressed concern about work that appears to have been done outside of the planning consent in regard to landscaping. In the approved application it stated that a number of mature trees must remain as they contribute to the character of the road in terms of visual amenity. The officer also stated that the trees at the front are retained and protected. Permission was granted for the removal of four, but not before two were already removed. All the trees apart from the beech have now been felled. They would like the Council to consider sending a request to planning enforcement regarding the above planning number asking if they would ensure that they are content that they are satisfied with progress against permission. Cllr Chhokar advised we can consider this once we have seen the correspondence as we have not yet had sight of it.

12 th April 2021 Application No.	Comment	Site	Proposal
1/ PL/19/1819/FA Amended	No objection	38 Birchdale SL9 7JB	Demolition and replacement dwelling house Amended plans
2/ PL/20/4197/SA	No objection	Squirrels Leap 9 Beech Way SL9 8BL	Cert. of lawfulness for proposed side extension, front porch extension, side canopy porch, reconfiguration of garden wall and new bike shed
3/ PL/21/0268/FA	No objection. The council requests that a condition is applied to retain the laurel hedge, so the outbuilding is not prominent from the street scene.	Little Struan 41 Woodhill Avenue SL9 8DP	Works to front driveway and garden including replacement of garden walls in disrepair, replacement patio, new tarmac on driveway and removal of existing conifer hedges. Dwarf walls to be placed behind grass verge bordering road, planting of new laurel hedges and new brick outbuilding
4/ PL/21/0553/FA	No objection provided the conservation officer is satisfied.	Arlington House,17 Vicarage Way SL9 8AR	Remodelling to form a two storey property with living space in the roof, including a part single/part two storey front, two storey rear and single storey side extensions, new first floor extension and roof with 2 front dormer windows and fist floor rear balcony, conversion of garage to living space and changes to windows and doors.

<p>5/ PL/21/0950/PNS</p>	<p>No objection provided concerns of the Highways Officer are overcome.</p>	<p>Pilgrim House 12H Packhorse Road SL9 7QE</p>	<p>Notification under the Town and Country Planning (General Permitted Development) Order 2015, Sched.2, Part 3, Class T for: change of use to education franchise business</p>
<p>6/ PL/21/0975/FA</p>	<p>AM read out an email from a resident objecting this proposal.</p> <p>The council objects to this proposal because it is not in keeping with the street scene.</p> <p>If the plan is approved the Council requests the following conditions:</p> <ul style="list-style-type: none"> • The windows installed should be either opaque or frosted glass to prevent overlooking • It is not be used as a separate dwelling. • There appears to be discrepancies in the height between existing and proposed elevational drawings. 	<p>15 The Spinney SL9 7LS</p>	<p>New Mansard roof above existing garage to allow for a first floor.</p>
<p>7/ PL/21/0985/VRC</p>	<p>No objection</p>	<p>Iverna 37 Camp Road SL9 7PG</p>	<p>Var. of Condition 13 (approved plans) of planning permission PL/20/3403/FA (Demolition of existing house and construction of replacement house with attached garage) to allow increase in width to kitchen and garage, additional window and railings and gates to front boundary.</p>

<p>8/ PL/21/0996/TP</p>	<p>No objection</p>	<p>Sowton 30 Marsham Way SL9 8AL</p>	<p>Beech T1 - reduce and reshape to old cuts approx 3m (TPO No.10, 2012)</p>
<p>9/ PL/21/1001/TP</p>	<p>No objection</p>	<p>1 Strawberry Hill 27 Fulmer Drive SL9 7FB</p>	<p>t1 Oak- Fell, T2 Oak- Prune back two branches by 50% (3m) T3 Oak - Crown lift 3 lower branches overroad. (TPO/SBDC/2005/32)</p>
<p>10/ PL/21/1006/FA</p>	<p>No objection</p>	<p>35 Birchdale SL9 7JB</p>	<p>Demolition of existing and erection of a new dwelling</p>
<p>11/ PL/21/1040/FA</p>	<p>No objection provided the planning officer is satisfied privacy will not be compromised for the neighbours on Lower Road.</p>	<p>Silwan, 21 South Park Crescent SL9 8HJ</p>	<p>Proposed single storey rear infill extension, attic conversion with rear dormer and front and rear roof lights, repositioned side entrance door with porch canopy, French doors to front, Juliet balcony to rear, proposed replacement windows and alterations.</p>

<p>12/ PL/21/1048/FA</p>	<p>No objection. The council requests that the following conditions from the previous proposal are applied:</p> <ul style="list-style-type: none"> • No windows to be erected at or above 1st floor level in the South (ND05) • 1st floor windows in North extension and South existing to be a high level type with cill heights a minimum of 1.6 m above floor level.(ND07) • No further windows shall be inserted at or above first floor level in the North extension (hereby) permitted. (ND17 & EP3 quoted) • The roof of the single storey extension (granted) is not to be used for a balcony, roof garden sitting out area or similar amenity. 	<p>32 The Uplands SL9 7JG</p>	<p>First floor side extension and single storey rear extension</p>
<p>13/ PL/21/1049/KA</p>	<p>No objection</p>	<p>Layers Cottage 5 Layers Way SL9 7QZ</p>	<p>T1 Red Cedar - reduce by 20% removing no more than 1.5m (GX Centenary Conservation Area)</p>
<p>14/ PL/21/1079/FA</p>	<p>No objection</p>	<p>56 Howards Wood Drive SL9 7HW</p>	<p>Single storey front infill extension, alterations to windows and doors to front, side and rear elevations and garage conversion</p>

<p>15/ PL/21/1082/VRC</p>	<p>No objection provided the Conservation Officer is satisfied with the changes.</p> <p>(AM will email the developer to confirm a start date due to the condition of the building.)</p>	<p>Shirley Holms, 4 South Park Drive SL9 8JH</p>	<p>Variation of condition 6 (approved plans) of planning permission PL/20/1839/FA (Part two storey, part single storey side and rear extensions, single storey front extension, additional window to first floor at from elevation) to allow increase in roof pitch and height of front extension, additional side dormer above garage and alteration to single storey link.</p>
<p>16/ PL/21/1104/KA</p>	<p>No objection.</p>	<p>Lyle House 67 Marsham Way SL9 8AW</p>	<p>T1 Willow - reduce and reshape to old cuts (2.5m reduction); T2 Cherry - remove; T3 Apple - remove; T4 Apple winter prune to old cuts; G5 4xLime - trim to old cuts; T6 Yew - remove (GX Centenary Conservation Area)</p>

Meeting ended at 8.01 pm

Planning Committee members – All Councillors. Date of next meeting 26th April 2021

Signed

Date