

# 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](mailto:clerk@gerrardscross.gov.uk)



## Minutes of the Planning Committee meeting Monday 13<sup>th</sup> January 2020 at 7.00pm, South Lodge

Present: Cllrs J. Chhokar, J. O’Keeffe, N. Holmes, A. Wood, H. Orme, C. Brown, J. Woolveridge, J. Palmiero, E. Surkovic, P. Roberts and Asst. Clerk, Clair McCoy

1. Apologies for absence: Cllrs I. Bayliss, T. Scott
2. Declarations of interest: see agenda items 11 (PL/19/4231/ADJ) and 15 (PL/19/4299/FA)
3. Council considered 19 plans: comments below

Application No.	Comment	Site	Proposal
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<p><b>1/ PL/19/2569/FA</b></p> <p><b>Amendment (2nd)</b></p>	<p><i>The meeting was closed at 7:03pm to allow members of the public to speak regarding the application. The meeting re-opened at 7:08pm.</i></p> <p>Council objects to this amended application which it does not consider to have made significant alterations from the original application which Council objected to on 19<sup>th</sup> August and 14<sup>th</sup> October.</p> <p>Council objects to this application which it considers contrary to policies EP3, EP5 and HP9 of the Local Plan. The plans submitted were inadequate to make a proper assessment in a number of areas. The Ecological survey referred to demolition and rebuild even though the planning application makes no mention of demolition.</p> <p>The proposed scale and bulks of the proposed development represents overdevelopment of the site and is both overbearing and unneighbourly to neighbouring properties on both sides (Nos. 15 and 19 Dukes Wood Drive). It is not possible to ascertain from the plans provided, but it is possible that the 45° rule will be breached and the 1m rule (between the garage and the boundary) also. The scale and bulk of the proposed development is likely to result in significant loss of sunlight to adjacent buildings.</p>	<p>The Middlewood 17 Dukes Wood Drive SL9 7LJ</p>	<p>Part two storey/part single storey front and rear extensions, incorporating roof lights and rear balcony. Front and rear dormers to accommodate loft conversion</p> <p>Amended Daylight/Sunlight report</p>
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	<p>The existing single-storey garage is built over a mains electrical cable (serving Gerrards Cross) and Council is concerned that the Electricity Board has not been consulted to advise on the effect of construction of a two storey building with its associated deeper foundations over the mains cable – both in terms of Health and Safety and potential damage leading to power outages.</p> <p>The loss of boundary screening and the addition of a rear balcony will result in a loss of privacy to the neighbours.</p> <p>The proposed change of materials – to a bright red brick – is totally out of keeping. The placement of air conditioning units is such that neighbours will be subjected to high levels of noise pollution.</p>		
<p><b>2a/ PL/19/4007/FA</b></p>	<p>No objection</p>	<p>Gorse Cottage Oxford Road SL9 7RH</p>	<p>Two storey infill extension</p>
<p><b>2b/ PL/19/4009/FA</b></p>	<p>No objection</p>	<p>Ash Cottage Oxford Road SL9 7RH</p>	<p>Two storey infill extension</p>

<p><b>3/ PL/19/4022/FA</b></p>	<p>No objection provided that the proposed development:</p> <ul style="list-style-type: none"> <li>• does not contravene Green Belt policy</li> <li>• is not on the land which is currently subject to an enforcement notice to be removed</li> </ul>	<p>1 Wapseys Wood Caravan Park Oxford Road SL9 8TD</p>	<p>The extension of the existing Traveller site containing 17 pitches, to provide an additional 17 pitches (total number 34) for the stationing of mobile homes for extended family and Traveller residential purposes only. To extend the existing road to provide access to the new pitches, provision of hard standing on each pitch for one mobile home and parking.</p>
<p><b>4/ PL/19/4127/FA</b></p>	<p>No objection. Council requests that a condition is applied to ensure the retention of boundary screening.</p>	<p>Fulwell End Layters Way SL9 7QY</p>	<p>Single storey side, front and rear extension with habitable roof space and internal alteration following garage demolition</p>
<p><b>5/ PL/19/4132/SA</b></p>	<p>No objection</p>	<p>5 Woodbank Avenue SL9 7PY</p>	<p>New vehicular access and crossover</p>
<p><b>6/ PL/19/4146/FA</b></p>	<p>No objection</p>	<p>Lynwood Over the Misbourne UB9 5DR</p>	<p>Demolition of the existing dwelling. Replacement dwelling, relocation of site access, addition of new electric gates and brick piers</p>
<p><b>7/ PL/19/4155/TP</b></p>	<p>No objection</p>	<p>Redforde 8 Windsor Road SL9 7NA</p>	<p>G1 2x Yews and Spruce - fell to near ground level (SBDC TPO 30/1995)</p>
<p><b>8/ PL/19/4164/FA</b></p>	<p>No objection</p>	<p>Harlington House 10 Hill Waye SL9 8BH</p>	<p>Garage conversion to habitable use</p>

<p><b>9/ PL/19/4203/FA</b></p> <p>and</p> <p><b>PL/19/4204/HB</b></p>	<p>Council objects to these applications which it considers to be contrary to policy EP3 of the Local Plan.</p> <p>The proposed garage doors and wrought iron gate facing directly onto the Common will stand out in this prominent location and the visual impact of this is not in keeping with the Conservation Area.</p>	<p>Latchmore House 27 West Common SL9 7QS</p>	<p>Relocation of garage doors, formation of a new gated vehicular access with the existing front boundary wall with wrought iron entrance gates and associated boundary fencing within the site a new vehicular crossover onto West Common</p> <p>Listed Building Consent for above PL/19/4203/FA</p>
<p><b>10/ PL/19/4228/FA</b></p>	<p>No objection</p>	<p>The Lincoln 4 Rouse Court SL9 0NJ</p>	<p>Erection of open car port with retaining walls</p>
<p><b>11/ PL/19/4231/ADJ</b></p>	<p><i>Cllr P Roberts declared an interest in this application and took no part in the discussion or decision.</i></p> <p>No objection</p>	<p>Land between Junctions 16 &amp; 17 of the M25 Near CSP SL9</p>	<p>Consultation re: Outline Application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities building, fuel filling station, electric vehicle charging, up to 100 bedroom hotel, service yard, parking facilities, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage Systems (SuDS)/attenuation, pedestrian and cycle links, retaining structures and associated mitigation, infrastructure and earthworks/enabling works. (CDC ref: PL/19/2260/OA))</p>
<p><b>12/ PL/19/4269/PNE</b></p>	<p>No objection</p>	<p>42 Daleside SL9 7JD</p>	<p>Notification under the Town &amp; Country Planning (Gen Permitted Devlpt) Order 2015, Part 1 of Sched 2 Class A for single storey rear extension (Dimensions D 8.0m, MH 4.0m, EH 3.0m)</p>

<p><b>13/ PL/19/4287/TP</b></p>	<p>No objection</p>	<p>Glenorchy Howards Thicket SL9 7NU</p>	<p>T1 Cedar - reduce/reshape by 2/3m (old pruning points) (SBDC TPO 29, 2001)</p>
<p><b>14a/ PL/19/4290/TP</b></p>	<p>No objection</p>	<p>Stonesdale 43 Bulstrode Way SL9 7QT</p>	<p>T1 Beech - thin crown by 5% to remove any crossing/rubbing branches. Branches removed to be no more than 10mm in diameter. Crown raise by 1m to match level on western side of crown (SBDC TPO 7, 1994)</p>
<p><b>14b/ PL/19/4454/KA</b></p>	<p>No objection</p>	<p>Stonesdale 43 Bulstrode Way SL9 7QT</p>	<p>T2 Lawson Cypress - reduce crown height to approx 2-2.5m to provide clearance to garden. Pruning works are to increase light to garden and encourage thicker growth in lower crown. (GX Centenary Conservation Area)</p>

<p><b>15/ PL/19/4299/FA</b></p>	<p><i>Cllr J Chhokar declared an interest in this application and left the room taking no part in the discussion or decision.</i></p> <p>No objection provided that the development complies with all regulations concerning building on the Green Belt.</p> <p>Council requests that the Tree Officer visits the site to investigate the case officer's report that trees have been removed from the site, in breach of planning conditions, and that the landscaping/replanting (also a condition of the original application) for boundary screening was inadequate.</p> <p>If permission is granted, Council asks that conditions are imposed to remove permitted development rights and to restate the requirement to restore the screening and trees on site.</p>	<p>St Huberts Lodge Oxford Road SL9 7AT</p>	<p>Two storey and single storey rear extensions and single storey infill extension (renewal of application 17/00941/FUL)</p>
<p><b>16/ J. Woolveridge PL/19/4420/KA</b></p>	<p>No objection</p>	<p>The Wyke 16 Marsham Way SL9 8AD</p>	<p>T1 Beech – reduce by 20% and reshape accordingly, crown thin by 20% and prune away from building giving 2m clearance (GX Centenary Conservation Area)</p>

Correspondence:

- Bulstrode Park House Grade II Listed Building. Email received from SBDC Historic Buildings and Conservation Areas Office in response to questions asked by GXTC regarding the ongoing deterioration of the building.
  - Council requested the Asst. Clerk to forward the correspondence to SBDC Councillors

Meeting started at 7:00pm and ended at 8:30pm

**Date of next meeting – Monday 27<sup>th</sup> January 2020, 7:00pm**

Signed.....

Date.....