

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 held in The Packhorse Room (Room 4)

Tuesday 19th April 2022 at 7:00pm

Present: Cllr. B Holborn (Chairman), Cllr. N Barnett, Cllr. T Greenfield, Cllr. J O’Keeffe, Cllr. B Peck, Cllr. P Roberts, Cllr. C Stuart-Lee, Cllr A Wood

In attendance: J Woolveridge (Associate Councillor), 16 members of the public and Sue Moffat Town Clerk.

1. To accept apologies for absence, Cllr. M Bracken, Cllr J Chhokar, Cllr. C Da Costa

2. Declarations of interest - Cllr Wood declared a non-pecuniary interest in planning application PL/22/0861/SA and took no part in the discussion.

3.. To consider the following 14 plans.

4. Correspondence

- PL/22/0793/FA- Former M&S store – The meeting was closed to allow public speaking. A local resident from Fulmer Way raised concern that there has been lack of consultation regards the change of use from M&S to the Journeyman for such a significant planning application and the impact it will have on neighbouring properties in Fulmer Way at the rear of the site which are in a conservation area. There are significant technical issues at the rear of the building regards emission of odours rather than odours being ducted over the building, 4 skylights which are very visible, noise and noise from the use of bins and the fact that operations will be carried out 17 hours a day being a gastropub rather than a food shop. He asked for Gerrards Cross Town Council (GXTC) to reconsider this application.

The meeting was re opened – Cllr O’Keeffe explained that GXTC has already made a decision to comment that this decision cannot be reversed for 6 months. Also, GXTC are only a consultee, and it is Buckinghamshire Council that make the final decision. Cllr Wood added that, although he does sympathise with local residents, the Journeyman is a significant asset for Gerrards Cross. He advised local residents to write to Buckinghamshire Council for any technical concerns to be raised with the developer.

- PL/21/0205/FA, 8 Hedgerley Lane – An appeal against refusal has been received and will be determined by written representation.
- New License application, 14 Station Road – Town councils are only notified of this information and are not statutory consultees under the Licensing Act.

19 th April 2022 Application no.	Comment	Site	Proposal
9 PL/22/1010/FA	<p>The meeting was closed to allow the public to speak.</p> <p>A member of Bulstrode Camp Ltd, representing residents from Camp Road, Top Park and Wood Bank, spoke to object strongly to the material consideration of this planning application from change of use from residential to business use which would then become part of the Bull Hotel. This will have significant impact on usage, noise and the highways. There will also be a breach of the restricted covenant of the property as well not complying to many aspects of the Core Strategy policies.</p> <p>The meeting was opened again</p> <p>Objection to the change of use from residential, C3, to business,C1, as it would not address the requirements of Core Strategy policies – EP3, EP6 (designing to reduce crime), H10, TR5, TR7 and T4 in south Bucks Local Plan.</p>	Hartlands , 1 Valley Way SL9 7PL	Change of use of land and dwelling from Class C3 (Dwellinghouse) to Class C1 (Hotel) for use in conjunction with the Bull Hotel as serviced accommodation.
1 PL/22/0707/FA	No objection.	Beechwood , 20 Beech Way SL9 8BL	Single storey rear extension and internal alterations

2 PL/22/0722/FA	No objection.	4 Portland Park SL9 7HS	Demolition of existing single storey side projection and erection of single storey side extension with living space in roof, 2 front and 4 rear dormer windows, 3 rear rooflights, rear Juliet balcony and changes to doors, windows and roof
3 PL/22/0770/VRC	Consideration deferred until the next meeting as additional documentation regards this planning application was received today so the deadline for comments is now 10 th May, 2022.	Juniper Cottage , 8 South Park Crescent SL9 8HJ	Variation of condition 11 of planning permission: PL/20/2776/FA (Demolition of existing dwelling and erection of a single dwelling with internal basement garages) to allow for increase in basement size, relocation of entrance door from side to front elevation with addition of portico, alterations to layout resulting in changes to windows, doors, and roof.
4 PL/22/0785/VRC	No objection.	Woodthorpe , 20 Hill Way SL9 8BJ	Variation of condition 4 (First floor north side windows) and 8 (approved plans) of application PL/20/2679/VRC relating to variations of the original planning permission PL/19/0866/FA (Demolition of existing dwelling and erection of new dwelling) to allow for altered internal layout and external appearance and confirmation of external materials, including omission of first floor side window and 3 side rooflights, changes to windows and doors, new rear juliet balcony, altered porch design, 2 new decorative chimneys and changes to rear ground levels
5 PL/22/0801/KA	No objection.	Eagle, 12 Marsham Way SL9 8AD	"T1 oak - reduce crown by approximately 2-2.5 m (Gerrards Cross Centenary Conservation Area)"

6 PL/22/0858/FA	No objection.	2 Cheyne Close, SL9 7LG	Part two storey, part single storey rear extension and new doors/windows to rear
7/ C Da Costa PL/22/0861/SA	Cllr Wood declared a non-pecuniary interest and took no part in the discussion. No objection as long as it is within scope of permitted development. Also, it should remain ancillary to the main dwelling.	Sundalwood 67 Howards Wood Drive SL9 7HS	Certificate of Lawfulness for proposed outbuilding to the rear of the garden
8 PL/22/0886/TP	Objection to T1, T2, T3 and T4 as these mature conifers are an imposing feature in the street scene. They are an important visual amenity for all local residents. No objection to the felling of T5 and T6 at the rear of the property.	Collingwood 27 Oak End Way SL9 8DA	Conifers T1, T2 and T3 - Fell, Conifer T4 - remove one conifer tree to hedge height, Conifers T5 and T6 - Fell, (TPO/BD/1974/08)
10 PL/22/1066/TP	These trees are part of the ambience of the street scene and help to soften the hard landscape. Objection to the felling but good advice from an arboriculturist would prolong their lives for the enjoyment of the passing public.	42 Windsor Road SL9 7NE	T1 and T2 - fell (TPO/SBDC/1995/31)
11 PL/22/1236/TP	No objection.	The Memorial Centre, 8 East Common SL9 7AD	Beech prune over hanging branches by 4mtrs (TPO/SBDC/2012/13)

12 PL/22/1092/TP	No objection.	Park House, 6 South Park Crescent SL9 8HJ	Cypress G6 - Fell, Lime T521 Reduce/thin by 15% by removing 1.5mtrs (TPO/SBDC/1998/33)
13 PL/22/1095/TP	No objection.	77 Camp Road SL9 7PF	"G1 oaks - remove deadwood and epicormic growth; T2 oak - remove; T3 beech crown lift up to 2.5m (TPO/SBDC/2002/47)"
14 PL/21/2402/FA	Objection as the revised planning application has not addressed the previous objection i.e. The Council objects to this plan on the grounds that it is unneighbourly. The neighbour's privacy will be affected by the raised patio area.	Brow Cottage, 14 Hill Waye,	Demolition of existing dwelling and erection of a new dwelling

Meeting ended at 7.58 pm

Planning Committee members – All Councillors. Date of next meeting Tuesday 3rd May 2022

Signed

Date

