

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 22nd March 2021 at 7:00pm

Present: Cllrs J. Chhokar, J. Palmiero, J. Woolveridge, C. Brown, E. Surkovic, A. Wood, H. Orme, T. Scott, N. Barnett, J. O’Keeffe, Asst. Clerk C. McCoy and A. McCreary

1. To accept apologies for absence: None received
2. Declarations of interest: Agenda item 1 (PL/21/0634/KA) Cllr J Palmiero; agenda item 2 (PL/21/0673/FA) Cllr T Scott
3. To consider the following 19 plans
4. Correspondence <ul style="list-style-type: none">• Planning Policy Meeting – 8th April

➤ Cllr J Chhokar confirmed that he would be attending. Cllrs H. Orme, J. O’Keeffe and N. Barnett have requested that they attend as observers.

- **Packhorse Road planned Care Home development**

➤ Cllrs will wait for the planning application for comment

- **South Bucks Area Planning Committee call-in**

➤ Notification received that the call-in for PL/21/0140/RM (Comms mast in Hedgerley Lane) is not possible

- **Hartley Court – letter to Conservation Officer regarding damage to the boundary wall ‘shelter’ at this Grade II listed property**

➤ Asst. Clerk to chase for a response

- **GX Neighbourhood Plan – Call for Sites Assessment**

➤ Noted

- **Eagle Lodge – Enforcement regarding containers on site**

➤ Containers have been removed. Enforcement have now closed this issue.

- **Land at Hunters Lodge – Enforcement query regarding continued use of static caravan on site. Permission was granted only until end of May 2020**

➤ Asst Clerk has written to Enforcement (11th Feb and 16th March 2021) – awaiting response

- **SCI (Statement of Community Involvement) Consultation**

➤ Submitted March 22nd

22 nd March 2021 Application No.	Comment	Site	Proposal
1/ PL/21/0634/KA	<p><i>Cllr J Palmiero declared an interest and took no part in the discussion or decision regarding this plan</i></p> <p>No objection</p>	Brackenwood Oxford Road SL9 7DL	T1-T4 4x Cypress - fell trees; T5 Taxius Baccata - fell tree (GX Common Conservation Area)
2/ PL/21/0673/FA	<p><i>Cllr T Scott declared an interest and took no part in the discussion or decision regarding this plan</i></p> <p>No objection provided the Conservation Officer is happy.</p> <p>If minded to permit, Council recommends that the conditions (4 & 5) of permission for PL/02048/FUL are applied to this proposal.</p>	Fair Oak 21 Bulstrode Way SL9 7QT	Part two storey/part single storey side/rear extension, attached side garage and enlargement of first floor rear window

<p>3/ PL/21/0700/FA</p>	<p>Council objects to this proposal. This property is located in an Area of Special Character and is defined in the South Bucks Townscape Character Study as a high quality example of the 'Green Suburban Road'. In this context, Council feels that the proposed outbuilding at the front of the property is out-of-keeping in the street scene.</p> <p>Council also notes the Tree Officer's letter which refers to inaccurate information in the application form regarding trees and insufficient information about which trees will be impacted by this development. Council requests that the tree information is corrected.</p>	<p>Woodmount 9 Hillcrest Way SL9 8DN</p>	<p>Erection of a detached oak framed garage and study outbuilding to the front of the property</p>
<p>4/ PL/21/0717/FA</p>	<p>Council objects to this proposal which it considers to be unneighbourly. There is also the potential for overlooking when the trees/vegetation screening is not in leaf.</p> <p>Council requests that a condition is attached to ensure that the detached garage/study outbuilding remains ancillary to the main property and not use as a separate dwelling.</p>	<p>24 Howards Wood Drive SL9 7HN</p>	<p>Erection of an outbuilding to the side of garden</p>

<p>5/ PL/21/0749/FA</p>	<p>No objection</p>	<p>Larwood 14 Uplands Close SL9 7JH</p>	<p>Remodelling to form a two storey property with living space in the roof with rear dormer, part single, part two storey rear extension, rear balcony, garage conversion and alteration to single storey side roof from flat to pitched, 3 side roof lights, first floor side extension, single storey front garage extension, first floor front extension over new porch, changes to windows and doors.</p>
<p>6/ PL/21/0756/KA</p>	<p>No objection</p>	<p>Two Gates 34 Orchehill Avenue SL9 8QQ</p>	<p>Silver Birch x 3 - crown reduction by 4m and lateral spread by 1m (GX Centenary Conservation Area)</p>
<p>7/ PL/21/0778/FA</p>	<p>No objection</p>	<p>Tudor House Dukes Wood Drive SL9 7LN</p>	<p>Part two storey, part single storey front and rear extension with juliet balcony to rear, canopy over front porch, 2 dormers to both front and rear and roof lights to both side elevations</p>

<p>8/ PL/21/0779/TP</p>	<p>Council has no objection in the circumstances given that permitted development rights have already been granted for a sizeable extension. But Council regrets the proposed felling of one of the pair of rare Australian pine trees and would support any objection that the Tree Officer may have.</p>	<p>Fox Run 19 Woodhill Avenue SL9 8DP</p>	<p>T180 Pine - fell (SBDC TPO 5 of 2001)</p>
<p>9/ PL/21/0784/TP</p>	<p>No objection</p>	<p>Dunelm 25 Orchehill Ave SL9 8PT</p>	<p>T1 Weeping Lime - crown thin 15%, tip reduction 15%; T2 & T3 Copper Beech - crown thin 15%, tip reduction 15%; T4 Acer - fell; T5, T6 & T7 Limes - crown thin 15%, tip reduction 15% (TPO/SBD/0005)</p>
<p>10/ PL/21/0786/KA</p>	<p>No objection</p>	<p>Briarhedge 33 Orchehill Avenue SL9 8QE</p>	<p>Lime T1 - reduction in height to just above previous reduction points to reshape. Reduce back lower branches to balance where necessary. (GX Centenary Conservation Area)</p>

<p>11/ PL/21/0787/FA</p>	<p>Council objects to this application which it considers to be over-development of the site and unneighbourly and is therefore contrary to policy EP3 of the Local Plan, and, inconsistent with the guidance in the South Bucks Townscape Character Study.</p> <p>St Huberts Close is a residential area identified as an Area of Special Character (South Bucks Townscape Character Study) and the proposal to extend over the garage detracts from the Special Character of the building as describes in the Townscape Study – “The landscape and townscape character is largely homogenous, well-maintained and has a <i>strong sense of openness</i> ... The area is constructed of consistently spaced detached two storey houses. “</p> <p>The scale and design of the proposed development is out of keeping with the character of the area and furthermore is unsympathetic and inappropriate in the context of this Area of Special Character.</p> <p>The comparisons used by the applicant to support this development are not relevant to this particular Special Character Area.</p> <p>Council raises concern regarding the plan to lower the level of the garage which will mean large amount of earth being removed from the site. There have been instances of flooding in this area and the proposal may exacerbate this problem.</p>	<p>33 St Huberts Close SL9 7EN</p>	<p>Part single/part two storey side and rear extension with internal alterations</p>
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<p>12/ PL/21/0804/FA</p>	<p>No objection</p>	<p>26 Birchdale SL9 7JB</p>	<p>Single storey rear and side extensions, front catslide roof, front dormer, changes to windows and doors including new front bay window, new porch canopy and changes to external finishes</p>
<p>13/ For Info PL/21/0831/CONDA</p>		<p>Ashleigh 10 Layters Way SL9 7QY</p>	<p>Approval of conditions 3 (materials walls) and 4 (materials roof) of planning permission PL/20/3629/FA (Part two storey, part single storey rear extension)</p>
<p>14/ PL/21/0868/FA</p>	<p>No objection</p>	<p>Amberley 4 Hill Waye SL9 8BH</p>	<p>Single storey rear extension, second floor front extension, side porch, 1 rear and 3 front dormer windows, 4 rear roof lights and internal alterations</p>
<p>15/ PL/21/0873/FA</p>	<p>No objection</p>	<p>Penny Royal Dukes Wood Drive SL9 7LW</p>	<p>Part single part two storey side/rear extension, side dormer window, 4 front, 4 rear roof lights and one roof lantern to facilitate conversion of loft to living space</p>

16/ PL/21/0881/VRC	No objection	Lynwood Over the Misbourne UB9 5DR	Var. of condition 12 (approved plans) of planning permission PL/19/4146/FA (Demolition of the existing dwelling. Replacement dwelling, relocation of site access, addition of new electric gates and brick piers)
17/ PL/21/0887/KA	No objection	Willowhayne 37 Bulstrode Way SL9 7QT	Bay Tree T1 - crown reduction by up to 7 to 8ft (GX Centenary Conservation Area)
18/ PL/21/0912/FA	No objection	15 The Uplands SL9 7JQ	Part demolition of single storey side projection and erection of ground floor rear extension, first floor rear extension and front gable roof extension
19/ PL/21/0919/FA	No objection. Council wishes to alert Thames Water to a potential drainage issue regarding storm drains which are located in the garden of the property, to ensure that they are not built over.	10 The Uplands SL9 7JG	Demolition of existing single storey rear extension, erection of two storey rear extension, first floor front extension, single storey front extension, rear patio and 2 additional windows on left elevation

Meeting ended at 7:45 pm

Planning Committee members – All Councillors. Date of next meeting 12th April 2021

Signed

Date