

# Gerrards Cross Town Council



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

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## Minutes of the Planning Committee held in The Garden Room at the Memorial Centre

Monday 24<sup>th</sup> May 2021 at 7:00pm

Present: Cllr. A Wood (Mayor), Cllr. N Barnett, Cllr. M Bracken, Cllr. J Chhokar, Cllr. C Da Costa, Cllr. S Davey, Cllr. T Greenfield, , Cllr. J O’Keeffe, Cllr. B Peck, Cllr. P Roberts, Cllr. C Stuart-Lee. A McCreary Deputy Clerk.

1.	<b>To accept apologies for absence:</b> Cllr. B Holborn
2.	<b>Election of Chairman and Vice Chairman of the Planning Committee</b>  Chairman: Cllr Wood proposed Cllr Chhokar and Cllr Barnett seconded the proposal. The Council agreed.  Vice Chairman: Cllr Chhokar proposed Cllr Holborn and Cllr O’Keeffe seconded the proposal. The Council agreed.
3.	<b>Declarations of interest:</b> Cllr Peck for the Clusters correspondence. Cllr O’Keeffe
4.	<b>To consider the following 37 plans</b>
5.	<b>Correspondence</b> <ul style="list-style-type: none"><li>• <b>Tree Protections</b><ul style="list-style-type: none"><li>➤ The Tree Officer has informed the Clerk that they can check if a TPO is in place by contacting the Planning Admin Team.</li></ul></li></ul>

➤ New TPOs will only be granted if a tree was under threat and it is consider healthy. If the tree is healthy and stable, is visible from a public place and its removal would significantly harm the appearance of the area it needs to be reported to the Planning Admin Team. It will be inspected and they will advise us accordingly.

- **PL/20/2755/FA – 42 Mill Lane Gerrards Cross**

➤ A resident emailed to ask if we had any update on application PL/20/2755/FA – 42 Mill Lane Gerrards Cross, as he had contacted the planning department and not received any information. This application received numerous objections including the Town Councils (on the grounds that the site was overdeveloped, access issues and not in up keep of the area). The Clerk contacted the Planning Department who confirmed that due to the objections the applicant is considering how they wish to proceed. The resident has been notified.

- **PL/21/1409/KA Lodge 2 Oval Way T1 Western Red Cedar**

➤ A resident sent an email regarding the removal of Western Red Cedar, they were concerned that the Tree Officer had not been notified. The Deputy Clerk contacted the Tree Officer who confirmed the tree had been checked but unfortunately it did not meet the TPO criteria. Cllr Wood informed the resident.

- **South Buckinghamshire Planning Meeting**

➤ PL/21/0205/FA East Wall 8 Hedgerley Lane and PL/21/1103/FA 98 100 Packhorse Road Residential Care Home should be on the agenda for the next South Buckinghamshire Planning Meeting on 22<sup>nd</sup> June 21. Currently the meeting status is provisional and the agenda is not ready. Council need to decide who representatives will be at the meeting. The Council agreed that Cllr Chhokar should represent Gerrards Cross Town Council at the South Bucks Planning Meeting.

- **Dogs barking and illegal occupation of site in Fulmer Lane Gerrards Cross.**

➤ A resident contacted the Council to advise that there is illegal encampment for the site in Fulmer Lane. There is also noise from the dogs barking. The Deputy Clerk has redirected the resident to the South Bucks website to report the dog. Cllr Barnett has requested that Denham are informed but the Clerk requires an exact address. It was agreed that Deputy Clerk should forward the details to the Denham Unitary Councillors.

- **Oak Tree Fulmer Road**

➤ A resident contacted the Clerk to inform the Council that two Oak trees were being felled. The Clerk contacted the Tree Officer who confirmed there are no Tree Protection Orders for this road.

- **72 Dukes Wood Drive**

➤ A resident contacted Cllr Wood to raise concerns about the work had started on the development of 72 Dukes Wood Drive. Cllr Wood confirmed they do have approval for some the project but not all. It was agreed that the Deputy Clerk should contact enforcement to ensure the work taking place has been approved.

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

➤ Cllr Peck declared an interest in this correspondence. A resident raised concerns about this application at the last Planning Committee Meeting. It was agreed that the Deputy Clerk should contact the Enforcement Officer on behalf of the resident. The Enforcement Officer confirmed they have an open case and an officer is investigating it. The Investigating Officer was on holiday but would contact the resident upon his return.

Agenda 24 <sup>th</sup> May 2021 Application No.	Comment	Site	Proposal
1/ PL/21/0698/FA	No objection	40 Birchdale SL9 7JB,	Demolition of existing dwelling and erection of detached dwelling
2/ PL/21/1083/FA	No objection as long as it meets the requirements of the Green Belt Policy.	Fulmerfields, Fulmer Road, SL9 7EQ,	Change of use of land to residential, demolition of existing barn/garage and erection of outbuilding associated with the main dwelling house.
3/ PL/21/1089/FA	Not discussed.	Shirley Holms, 4 South Park Drive SL9 8JH,	Part two storey/part single storey side and rear extensions, single storey front extension, front/side/rear basement extension and additional window (variation to PL/20/1839/FA)
4/ PL/21/1187/FA <b>Amended</b>	No objection	9 EThorpe House 78 Packhorse Road SL9 8HS	Installation of domestic air conditioning unit.
5/ PL/21/1221/CONDA	No objection	Esra Lodge 87 Packhorse Road SL9 8HU	Approval of conditions 4 (Landscape) & 14 (Ecology) of planning permission PL/19/3720/FA (Demolition of existing dwelling and erection of 5 apartments with associated landscaping and parking)

<p><b>6/ PL/21/1224/KA</b></p>	<p>No objection</p>	<p>Park House, 7 South Park Drive SL9 8JJ</p>	<p>T1 - Beech - Reduce tree by 3m clearance leaving a balanced crown, T2 - Ash -Fell, T3 - Oak - Reduce crown by 8-10ft, , T4 - Poplar - Reduce crown by 40%, T5 - Ash - Fell, T6 - Conifer - Fell, T7 - Conifer - Remove 1 x large upright stem and reduce remaining tree by 50%, T8 - Conifer - Fell, T10 - Laurel - Reduce crown by 50%, T11 - Sycamore - Reduce crown by 6ft, T12 - Conifer - Fell, G1 - Conifer x 11 - Reduce trees in height by 30% (or Fell), G2 - Mixed Holly and Laurel - Lightly trim garden side and top, retaining screen, G3- -Laurel Group - Reduce depth of group by up to 40% retaining their screen. G4 - Mixed Laurel - Lightly trim garden side and top retaining screen, G5 - Conifer Group (right side) - Reduce trees in height by 40%, G6 - Conifers x 8 - Reduce trees in height by 30% (or Fell), G7 Conifers x 19 - Reduce trees in height by 30% (or Fell), G8 - Conifer x 11- Fell (Conservation Area - Gerrards Cross Centenary)</p>
<p><b>7/ PL/21/1225/FA</b></p>	<p>No objection</p>	<p>Park House 7 South Park Drive SL9 8JJ</p>	<p>Single storey rear extension</p>
<p><b>8/ PL/21/1239/FA</b></p>	<p>No objection</p>	<p>75 Howards Wood Drive SL9 7HS</p>	<p>Demolition of first floor side extension and erection of part two/part single storey rear and first floor side extensions</p>

<b>9/ PL/21/1282/FA</b>	No objection as long as it meets the requirements of the Green Belt Policy.	Mulberry Lodge St Huberts Lane SL9 7BP	Removal of existing stable block and erection of new stable block.
<b>10/ PL/21/1286/FA</b>	No objection	Squirrels Leap 9 Beech Way SL9 8BL	New vehicular and pedestrian gates to front of property
<b>11/ PL/21/1324/PNO</b>	No objection	Collins House 32-38 Station Road SL9 8EL	Prior notification under Class 0 of Part 3, Schedule 2 of the Town and Country Planning (General permitted Development) (England) Order 2015 for change of use from offices (Use Class B1) to 22 residential units (Use Class C3)
<b>12/ PL/21/1348/CONDA</b>	No objection	57 Dukes Wood Drive SL9 7LJ	Approval of condition 2 (Materials) of planning permission PL/20/4047/FA (Part two storey, part single storey side and rear and two storey front extensions and a loft conversion) Open for comment icon
<b>13/ PL/21/1350/FA</b>	The Council strongly objects this application for the following reasons: <ul style="list-style-type: none"> <li>• The amount of glazing being used and no visual impact statement has been provided.</li> <li>• Due to the height of the building it may be visible from Bulstrode Park, which is a key landscape feature of Gerrards Cross. Therefore it is out of keeping for the local area.</li> </ul>	Mares Hill 32 Hedgerley Lane SL9 7NS	Erection of single-storey (with basement) detached ancillary building incorporating swimming pool, gym, and art studio, following removal of existing tennis court, its surrounding fencing, and existing green house.
<b>14/ PL/21/1368/FA</b>	No objection	Badgers Oxford Road SL9 7DL	First floor side extensions, single storey rear extension, garage conversion and changes to internal layout, windows and doors.

<p><b>15/ PL/21/1377/FA</b></p>	<p>Cllr O’Keeffe declared an interest. No objection</p>	<p>Manor House, 28 Fulmer Drive, SL9 7HL</p>	<p>Demolition of existing single storey rear extension, erection of new single storey rear extension, two storey side/rear infill extension, new front porch, loft conversion incorporating 2 front dormer windows, 2 rear dormer windows and 2 rear roof lights and reduction of height of detached garage roof</p>
<p><b>16/ PL/21/1379/FA</b></p>	<p>No objection providing the following the conditions are met:</p> <ul style="list-style-type: none"> <li>• The new material used is as close a match as possible to the existing material.</li> <li>• The dimensions on the plan are checked because they are unclear.</li> </ul>	<p>4 Hartley Court East Common SL9 7RN</p>	<p>New roof to rear conservatory</p>
<p><b>17/ PL/21/1380/HB</b></p>	<p>No objection providing the following the following conditions are met:</p> <ul style="list-style-type: none"> <li>• The new material used is as close a match as possible to the existing material.</li> <li>• The dimensions on the plan are checked because they are unclear.</li> </ul>	<p>4 Hartley Court East Common SL9 7RN</p>	<p>Listed building consent for new roof to conservatory</p>
<p><b>18/ PL/21/1397/TP</b></p>	<p>No objection</p>	<p>Linacre 33 Bulstrode Way SL9 7QT</p>	<p>T1 Lime - Re-pollard. (SBDC TPO No 22, 2011).</p>
<p><b>19/ PL/21/1399/FA</b></p>	<p>No objection</p>	<p>79 Fulmer Drive SL9 7HF</p>	<p>Detached double garage &amp; gym</p>

<b>20/ J. Woolveridge PL/21/1418/TP</b>	No objection	35 St Huberts Close, SL9 7EN,	T1 - hornbeam - remove two smaller stems; T2 - oak - remove smaller side stem; T3 - oak - remove one lower branch; T4 - oak - remove one lower branch. (Eton Rural District TPO 4 of 1972)
<b>21/ PL/21/1453/NMA</b>	No objection	Homewood, 6 Cheyne Close SL9 7LG	Non Material Amendment to planning permission PL/19/4113/FA (Two storey side extension, part two storey/part first floor front extension incorporating garage conversion, single storey rear extension, widening of the existing vehicular access, changes to windows and doors, outbuilding and additional hardstanding.) to allow for changes to bricks and roof tiles.
<b>22/ PL/21/1479/FA</b>	No objection providing the neighbouring residents privacy is not impacted from left hand side window. The Council recommends that this window is fitted with frosted glass.	Beech Cottage 40 Windsor Road SL9 7NE	Part two / part single storey rear extension, conversion of two garages to habitable space, three roof lights to rear and solar panels onto the new south facing roof slope of the two storey rear extension Open for comment icon
<b>23/ PL/21/1494/FA</b>	Not discussed.	Kimberley 24 Woodhill Avenue SL9 8DS	Erection of a single carport attached to existing garage
<b>24/ PL/21/1537/FA</b>	No objection.	Walpole House 22 West Common SL9 7QS	Conversion of integral garage and construction of new detached garage Open for comment icon
<b>25/ PL/21/1538/HB</b>	The Council agrees with the Conservation Officer that the windows need to be more subdued.	Walpole House 22 West Common SL9 7QS	Listed Building Consent for conversion of integral garage and construction of new detached garage.

<b>26/ PL/21/1540/NMA</b>	No objection	Connaught, 100 Camp Road, SL9 7PB,	Non Material Amendment to planning permission 15/00155/FUL (Front canopy, single storey side extension and two storey front extension incorporating basement garage. Replacement roof incorporating loft conversion with front and rear dormers, parapet and lowering of ridge line. Garden terrace and associated landscaping. Front boundary fencing, entrance gates and relocation of existing eastern vehicular access.) to allow for changes to front boundary fencing and entrance gates.
<b>27/ PL/21/1597/KA</b>	No objection	33 Bulstrode Way SL9 7QT	T1 Lime - Re-pollard (Gerrards Cross Centenary Conservation Area)
<b>28/ PL/21/1607/TP</b>	No objection	Warwick House 21 South Park Gerrards Cross SL9 8HQ	T5 Oak - Fell (TPO/BD/1963/01)
<b>29/ PL/21/1636/EU</b>	No objection	9 Dale Side SL9 7JE	Certificate of Lawfulness for existing use : application to establish commencement of building works approved under 18/00869/FUL (Front and side two storey extension)
<b>30/ PL/21/1647/FA</b>	The Council objects this application for the following reason: <ul style="list-style-type: none"> <li>• Having two front Velux windows is out of keeping for the local area.</li> </ul>	19 High Beeches SL9 7HX	Two storey rear extension, single storey rear/side extension, first floor extension over existing garage, garage conversion, alterations to roof including raising of ridge height, 2 front and 2 side roof lights and 2 rear dormer windows and changes to windows and doors.
<b>31/ PL/21/1658/VRC</b>	No objection	37 Gaviots Way SL9 7DU	Variation of condition 4 (approved plans) of planning permission PL/19/2542/FA (Single storey rear extension, detached workshop/garage and detached ancillary accommodation) to allow change from pitched roof to flat roof on ancillary building



<b>32/ PL/21/1665/TP</b>	No objection	Deep Dene 5 Top Park SL9 7PP	Popular G1 - Reduce to previous pollard points (TPO/SBDC/2001/14) Open for comment icon
<b>33/ PL/21/1668/TP</b>	No objection	Ashley 68 St Huberts Close SL9 7ER	T1 Sweet Gum - Reduce by 2.5mtrs and reshape, T2 Whitebeam - Fell (TPO/SBDC/1988/13)
<b>34/ PL/21/1682/TP</b>	No objection	Sandy Gate, 44 Fulmer Road SL9 7EE	T3 - Sycamore 25 -30% crown reduction and reshaping; T4 - Beech - 30-35% crown reduction and reshaping. (TPO/SBDC/2004/06)
<b>35/ PL/21/1761/TP</b>	No objection, the Council recommends that a replacement tree is planted.	36 Howards Thicket, SL9 7NX	T1 Oak - Remove to near ground level - SBDC TPO No 15, 1999.
<b>36/ PL/21/1842/CONDA</b>	No objection	Latchmore House 27 West Common SL9 7QS	Approval of condition 4 (Ironwork) and 5 (Garage infilling) of planning permission PL/19/4203/FA (Alterations to garage door, including repositioning of garage door and provision a new pedestrian and vehicular access gate. Provision of new fence to separate the access path to Latchmore House and Hall House.)
<b>37/ PL/21/1857/CONDA</b>	No objection	Latchmore House 27 West Common SL9 7QS	Approval of condition 4 ( Ironwork) & 5 (Infilling material) of planning permission PL/19/4204/HB (Listed Building Consent for alterations to garage door, including repositioning of garage door and provision a new pedestrian and vehicular access gate. Provision of new fence to separate the access path to Latchmore House and Hall House.)

Meeting ended at 8.00pm

Planning Committee members – All Councillors. Date of next meeting 14<sup>th</sup> June 2021

Signed .....

Date .....