

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



Minutes of the Planning Committee meeting Monday 27th January 2020 at 7.00pm, South Lodge

Present: Cllrs J. Chhokar, A. Wood, H. Orme, C. Brown, J. Woolveridge, J. Palmiero, E. Surkovic, P. Roberts (left the meeting at 7:20pm) and Town Clerk, Sue Moffat

1. Apologies for absence: Cllrs I. Bayliss, T. Scott, J. O’Keeffe, N. Holmes
2. Declarations of interest: none
3. Council considered 12 plans: comments below

Application No.	Comment	Site	Proposal
1/ PL/19/2066/FA Amendment	No objection	St Mary's School 94 Packhorse Road SL9 8JQ	Construction of a synthetic surfaced multi-use games area (MUGA) incorporating fencing and floodlights Amended Sports pitch layout and removal of Lime tree to the south east
2/ PL/19/4008/FA	No objection provided there are no objections from the Tree Officer regarding adjacent trees.	Vikings 24 Top Park SL9 7PW	Erection of car port to be attached to existing front garage

3/ PL/19/4161/FA	No objection	Jamar House 35 Manor Lane SL9 7NH	Single storey rear extension and enlarged replacement side dormer roof extension (part retrospective)
4/ PL/19/4201/FA	No objection as long as the same Conditions are applied as on previous application.	19 Woodbank Avenue SL9 7PY	Two storey side extension, single storey rear extension, loft conversion including two rear dormer windows and roof lights and alterations to boundary fencing/wall
5/ PL/19/4298/FA	No objection provided the proposed plan has addressed the issues in the previous refusal.	Wildwood 10 Woodlands Close SL9 8DQ	Removal of existing garage, double storey side and rear extension and a loft conversion with roof lights and dormers

**6/
PL/19/4352/FA**

Council objects as this property is in the Conservation Area / RAEC. Windsor Road is characterised by large detached houses and this development would totally alter the character of the area and be a pre-cursor for future similar developments on neighbouring properties becoming like other parts of Gerrards Cross which are now dominated by flats. Given the number of flats being created in the town centre under permitted development, are more flats needed?

It would also substantially increase the density of occupation of the site. A transport report has been prepared. The access will be located more centrally on the site which makes the access acceptable according to the report. However, we are concerned that as the property is located close to the junction with the A40, the increase in traffic movements could have an adverse effect on the flow of traffic.

16 car parking spaces are proposed (an increase from 6 currently) and the report states these can be accommodated as shown in the site plan for the layout. However, on the site plan vehicles are placed tightly and some spaces are directly behind others meaning cars could be blocked in. There is no provision for visitor parking and no turning circle for visitors or delivery vehicles which will result in more traffic congestion on Windsor Road.

Cycle stores and bin stores have been included. The waste management team have said they are happy and will wheel the 8 bins

Dukesville
2 Windsor Road
SL9 7NA

Demolition of existing dwelling and detached garage and construction of 8 apartments with associated parking and altered vehicular access

	<p>out as the truck will not enter the site. This would mean the refuse truck being parked on Windsor Road which would delay traffic for some time on such a busy part of the road.</p> <p>If permission is given to this development conditions should be sought to ensure:-</p> <p>1/ The windows on the sides of the development have opaque glass to ensure no overlooking of neighbouring properties;</p> <p>2/ If the environmental report shows evidence of bats then conditions should be sought that any recommendations within the report are carried out and;</p> <p>3/ Retention of all trees on the property and retention of boundary screening.</p>		
<p>7/ PL/19/4373/FA</p>	No objection	35 Meadway Park SL9 7NN	Two storey rear extension, first floor front/side extension and roof lights
<p>8/ PL/19/4398/TP</p>	No objection	Marsham Lodge Land adjacent to garages SL9 7AB	Sweet Gum T1 - crown lift 3 lower branches over adjacent garages; Beech T2 - lighten lower branch by 30% over garages; Bean Tree T3 - prune back lower branch over footpath by 30% remove deadwood (SBDC TPO 01, 1966)
<p>9/ PL/19/4458/FA</p>	No objection but a condition should be sought that boundary vegetation is maintained to screen Rouse Court.	38 Marsham Lane SL9 8HD	New link extension between main house and garage

10/ PL/19/4482/TP	Council would object to the felling of this oak which has grown together with the other oak to form a natural partnership. Together they give good visual amenity to the public. But, the Tree Officer should decide if the reasons given (that the tree is dying and will become a safety issue) are sufficient for the felling to be undertaken.	11 Daleside SL9 7JE	Works to trees subject to a Tree Preservation Order (TPO) T1 Oak – fell (SBDC TPO 28, 2003)
11/ PL/20/0022/FA	No objection provided the proposal complies with Green Belt regulations.	Coombe House Oxford Road SL9 7AL	Single storey garage to front of property
12/ PL/20/0027/FA	No objection but would ask the Tree Officer to inspect trees on site.	Wood Acre 75 Camp Road SL9 7PF	Demolition of existing dwelling and erection of a new dwelling and garage with repositioned vehicular access

4. Correspondence:

- CIL Regulations – Notice of Approval of Charging Schedule – fwd'd to Councillors 22/01/2020
 - Noted
- Bulstrode Park House Grade II Listed Building. Emails received from SBDC Historic Buildings and Conservation Areas Officer and Team Leader-Strategic Sites & Specialist regarding the action being taken to protect the building.
 - Noted
- Wapseys Wood Caravan Park – emails from SBDC Planning Enforcement and Cllr S Chhokar regarding status of the Enforcement notice.
 - Noted
- Email received from a resident regarding businesses opening in GX
 - Noted and Clerk to respond explaining that GXTC has no jurisdiction over which businesses come to GX
- Email received from The Beaconsfield Society regarding their intention to sign a joint letter prepared by the Campaign to Protect Rural England to the leaders of SBDC, CDC, and the shadow Unitary authority, requesting that the Local Plan be withdrawn on environmental and other grounds.
 - Noted

Meeting started at 7:00pm and ended at 7:55pm

Date of next meeting – Monday 10th February 2020, 7:00pm

Signed.....

Date.....