

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

www.gerrardscross.gov.uk

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

7th February 2022 at 7:00pm

Present: Cllr. J Chhokar (Chairman), Cllr. N Barnett, Cllr. C Da Costa, Cllr. S Davey, Cllr. T Greenfield, Cllr B Holborn, Cllr. P Roberts, Cllr. C Stuart-Lee,

In attendance J Woolveridge (Associate Councillor) A McCreary Deputy Clerk and one member of the public.

1. To accept apologies for absence, Cllr. M Bracken, Cllr. B Peck, Cllr. A Wood, Cllr. J O'Keeffe

2. Declarations of interest

3.. To consider the following 18 plans

4. Correspondence

- Application number PL/21/0787/FA 33 St Huberts Close appeal has been refused.
- The Deputy Clerk has received a letter from a resident who raised concerns about green boundaries being removed and replaced with fences over 2 metres high at 51 and 77 Orchehill Avenue (77 is in Chalfont St Peter boundary). The resident is concerned that they are out of keeping and built too close to the footpath. There is also graffiti on some of the fence panels. The Deputy Clerk will write back to the resident and refer him to Buckinghamshire Council and she has reported the graffiti on fix my street.

7 th February 2022 Application no.	Comment	Site	Proposal
1/ PL/21/4080/VRC Amended	<p>The Council has noted the changes but feels the amendment does not sufficiently address previous objections. Therefore the Council objects to this application on the grounds.</p> <ul style="list-style-type: none"> • Loss of privacy to the neighbours. • To resolve this issue the Council would suggest for the obscure glass to be inserted up to at a higher level and have fixed windows. 	14 South Park Crescent SL9 8HJ	<p>Variation of condition 5 (Louvre screens) of application 13/01616/FUL (Redevelopment of site to create 8 apartments and basement parking) to allow for removal of existing louvres and replacement of existing 4 windows in the North side elevation at first and second floor level with windows with permanently obscure glass below 1.7m above finished floor level and clear opening casements above 1.7m high and opening lower casement with restrictors which can be released to enable emergency escape</p> <p>The application has now been amended in the following way: Change in description and Proposal</p>
2/ PL/21/4758/CONDA For info only		Slade Oak Over The Misbourne UB9 5DR	Approval of Condition 7 (Eco Enhancement Plan by Aspect Ecology) of planning permission PL/20/0572/FA - Replacement dwelling
3/ PL/21/4826/FA	<p>The Council has no objections to the application providing</p> <ul style="list-style-type: none"> • The tree officer is satisfied. The Council had concerns about tree no. 13 being removed as is a visible amenity to the public in Windsor Road. • This application has addressed all the previous concerns stated in the Planning Officers report for the refused application (PL/21/4826/FA). These being possible insufficiently sized garden areas for these large scale detached dwellings which would in turn lead to considerable post-development pruning pressures on the trees and hedges along the neighbouring boundaries, especially for neighbouring properties on Manor Lane, i.e. Fern House 	Raglan House 23 Windsor Road SL9 7ND	Demolition of existing dwelling and outbuildings and erection of 2 dwellings with detached garages, with associated vehicular access and landscaping

	<ul style="list-style-type: none"> • If the application is granted permission the Council would like the following condition applied: • Any side windows are to be fitted with obscure glass. <p>The Deputy Clerk to contact the tree officer about the identified tree in Windsor Road to see if it meets the criteria for a TPO.</p>		
4/ PL/21/4916/FA	No objection	Gerrards House Station Road SL9 8ES	Installation of 3 air source heat pump external units on flat roof
5/ PL/22/0008/FA	No objection	Acorn Cottage 1 Nailzee Close SL9 7LZ	Part two/part single storey front and rear extension, single storey side extension, balcony to front elevation, demolish existing detached garage
6/ PL/22/0031/FA	<p>The meeting was closed at 7.02pm to let a member of the public speak and reopened at 7.06pm.</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</p>	47 St Huberts Close SL9 7EN	Demolition of existing garage and erection of two storey side extension to existing house

	furthermore is unsympathetic and inappropriate in the context of this Area of Special Character.		
7/ PL/22/0033/VRC	No objection If this application is granted permission the Council would like the following condition applied: <ul style="list-style-type: none"> All side windows to be fitted with frosted glass. 	Wood Acre 75 Camp Road SL9 7PF	Variation of condition 11 (Approved plans) of application PL/20/3332/FA (Demolition of existing dwelling and construction of a replacement house and garage with repositioned access.) to allow for single storey side extension and enlarging the first floor side projection
8/ PL/22/0038/FA	No objection	Kings Lodge 38 Windsor Road, SL9 7NE	Loft conversion with 2 front and 2 rear dormer windows, 1 front and 1 rear rooflight, changes to windows, chimney removal and internal alterations
9/ PL/22/0044/FA	No objection provided the application is compliant with the 1 metre boundary rule.	Cornucopia 43 Woodhill Avenue SL9 8DP	Demolition of garage, part single/part two storey side and rear extension and addition of Juliet balcony to rear elevation.
10/ PL/22/0048/FA	No objection	Beechwood 20 Beech Way SL9 8BL	Single storey front garage extension
11/ PL/22/0094/CONDA For info only		Bulstrode Oxford Road SL9 8SZ	Approval of conditions 11 (Drainage Strategy) and 12 (Maintenance Plan) of planning permission PL/20/4405/FA - Demolition of 1970s detached outbuildings at front of property, redevelopment and change of use of site to a hotel with ancillary facilities, including part single, part two storey front extension, single storey rear extension, two storey and second floor linking extensions, alterations to roofs, windows and doors, detached part single, part two storey staff accommodation block, associated landscaping and parking provision.)

12/ PL/22/0108/TP	<p>The Council has no objection the Oak T1 reduction. The Council objects to the Tulip Tree crown reduction for the following reasons:</p> <ul style="list-style-type: none"> • It an extremely fine, mature specimen of an ornamental street tree that is full of flower in its season. • It is in a prominent position being at the head of a three way junction and so visible for a great distance and much enjoyed by members of the public. • The time for pruning was when the Tulip tree (liriodendron tulipifera) was a small developing youngster. • Because it is so unusual to find such a mature specimen in a public space, it is to be treasured and enjoyed. 	47 St Huberts Close SL9 7EN	Oak T1 - Crown reduce back to previous by removing approximately 2-3m from the height and approximately 2-2.5m from sides, Tulip T2 - Crown reduce by removing approximately 2 -2.5m from the height and approximately 1.5-2m from the side ensuring minimum clearance of approximately 1.5m from the property. (TPO/BD/1972/04)
13/ PL/22/0134/CONDA For info only		Bulstrode Oxford Road SL9 8SZ	Approval of condition 5 (Staircase link detail) of Listed Building Consent PL/20/4406/HB - Listed building consent for the demolition of 1970s detached outbuildings at front of property, redevelopment and change of use of site to a hotel with ancillary facilities, including two storey front extension, single storey rear extension, two storey and second floor linking extensions, alterations to the roof, windows and doors, detached single and two storey staff accommodation block, associated landscaping, parking provision and internal alterations
14/ PL/22/0168/TP	No objection	Wildwood 58 Windsor Road SL9 7NF	Conifer - Fell (SBDC TPO No 31, 1995.)
15/ PL/22/0163/FA	<p>No objection</p> <p>The Council requests for the following condition to be applied if the application is granted permission:</p> <ul style="list-style-type: none"> • The owner to install some landscaping behind the gates. 	40 Howards Thicket SL9 7NX	First floor rear extensions and front boundary railings

16/ PL/22/0214/PNE	No objection	Sandyacre Oxford Road SL9 7PU	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.0 metres, eaves height 3.0 metres)
17/ PL/22/0278/TP	No objection to this reduction, provided it is pruned evenly all around the tree. This is so the tree is not left lopsided.	Little Baddow 7 Orchehill Rise SL9 8PS	Prune Lime T1 - Reduce overhanging growth by 1-1.5 meters to provide clearance to the drive (TPO/SBDC/2000/05),
18/ PL/22/0288/CONDA		The Paddock 57 Camp Road SL9 7PG	Approval of conditions 2 (materials), 3 (floor and ground levels), 6 (landscaping scheme), 7 (Bat Emergence Survey and Re-entrance Survey Report) of planning permission PL/21/2418/FA (Demolition of the existing dwelling and the erection of a new detached dwelling and associated parking.)

Meeting ended at 7.39pm

Planning Committee members – All Councillors. Date of next meeting 21st February 2022

Signed

Date