

MARLOW TOWN COUNCIL

Court Garden
Pound Lane
Marlow
Bucks
SL7 2AG

TO:

MEMBERS OF PLANNING ENVIRONMENT AND TRANSPORTATION COMMITTEE:

Councillor N Marshall – Chairman
Councillor T Avery – Vice Chairman

Councillors: S Brown, E West, R Wilson, J Towns

A MEETING OF THE PLANNING ENVIRONMENT AND TRANSPORTATION COMMITTEE WILL BE HELD ON TUESDAY 5th NOVEMBER 2019 AT 7.00 pm IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.



Mrs Hilary Martin
Town Clerk
31.10.2019

A G E N D A

- | | | |
|--------------|--|--------------------|
| P.108 | Apologies for absence | |
| P.109 | Declarations of interest | |
| P.110 | To agree as a true record the Minutes of the previous meeting dated 24.09.2019 | |
| P.111 | Decisions made by Wycombe District Council since 20.09.2019 | INFORMATION |
| P.112 | Consideration of planning sheets 026 | DECISION |
| P.113 | Verbal update on #sustainablemarlow progress | INFORMATION |
| P.114 | Town Bus usage statistics from Transport for Buckinghamshire | INFORMATION |
| P.115 | Wycombe District Council consultation on the Householder Planning and Design Guidance Supplementary Planning Document | INFORMATION |
| P.116 | Consultation information regarding a proposed upgrade to the existing telecommunications installation at Globe Business Park, Marlow | INFORMATION |
| P.117 | Date and time of next meetings: | INFORMATION |
| | Plans only – Tuesday 26th November 2019 at 7.00 pm | |
| | Full PET meeting – Tuesday 17th December 2019 at 7.00 pm | |

Apologies for Absence

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Declarations of Interest

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MARLOW TOWN COUNCIL

Court Garden, Pound Lane, Marlow, Bucks

MINUTES OF THE PLANNING ENVIRONMENT AND TRANSPORTATION COMMITTEE MEETING HELD ON TUESDAY 24th SEPTEMBER 2019 AT 7.00 pm IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW

Present:	Chairman	Cllr N Marshall
	Councillors	Cllr T Avery Cllr R Wilson Cllr R Scott Cllr J Towns
	Town Clerk Administration	H Martin D Abbott

P.099 APOLOGIES FOR ABSENCE

Apologies were received from Cllr E West, Cllr S Brown

P.100 DECLARATIONS OF INTEREST

No declarations of interest were made.

P.101 MINUTES DATED 13.08.2019

The minutes of the previous meeting dated 13.08.2019 were presented by Cllr J Towns and signed and agreed as a true record.

P.102 DECISIONS MADE BY WYCOMBE DISTRICT COUNCIL SINCE 09.08.2019 INFORMATION

Members noted that there was an 94% compliance rate between MTC's comments and decisions made by Wycombe District Council between 09.08.2019 – 19.09.2019.

P.103 CONSIDERATION OF PLANNING SHEETS 024 DECISION

Members reviewed the current planning applications on planning sheet **024** and comments were submitted to Wycombe District Council.

P.104 ENVIRONMENTAL PERFORMANCE INDEX COMPILED BY THE ENVIRONMENT WORKING GROUP TO BE RATIFIED BY PET INFORMATION

It was agreed that the Index would be available on the Marlow Town Council Website under the Environment Policy pages. The Index will be updated as when new data is available.

P.105 CYCLE PATHS - TO SUPPORT THE TTM PROPOSALS WHERE POSSIBLE DECISION

The vision is for as many Marlow residents as possible to be able to access the town centre and other important destinations within Marlow easily and safely by bicycle, and to have confidence that they will be able to leave cycles securely locked at destinations.

The plan is to create a network of safe cycling routes connecting Marlow's main residential areas with the town centre plus other important destinations, and to expand bicycle storage at key destinations.

These routes are designed as local connections between where people live and the places they are most likely to want to go on a routine or frequent basis, including the town centre, schools, parks, sports centres, the business park, the library and post office, and the country park.

Essentially, it is a hub and spokes model, with routes radiating out from the town centre, but designed to pass schools in particular, wherever possible.

This vision is without prejudice to the need for more and better longer-distance safe cycling routes for commuters and leisure cyclists to neighbouring settlements.

Four types of cycle path are envisaged:

- Where road width permits, dedicated cycle tracks running between roads and pavements - for example, this might be possible along Henley Road and Wycombe Road.

- Where road width does not permit dedicated cycle tracks, more shared use paths using pavements alongside major roads.
- Where it is not possible to accommodate cycles on pavements, install signage and road markings to signal to all users that this is a designated cycle route - for example along Institute Rd, Newfield Rd and Westhorpe Rd.
- Re-designate certain off-road footpaths as shared use for pedestrians and cycles. Typically these will be footpaths that are wide, or that can be widened. Key, in all cases, will be to instil codes of behaviour so that cyclists and walkers can co-exist safely.

Resolved:

Transition Town Marlow have put some proposals together showing their aspirations for cycle paths in and around Marlow, PET are happy to support TTM in this initiative.

P.106 RELEAF MARLOW - INFORMATION SHARING WITH FULL SUPPORT OF THE RELEAF TEAM IN THEIR ASPIRATIONS TO RELEAF MARLOW INFORMATION

The project's goal is to maximise the number of trees around Marlow: along streets, on open spaces, and in countryside hedgerows.

The rationale is that more trees (of the right species in the right places) will: Beautify Marlow and its surrounding countryside; Benefit biodiversity; Absorb air pollution; Sequester carbon; and Create climate resilience.

The project is part of Marlow Town Council's #sustainablemarlow initiative. It is being run by volunteers through local pro-sustainability group Transition Town Marlow. The project's objectives and work streams are:

- 1) **Research:** Identify where there are opportunities for more trees. Survey Marlow and its surroundings to create a vision of all opportunity areas.
- 2) **Funding & sponsorship:** Apply for funding (e.g. the DEFRA Urban Tree Challenge Fund). Seek sponsorship from local

firms. Consider launching a tree sponsorship scheme aimed at residents.

- 3) **Permissions:** Where there are planting opportunities, liaise with landowners to seek permission for tree planting.
- 4) **Community liaison:** For proposed planting in open spaces and streets, liaise with residents to ensure local support for siting and species selection.
- 5) **Planting:** Where appropriate, provide volunteers to help with planting
- 6) **Aftercare:** Where appropriate, create mechanisms such as appointing local tree champions or via individual tree sponsorship to ensure new trees are well maintained.

A cross-cutting objective of the project is to work constructively and collaboratively with key decision makers including councils, private landowners and residents. Our aim is to encourage and facilitate more tree planting where it will be welcomed.

Recommended:

ReLeaf Marlow is one of the Environment Working Groups initiatives, they have submitted their project plan to PET who are happy to encourage this initiative, initially looking at Wycombe and Little Marlow Road.

P.107 DATE AND TIME OF NEXT MEETINGS

INFORMATION

Plans Only – Tuesday 15th October 2019 at 7.00 pm

Full PET meeting – Tuesday 5th November 2019 at 7.00 pm

Signed:

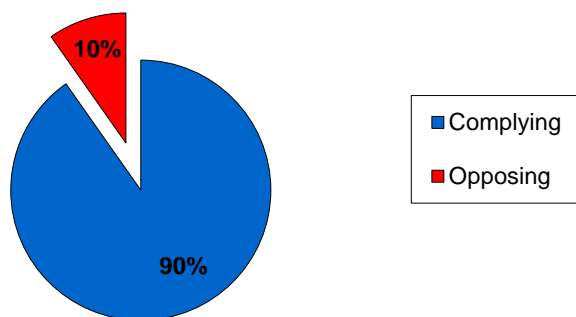
(Chairman)

Date:

Decisions made by Wycombe District Council since 20.09.2019:

There have been 41 decisions made by Wycombe District Council since 20TH September 2019. Of these decisions 37 complied with MTC's comments. This is a compliance rate of 90%.

Details of conflicting decisions from 20.09.2019 – 31.10.2019



23 Trinity Avenue	Householder application for construction of part two storey, part single storey rear extension and forming parking area in front garden including dropped kerb access. 13.08-03.09.2019	Applicant	Mr Adam Rowe & Ms Claire Watson
		19/06739/FUL	
<u>MTC Decision:</u> Objection – sightlines on ground floor and loss of on street parking			

62 Oak Tree Avenue	Householder application for construction of part single storey, part two storey rear and side extension, garage conversion, porch extension with changes to fenestration 20.08-10.09.2019	Applicant	Mr & Mrs M Hughes
		19/06869/FUL	
<u>MTC Decision:</u> Objection over development			

1 Redgrave Place	Householder application for extension of dropped kerb 28.08-18.09.2019	Applicant	Ms Fiona Peek
		19/07052/FUL	
<u>MTC Decision:</u> Objection dropping of the kerb on a corner contravenes Highways law			

26 Barnhill Gardens	Householder application for construction of single storey extension enclosing existing carport to create a storage room with canopy (retrospective) 16.08-06.09.2019	Applicant	Mrs Cristina Arpino
		19/06761/FUL	
<u>MTC Decision:</u> Object to reduction of parking spaces from 2 to 1			



The following planning applications will be considered at the meeting of the Planning, Environment & Transportation Committee to be held on 5th November 2019 at 7.00 pm in the Town Council Office.

Planning Sheet Ref: 026

Applications Received: 16.10.2019 to 05.11.2019

Trees

5 Fishermans Retreat	Fell 1 x Hawthorn tree (T1)	Applicant	Mrs Amy Peterson
		19/07523/CTREE	
<u>MTC Decision:</u> Objection – lack of supporting documents and felling of mature trees			

26 Barley Way	Fell 1 x Cherry tree	Applicant	Mr & Mrs Edge
		19/07525/CTREE	
<u>MTC Decision:</u> Objection – counter-productive to climate change and felling of matures trees			

23 Barley Way	Fell 1 x Cherry tree	Applicant	Mr & Mrs Brown
		19/07524/CTREE	
<u>MTC Decision:</u> Objection – counter-productive to climate change and felling of matures trees			

Plans

Pinecroft, Henley Road	Householder application for construction of two storey annexe 17.10-07.11.2019	Applicant	Mr & Mrs John Boon
		19/07307/FUL	
<u>MTC Decision:</u> Objection – Exceeds the building line and impact on street scene			

79-81 High Street	Listed Building application for insertion of new door and window to the Southern Flank Elevation and insertion of new partition along the original rear elevation of Listed Building 18.10-08.11.2019	Applicant	Sorbon Estates
		19/07356/LBC	
<u>MTC Decision:</u> No objection – subject to conservation officer			

79-81 High Street	Change of use of rear section of building at ground floor from A1 (Retail) to a flexible use falling within	Applicant	Sorbon Estates
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	use classes A1 (Retail), A2 (financial & professional services), B1(s) (office) and D1 (non-residential institutions) and insertion of new door and window to the Southern Flank Elevation 18.10-08.11.2019		19/07355/FUL
MTC Decision: No objection			

Stratton Cottage West Street	Householder application for landscape works to front and rear of Stratton Cottage, replacement of Asphalt front drive with clay pavers, replacement of existing terrace to rear with natural stone paving and clay pavers, installation of water feature, installation of free standing feature walls less than 2m high and new tree, shrub and perennial planting 24.10-14.11.2019	Applicant	Mr David Murray
		19/07385/FUL	
MTC Decision: No objection			

35A Mill Road	Householder application for conversion of existing first floor storage to games room with the insertion of roof lights to front elevation and new door to side	Applicant	Mr & Mrs C Lucking
		19/07338/FUL	
MTC Decision: No objection			

Land by Weir Cottage	Creation of new road hump within Mill Road, approximately 75mm high above the existing carriageway; 14.66m of road raising (including the road hump section) and new raised kerb; new low flood bund across the garden of Weir Cottage and new brick clad flood wall at the southern end of the garden and associated landscaping works	Applicant	Environment Agency
		17/07665/FUL	
MTC Decision: No objection			

6 Meadow Close	Householder application for construction of two storey side extension, single storey front porch extension, installation of flue to rear and construction of 2 x front & 1 x rear dormer windows. 28.10-18.11.2019	Applicant	Victoria Mc Guinness
		19/07253/FUL	
MTC Decision: No objection			

Florella, Wethered Road	Householder application for raising of roof, roof extensions/alterations to create first floor habitable accommodation, demolition of existing porch and associated external alterations	Applicant	Mr Marc Holmes & Miss Kirsten Jack
		19/07432/FUL	
MTC Decision: Objection – Impact on neighbouring amenities space, insufficient separation by first floor windows resulting in overlooking and loss of privacy.			

60 Oak Tree Avenue	Householder application for construction of single storey side/rear extension with pergola	Applicant	Mr & Mrs M & P Gaca
		19/07421/FUL	
MTC Decision: No objection subject to sightlines			

Walnut Tree Cottage Harwood Road	Householder application for construction of single storey front extension with canopy, first floor front extension, dormer window to side elevation and single storey rear extension	Applicant	Mr & Mrs Mike Pack
		19/07390/FUL	
MTC Decision: No objection			

Café Globe, Globe Business Park	Installation of ground base mounted external air conditioning condenser unit to north elevation of existing single storey cafe building	Applicant	Mr Robert Allfrey
		19/07405/FUL	
MTC Decision: No objection			

Tree works

1 Thamesfield Gardens	Reduce 1 Sycamore tree by 9 metres and crown thin 1 Magnolia tree by 40%	Applicant	Mrs Julie Ziaullah
		19/07431/CTREE	
MTC Decision: No objection – subject to tree officer approval			

Barley Way	Tree works as per schedule	Applicant	Mr Swartz
		19/07495/CTREE	
MTC Decision: No objection – subject to tree officer approval			

38 Claremont Road	Pollard the vertical and lateral stems by approx. 2.5m at tallest point back to main branching points and clean out the crown in order to remove the crossing vertical and lateral stems as required to 1 x Cooking Apple Tree	Applicant	Mrs Helen Benjamin
		19/07469/CTREE	
MTC Decision: No objection – subject to tree officer approval			

14 Beaufort Gardens	Crown thin by 20% to 1 x Acer tree (T1) and 1 x Pear tree (T2)	Applicant	Mr K Norman
		19/07526/CTREE	
MTC Decision: No objection – subject to tree officer approval			

3 Thames Lawn Mews	Reduce height by approximately 1m leaving as level as possible and face trim all sides retaining square shape to 1 x Yew Tree (T1) as this tree is an extension of the conifer hedge (G1) and should be maintained as such, reduce height of taller section by approximately 1.5m to leave approximately level with guttering from houses behind, hedge trim tops of remaining section behind tennis courts back to previous pruning points leaving as possible and face trim all sides as hard as possible whilst retaining a healthy green face to entire length of conifer hedge (G1) (from yew to corner of houses behind Thames Lawn) as part of it's normal maintenance and hedge trim all sides and top to re-establish squared off pleached look to row of pleached trees (G2) as part of its normal maintenance	Applicant	David Gabbay
		19/07590/TPO	
MTC Decision: No objection – subject to tree officer approval			

P.113

Verbal update on #sustainablemarlow progress

Verbal update to be given by Cllr J Towns

P.114

Town Bus usage statistics from Transport for Buckinghamshire

Snapshot of the total passenger numbers per day between 29/4 – 24/5.

PERIOD 5

Date	Day	Service	Driver	PAX
29/04/2019	MONDAY	158 160		44
30/04/2019	TUESDAY	158 160		54
01/05/2019	WEDNESDAY	158 160		63
02/05/2019	THURSDAY	158 160		56
03/05/2019	FRIDAY	158 160		76
04/05/2019	SATURDAY			
05/05/2019	SUNDAY			
06/05/2019	MONDAY	158 160		
07/05/2019	TUESDAY	158 160		65
08/05/2019	WEDNESDAY	158 160		81
09/05/2019	THURSDAY	158 160		53
10/05/2019	FRIDAY	158 160		69
11/05/2019	SATURDAY			
12/05/2019	SUNDAY			

13/05/2019	MONDAY	158 160		56
14/05/2019	TUESDAY	158 160		51
15/05/2019	WEDNESDAY	158 160		80
16/05/2019	THURSDAY	158 160		51
17/05/2019	FRIDAY	158 160		73
18/05/2019	SATURDAY			
19/05/2019	SUNDAY			
20/05/2019	MONDAY	158 160		44
21/05/2019	TUESDAY	158 160		54
22/05/2019	WEDNESDAY	158 160		79
23/05/2019	THURSDAY	158 160		49
24/05/2019	FRIDAY	158 160		79

P.115

Wycombe District Council consultation on the Householder Planning and Design Guidance Supplementary Planning Document

Please note that a lunchtime consultation event will take place on Thursday 7th November at the Council Offices in High Wycombe, between 12.30 pm and 13.30 pm. This will include a brief outline of the contents of the Householder Planning and Design Guidance SPD and any questions that you might have on how to respond to it.

Background

The Wycombe District Local Plan was adopted on 19th August 2019. This Supplementary Planning Document (SPD) provides detailed guidance to assist applicants with achieving the design quality required by Policy DM35: Placemaking and Design Quality of the Plan.

This SPD will, once adopted, form a material consideration which will be used to inform any planning applications that come forward relating to householder planning applications. It will be taken into account by the Council when determining these applications.

The SPD covers most types of householder development and specifically includes the following:

- Extensions in the Green Belt
- Front extensions
- Side extensions
- Rear extensions
- Roof extensions and alterations
- Garages and parking
- Decking
- Loss of light & the 56 / 60 degree rule
- Unneighbourly form
- Overlooking
- Outbuildings
- Residential Annexes
- Boundary Treatments.

How to respond

- Via the website using our online response form at www.wycombe.gov.uk/consultations
- By email to planning@wycombe.gov.uk
- By post to Stephanie Penney, Wycombe District Council, Queen Victoria Road, High Wycombe HP11 1BB

Documentation availability

You can view:

- the consultation draft SPD,
- a statement of consultation,
- information on how to respond to the consultation

at www.wycombe.gov.uk/consultations

P.116

Consultation information regarding a proposed upgrade to the existing telecommunications installation at Globe Business Park, Marlow

Proposed Base Station Installation At Ctil_116016 Tef_69647 Vf_42813 SW At Globe Business Park, Parkway, Marlow, Buckinghamshire, SL7 1YQ (Ngr E: 486181 N: 186773)

Telefónica UK Limited has entered into an agreement with Vodafone Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (Cornerstone) which is a joint venture company owned by Telefónica UK Limited and Vodafone Limited.

This agreement allows both organisations to:

- ☑ Pool their basic network infrastructure, while running two, independent, nationwide networks
- ☑ Maximise opportunities to consolidate the number of base stations
- ☑ significantly reduce the environmental impact of network development.

Cornerstone and Vodafone and Telefónica are in the process of identifying a suitable site in the Marlow area for a radio base station. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone and Telefónica are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's and Telefónica's continued network improvement program, there is a specific requirement for an upgrade at this location to provide 3G and 4G coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Cornerstone Consultation Letter to MPs - single site V.1 20190311

Clarke Telecom Limited Unit E, Madison Place, T: +44 (0) 161 785 4500 Northampton Road, Manchester, M40 5AG, UK F: +44 (0) 161 785 4501 www.clarke-telecom.com

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

PET Agenda

05.11.2019

12

CTIL_116016 TEF_69647 VF_42813 SW AT GLOBE BUSINESS PARK, PARKWAY, MARLOW, BUCKINGHAMSHIRE, SL7 1YQ (NGR E: 486181 N: 186773)

The proposal relates to the removal of the existing 1no. 540mm shroud on existing monopole and the installation of a replacement 1 no. 580mm on existing monopole and ancillary development thereto including the installation of 1no. GPS module.

The replacement shroud will resemble as closely as possible the existing shroud already in situ. The top height of the monopole will not increase and remain at 15m above ground level and the shroud width will increase by 40mm. The replacement shroud will be located in the same position as the existing shroud. The replacement shroud is required to improve the existing antennas functionality.

The GPS module is very small, approximately the size of a tennis ball, and it will be located on the dish bracket towards the top half of the pole. This will ensure that the GPS module will hardly be noticeable on this existing pole. This ensures that the visual impact of the development on the surrounding area has been minimised so far as practicable.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone and Telefónica installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

P.117

Other meetings:

Date and Time of next meetings:

Plans only – **Tuesday 26th November 2019 at 7.00 pm**

Full PET meeting – **Tuesday 17th December 2019 at 7.00 pm**