

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 10th MARCH 2020 AT 7.00 pm IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.

Mrs Hilary Martin
Town Clerk
05.03.2020

A G E N D A

P.127	Apologies for absence	
P.128	Declarations of Interest	
P.129	To agree as a true record the Minutes of the previous meeting dated 28.01.2020	
P.130	Decisions made by Wycombe District Council since 20.01.2020	INFORMATION
P.131	Consideration of planning sheets 031	DECISION
P.132	Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan – Focussed Regulation 18 Consultation: Sand and Gravel Provision and Operator Performance	INFORMATION
P.133	Marlow City Rider passenger statistics from 1 st April 2019 – 31 st March 2020	INFORMATION
P.134	#sustainablemarlow update	INFORMATION
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P.137 Arrangements for planning in the next Unitary

INFORMATION

P.138 Date and Time of next meetings:

INFORMATION

Plans only – Tuesday 31st March 2020 at 7.00 pm
Full PET – Monday 20th April 2020 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

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MINUTES OF THE PLANNING ENVIRONMENT AND TRANSPORTATION COMMITTEE MEETING HELD ON TUESDAY 28th JANUARY 2020 AT 7.00 pm IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW

Present:

Chairman

Cllr N Marshall

Councillors

Cllr R Wilson
Cllr S Brown
Cllr R Scott
Cllr J Towns

**Town Clerk
Administration**

H Martin
D Abbott

P.118 APOLOGIES FOR ABSENCE

Apologies were received from Cllr E West, Cllr T Avery

P.119 DECLARATIONS OF INTEREST

There were no declarations of interest

P.120 MINUTES DATED 05.11.2019

The minutes of the previous meeting dated 05.11.2019 were presented by Cllr N Marshall and signed and agreed as a true record.

P.121 DECISIONS MADE BY WYCOMBE DISTRICT COUNCIL SINCE 01.11.2019

INFORMATION

Members noted that there was an 89% compliance rate between MTC's comments and decisions made by Wycombe District Council between 01.11.2019 – 24.01.2020

P.122 CONSIDERATION OF PLANNING SHEETS 029

DECISION

Members reviewed the current planning applications on planning sheet **029** and comments were submitted to Wycombe District Council.

P.123 WYCOMBE DISTRICT COUNCILS AIR QUALITY SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION

INFORMATION

The Air Quality Supplementary Planning Document (SPD) sets out our preferred approach to applying development plan policies in relation to air quality.

The guidance is designed to support measures to mitigate against and improve air quality impacts from and on new developments. This is to help ensure that planning proposals are properly assessed for air quality impact, and that decisions:

- on any new development within Air Quality Management Areas, are consistent with the local Air Quality Action Plan
- support the delivery of the Air Quality Action Plan

The SPD supplements a number of policies set out in the Wycombe District Local Plan (adopted August 2019) and the Delivery and Site Allocations Development Plan Document (adopted July 2013).

P.124 YELLOW LINES ON WEST STREET/HENLEY ROAD, WEST STREET PARKING BAYS AND NO PARKING ON VERGES PROJECT IN LOCK ROAD AND CLAREMONT GARDENS

INFORMATION

The Town Clerk gave a verbal update on the above, parking bays and yellow lines have now been installed, the no parking on verges signage is due to be installed week commencing February 3rd by BCC.

P.125 VERBAL UPDATE ON #SUSTAINABLEMARLOW PROGRESS

INFORMATION

Cllr J Towns gave a verbal update on the progress of #sustainablemarlow

P.126 DATE AND TIME OF NEXT MEETINGS

INFORMATION

Plans Only – Tuesday 18th February 2020 at 7.00 pm

Full PET meeting – Tuesday 10th March 2020 at 7.00 pm

Signed:

(Chairman)

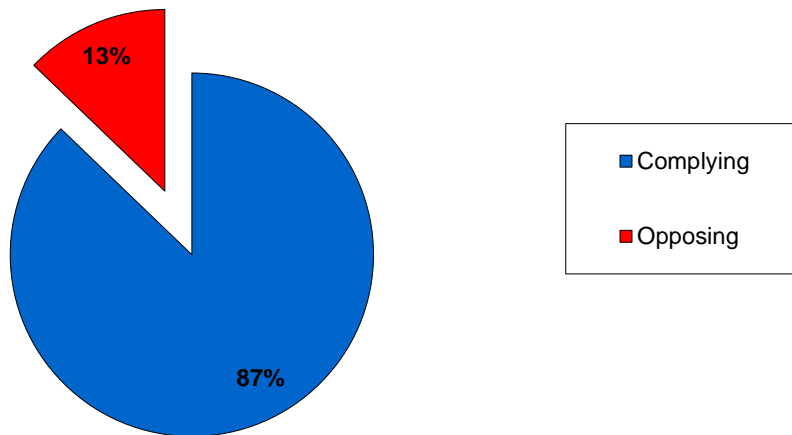
Date:

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Decisions made by Wycombe District Council since 20.01.2020:

There have been 39 decisions made by Wycombe District Council since 20th January 2020. Of these decisions 34 complied with MTC’s comments. This is a compliance rate of 87%.

Details of conflicting decisions from 20.01.2020 - 01.03.2020



I New Court	Variation of condition 2 (plan) attached to PP 17/07754/FUL (Reconfiguration of the existing internal space to provide 2 additional residential flats, associated external alterations to the building & landscaping together with provision of 7 additional parking spaces to the northwest of the existing building to serve New Court together with associated works & landscaping and the reconfiguration of existing parking to serve the buildings.) to allow for an improved internal layout to the apartment and improve day light conditions.	Applicant	
		19/07817/VCDN	

MTC Decision: Objection as we have concerns over the accessibility of the parking of which the layout was not shown. **Permitted**

1. Summary

- 1.1. This application is made under S73 of the Town and Country Planning Act 1990 (as amended) to vary the condition specifying the schedule of approved plans under planning permission 17/07754/FUL.
- 1.2. In essence the amendments sought are the addition of another proportionate dormer window in the roof slope, which matches the design of an already approved dormer; and the addition of a metal balustrade to a terrace, which is in keeping with the building.
- 1.3. The development is thus not considered to harm the character or appearance of the area, or the amenities of neighbours. It maintains a suitable level of amenity for prospective occupiers and an appropriate level of parking.
- 1.4. Therefore, the proposal is recommended for approval.

17 Hyde Green	Variation of condition 4 (obscure glazing) attached to PP 18/07997/FUL (Householder application for a two storey rear extension and front bay extension with porch cover, new gable end and insertion of new windows to the side elevations) to allow for new window	Applicant	Mr & Mrs David Stern
		19/07814/VCDN	

MTC Decision: Objection we support the obscure glazing as required and no reason provided for removal of the obscure glazing **Permitted**

The adjacent dwellings to the north and south have a flank to flank relationship with the application dwelling and are positioned at an angle to one another. The view from the first floor northern flank windows, which would serve a bathroom and stairwell, would face the flank elevation of No. 15 Hyde Green and would not result in a material loss of privacy. The view from the first floor southern flank windows, which would serve 2 bedrooms, would have a view towards the flank elevation of No. 19 Hyde Green and would have an angled view towards their rear garden. Due to this angled relationship it would require a concerted effort in order to directly overlook the neighbour's rear garden. In addition the high boundary hedges within the curtilage of No. 19 Hyde Green assist in screening their rear garden. The relationship is such that the installation of clear glazing to the first floor southern flank elevation would not result in a material loss of privacy.

18 Edinburgh Road	Householder application for construction of part two storey, part single storey side/rear extension and associated external alterations	Applicant	Mr Joseph Barrero
		19/07679/FUL	

MTC Decision: Objection as inadequate parking shown and sightlines are not demonstrated **Permitted**

The development will result in the loss of the existing garage, although this structure does not meet current size requirements and would not be able to accommodate most modern cars, leaving the property with one onsite space.

The enlarged dwelling would benefit from 7 habitable rooms/4 bedrooms which generates a requirement for 3 spaces. Given that the property is situated at the end of a cul-de-sac which has no parking restrictions an objection based on lack of parking could not reasonably be sustained.

Gresham House, Unit P,	Display of 1 x externally illuminated fascia sign and 1 non-illuminated fascia sign (Exp 02.03.2020)	Applicant	Screwfix Direct Limited
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Globe Business Park		19/07995/ADV
<p>MTC Decision: Objection to the night-time illumination due to the impact on the adjacent residential area. Permitted</p> <p>2. Summary</p> <p>2.1. Retrospective consent is sought for the display of 1 x externally illuminated fascia sign and one – non illuminated fascia sign.</p> <p>2.2. The application seeks to erect a fascia sign to the front and left elevation of the building which fronts Station Approach and Fieldhouse Lane, and would incorporate the branding of ‘Screwfix’, however the provision of illumination on the fascia sign facing Station Approach was considered to be harmful to the character and amenities of the local area.</p> <p>2.3. Amendments were sought to show removal of the illumination for the fascia sign facing ‘Station Approach’. This was later confirmed by the agent via email on 06.02.2020, and the application is now considered to be acceptable.</p> <p>2.4. Furthermore, no significant impacts are envisaged from the illuminated side facing fascia sign. It is also not considered that the safety and convenience of highway users would be unduly impacted by the proposed scheme.</p>		

Westside Cottage Highfield Park	Change of use of an area of woodland to residential garden incorporating part lawn, composite decking, flower bed and formation of retaining walls and steps (retrospective).	Applicant	Mrs Karen Richardson-Scarfe
		19/07655/FUL	
<p>MTC Decision: No objection Refused</p> <p>3. Summary</p> <p>3.1. Permission is sought retrospectively for the change of use of an area of woodland to residential garden incorporating part lawn, composite decking, flower bed and formation of retaining walls and steps.</p> <p>3.2. The site is situated in the Green Belt and the Chilterns Area of Outstanding Natural Beauty. The woodland is protected by an area Tree Preservation Order.</p> <p>3.3. Extension to residential curtilages is not one of the limited forms of development allowed within the Green Belt which in the absence of very special circumstances is considered to be inappropriate development and harmful to the openness of the Green Belt, representing an urbanisation of the countryside. The loss of a substantial section of the woodland and the associated change in levels and introduction of retaining features will diminish the quality of the woodland as a future within the wider landscape to the detriment of the special character of the Chilterns Area of Outstanding Natural Beauty (AONB).</p> <p>3.4. In addition insufficient ecological information has been submitted in order for the Council to be able to assess the implications of the loss of the woodland’s ecological interest and it is thus unclear if the development will provide sufficient mitigation to satisfy the requirements of adopted policy DM13 and provide adequate compensation to outweigh any harm caused by the loss of what could have been a priority habitat.</p> <p>3.5. The application is recommended for refusal and referred to the Council’s Enforcement Team.</p>			



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MARLOW TOWN COUNCIL

The following planning applications will be considered at the meeting of the Planning, Environment & Transportation Committee to be held on 10th March 2020 at 7.00 pm in the Town Council Office.

Planning Sheet Ref: 031

Applications Received: 19.02.2020 to 10.03.2020

59 Glade Road	Householder application for construction of dropped kerb (Exp 12.3.2020)	Applicant	Mrs Julia Bennett
		20/05430/FUL	

MTC Decision:

10 Spring Gardens	Householder application for construction of single storey rear extension (Exp 13.03.2020)	Applicant	Mr Nicholas Bishop
		20/05325/FUL	

MTC Decision:

1 Quoitings Drive	Householder application for construction of single storey front extension, new porch and front steps, first floor side extension and single storey rear extension (Exp 16.03.2020)	Applicant	Mrs Jing Ma
		20/05328/FUL	

MTC Decision:

4 Edinburgh Drive	Householder application for construction of part additional storey over the existing single storey front/side extension (Exp 16.03.2020)	Applicant	Mr Scott McKenzie
		20/05352/FUL	

MTC Decision:

33 Spittal Street	Erection of an entrance barrier within the courtyard (retrospective) (Exp 17.03.2020)	Applicant	Shanly Homes
		20/05329/FUL	

MTC Decision:

30 Seymour Park Road	Householder application for construction of dropped kerb to front to allow access to existing hard standing parking area (Exp 17.03.2020)	Applicant	Mr William Cogan
		20/05332/FUL	

MTC Decision:

31 Seymour Park Road	Householder application for construction of two storey front, part single part two storey rear and rear box dormer in connection with loft conversion (alternative scheme to 19/07870/FUL) (Exp 30.03.2020)	Applicant	Arthur O'Hagan
		20/05510/FUL	
<u>MTC Decision:</u>			

27 Bobmore Lane	Householder application for construction of double side extension, part single part two storey rear extension, removal of Chimney and new Dropped Kerb (Exp 19.03.2020)	Applicant	Ms Corinne Davis
		20/05375/FUL	
<u>MTC Decision:</u>			

41 Chapel Street	To replace old front door with a new, more secure and efficient timber door. The design is similar and will remain timber, but the colour will change from a dark stained wood to a painted light grey.	Applicant	Ms Anna Little
		20/05228/LBC	
<u>MTC Decision:</u>			

41 Chapel Street	To replace old front door with a new, more secure and efficient timber door. The design is similar and will remain timber, but the colour will change from a dark stained wood to a painted light grey.	Applicant	Ms Anna Little
		20/05227/FUL	
<u>MTC Decision:</u>			

Cothelstone Henley Road	Demolition of the existing dwelling and construction of a replacement 5-bedroom dwelling with associated double garage (Exp 27.03.2020)	Applicant	Ms Martin
		20/05473/FUL	
<u>MTC Decision:</u>			

2 Spinners Walk	Demolition of existing dwelling and replacement with new dwelling, detached garden room, landscape and boundary treatment (Exp 27.03.2020)	Applicant	Mr & Mrs Nir & Tamar Feldberg
		20/05460/FUL	
<u>MTC Decision:</u>			

14 Stapleton Close	Householder application for construction of two storey rear infill extension following demolition of conservatory (Exp 27.03.2020)	Applicant	Mr & Mrs Mears
		20/05434/FUL	
<u>MTC Decision:</u>			

26 Dedmere Road	Householder application for construction of single storey rear conservatory (Exp30.03.2020)	Applicant	Mr Jonathan Slack
		20/05568/FUL	

MTC Decision:

52A Oak Tree Road	Householder application for part single part two storey front extension (Exp 30.03.2020)	Applicant	Mr & Mrs R Wheatley
		20/05610/FUL	

MTC Decision:

8 Spinfield Lane West	Householder application for construction of single storey rear extension (Exp 31.03.2020)	Applicant	Mr & Mrs G Brooks
		20/05520/FUL	

MTC Decision:

4 Globeside Globe Business Park	External mechanical alterations to existing 'technical' building, including the installation of an Air Handling Units and the installation of 8 x external floor mounted condensers to the rear of the existing building (alternative scheme to PP 19/07551/FUL) (Exp 24.03.2020)	Applicant	Telefonica
		20/05409/FUL	

MTC Decision:

79 Glade Road	Reduce low limb over drive by 1m cutting back to a suitable branch union and lightly thin by 10% to reduce wind resistance x 1 Monterey Pine (T1) (Exp 11.03.2020)	Applicant	Mrs Shipton
		20/05304/CTREE	

MTC Decision:

St Peters Church	Cut off approximately 2 metres off each branch to 1 x Ash tree (T1) as branches are extensive and near a Listed Building (Exp 17.03.2020)	Applicant	Rev Michael Turner
		20/05416/TPO	

MTC Decision:

**Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan
– Focussed Regulation 18 Consultation: Sand and Gravel Provision and Operator Performance**

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the Central and Eastern Berkshire Authorities) are working in partnership to produce a Joint Minerals and Waste Plan which will guide minerals and waste decision making in the Plan area.

The Joint Minerals and Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area, eventually providing replacement policies based on up to date evidence of the current levels of provision for minerals and waste facilities in the Plan area. Importantly, the Plan aims to establish the future levels of provision required to meet national and regional policy targets and objectives. It will set out a new vision of how this will be achieved and provide details of strategic sites that we propose will deliver the vision.

To date, several information gathering consultations have been achieved to inform the Plan, each of these form part of Regulation 18:

- In Summer 2017, an 'Issues and Options' Consultation was undertaken to gather technical information and confirm the evidence base
- During Summer / Autumn 2018, a 'Draft Plan' consultation set out the proposed approach for the Joint Minerals and Waste Plan
- Due to a limited number of site options, a further 'Call for Sites' exercise was carried out. This resulted in an additional site (Bray Quarry Extension) being proposed. This was subject to consultation during the Summer of 2019

Work is underway to prepare the Proposed Submission version of the Plan. However, one of the proposed allocations was recently refused planning permission. The landowner has 'shelved' any plans for extraction and has not renewed the option to extract minerals from the site with the operator. As a result, the plan was making limited provision of sand and gravel. In order help address this, a further call for sites was undertaken in late 2019 and an 'Area of Search' approach was explored.

The Consultation document sets out the criteria for defining an 'Area of Search' for sand and gravel provision. It also includes two new sites (which have been nominated following a recent 'Call for Sites' exercise) and these are being considered for allocation in the Plan. These sites are: Land west of Basingstoke Road, Spencers Wood which is within the Borough of Wokingham and has the potential to provide sand and gravel and; an area between Horton Brook and Poyle Quarry, which is within the Royal Borough of Windsor and Maidenhead and has the potential to provide 250,000 tonnes of sand and gravel.

In addition, and as a result of the responses received in relation to the 'Draft Plan', including concerns raised by local residents, a new policy has been drafted. It aims to ensure the past performance of minerals and waste operators form part of the material considerations taken into account in decision making.

The Central and Eastern Berkshire Authorities are required to undertake the same level of consultation for these newly proposed sites and new policy as the rest of the Plan and background evidence base.

As a result, the Central and Eastern Berkshire Authorities are inviting feedback from statutory consultees, stakeholders, communities, local organisations and businesses on the 'Areas of Search' approach, the potential new sites (Land west of Basingstoke Road and the Area between Horton Brook and Poyle Quarry) and the Operator Past Performance Policy.

The responses received from this Focussed Regulation 18 Consultation will inform the Proposed Submission Plan (Regulation 19) which is being prepared by Hampshire Services on behalf of Central and Eastern Berkshire Authorities and is intended to be submitted to the Secretary of State for independent examination.

The consultation document supporting this consultation can be found by visiting <http://www.hants.gov.uk/berksconsult>. Documents are also available for inspection during normal working hours at all public libraries within the Royal Borough.

A consultation response form is available to complete online or can be downloaded from <http://www.hants.gov.uk/berksconsult>

Please send completed hard copies of the response form to the address provided at the top of this letter. There is no need to repeat previous comments made on the plan.

This consultation will be launched on Tuesday, 11 February 2020 and will run for six weeks, closing at **5pm on Monday, 23 March 2020**.

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Marlow City Rider Passenger Statistics from 1st April 2019 – 31st March 2020

Passenger Loadings 2019-20

Red Eagle
SB/160/5

Period	Marlow City Rider sch	Marlow City Rider nsch	
4	1 Apr - 27 Apr	563	535
5	28 Apr - 25 May	1,177	
6	26 May - 29 Jun	254	1,201
7	30 Jun - 27 Jul	805	252
8	28 Jul - 24 Aug	-	1,121
9	25 Aug - 28 Sep	965	356
10	29 Sep - 26 Oct	1,222	
11	27 Oct - 23 Nov	784	281
12	24 Nov - 28 Dec	1,067	125
1	29 Dec - 25 Jan	816	195
2	26 Jan - 22 Feb		
3	23 Feb - 31 Mar		
Total	7,653	4,066	11,719

5 week period

#sustainablemarlow update

Verbal update to be given by Cllr J Towns

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Environment groups collaboration

Verbal update to be given by Cllr J Towns

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Electric vehicle induction charging

Verbal update to be given by Cllr N Marshall

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Arrangements for planning in the next Unitary

Verbal update to be given by Cllr N Marshall

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Other meetings:

Date and Time of next meetings:

Plans only – **Tuesday 31st March 2020 at 7.00 pm**

Full PET meeting – **Monday 20th April 2020 at 7.00 pm**

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