

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 28th JANUARY 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
23.01.2020

A G E N D A

P.118	Apologies for absence	
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P.125	#sustainablemarlow update	INFORMATION
P.126	Date and Time of next meetings:	INFORMATION
	Plans only – Tuesday 18 th February 2020 at 7.00 pm	
	Full PET – Tuesday 10 th March 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

MINUTES OF THE PLANNING ENVIRONMENT AND TRANSPORTATION COMMITTEE MEETING HELD ON TUESDAY 5th NOVEMBER 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.108 APOLOGIES FOR ABSENCE

Apologies were received from Cllr E West, Cllr S Brown

P.109 DECLARATIONS OF INTEREST

Cllr R Scott declared an interest in planning application **17/07665/FUL**

P.110 MINUTES DATED 24.09.2019

The minutes of the previous meeting dated 24.09.2019 were presented by Cllr N Marshall and signed and agreed as a true record.

P.111 DECISIONS MADE BY WYCOMBE DISTRICT COUNCIL SINCE 20.09.2019

INFORMATION

Members noted that there was an 90% compliance rate between MTC's comments and decisions made by Wycombe District Council between 20.09.2019 – 31.10.2019.

CONSIDERATION OF PLANNING SHEETS 026

Members reviewed the current planning applications on planning sheet **026** and comments were submitted to Wycombe District Council.

DECISION

P.113 VERBAL UPDATE ON #SUSTAINABLEMARLOW PROGRESS

INFORMATION

The Environmental working Group meeting will be held on the 6th November 2019 and an update will be given at the Town Council meeting on the 12th November 2019.

P.114 TOWN BUS USAGE STATISTICS FROM TRANSPORT FOR BUCKINGHAMSHIRE

INFORMATION

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

RESOLVED

Marlow town council will continue to monitor the usage of the bus.

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

RESOLVED

Cllr R Scott said that he would be attending on behalf of Marlow Town Council.

P.116 CONSULTATION INFORMATION REGARDING A PROPOSED UPGRADE TO THE EXISTING TELECOMMUNICATIONS INSTALLATION AT GLOBE BUSINESS PARK, MARLOW

INFORMATION

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:

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 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

Signed:

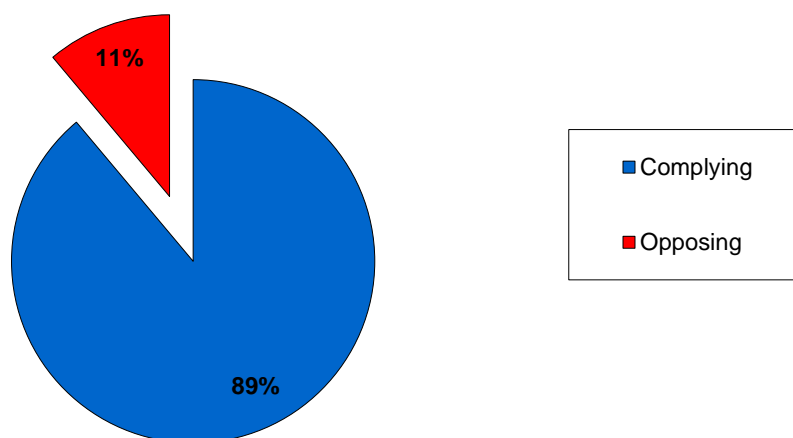
(Chairman)

Date:

Decisions made by Wycombe District Council since 01.11.2019:

There have been 63 decisions made by Wycombe District Council since 1st November 2019. Of these decisions 56 complied with MTC's comments. This is a compliance rate of 89%.

Details of conflicting decisions from 01.11.2019 – 19.01.2020



21 Pound Crescent	Fell 1 x Oaktree due to incidences of branch failure/death 08.10.19-29.10.2019	Applicant	P Johnston
		19/07371/TPO	
MTC Decision: Objection to felling of mature trees, bark wound could be treated Permitted			

House on the Hill Beechwood Drive	Fell 1 x Ash (T1) - cavity of unknown cause at the base of the tall slender tree overhanging the garage Unit and fell 1 x Lawson Cypress (T2) - mostly dead, low amenity value and poor location 30.09-21.10.2019	Applicant	Mr R Holliday
		19/07308/TPO	
MTC Decision: Objection to the felling of mature trees and poor location is irrelevant Permitted			

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

18 Lock Road	Householder application for construction of boundary wall, piers, gates and extended dropped kerbs to front elevation 30.09-21.10.2019	Applicant	Mr & Mrs A Paish
		19/07219/FUL	
MTC Decision: Objection to loss of on street parking. The owner also needs to reinstate the verge area that has been damaged by the construction vehicles during the building process. Permitted			

Mulliners Cottage 8 Institute Road	Fell 1 x Pitch Pine	Applicant	Mr Ray Dunsbier
		19/07760/CTREE	
MTC Decision: Objection to the unjustified felling of mature trees Permitted			

8 Churchill Drive	Householder application for construction of part two storey, part single storey side/rear extension (alternative scheme to pp 19/05288/FUL)	Applicant	Mrs Miller-Hall
		19/07480/FUL	
MTC Decision: Objection – out of keeping with the street scene Permitted			

Rear Courtyard Windsor House Dean Street	Change of use for redundant part of ground floor of Windsor House from ancillary A1 (shops) to C3 (residential) to create 1x1 bed flat. 09.10.19-30.10.19	Applicant	Shanly Estates
		19/07419/FUL	
MTC Decision: Objection – the proposed parking would appear to conflict with manoeuvring of delivery vehicles and waste collection Permitted			



The following planning applications will be considered at the meeting of the Planning, Environment & Transportation Committee to be held on 28th January 2020 at 7.00 pm in the Town Council Office.

Planning Sheet Ref: 029

Applications Received: 08.01.2020 to 28.01.2020

Plans

26 Oak Tree Avenue	Householder application for construction of single storey side extension (exp 29.01.2020)	Applicant	Mr & Mrs Spratley
		19/07952/FUL	
MTC Decision: No objection subject to sightlines			

4 Hillside Road	Demolition of existing building and construction of replacement 4-bedroom replacement dwelling/house with associated hard and soft landscaping (Exp 29.01.2020)	Applicant	Mr & Mrs Byrne
		19/08011/FUL	
MTC Decision: No objection			

1 Thames Lawn Mews	Householder application for construction of first floor rear extension, alterations to the existing fenestration and reconfiguration of the internal layout. (Exp 29.01.2020)	Applicant	Mr & Mrs De Barr
		19/08075/FUL	
MTC Decision: No objection			

7 Grayling Close	Change of use of land to residential garden with fencing (retrospective) (Exp 31.01.2020)	Applicant	Mr Ben Cottman
		19/07829/FUL	
MTC Decision: No objection			

Police Station Dean Street	Display of 2 x non-illuminated monolith 'V' board signage mounted on raised posts (Exp 31.01.2020)	Applicant	Churchill Retirement Living
		19/08094/ADV	
MTC Decision: Objection as oversized and has a negative impact on the street scene			

5 Beechwood Drive	Demolition of existing dwelling, garage and outbuildings and construction of 1 x detached dwelling with associated works, detached garden storage plant/machinery room and toilet/changing room (Exp 31.01.2020)	Applicant	Mr & Mrs Hill
		19/08068/FUL	

MTC Decision: No objection

1-3 Spittal Street First Floor Flat	Change of use of first floor ancillary A1 (retail use) use to C3 (residential use) to create 1 x flat above existing shop (Exp 03.02.2020)	Applicant	David Howells
		19/08100/FUL	

MTC Decision: No objection

87 Newtown Road	Householder application for construction of loft conversion including the installation of three roof lights. (Exp 04.02.2020)	Applicant	Ms Natalie Buckley
		19/08078/FUL	

MTC Decision: No objection subject to meeting parking standards

56-58 High Street	Display of 1 x externally illuminated fascia sign, 1 x externally illuminated amenity sign board to front, 1 x externally illuminated hanging sign and 2 x internally illuminated menu boards (Exp 04.2.2020)	Applicant	McMullen & Sons Limited
		19/08096/ADV	

MTC Decision: No objection

56-58 High Street	Alterations to shopfront & installation of 2 x lights to main entrance and window box planters (Exp 04.02.2020)	Applicant	McMullen & Sons Limited
		19/08095/FUL	

MTC Decision: No objection

50 Glade Road	Householder application for the construction of a part single, part two storey rear extension, alterations to existing fenestrations, hip to gable roof extension in connection with loft conversion with rear box dormer (Exp 05.02.2020)	Applicant	Kerry Poonsen
		19/08048/FUL	

MTC Decision: No objection subject to sightlines

Riverpark House 2 Riverpark Drive	Householder application for construction of part two storey, part single storey front, side & rear extension, insertion of 3 x dormer windows to rear in connection with conversion of loft to habitable accommodation and block paving of driveway (alternative scheme to PP 18/07877/FUL and PP 19/05855/FUL) (exp 05.02.2020)	Applicant	Mr Mark Bilson
		19/08109/FUL	

MTC Decision: No objection

15 Hillside Road	Householder application for single storey rear infill extension following demolition of existing conservatory, formation of new rear access steps & landing, alterations to fenestration including three rooflights and internal alterations. (exp 05.02.2020)	Applicant	Mr & Mrs D Cole
		20/05068/FUL	
MTC Decision: No objection			

22 The Orchard	Householder application for construction of single storey side extension with pitched roof on the front elevation (Exp 07.02.2020)	Applicant	Mr & Mrs James Sparks
		20/05015/FUL	
MTC Decision: No objection subject to meeting parking standards			

Marlow Methodist Church	Construction of single storey front and rear extensions and associated internal/external alterations (exp 12.02.2020)	Applicant	Mr David Duxbury
		19/07933/FUL	
MTC Decision: No objection			

5 Dedmere Court	Householder application for construction of single storey rear extension (Exp 13.02.2020)	Applicant	Ms S Brooks
		20/05125/FUL	
MTC Decision: No objection			

7 Gossmore Lane	Householder application for construction of single storey rear extension with roof lantern, insertion of 2 x rooflights to front elevation at first floor level, pitched roof to front porch and associated external alterations (Exp 14.02.2020)	Applicant	Mr Phillip & Mrs Sarah James
		20/05121/FUL	
MTC Decision: No objection			

Waterworks Cottage 2 Chalkpit Lane	Householder application for construction of detached outbuilding with accommodation for elderly relative and carer (alternative scheme to PP 19/06369/FUL) (Exp 17.2.2020)	Applicant	Joe Bell
		20/05141/FUL	
MTC Decision: Objection as not ancillary to main house			

74 Oxford Road	Householder application for construction of single storey rear extension in connection with demolition of fence and wood storage structure. (Exp 18.02.2020)	Applicant	Mr John Shevenell
		19/08040/FUL	
MTC Decision: No objection subject to sightlines			

11 Ridgeway Close	Householder application for construction of two storey front extension, part two storey/part single storey rear extension and alterations to fenestrations following demolition of garage and rear extension (Exp 18.02.2020)	Applicant	Ms Katie Lawrence
		20/05169/FUL	
<u>MTC Decision:</u> No objection			

3 Ridgeway Close	Householder application for construction single storey side/rear extension following demolition of rear garage, alterations to fenestrations and formation of enlarged vehicle hardstanding (Exp 18.02.2020)	Applicant	Mr & Mrs D Merrilees
		20/05040/FUL	
<u>MTC Decision:</u> No objection			

Tree Works

Cromwell House 1 Cromwell Gardens	Tree works as per schedule	Applicant	Mrs Rosemary Facer
		20/05053/CTREE	
<u>MTC Decision:</u> No objection subject to tree officer approval			

All Saints Church	Re-pollard and remove basal epicormic growth as necessary to Lime trees (T11, 12, 33, 35, 36, 42, 43, 44, 45, 46)	Applicant	Dr Neil Strong
		20/05063/CTREE	
<u>MTC Decision:</u> No objection subject to tree officer approval			

P.123

Wycombe District Council's Air Quality Supplementary Planning Document consultation

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).

Yellow lines on West Street/Henley Road, West Street parking bays and no parking on verges project in Lock Road and Claremont Gardens

P.124

Verbal update to be given by Town Clerk

#sustainablemarlow update

P.125

Verbal update to be given by Cllr J Towns

Other meetings:

P.126

Date and Time of next meetings:

Plans only – **Tuesday 18th February 2020 at 7.00 pm**

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