

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 VIRTUAL MEETING OF THE PLANNING ENVIRONMENT AND TRANSPORTATION COMMITTEE WILL BE HELD ON TUESDAY 6th OCTOBER 2020 AT 7 pm VIA ZOOM AND YOU ARE HEREBY SUMMONED TO ATTEND.

Mrs Hilary Martin
Town Clerk
01.10.2020

A G E N D A

P.168	Apologies for absence	
P.169	Declarations of Interest	
P.170	To agree as a true record the Minutes of the previous meeting dated 25.08.2020	
P.171	Decisions made by Buckinghamshire Council since 17.08.2020	INFORMATION
P.172	Consideration of planning sheets 041	DECISION
P.173	Station Road – Loading bay Hunts Hardware	INFORMATION
P.174	Guidance on the new planning legislation on Permitted Development and change of use.	INFORMATION
P.175	Date and Time of next meetings:	INFORMATION
	Plans only – Tuesday 27 th October 2020 at 7.00 pm	
	Full PET – Tuesday 17 th November 2020 at 7.00 pm	

Apologies for Absence

Cllr N Marshall, Cllr S Brown

P.168

Declarations of Interest

P.169

MARLOW TOWN COUNCIL

Court Garden, Pound Lane, Marlow, Bucks

MINUTES OF THE PLANING ENVIRONMENT AND TRANSPORTATION MEETING HELD VIRTUALLY AND LIVE
STREAMED ON THE TOWN COUNCIL'S FACEBOOK PAGE ON TUESDAY 25th AUGUST 2020 AT 7PM

Present: **Chairman** Cllr N Marshall

Councillors
Cllr S Brown
Cllr R Scott
Cllr R Wilson
Cllr E West

Town Clerk Hilary Martin
Admin Debbie Abbott

P.162 APOLOGIES FOR ABSENCE

Cllr J Towns

P.163 DECLARATIONS OF INTEREST

Cllr R Wilson declared an interest in planning application 20/07004/FUL

P.164 MINUTES DATED 14.07.2020

The minutes of the previous meeting dated 14.07.2020 were presented by Cllr N Marshall and agreed as a true record.

P.165 DECISIONS MADE BY BUCKINGHAMSHIRE COUNCIL SINCE 06.07.2020

INFORMATION

Members noted that there was an 89% compliance rate between MTC's comments and decisions made by Buckinghamshire Council between 06.07.2020 – 16.08.2020

P.166 CONSIDERATION OF PLANNING SHEETS 039

DECISION

Members reviewed the current planning applications on planning sheet **039** and comments were submitted to Buckinghamshire Council.

P.167 DATE AND TIME OF NEXT MEETINGS

INFORMATION

Plans Only – Tuesday 15th September at 7.00 pm
Full PET meeting – Tuesday 6th October 2020 at 7.00 pm

Signed:

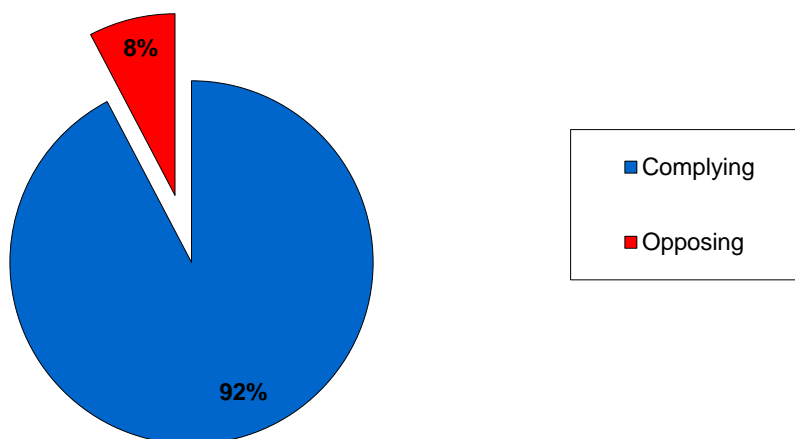
(Chairman)

Date:

Decisions made by Buckinghamshire Council since 17.08.2020:

There have been 39 decisions made by Buckinghamshire Council since 17th August 2020. Of these decisions 36 complied with MTC's comments. This is a compliance rate of 92%.

Details of conflicting decisions from 17.08.2020 – 27.09.2020



6a Claremont Gardens	Fell and remove stump x 1 Horse Chestnut (Exp 07.08.2020)	Applicant	Mr John Kilkenny
		20/06773/CTREE	
MTC Decision: Object to unjustified felling of mature tree, defer to tree officer and request replacement tree if felling is permitted. PERMITTED			

56 Station Road	Fell 1 x Cherry tree (Exp 07.08.2020)	Applicant	Paul Dooley
		20/06797/CTREE	
MTC Decision: Object to unjustified felling of mature tree, defer to tree officer and request replacement tree if felling is permitted. PERMITTED			

36 Redgrave Place	Householder application for construction of single storey rear extension with dwelling alterations (Exp 12.08.2020)	Applicant	Tracie Kinsey
		20/06738/FUL	

MTC Decision: Objection to the size of extension and loss of light and privacy to immediate neighbour. Suggest that all roof lanterns be installed with obscure glass. **PERMITTED**

1. Summary of Issues

The key issues in this case are:-

- The impact of the proposal on the character and appearance of the original property and the area in general.
- The impact of the proposal on the residential amenities of neighbouring dwellings.
- The impact of the proposal on local highway conditions with regards to access and parking.

Development Plan Policies and Guidance:

Adopted Wycombe District Local Plan (August 2019): DM31 (Development Affecting the Historic Environment), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM34 (Delivering Green Infrastructure and Biodiversity in Development) DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

Delivery and Site Allocations Plan (2013): Policy DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geodiversity importance)

Is the property in the Green Belt?

N

Is the proposed development in a flood risk area?

N

Is the proposed development out of keeping with the existing property?

N

Would the proposal be harmful to the character and appearance of the area?

The proposed extension is a single storey structure to the rear of the house to the full width of the dwelling. The proposal would be finished in materials to match the existing or similar. The external alterations may be partly visible within the street scene however the impact is considered to be acceptable and to respect the surrounding residential location.

Would the privacy of adjoining properties be adversely affected?

N

Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance?

Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?	
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There is a 1.8m intervening boundary fence. The plans indicate that the majority of the extension would remain screened behind this enclosure. The structure is a single storey extension to the ground floor only, there are roof lights proposed either side which will be set away from the boundary and given the nature and siting, it is considered that privacy levels would not be adversely affected.

The external alterations in respect of the outer flank wall are considered to be acceptable, providing the first floor window to bathroom (non-habitable room) is finished in obscure glazing and this will be secured by condition.

Whilst it is noted that the proposal is an extensive structure, however it is still a ground floor single storey extension that is of good design principles which will help to minimise the impact.

The plans show that the proposed extension would meet the Council's light angle guidance in respect of the nearest adjoining neighbours and therefore the light levels would not be significantly reduced whereby a refusal of planning permission would warranted.

Is the number of parking spaces serving the property deficient as a result of the proposed development?	N
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The current arrangement of two on-site parking spaces will be maintained.

Are there any other issues that would result in the development being prejudicial to highway safety?	N
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Does the proposal protect and enhance biodiversity and green infrastructure?	Y
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Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development. No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.

In this case the extension would not have a negative impact upon biodiversity or green infrastructure and, given the limited scope of the proposal, enhancement is not considered proportionate.

Are there any other relevant planning issues that need to be considered?	N
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<u>Conclusion</u>	
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Given the above, is the development considered to accord with all relevant Local Plan policies, whereby the application can be recommended for approval?	Y
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P.172

MARLOWTOWNCOUNCIL

The following planning applications will be considered at the meeting of the Planning, Environment & Transportation Committee to be held on 6th October 2020 at 7.00 pm via Zoom.

Planning Sheet Ref: 041

Applications Received: 12.09.2020 to 02.10.2020

Wyn Vale Cottage 43 West Street	Fell 1 x Magnolia	Applicant	Mrs Pemberton
		20/07386/CTREE	

MTC Decision:

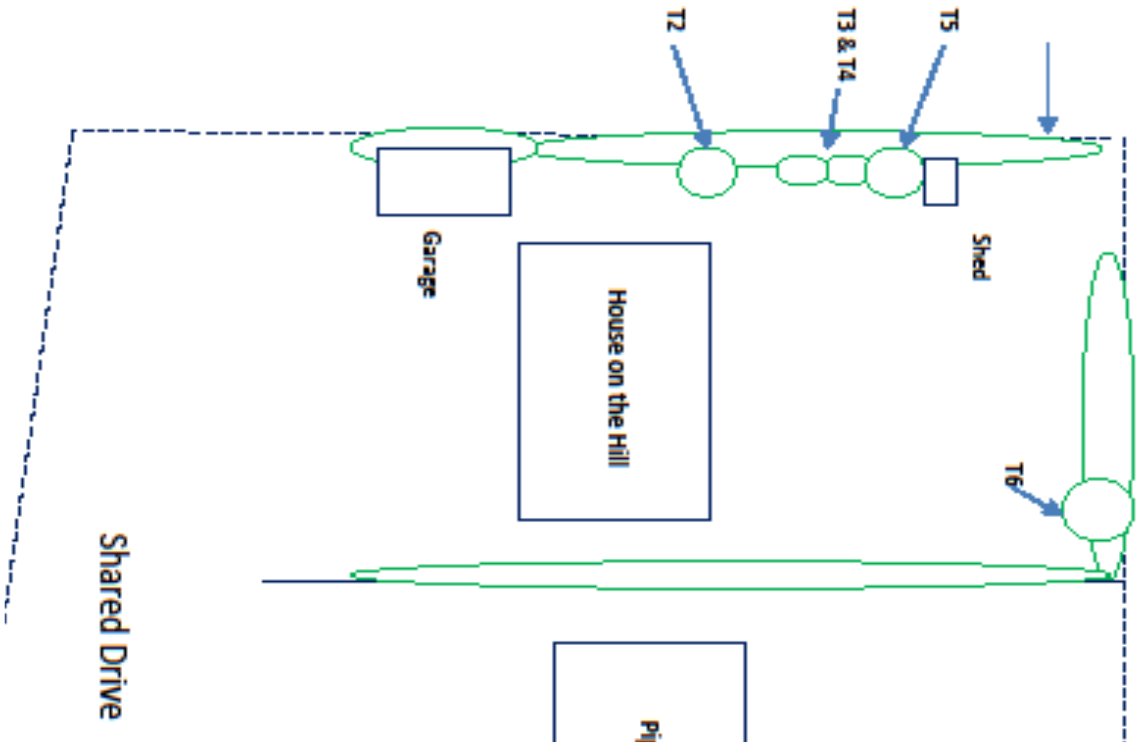
<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGNGLCSC0QB00&prevPage=inTray>



House on the Hill Beechwood Drive	Fell to ground level due to dieback 2 x Ash (T3 & T4) (exp 21.10.2020)	Applicant	Mr & Mrs O'Brien
		20/07538/TPO	

MTC Decision:

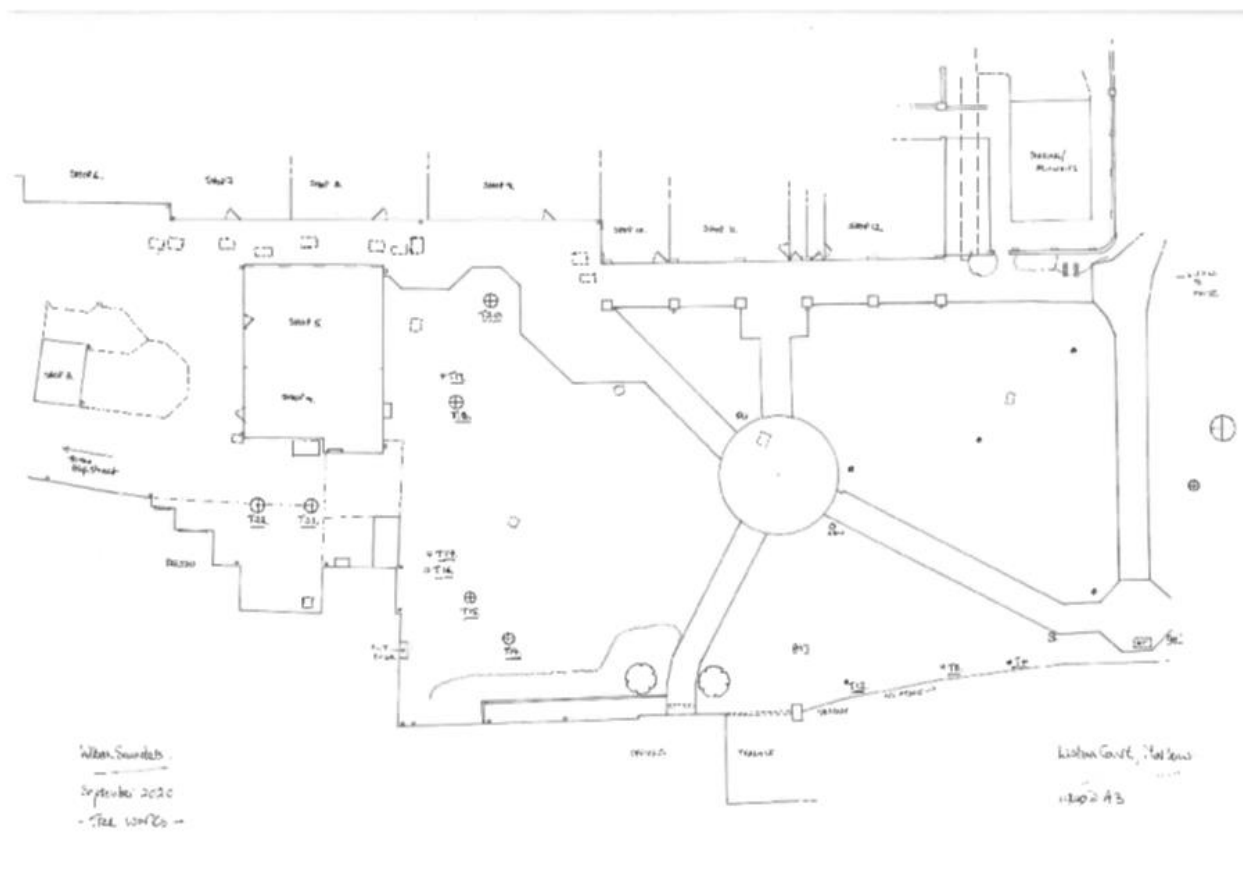
<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QHENCUSCM8D00&prevPage=inTray>



Liston Court	Crown raise to approx.12m and level canopy all round due to excessive shading x 1 London Plane (T22), fell because of proximity to buildings x 1 Horse Chestnut (T21)	Applicant	C/O Agent
		20/07359/TPO	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGFGQZSLIX00&prevPage=inTray>



3 Beverley Close	Householder application for construction of 2 x single storey rear extensions, side pitched roof to garage and raising of the existing side garage wall, front pitched roof canopy, extension to dropped kerb and replacement cladding to front	Applicant	Mr & Mrs T Gordon
		20/07290/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QG4COFSCLBJ00&prevPage=inTray>



7 Trout Close	Householder application for construction of single storey side and rear extensions with log fire pipe, alterations to fenestrations, and pitched roof with crown	Applicant	Mr George Scott & Mrs Charlotte Fehrmann
		20/07302/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QG4M9YSC0QB00&prevPage=inTray>



7 Green verges	Householder application for construction of single storey front extension	Applicant	Mrs Sandra Mooney
		20/07338/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGDM24SCLHJ00&prevPage=inTray>



77 Newfield Gardens	Householder application for construction of outbuilding with attached pergola and single storey log cabin outbuilding on platform for use as home office/gym (retrospective) (Exp 12.10.2020)	Applicant	Ms Mary Kathleen Phillips
		20/07145/FUL	

MTC Decision:

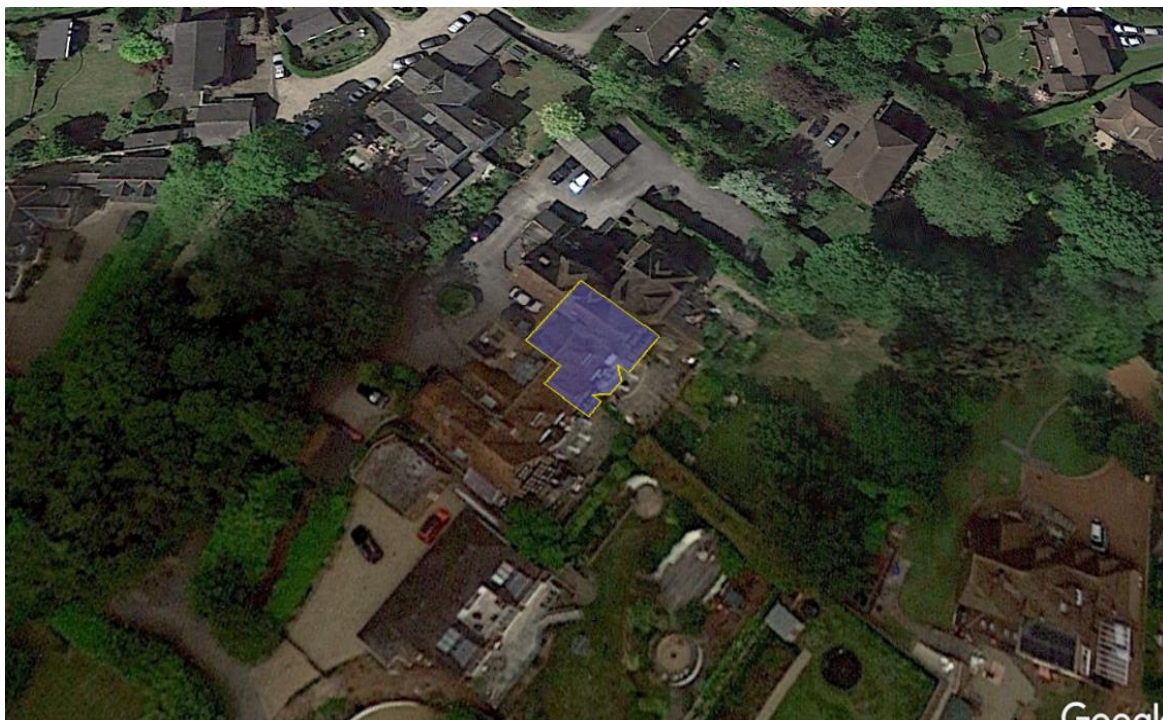
<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QFCKN5SCKTC00&prevPage=inTray>



1 Tweenfields Highfield Park	Householder application for construction of rear detached outbuilding (Exp 13.10.2020)	Applicant	Mr J White
		20/07381/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGMVCKSCLMB00&prevPage=inTray>



8 Gossmore Walk	Householder application for construction of first floor side extension (13.10.2020)	Applicant	Mr & Mrs Dutton
		20/07380/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGMVBXSCLM900&prevPage=inTray>



Land South of 1 Seymour Court Road	Erection of apartment block comprising 4 x 1 bed flats, 4 x parking spaces and bin/cycle storage (Exp 07.10.2020)	Applicant	Mr A Hussain
		20/07319/FUL	

MTC Decision:

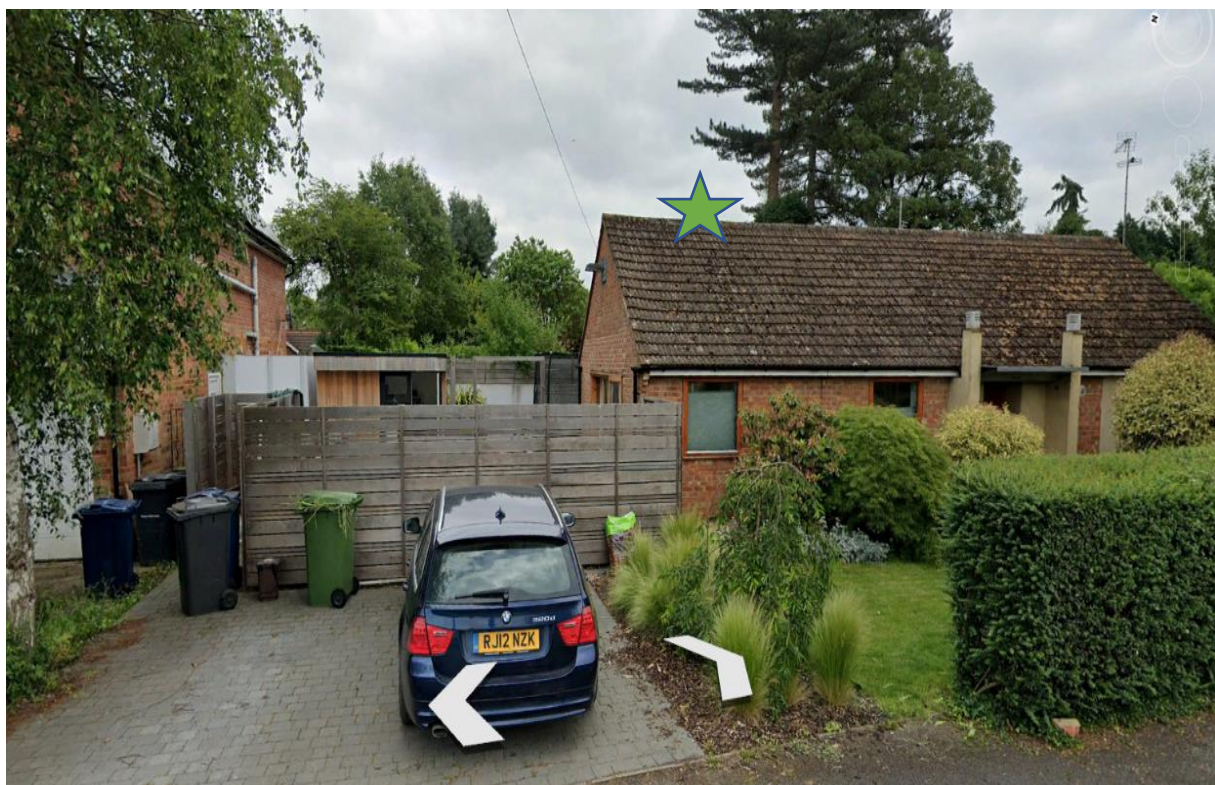
<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGBRDCSCLF700&prevPage=inTray>



65 Riverpark Drive	Demolition of existing dwelling/house and erection of 1 x 3-bed dwelling/house	Applicant	Mr & Mrs Wessels
		20/07443/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGW4QGSLTS00&prevPage=inTray>



35 Mill Road	Householder application for installation of two outdoor air source heat pump units to rear with timber screen (Exp 16.10.2020)	Applicant	Trevor Farnfield
		20/07350/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGFGOYSCLIF00&prevPage=inTray>



2 Garnet Court	Change of Use of Amenity land at rear to residential garden & erection of 1.8 m fencing with 35cm trellis above to boundary with Pound Lane (Exp 20.10.2020)	Applicant	Mr & Mrs A Clarke
		20/07475/FUL	

MTC Decision:

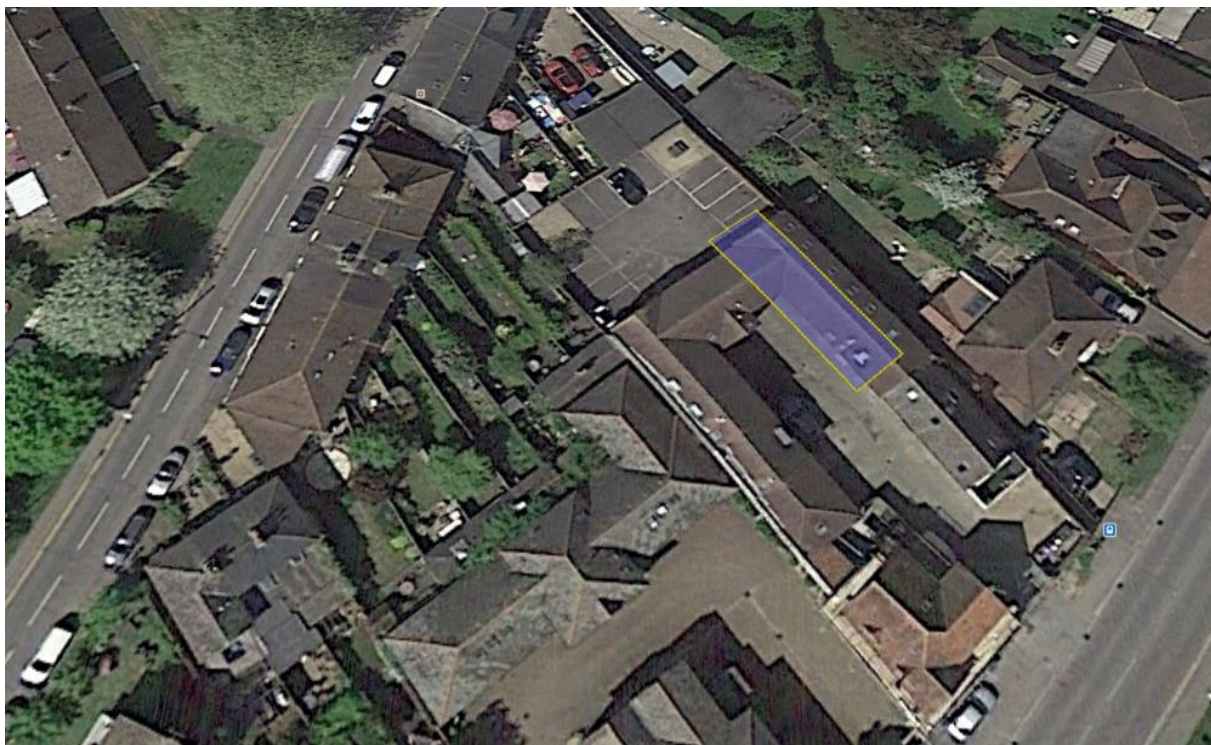
<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QH3JC8SCM1D00&prevPage=inTray>



Beech House 27 Little Marlow Road	Erection of single storey rear extension with terrace over and alterations to fenestration (exp 20.10.2020)	Applicant	Mr R Edwards
		20/07512/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QH7SX4SC00500&prevPage=inTray>



29 Dedmere Road	Householder application for garage conversion into habitable accomodation, enclosure of front porch and fenestration alterations (Exp 20.10.2020)	Applicant	Mr & Mrs M Baxter
		20/07472/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QH3JBCSCM1700&prevPage=inTray>



Liston Court	Demolition of existing bin store and wall, construction of 2 x dwellinghouses with provision of bin stores and parking (Exp 20.10.2020)	Applicant	Sorbon Estates
		20/07411/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGQYHKSC0QB00&prevPage=inTray>



I Highfield Park	application for construction of two storey front extension, installation of solar panels to rear roof slope and alterations to fenestrations 9exp 22.10.2020)	Applicant	Andre Mellet & Kim Lombard
		20/07489/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QH5E09SCM2C00&prevPage=inTray>



11 Beaumont Rise	Clip new growth and crown lift removing lower branches to give clearance of 2.5 meters x 1 Yew	Applicant	Mr Patrick Courtney
		20/07308/CTREE	

MTC Decision:

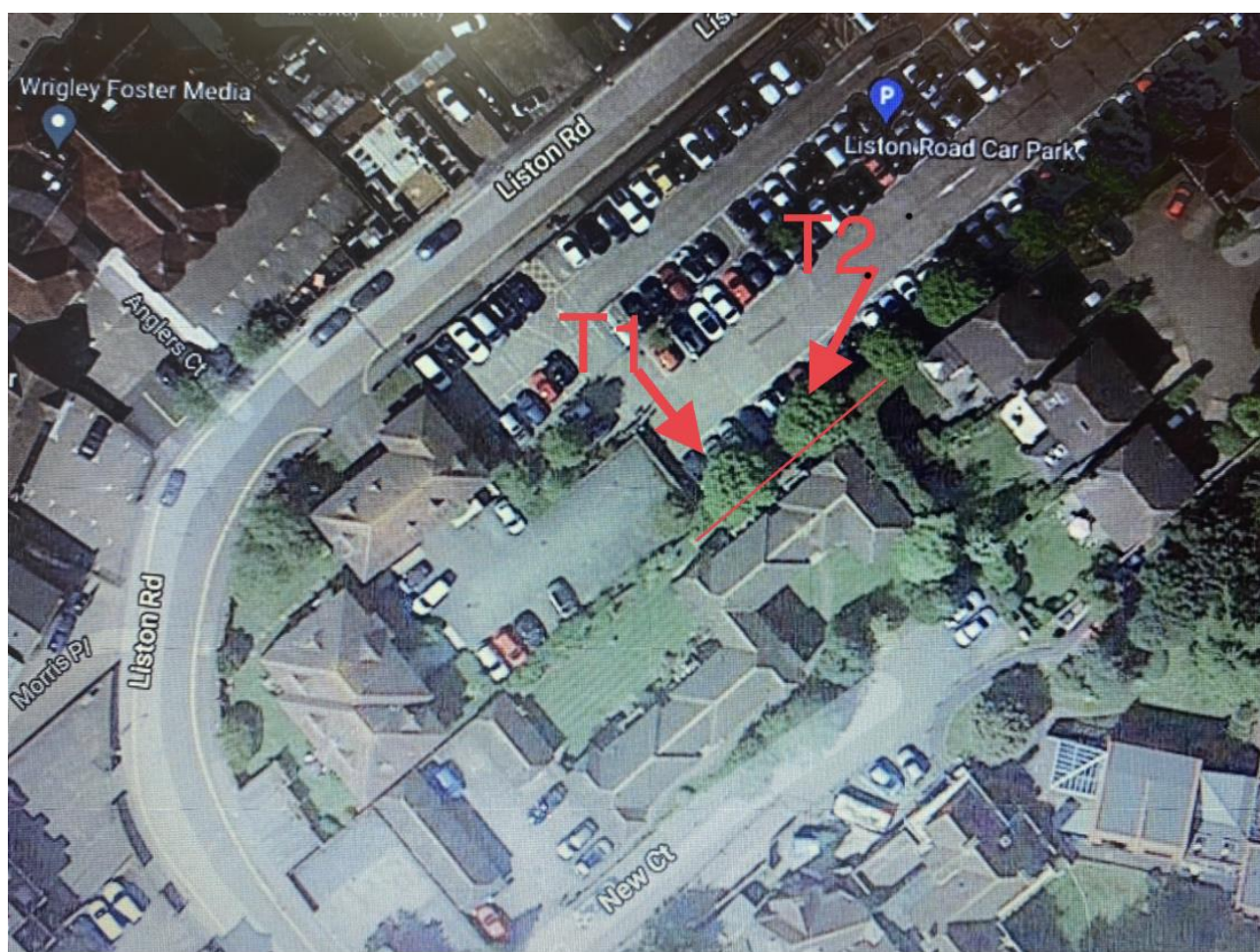
<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QG67CSSCLCK00&prevPage=inTray>



8 Chiswick Lodge Liston Road	Reduce side lateral branches to be pruned back to the boundary line by approximately 2.5 metres x 2 Hornbeams (T1 & T2) (Exp 12.10.2020)	Applicant	C/o Agent
		20/07382/CTREE	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QGMVCRSCLMD00&prevPage=inTray>



15 Allanson Road	Householder application for construction of single storey rear extension (Exp 23.10.2020)	Applicant	Mr & Mrs Smith
		20/07534/FUL	

MTC Decision:

<https://publicaccess.wycombe.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QHENBQSCM8500&prevPage=inTray>



P.173

Station Road - Loading bay Hunts Hardware

Letter received from Mr Hunt

For many years there had been a request from us to our Highways dept' to reinstate the limited parking in front of the business premises either side of our shop (No 35) in order to aid customer shopping and loading heavy goods, but sadly all of the requests and correspondence has fell on deaf ears. More recently we have gained nearby retail competition in the Station area with Parking and on top of that the Covid pandemic which are both taking their toll on us. Shortly we will have to consider the renewal of our shop lease and the big question is as to whether it will be viable or not to do so, although we dearly want to. Many of our customers have openly told us that loading heavy items is the problem and they seek easier ways to shop where they can park, shop/browse, purchase or load. On the other side of the coin it is the deliveries coming into the shop that often block the roads and create havoc to other road users (photos available) and the nearby junctions also our staff sometimes having to cross the road to unload. I am sure that if we could have some help and guidance on this matter on trying to get installed a daytime loading bay in front of these commercial premises, it would help us maintain our future in the Marlow. With the new unitary authority in place we all appeal to you our Town Council to support us as we understand that you now have more powers. Therefore, may I request that you discuss this matter as appropriate on the basis that it could be recommended to the Highways Dept' for action. I do realise that things do not happen overnight, but our lease will have to be confirmed in the new year. Thank you for at least reading this and if out of your remit may I ask you to forward a request on our behalf to the correct department responsible.

P.174

Guidance on the New legislation on Permitted Development and change of use

To inform Parish and Town Councils of the recent changes made by central government to the planning system, which have already come into force.

This is separate from the government's consultation launched on 6th August 2020 to reform the planning system.

Other meetings:

P.175

Date and Time of next meetings:

Plans only – **Tuesday 27th October 2020 at 7.00 pm**

Full PET meeting – **Tuesday 17th November 2020 at 7.00 pm**