

MARLOW TOWN COUNCIL

Court Garden
Pound Lane
Marlow
Bucks
SL7 2AG

TO:

MEMBERS OF PLANNING AND TRANSPORTATION COMMITTEE:

Councillor N Marshall – Chairman
Councillor T Avery – Vice Chairman

Councillors: C Heap, C Hoyle, J Towns, R Wilson,

A MEETING OF THE PLANNING AND TRANSPORTATION COMMITTEE WILL BE HELD ON TUESDAY 15th JUNE 2021 DIRECTLY AFTER THE TOWN COUNCIL MEETING IN THE SEYMOUR ROOM, COURT GARDEN HOUSE, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.

Mrs Hilary Martin
Town Clerk
10.06.2021

A G E N D A

- | | | |
|---------|--|-------------|
| P.01.21 | Apologies for absence | |
| P.02.21 | Declarations of Interest | |
| P.03.21 | To agree as a true record the Minutes of the previous meeting dated 30.03.2021 | |
| P.04.21 | Decisions made by Buckinghamshire Council since 22.03.2021 | INFORMATION |
| P.05.21 | Consideration of planning sheets 052 | DECISION |
| P.06.21 | Update on the proposed Henley Road 5G mast installation | INFORMATION |
| P.07.21 | Update on new Environment & Sustainability Committee | INFORMATION |
| P.08.21 | Date and Time of next meetings: | INFORMATION |
| | Plans only – Tuesday 6 th July 2021 at 7.00 pm | |
| | Full PT – Tuesday 27 th July 2021 directly after the Town Council meeting | |

Apologies for Absence

P.01.21

Declarations of Interest

P.02.21

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 30th MARCH 2021 AT 7PM

Present:	Chairman	Cllr N Marshall
	Councillors	Cllr T Avery Cllr R Scott Cllr R Wilson Cllr J Towns
	Town Clerk Admin	Hilary Martin Debbie Abbott

P.204 APOLOGIES FOR ABSENCE

Cllr E West, Cllr S Brown

P.205 DECLARATIONS OF INTEREST

None declared

P.206 MINUTES DATED 16.02.2021

The minutes of the previous meeting dated the 16.02.2021 were presented by
Cllr N Marshall and agreed as a true record.

P.207 DECISIONS MADE BY BUCKINGHAMSHIRE COUNCIL SINCE 08.02.2021**INFORMATION**

Members noted that there was an 90% compliance rate between MTC's comments and
decisions made by Buckinghamshire Council between 08.02.2021 – 21.03.2021

P.208 CONSIDERATION OF PLANNING SHEETS 049**DECISION**

Members reviewed the current planning applications on planning sheet **049** and
comments were submitted to Buckinghamshire Council.

P.209 ASSETS OF COMMUNITY VALUE**DECISION**

The listings of Assets of Community Value below expired at the end of the five years
listing period, and have been removed from the Council's List of Assets of Community
Value, and its land registry entry has been updated to reflect this.

The Duke, Marlow	-	29 th June 2020
Claytons, Marlow	-	25 th August 2020
The Oarsman, Marlow	-	8 th September 2020
Royal British Legion, Marlow	-	21 st October 2020
The Prince of Wales, Marlow	-	9 th November 2020

Assets may be nominated for Asset of Community Value Status again before or after their previous listing has expired. All nominations will be processed in accordance with the Council’s Assets of Community Value Policy and relevant parties will be notified accordingly.

Recommended

For members to agree to re-nominate these places as assets of community value.

Resolved

Members agreed to re-nominate these places as assets of community value and noted The Cross Keys is now called The Oarsmen.

P.210 REVIEW OF COMMUNITY ENGAGEMENT ON ENVIRONMENT INFORMATION
Cllr J Towns updated members on the community response from the Public Environment meeting that was held on the 18th March 2021.

P.211 MILL ROAD SWAN FENCE FORWARD PLAN INFORMATION
Cllr N Marshall gave an update on plans going forward to fence off the Mill Road area where the swans nest.

The Town Clerk suggested that she investigate changing the height of the fence and placing a permanent sign on the site.

P.212 DATE AND TIME OF NEXT MEETINGS INFORMATION
Plans Only – Tuesday 20th April 2021 at 7.00 pm
Full PET meeting – TBA

Signed:

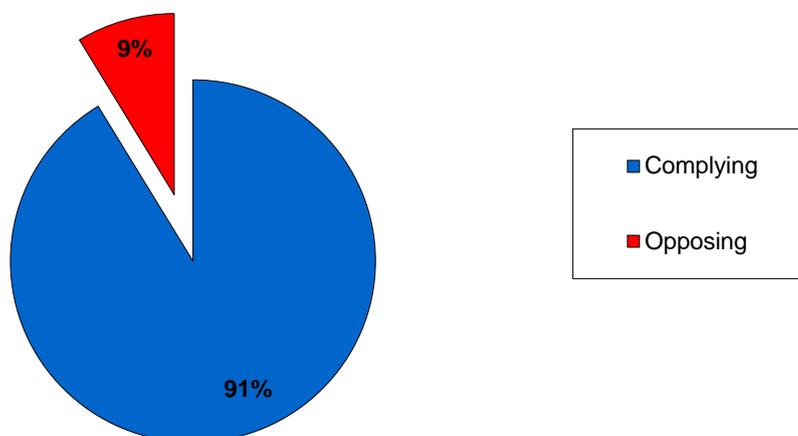
(Chairman)

Date:

Decisions made by Buckinghamshire Council since 22.03.2021:

There have been 69 decisions made by Buckinghamshire Council since 22nd March 2021. Of these decisions 63 complied with MTC's comments. This is a compliance rate of 91 %.

Details of conflicting decisions from 22.03.2021 – 06.06.2021



81 Station Road	Erection of two storey rear extension to existing building to create 2 x 1 bed flats with alterations to parking at front, insertion of new and altered windows and balconies to existing building (18.02.2021)	Applicant	Steve Leahy – Bijou Living Limited
		21/05141/FUL	
MTC Decision: Objection to lack of separation to existing properties, impact on privacy, ineffectual privacy screens and removal of trees. PERMITTED			
<p><u>Officers Report</u></p> <p>Transport matters and parking DSA: DM2 (Transport requirements of development sites) New Local Plan: DM33 (Managing Carbon Emissions, Transport and Energy Generation)</p> <p>5.5. Station Road is a C-classified Road subject to a speed restriction of 30mph, with parking and waiting restrictions present within the vicinity of the site in the form of double yellow lines. The road benefits from pedestrian footways as well as street lighting.</p> <p>5.6. In combination of the previously approved application, which proposed 6(no) flats, as well as the currently proposed application, which proposes 2(no) flats, this would bring the total number of flats on this site to 8(no). When reviewing the proposed level of habitable accommodation (i.e. less than four habitable rooms per unit) against the standards contained within the Council's Buckinghamshire Countywide Parking Guidance (BCPG) policy document, the optimum provision for the quantum of development proposed would be one space per flat. Therefore, this proposal will generate a parking requirement of 8(no) spaces.</p> <p>5.7. Whilst the level of off-street parking provision has been reduced, from 20(no) spaces to 12(no) spaces, the site is still able to provide the optimum level of parking for the quantum of development proposed. Whilst it is acknowledged that some spaces fall short in the required dimensions as set out in the BCPG policy document (i.e. 2.8m x 5m), this is an existing situation, therefore believe the Highway Authority would be able to sustain this as a reason for objection in this instance.</p>			

- 5.8. Furthermore, whilst the parking area to the rear of the building is to be reduced in size as a result of the proposed extensions, the level of hardstanding presented is still sufficient to allow vehicles to park, turn and exit the site in a forward gear.
- 5.9. The level of off-street parking provided will ensure that vehicular displacement will not occur as a result of implementation of the proposals.
- 5.10. In previous comments, it was determined that due to the increased parking requirement following the development, from 6(no) spaces to 8(no) spaces, this would lead to an intensification of use of the existing access which does not benefit from satisfactory visibility splays. However the applicant has subsequently reduced the amount of parking spaces to the rear of the site, to 6(no) spaces, and 2(no) of the parking spaces to the front of the property will now be allocated to 2(no) of the flats, therefore the optimum provision has still be met for the quantum of development proposed.
- 5.11. As 6(no) flats currently occupy the site, a reduction in parking provision at the rear ensures that the access would not be intensified following the development, and therefore overcomes the previous objection raised by the Highway Authority.
- 5.12. In regards to the vehicular access width, the amended site plan demonstrates the initial 5m of the access measuring approximately 4.2m, which is sufficient to allow for simultaneous two-way vehicular movements, to the benefit of the adjacent public highway.
- 5.13. In view of the above, there are no objections in respect of parking, or other highway safety matters arising from this current application.

Amenity of existing and future residents

Housing intensification SPD

New Local Plan: DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

Existing occupiers

- 5.18. The main impact will be to the properties to the rear, Station Approach to the south of the site.
- 5.19. The proposed extension does not directly face the rear of these properties. Guidance within the Residential Guidelines state that there should be a minimum window to window distance of 25. There is not this relationship on this development given the orientation of the extension.
- 5.20. The concerns are acknowledged from the residents to the rear, however as advised the extension is at an angle to the rear of these dwellings. There is a distance of approximately 20m from the bedroom window of the first floor apartment to no. 5 Station Approach and the distance from the corner of the extension to the rear of no.1 Station Approach is 13m. This distance is not considered to result in an unacceptable dominance / overbearing impact.
- 5.21. The windows at first floor level will be to habitable rooms, and a balcony is proposed at first floor level. There are also two balconies proposed to the rear of the first floor for the existing flats. The floor plans also indicate a small section of the roof of the extension, to be used as a balcony. It is considered necessary that a condition is attached preventing the use of the whole of the flat roof as a terrace area.
- 5.22. At pre-application stage, it was advised that the proposed extension would breach the Council's light angle guidance in relation to the future occupiers of the main building. However, this issue was resolved by handing the window and door (the units adjacent to the western boundary).
- 5.23. The impact is also reduced due to the retention of trees on the southern boundary and proposed additional planting. The trees to the rear to be felled are behind the existing building rather than the extension.
- 5.24. A number of conditions are considered necessary to protect the trees and further details required regarding mitigation. This has been agreed with the Agent.

Land south 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: Objection as overbearing and not in keeping with the existing street scene. **PERMITTED**

1. Summary

- 1.1. The amended development is considered to have an acceptable impact on the character and appearance of the area without having a harmful impact on the amenities of future occupiers and neighbours. Access and parking to site is considered acceptable.
- 1.2. The application is recommended for approval subject to conditions.

8 Firview Close	Householder application for construction of two storey side, part two storey/part single storey rear extension and fenestration alterations	Applicant	Ughi Silva
		21/05578/FUL	

MTC Decision: Objection as does not meet parking standards. **PERMITTED**

Is the number of parking spaces serving the property deficient as a result of the proposed development?	N
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The original application did not provide adequate on-site parking and Highways objected to the proposal.

The application was amended to provide additional parking to the front of the dwelling on hardstanding. This amendment overcomes Highways objections. It is reasonable to condition the additional parking space.

11 Cambridge Road	Householder application for creation of electric charging point, parking space and dropped kerb (25.03.2021)	Applicant	Ms Nancy Davies
		21/05276/FUL	

MTC Decision: No objection. **REFUSED**

Are there any other issues that would result in the development being prejudicial to highway safety?	Y
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In accordance with Manual for Streets, visibility splays of 2.4m x 43m are required in both directions commensurate with a speed limit of 30mph. Having assessed the proposed access, splays of approximately 2.4m x 5m can be achieved in both directions, a significant reduction of the required splays which is due to the close proximity of neighbouring properties.

Therefore, the proposal is considered detrimental to highway safety and convenience.

11 Institute Road	Fell x 1 Apple tree	Applicant	Mrs Nikki Sung
		21/06280/CTREE	

MTC Decision: Objection to unjustified felling of a mature tree. **PERMITTED**

	Yes or No
With regards to a) the Tree(s) has/have significant amenity value	N
With regards to b) are the proposed works harmful or inappropriate	N
In the inspecting officers professional opinion should a TPO be made	N
Where A TPO is warranted does this apply to All (A), Some (S) or Individual (I) tree(s)	N/A

1 Sunnybank	Householder application for conversion of garage to habitable accommodation and roof alterations to provide first floor accommodation	Applicant	Mr & Mrs C Isaac George
		21/05985/FUL	

MTC Decision: Objection as does not appear to meet parking standards. **PERMITTED**

Is the number of parking spaces serving the property deficient as a result of the proposed development?	N
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The existing garage that would be lost is too small to meet standards. Nevertheless, the frontage provides space for the parking of three cars, which is sufficient to meet the Countywide standards.



The following planning applications will be considered at the meeting of the Planning & Transportation Committee to be held on 15th June 2021 directly after the Town Council Meeting.

Planning Sheet Ref: 052

Applications Received: 22.05.2021 to 11.06.2021

174 West Street	Fell x 1 Laylandii (T1)	Applicant	Miss Rachel Coster
		21/06714/CTREE	
<u>MTC Decision:</u>			

The Hand and Flowers Wes Street	Crown reduction by up to 1 metre of 1 x Yew (T1), crown reduction by up to 1.5 metres and reduce sides of 1 x Holly (T2), crown lift to provide 5 metres clearance from ground level to 1 x Walnut (T4), fell 1 x Walnut (T6) and fell 2 x Cypress (T7 & T8)	Applicant	Mr T Kerridge
		21/06703/CTREE	
<u>MTC Decision:</u>			

19 Dedmere Rise	Householder application for garage conversion into habitable room and associated fenestration alterations	Applicant	Mrs. J Glennie
		21/06559/FUL	
<u>MTC Decision:</u>			

61 Pound Lane	Householder application for roof alterations to facilitate creation of additional accommodation at second floor, part single, part two storey front extension, part single, two storey side/rear extension and fenestration alterations	Applicant	Mr B. Hilsley
		21/06584/FUL	
<u>MTC Decision:</u>			

34 The Ridgeway	Householder application for single storey side extension and fenestration alterations	Applicant	Mr. Ryan Lineham
		21/06588/FUL	
<u>MTC Decision:</u>			

30 Seymour Court Road	Householder application for construction of single storey front and part single, part two storey side/rear extension	Applicant	Mr & Mrs R Nicol
		21/06552/FUL	
<u>MTC Decision:</u>			

Delabole 3 Gossmore Close	Householder application for construction of single storey front extension and part single, part two storey side and rear extensions	Applicant	Miss Kate Perrin
		21/06573/FUL	
<u>MTC Decision:</u>			

83 Seymour Park Road	Householder application for construction of single storey rear extension, new render finish to front elevation and replacement of gravel drive finish to block paving	Applicant	Ms K Richardson
		21/05408/FUL	
<u>MTC Decision:</u>			

16 Marlin Court	Householder application for construction of two storey rear extension and first floor front extension	Applicant	Mrs & Mr Spiers
		21/06620/FUL	
<u>MTC Decision:</u>			

16 Beaumont Rise	Householder application for construction of single storey detached garden building	Applicant	Mrs. F Cook
		21/06624/FUL	
<u>MTC Decision:</u>			

47 Savill Way	Householder application for construction of two storey rear extension	Applicant	Mr Ryan Spinks
		21/06536/FUL	
<u>MTC Decision:</u>			

26 Willowmead Gardens	Householder application for construction of single storey rear extension	Applicant	Mrs Sandra Woodland
		21/06650/FUL	
<u>MTC Decision:</u>			

West Barn West Street	Listed building application for construction of pitched roof over yard for creation of additional living space and associated internal alterations	Applicant	Mr & Mrs Harper
		21/06664/LBC	
<u>MTC Decision:</u>			

West Barn West Street	Household application for construction of pitched roof over yard for creation of additional living space and associated internal alterations	Applicant	Mr & Mrs Harper
		21/06663/FUL	

MTC Decision:

16 The Ridgeway	Householder application for construction of part single / part two storey rear extension, garage conversion and loft conversion with insertion rear dormer window	Applicant	Ms S Adams
		21/06671/FUL	

MTC Decision:

21 Barley Way	Householder application for erection single storey rear extension	Applicant	Mr & Mrs Matthew Tribe
		21/06618/FUL	

MTC Decision:

1 Westhorpe Road	Householder application for raising of roof and roof alterations to facilitate creation of first floor living accommodation, construction of single storey rear extension following demolition of existing conservatory and associated internal and external elevations	Applicant	Mr Ian Pask
		21/06668/FUL	

MTC Decision:

6 Elizabeth Road	Householder application for construction of single storey front extension	Applicant	Ali Leibowitz
		21/06591/FUL	

MTC Decision:

Medina House Globe Business Park	Replacement of two sets of existing doors with roller shutters, erection of plant including three air condenser units, a screened generator and other associated works	Applicant	BAP Pharma
		21/06695/FUL	

MTC Decision:

113 Oxford Road	Construction of single storey front and rear extensions to 113 Oxford Road and erection of attached 3-bedroom dwelling with associated landscaping, bin/cycle stores and parking	Applicant	Mr. & Mrs. S Osborne
		21/06692/FUL	

MTC Decision:

Quoitings Gardens Oxford Road	Cut overhanging branches back to boundary by approx. 1.5/2m x 1 Leyland Cypress (T1)	Applicant	Mr John O'Hagan
		21/06527/CTREE	

MTC Decision:

New Court Liston Road	Proposed tree works as per schedule	Applicant	Professor Evan Parker
		21/06555/CTREE	

MTC Decision:

11 Victoria Road	Crown reduction by 2 metres x 1 Hazel tree	Applicant	Ms Natasha Zarach
		21/06627/CTREE	

MTC Decision:

13 Victoria Road	Reduce crown of 1 x Conifer (T1)	Applicant	Matthew Gaunt
		21/06694/CTREE	

MTC Decision:

Update on the proposed Henley Road 5G mast installation

P.06.21

Cllr Neil Marshall to give a verbal update on the planning application for the proposed installation of 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works | Woodland South East Of 2 To 22 Henley Road Marlow Buckinghamshire

Update on Environment & Sustainability

P.07.21

Cllr Jocelyn Towns to give a verbal update on the new Environment and Sustainability Committee

Other meetings:

P.08.21

Date and Time of next meetings:

Plans only – **Tuesday 6th July 2021 at 7.00 pm**

Full PT meeting – **Tuesday 25th July 2021 directly after the Town Council meeting**