

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 19th OCTOBER 2021 AT 7PM IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.

Mrs Hilary Martin

Town Clerk

14.10.2021

A G E N D A

- | | | |
|---------|---|-------------|
| P.09.21 | Apologies for absence | |
| P.10.21 | Declarations of Interest | |
| P.11.21 | To agree as a true record the Minutes of the previous meeting dated 15.06.2021 | |
| P.12.21 | Decisions made by Buckinghamshire Council since 01.06.2021 | INFORMATION |
| P.13.21 | Consideration of planning sheets 058 | DECISION |
| P.14.21 | Free parking offered by Buckinghamshire Council in Marlow carparks for three days in December | DECISION |
| P.15.21 | Discussion on introducing 20mph zones in Marlow | INFORMATION |
| P.16.21 | Date and Time of next meetings: | INFORMATION |
| | Plans only – Wednesday 10 th November 2021 at 7pm | |
| | Plans only – Tuesday 30 th November 2021 at 7pm | |

Apologies for Absence

P.09.21

Declarations of Interest

P.10.21

MARLOW TOWN COUNCIL

Court Garden, Pound Lane, Marlow, Bucks

MINUTES OF THE PLANING AND TRANSPORTATION MEETING HELD TUESDAY 15th JUNE 2021 AT 8PM IN THE HIGGINSON ROOM, COURT GADEN HOUSE, MARLOW.

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

P.01.21 APOLOGIES FOR ABSENCE

Cllr R Wilson

P.02.21 DECLARATIONS OF INTEREST

None declared

P.03.21 MINUTES DATED 30.03.2021

The minutes of the previous meeting dated the 30.03.2021 were presented by Cllr N Marshall and agreed as a true record.

P.04.21 DECISIONS MADE BY BUCKINGHAMSHIRE COUNCIL SINCE 22.03.2021

INFORMATION

Members noted that there was an 91% compliance rate between MTC’s comments and decisions made by Buckinghamshire Council between 22.03.2021 – 06.06.2021

P.05.21 CONSIDERATION OF PLANNING SHEETS 052

DECISION

Members reviewed the current planning applications on planning sheet **052** and comments were submitted to Buckinghamshire Council.

P.06.21 UPDATE ON THE PROPOSED HENLEY ROAD 5G MAST INSTALLATION

INFORMATION

Cllr N Marshall updated members 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

P.07.21 UPDATE ON ENVIRONMENT & SUSTAINABILITY

INFORMATION

Cllr J Towns updated members on the new Environment & Sustainability Committee

P.08.21 DATE AND TIME OF NEXT MEETINGS

INFORMATION

Plans Only – Tuesday 6th July at 7.00 pm

Full PT meeting – Tuesday 27th July 2021 directly after the Town Council meeting

Signed:

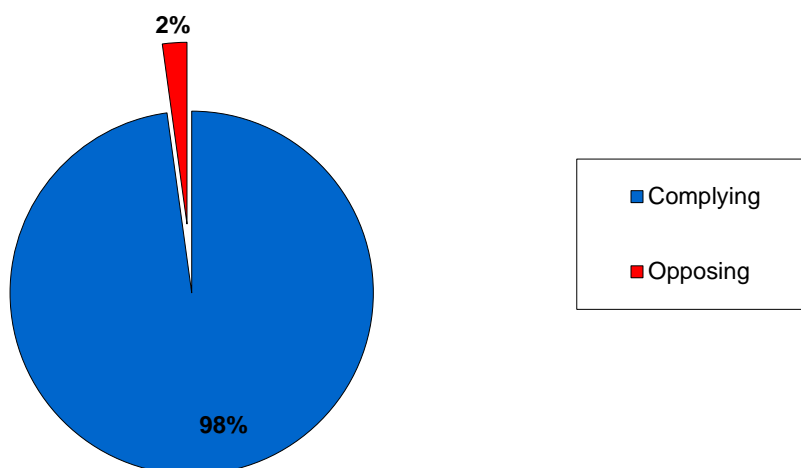
(Chairman)

Date:

Decisions made by Buckinghamshire Council since 01.06.2021:

There have been 138 decisions made by Buckinghamshire Council since 1st June 2021. Of these decisions 135 complied with MTC's comments. This is a compliance rate of 98 %.

Details of conflicting decisions from 01.06.2021 – 30.09.2021



37 Terrington Hill	Householder application for construction of single storey rear extension, part single, part two storey front extension with partial garage conversion	Applicant	Mr & Mrs Andy Mann		
		21/05742/FUL			
MTC Decision: Objection subject to sightlines – front to the south and rear to the north PERMITTED					
<table border="1"> <tr> <td>Would the privacy of adjoining properties be adversely affected?</td> <td style="text-align: center;">N</td> </tr> </table> <p>No side facing windows are proposed.</p>		Would the privacy of adjoining properties be adversely affected?	N		
Would the privacy of adjoining properties be adversely affected?	N				
<table border="1"> <tr> <td>Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance?</td> <td style="text-align: center;">N</td> </tr> </table> <p>The application is in accordance with the Council's light impact assessment.</p>		Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance?	N		
Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance?	N				
<table border="1"> <tr> <td>Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?</td> <td style="text-align: center;">N</td> </tr> </table>		Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?	N		
Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?	N				

38 Seymour Court Road	Householder application for construction of first floor rear extension	Applicant	Mr & Mrs T Newton
		21/06503/FUL	

MTC Decision: Objection as the application does not demonstrate how it will comply with 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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Although not clearly shown on the plans, the whole of the frontage of the site is hard surfaced and available for parking. This more than meets the parking requirements for this enlarged dwelling under the standards.

Liston Court	Demolition of existing bin store and wall, construction of 2 x dwelling houses with provision of bin stores and parking (25.02.2021)	Applicant	Sorbon Estates
		20/07411/FUL	

MTC Decision: Objection to loss of access of right of way into Liston Court **PERMITTED**

In light of the site visit and additional information I've come to the following conclusions:

1. The proposed alternative route, though not as direct and requiring three right angle turns as opposed to one when walking from the footway along Liston Road to Liston Court and High Street, is relatively short (24m vs 12m) and would therefore be acceptable. The existing width is 1.38m and enclosed on both sides (wall on one side, vehicle on the other), whereas the proposed alternative width is increased to 1.5m and pedestrians are constrained only on one side when vehicles are parked.
2. The applicant has previously indicated a willingness to dedicate a public footpath along the existing south-western pedestrian access and at the same time apply for a s257 TCPA diversion to redirect pedestrians onto the north-eastern route. Clearly, being the owner of adjoining retail businesses, pedestrian footfall and convenient access is in the applicant's interest. However, the applicant's agent is of the opinion that: "*we do not need to have a dedication and diversion as the position is fully covered by the 1986 conveyance*".
3. As stated, there already exists a covenant to provide pedestrian access between Liston Court and Liston Road (exact route not specified). However, I am not clear if applications can be made to remove covenants. Indeed, gaining internal legal advice on whether the stated covenant and conveyance negates the definitive map footpath claim is not possible within planning deadlines. Moreover, legal advice is only an opinion.
4. Therefore, while I'm unclear if the public can fully rely upon the stated obligation of the owners of Liston Court to maintain pedestrian access in perpetuity as required by the 1986 conveyance, and if you agree, I would suggest the imposition of a planning condition in order to be confident that pedestrian rights will be provided across the site 'at all times' and 'in perpetuity'.



The following planning applications will be considered at the meeting of the Planning & Transportation Committee to be held on 19th October 2021 at 7.00 pm.

Planning Sheet Ref: 058

Applications Received: 25.09.2021 to 15.10.2021

Liston Court High Street	Remove 1 x Maple (T20)	Applicant	Sorbon Estates
		21/07872/CTREE	
<u>MTC Decision:</u>			

5 - 7 Pound Lane	Proposed works as per tree schedule	Applicant	Mr Dan Bernard
		21/07845/CTREE	
<u>MTC Decision:</u>			

17 South Place	Householder application for construction of part single/part two storey rear extension	Applicant	Miss Julie Shaw
		21/07598/FUL	
<u>MTC Decision:</u>			

51 Terrington Hill	Householder application for construction of front porch, single storey rear extension, first floor front, side and rear extensions over existing structures, conversion of garage to habitable accommodation, replacement external wall cladding and roof covering	Applicant	Mr. & Mrs. N. Condren
		21/07842/FUL	
<u>MTC Decision:</u>			

2 Spinfield Mount	Variation of condition 4 (obscure glazing) attached to 15/08417/FUL (Householder application for construction of part two storey, part first floor side / rear extension, alterations to existing dormer windows, new front porch and fenestration alterations (amended scheme to PP 14/08192/FUL) (part retrospective)) to allow for removal of condition 4	Applicant	Nichola Johnson
		21/07808/VCDN	
<u>MTC Decision:</u>			

54 Herons Place	Householder application for construction of single storey rear extension following partial demolition of existing extension, external material alterations and fenestration alterations to garage	Applicant	Ms Natasha Van Oudgaarden
		21/07844/FUL	

MTC Decision:

3 Mill Road	Householder application for two storey front/side extension and first floor rear extension	Applicant	Mr C Martin & Ms K Dearsley
		21/07829/FUL	

MTC Decision:

Fairlawn 1 Gossmore Close	Householder application for demolition of existing single storey double garage and rear conservatory, construction of two storey side extension, single storey side, single storey rear extension and front porch extension and fenestration alterations(Alternative scheme to 21/06211/FUL)	Applicant	Mr T Skelton
		21/07853/FUL	

MTC Decision:

29 Gossmore Lane	Householder application for raising of roof, roof extensions and alterations including insertion of 1 x dormer window and 2 x rooflights to provide additional habitable accommodation to existing first floor. Construction of part single, part two storey front extension, single storey rear extension and associated internal and external alterations	Applicant	Chris Evans
		21/07901/FUL	

MTC Decision:

Ruby House 3 Beechwood Drive	Demolition and replacement of existing house and garage with one detached house including retention of existing drive, and ancillary works	Applicant	MR OLIVER CRUMP
		21/07719/FUL	

MTC Decision:

7 Highfield Park	Householder application for construction of part single/part two storey front/side and side/rear extensions, fenestration and external alterations following demolition of existing garage and enclosing wall	Applicant	Miss Caroline Rider
		21/07806/FUL	

MTC Decision:

Hayden Grange Moyleen Rise	Householder application for construction of front canopy roof, two single storey rear extensions, rear canopy roof and fenestration alterations	Applicant	Mr and Mrs Parr
		21/07991/FUL	

MTC Decision:

40 Oak Tree Avenue	Householder application for erection of single storey front extension and conversion of one garage to store room and shower room with insertion of lantern rooflight	Applicant	Mr & Mrs Putnam
		21/07438/FUL	
<u>MTC Decision:</u>			

51 Chapel Street	Householder application for erection of single storey/part two storey rear extension	Applicant	Mr J Ganachaud
		21/08006/FUL	
<u>MTC Decision:</u>			

51 Chapel Street	Listed Building application for erection of single storey/part two storey rear extension	Applicant	Mr J Ganachaud
		21/08007/LBC	
<u>MTC Decision:</u>			

9 Thamesfield Gardens	Householder application for installation of wooden privacy screen on northern boundary brick wall	Applicant	Peter Stokes
		21/07952/FUL	
<u>MTC Decision:</u>			

45 Terrington Hill	Remove first major limb x 4 Black Pines (T1, T2, T5, T6), remove first 3 major limbs x 1 Black Pine (T3), remove first 2 major limbs x 1 Black Pine (T4) and remove first 5 major limbs x 1 Black Pine (T7) to reduce torsional windloading on all trees	Applicant	Mr David Wharton
		21/07951/TPO	
<u>MTC Decision:</u>			

41 Chapel Street	Reduce in size by 1.5 meters all over and crown lift by 1 metre x 1 Oak	Applicant	Ms Anna Little
		21/07866/CTREE	
<u>MTC Decision:</u>			

9 Chapel Street	Reduce by 1.5 metres x 2 Weeping Silver Birch	Applicant	Mrs Natalie Shelley
		21/07979/CTREE	
<u>MTC Decision:</u>			

33 Claremont Gardens	Reduce overall canopy by approximately 1m and thin by 15% x 1 Apple tree (T1)	Applicant	William Frost
		21/08041/CTREE	
MTC Decision:			

Free parking by Buckinghamshire Council in Marlow car parks for three days in December

P.14.21

Buckinghamshire Council have offered Marlow the opportunity to select 3 days in December where they can have free parking in their car parks.

Recommended

That members select December 4th, 11th, 18th as the free parking days.

Discussion on introducing 20mph zones in Marlow

P.15.21

Reducing speed, improving air quality and giving children, pedestrians and cyclists safer surroundings in Marlow.

Other meetings:

P.16.21

Date and Time of next meetings:

Plans only – **Wednesday 10th November 2021 at 7pm**

Plans only – **Tuesday 30th November 2021 at 7pm**