

MARLOW TOWN COUNCIL

Court Garden
Pound Lane
Marlow
Bucks
SL7 2AG

TO:

MEMBERS OF PLANNING AND TRANSPORTATION COMMITTEE:

Councillor N Marshall – Chairman

Councillors: C Heap, J Towns, R Wilson, T Avery

A MEETING OF THE PLANNING AND TRANSPORTATION COMMITTEE WILL BE HELD ON TUESDAY 17th MAY 2022 AT 7PM IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.

Mrs Hilary Martin
Town Clerk
12.05.2022

A G E N D A

- | | | |
|---------|--|-------------|
| P.01.22 | Apologies for absence | |
| P.02.22 | Declarations of Interest | |
| P.03.22 | To agree as a true record the Minutes of the previous meeting dated 01.02.2022 | |
| P.04.22 | Decisions made by Buckinghamshire Council since 01.02.2022 | INFORMATION |
| P.05.22 | Consideration of planning sheets 068 | DECISION |
| P.06.22 | Date and Time of next meetings: | INFORMATION |
| | Plans only – Tuesday 7 th June 2022 at 7pm | |
| | Plans only – Tuesday 28 th June 2022 at 7pm | |

Apologies for Absence

P.01.22

Declarations of Interest

P.02.22

MARLOW TOWN COUNCIL

Court Garden, Pound Lane, Marlow, Bucks

MINUTES OF THE PLANING AND TRANSPORTATION MEETING HELD TUESDAY 1st FEBRUARY 2022 AT 7PM
IN THE COUNCIL OFFICE, COURT GADEN, MARLOW.

Present:

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

P.17.21 APOLOGIES FOR ABSENCE

P.18.21 DECLARATIONS OF INTEREST

Cllr C Funnell declared an interest in planning application 21/08749/FUL

P.19.21 MINUTES DATED 19.10.2021

The minutes of the previous meeting dated the 19.10.2021 were presented by Cllr N Marshall, an amendment is to be made to include Cllr C Heap under apologies for absence.

P.20.21 DECISIONS MADE BY BUCKINGHAMSHIRE COUNCIL SINCE 01.10.2021

INFORMATION

Members noted that there was an 91% compliance rate between MTC's comments and decisions made by Buckinghamshire Council between 01.10.2021 – 25.01.2022

P.21.21 CONSIDERATION OF PLANNING SHEETS 063

DECISION

Members reviewed the current planning applications on planning sheet **063** and comments were submitted to Buckinghamshire Council.

P.22.21 DATE AND TIME OF NEXT MEETINGS

INFORMATION

Plans only – Tuesday 22nd February 2022 at 7pm

Plans only – Tuesday 15th March 2022 at 7pm

Signed:

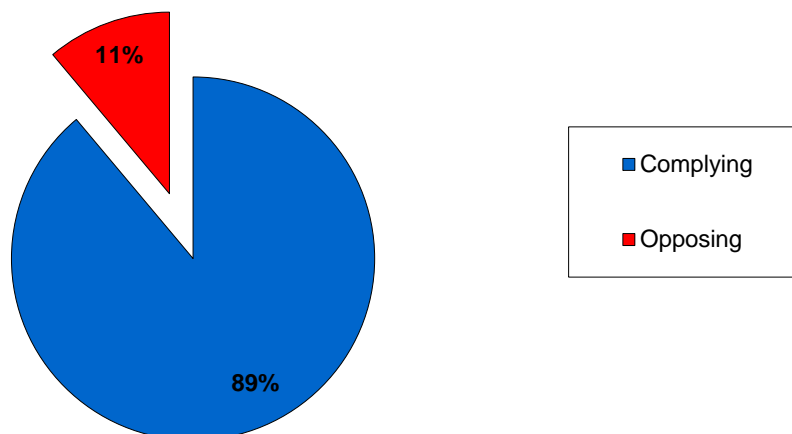
(Chairman)

Date:

Decisions made by Buckinghamshire Council since 01.02.2022:

There have been 64 decisions made by Buckinghamshire Council since 1st February 2022. Of these decisions 56 complied with MTC's comments. This is a compliance rate of 89 %.

Details of conflicting decisions from 01.02.2022 – 30.04.2022



4 Lock Road	Householder application for construction of proposed part single, part two storey rear extension with single storey rear loggia, front dormer and fenestration alterations, reinstatement of chimney and installation of log burning fire flue and extension to existing dropped kerb	Applicant	Mr & Mrs M. Sweeney
		21/08727/FUL	
<u>MTC Decision:</u> Object to the loss of on-street parking due to the wider dropped kerb in the proposed plans			
<u>Highways and Parking</u>			
Would the number of parking spaces serving the property be deficient as a result of the proposed development?			
No			
There are two on-site parking spaces with additional on-street parking. There are no parking restrictions in this section of Lock Road. In addition, the site is in walking distance to the town centre and railway station.			

3 Newfield Road	Householder application for construction of single storey side/rear extension, widening of existing dropped kerb to frontage and erection of parapet wall to boundary	Applicant	Mr and Mrs J Hunt
		21/08585/FUL	
<u>MTC Decision:</u> Object to the loss of on-street parking due to the wider dropped kerb in the proposed plans			
<u>Highways and Parking</u>			
Would the number of parking spaces serving the property be deficient as a result of the proposed development?			
No			
Three parking spaces to the front of the dwelling are proposed.			
On-street parking is available and the site is in walking distance to local schools.			
The dwelling is in parking zone B, it would have in effect 7 habitable rooms and 3 parking spaces with is in accordance with the Parking SPG.			

7 Spinfield Lane	Demolition of existing dwelling and erection of pair of semi-detached dwellings and new access	Applicant	Mr G Coupland
		21/08370/FUL	
<u>MTC Decision:</u> No objection			
1.0 Recommendation: Application Refused			
1	In the opinion of the Local Planning Authority, the proposed development, by reason of its siting, layout and intensification of land-use would have detrimental impact upon the consistent rhythm and spacious appearance of the area. The proposal would result in an intrinsically cramped form of development within a location of loose grained detached dwellings being contrary to the character and appearance of junction of Spinfield Lane and Spinfield Mount. The proposal is therefore contrary to CP9 (Sense of Place), DM20 (Matters to be Determined in Accordance with the NPPF), DM35 (Place-making & Design Quality) of the Local Plan 2019 together with the Residential Design Guidance 2017 and Housing Intensification SPD 2011.		
2	In the opinion of the Local Planning Authority, the proposed development, fails to demonstrate that there would no detrimental impact to protected species (bats). Nor does the proposal included any Bio-diversity enhancements. The proposal is therefore contrary to DM34 (Delivering Green Infrastructure & Biodiversity in Development) of the Local Plan 2019		

27 Gypsy Lane	Application for re-roofing incorporating accommodation within the roof space	Applicant	Mrs Louise Clarke
		21/08279/FUL	
<p>MTC Decision: No objection subject to windows having obscured glazing to protect the neighbours amenity space.</p> <p>Recommendation: It is recommended the application be REFUSED for the following reasons:-</p> <ol style="list-style-type: none"> In the opinion of the Local Planning Authority, the development, by reason of the design, siting, mass and bulk would visually dominate this small cul-de-sac of Gypsy Lane. The proposal would appear incongruous having a detrimental impact upon the character and appearance of the existing dwelling and the wider locality. The proposal is therefore contrary CP1 (Sustainable Development), CP9 (Sense of Place), DM20 (Matters to be Determined in Accordance with The National Planning Policy Framework), DM35 (Place-making & Design Quality), DM36 (Extensions & Alterations to Existing Dwellings) of the Local plan (2019) and The Householder Planning and Design Guidance SPD (Adopted 2020) In the opinion of the Local Planning Authority, the development, by reason of the design, siting, mass and bulk would have and overbearing impact upon the amenity and outlook from neighbouring dwelling End View, Gypsy Lane. The overbearing impact would result in overshadowing and oppressive outlook from the neighbouring. The proposal would have an unacceptable and un-neighbourly impact upon the neighbouring occupier. The proposal is therefore contrary CP1 (Sustainable Development), CP9 (Sense of Place), DM20 (Matters to be Determined in Accordance with The National Planning Policy Framework), DM35 (Place-making & Design Quality), DM36 (Extensions & Alterations to Existing Dwellings) of the Local plan (2019) and The Householder Planning and Design Guidance SPD (Adopted 2020) 			

10 Copse Close	Householder application for construction of front porch extension, single storey rear extension and associated internal alterations	Applicant	Mr Joseph Rhymer
		21/08170/FUL	
<p>MTC Decision: Objection over concerns of sightlines at the rear with number 8</p> <p>Recommendation: It is recommended the application be GRANTED subject to conditions: -</p> <ol style="list-style-type: none"> The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended). The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 1914 02; unless the Local Planning Authority otherwise first agrees in writing. Reason: In the interest of proper planning and to ensure a satisfactory development of the site. 			

3 The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.

Reason

To secure a satisfactory external appearance.

4 All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to enhance biodiversity opportunities prior to the use of the development hereby approved, a bird/bat box or bug hotel shall be implemented within the site curtilage and thereafter retained for the lifetime of the development.

Reason:

To comply with the requirements of policy DM34

Rear Of Regal House 4 - 6 Station Road	Erection of one pair of semi-detached 1-bed dwellings with study room	Applicant	Mr Des McGuckin
		22/05396/FUL	

MTC Decision: Object to the loss of off-street parking which is critical in an area that has high parking needs.

Recommendation: Grant planning permission.

22/05396/FUL

APPENDIX A

Consultations and Notification Responses

Ward Councillor Preliminary Comments

None received

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: Object to the loss of off-street parking which is critical in an area that has high parking needs

Highways Authority

Comments: No objection, subject to a planning condition requiring the provision of off street car parking.

94 Seymour Park Road	Internal alterations to facilitate creation of additional 2-bed residential unit (retrospective)	Applicant	Mr & Mrs Richard & Irena Loughlin
		22/05080/FUL	

MTC Decision: Objection as there is insufficient parking

Recommendation: It is recommended the application be **GRANTED** subject to conditions:-

- 1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 2K21/25/1 and 2K21/25/2A; unless the Local Planning Authority otherwise first agrees in writing.

Reason:

In the interest of proper planning and to ensure a satisfactory development of the site.

- 2 The development or use hereby permitted shall only be occupied or undertaken in connection with and ancillary to the occupation of the existing premises or use and shall at no time be severed and occupied as a separate independent unit.

Reason:

To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.

Highways and Parking

Would the number of parking spaces serving the property be deficient as a result of the proposed development?

Yes [] No [X]

Comment: The proposed annexe will remain ancillary to the existing dwelling. Therefore there is no requirement for additional off street car parking.

Land Rear Of 31 & 33 Highfield Park	Erection of detached two storey dwelling with creation of new access to Highfield Park	Applicant	Germain Homes
		21/08749/FUL	

MTC Decision: Objection to the impact on neighbouring amenity space due to the proximity & scale and lack of consideration on change of levels. There is also a negative impact on the street scene due to the bulk, scale & mass of the building.

Recommendation: Application Permitted.

21/08749/FUL

APPENDIX A

Consultations and Notification Responses

Ward Councillor Preliminary Comments

None received.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: Objection to the impact on neighbouring amenity space due to the proximity & scale and lack of consideration on change of levels. There is also a negative impact on the street scene due to the bulk, scale & mass of the building.

Highways Authority

Comments: Thank you for your letter dated 12th January 2022 with regard to the above planning application.

In note that the Highway Authority has commented previously on an outline planning application on this site whereby in a response dated 19th February 2021, no objection was raised to the erection of a residential dwelling including details of access and layout.

This application proposes the erection of a residential dwelling including the creation of a new access.

I note that the proposed access would be located on a section of Highfield Park which is privately maintained. As such the Highway Authority has a limited remit when assessing the access. However, I note that the access could achieve a visibility splay of 2.4m x 25m within land owned by the applicant to the point where the privately maintained section of Highfield Park meets the section of publicly maintained highway. Whilst sections of Highfield Park are relatively narrow in places, this section of Highfield Park already sees 2-way traffic. Thus, the potential for conflict should vehicles travelling in either direction meet already exists. Furthermore, drivers exiting the development could readily retreat back into it or pull into the mouths of driveways to make way for an oncoming vehicle. It therefore appears unlikely that drivers would be forced to reverse back onto the publicly maintained highway.

In accordance with the *Buckinghamshire Countywide Parking Guidance* policy document (BCPG), the proposed dwelling which is located in Residential Zone B would require three spaces. The submitted plans show three parking with the requisite dimensions of 2.8m x 5m and the arrangement shown would allow for vehicles to enter the site, park turn and exit the site in a forward gear.

Highfield Park benefits from pedestrian footways at the point where it is publicly maintained providing a safe and suitable pedestrian route to bus stops and local facilities located on Henley Road offering an option for sustainable transport.

Mindful of the above, the Highway Authority raises no objections to this application, subject to conditions being included on any planning consent that you may grant.

Arboriculture Spatial Planning

Comments: TPP acceptable subject to condition ensuring adherence. Proposal requires loss of several small fruit trees with little opportunity for replacement planting. Loss of trees is not in keeping with improving canopy cover or enhancing biodiversity, but the limited space means it could be challenging to mitigate the removals. Appropriate replacement planting e.g. planting one or two specimen trees could be sought by condition subject to case officer's view.

Control of Pollution Environmental Health

Comments: As per the air quality SPD, one electric vehicle charging point with a minimum rating of 32 amp must be provided prior to the occupation of the development.

Recommendation (with conditions if appropriate):

Objection, unless following conditions imposed;

Condition - Electric Vehicle Charging Points

Prior to the occupation of the development hereby permitted, one electric vehicle charging point with a minimum rating of 32amp must be installed.

Reason ' to comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.



The following planning applications will be considered at the meeting of the Planning & Transportation Committee to be held on 17th May 2021 at 7.00 pm.

Planning Sheet Ref: 068

Applications Received: 22.04.2022 to 12.05.2022

Highway Verge On North West Side Henley Road	Prior approval application (Part 16, Class A) for proposed installation of 15.0m Phase 9 super slimline Monopole and associated ancillary works	Applicant	CK Hutchison Networks (UK) Ltd
		22/06099/PNP16A	
<u>MTC Decision:</u>			

Ground Floor Front Cedar House Glade Road	Listed Building application for erection of a temporary stud wall in the office creating separate reception area with original features protected and retained, stud wall would be in keeping with the room and include panelling	Applicant	Ms Moya Fillmore
		22/05872/LBC	
<u>MTC Decision:</u>			

14 Holland Road	Variation of Condition 02 (Drawings) of PP/21/05496/FUL to allow alterations to windows and insertion of additional rooflights to front	Applicant	Mr & Mrs N Scott
		22/05978/VCDN	
<u>MTC Decision:</u>			

51 Terrington Hill	Householder application for construction of single storey side and rear extensions, first floor front, side and rear extensions over existing structures, conversion of garage to habitable accommodation including first floor extension, replacement external wall cladding and roof covering	Applicant	Mr. & Mrs. N. Condren
		22/06014/FUL	
<u>MTC Decision:</u>			

1 Gratton Court	Change of use of open land to side to residential garden, remove existing damaged wall and erect 1.8m wooden fence to boundary	Applicant	Mr Rob Breen
		22/05918/FUL	
<u>MTC Decision:</u>			

66 Oxford Road	Householder application for construction of 2 x front roof lights, 2 x rear dormer windows in connection with extension to existing loft	Applicant	Ms J Cursi
		22/06067/FUL	
<u>MTC Decision:</u>			

37 Little Marlow Road	Householder application for construction of part single storey, part two storey rear extension and fenestration alterations	Applicant	Ms Poore
		22/06001/FUL	
<u>MTC Decision:</u>			

Former Steamer Trading Cookshop And Assembly Room Market Square	Erection of erection of front canopy and planters at first floor level	Applicant	Everyman Group
		22/06048/FUL	
<u>MTC Decision:</u>			

Former Steamer Trading Cookshop And Assembly Room Market Square	Display of non-illuminated painted signage to building front, 1 x Brass individual lettered sign internally illuminated, 1 x internally illuminated projecting sing, 1 x internally illuminated Perspex and vinyl letter tiles on aluminium track and internally illuminated sign on new canopy	Applicant	Everyman Group
		22/06049/ADV	
<u>MTC Decision:</u>			

Former Steamer Trading Cookshop And Assembly Room Market Square	Listed Building application for erection of front canopy and planters at first floor level and display of non-illuminated painted signage to building front, 1 x Brass individual lettered sign internally illuminated, 1 x internally illuminated projecting sing, 1 x internally illuminated Perspex and vinyl letter tiles on aluminium track and internally illuminated sign on new canopy	Applicant	Everyman Group
		22/06050/LBC	
<u>MTC Decision:</u>			

7 Claremont Gardens	Householder application for erection of part single/part two storey side and rear extension following removal of existing conservatory	Applicant	PROF M. NARASIMHAN
		22/06100/FUL	
<u>MTC Decision:</u>			

5 Stanley Close	Householder application for construction of single storey rear extension	Applicant	Mr and Mrs Rooney
		22/06084/FUL	
<u>MTC Decision:</u>			

18 Spinfield Mount	Householder application for construction of raising of roof height and roof alterations in connection with part single, part two storey rear extension, insertion of 4 x dormers, front porch extension and widening of dropped kerb	Applicant	Mr & Mrs Michael Jones
		22/05996/FUL	
<u>MTC Decision:</u>			

8 Hillside Road	Variation of condition 2 (plan numbers) attached to pp 21/05146/FUL (Householder application for roof alterations, creation of first floor with loft conversion and construction of single storey rear extension) to allow for fenestration alterations	Applicant	Mr and Mrs Daniel and Cassandra Hawkins
		22/06124/VCDN	
<u>MTC Decision:</u>			

Garage Site Deanfield Close	Erection of 1 x 4 bed dwellinghouse, detached double garage and ancillary works following demolition of garaging	Applicant	Red Kite Community Housing
		22/06088/FUL	
<u>MTC Decision:</u>			

The Marlow Donkey Station Road	Creation of three outdoor customer pergolas	Applicant	Mr Richard Parsons
		22/05840/FUL	
<u>MTC Decision:</u>			

30 Claremont Gardens	Householder application for single storey rear extension and extended raised patio	Applicant	Gale
		22/06090/FUL	
<u>MTC Decision:</u>			

14 Dedmere Road	Householder application for construction of front porch and single storey rear extension	Applicant	Mr Baker
		22/05921/FUL	
<u>MTC Decision:</u>			

Land Between Covered Reservoir And 69 Terrington Hill	Demolition of the existing dwelling and the erection of a detached two bedroom dwelling	Applicant	Mr R Potyka
		22/05841/FUL	
<u>MTC Decision:</u>			

77 Oak Tree Road	Householder application for construction for single storey side extension, insertion of 1 x dormer windows to front and rear to create habitable space to first floor, replacement enlarged dormer to front elevation and fenestration alterations	Applicant	Mr & Mrs S Pering
		22/06188/FUL	
<u>MTC Decision:</u>			

Point Cottage Lock Island	Tree works as per schedule	Applicant	Mr Slaughter
		22/05970/TPO	

MTC Decision:

Glade House Glade Road	Reduce crown (height & spread) by up to 2 metres and thin by 20% to 1 x Flowering Plum (T1)	Applicant	Chandel - Leete Estate Management
		22/05981/CTREE	

MTC Decision:

Tilecotes House Oxford Road	Crown reduce by approximately 2 metres to 1 x Chinese yellow wood (T1), 1 x Apple (T3) and 1 x Hupeh Crab Apple (T5) as they are a risk to the power lines below and members of public driving on the public highway	Applicant	Mr Mike Rodgers
		22/05993/TPO	

MTC Decision:

5 Spinfield Lane	Crown reduction by 2 metres to appropriate pruning points to Copper Beech to maintain tree size	Applicant	C/o Agent
		22/06033/TPO	

MTC Decision:

Marlow Mill Mill Road	Reduce 1 x Swamp Cypress back to previous pruning points	Applicant	Marlow Mill Residents Association- FAO Ms Fiona Dennis
		22/06059/CTREE	

MTC Decision:

Land At Quoittings Drive	T2 Lime Crown Reduction - Reducing the height and spread of the tree by up to 3 metres	Applicant	Salas - Leete Estate Management
		22/06095/TPO	

MTC Decision:

Land At Quoittings Drive	Tree works as per schedule	Applicant	Salas - Leete Estate Management
		22/06178/CTREE	

MTC Decision:

Other meetings:

Date and Time of next meetings:

Plans only – **Tuesday 7th June 2022 at 7pm**

Plans only – **Tuesday 28th June 2022 at 7pm**