

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 22nd NOVEMBER 2022 AT 7PM IN THE COUNCIL OFFICE, COURT GARDEN, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.

Mrs Hilary Martin
Town Clerk
16.11.2022

A G E N D A

- | | | |
|---------|---|-------------|
| P.14.22 | Apologies for absence | |
| P.15.22 | Declarations of Interest | |
| P.16.22 | To agree as a true record the Minutes of the previous meeting dated 09.08.2022 | |
| P.17.22 | Decisions made by Buckinghamshire Council since 01.08.2022 | INFORMATION |
| P.18.22 | Consideration of planning sheets 077 | DECISION |
| P.19.22 | Application to add claimed public footpath from Liston Court to New Court and Cromwell Gardens to New Court, Marlow | DECISION |
| P.20.22 | Date and Time of next meetings: | INFORMATION |
| | Plans only – Tuesday 13 th December 2022 at 7pm | |
| | Plans only – Tuesday 10 th January 2023 at 7pm | |

Apologies for Absence

P.14.22

Declarations of Interest

P.15.22

MARLOW TOWN COUNCIL

Court Garden, Pound Lane, Marlow, Bucks

MINUTES OF THE PLANING AND TRANSPORTATION MEETING HELD TUESDAY 9th AUGUST 2022 AT 7PM IN THE HIGGINSON ROOM, COURT GADEN HOUSE, MARLOW.

Present:	Chairman	Cllr N Marshall
	Councillors	Cllr C Heap Cllr J Towns Cllr T Avery
	Town Clerk Admin	Hilary Martin Debbie Abbott
	Also present	18 members of the public

P.07.22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R Scott

P.08.22 DECLARATIONS OF INTEREST

There were no declarations of interest

P.09.22 MINUTES DATED 17.05.2022

The minutes of the previous meeting dated the 17.05.2022 were presented by Cllr N Marshall and signed as true record.

P.10.22 DECISIONS MADE BY BUCKINGHAMSHIRE COUNCIL SINCE 01.05.2022

INFORMATION

Members noted that there was an 86% compliance rate between MTC's comments and decisions made by Buckinghamshire Council between 01.05.2022 – 31.07.2022

P.11.22 CONSIDERATION OF PLANNING SHEETS 072

DECISION

Members reviewed the current planning applications on planning sheet **072** and comments were submitted to Buckinghamshire Council.

P.12.22 REVIEW OF THE LISTON ROAD OSRIC PROJECT

INFORMATION

Cllr N Marshall gave a verbal update on the Liston Road OSRIC Project

P.13.22 DATE AND TIME OF NEXT MEETINGS

INFORMATION

Plans only – Tuesday 30th August 2022 at 7pm
Plans only – Tuesday 20th September 2022 at 7pm

Signed:

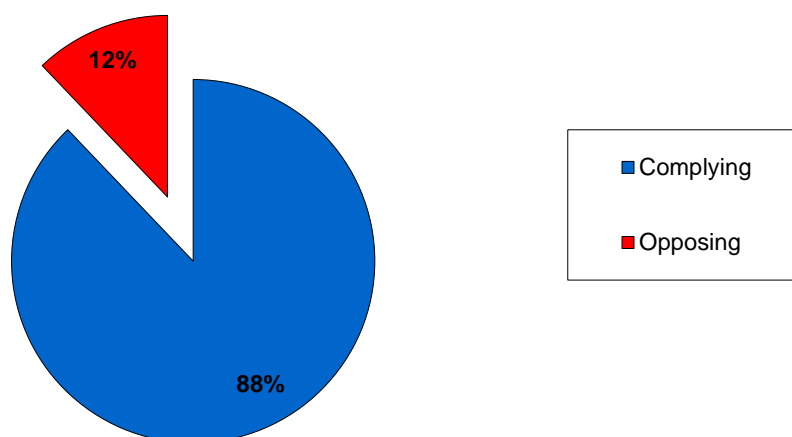
(Chairman)

Date:

Decisions made by Buckinghamshire Council since 01.08.2022:

There have been 66 decisions made by Buckinghamshire Council since 1st August 2022. Of these decisions 58 complied with MTC's comments. This is a compliance rate of 88 %.

Details of conflicting decisions from 01.08.2022 – 31.10.2022



Address	16 Quoitings Drive
Reference	22/06427/FUL
Applicant	Hugh And Ella Fickling
Description	Householder application for construction of part single/part two storey rear extension, part single/part two storey side extension, external alterations; alterations to front garden including off road parking and installation of voltaic panels on roof to rear elevation
MTC Decision	No objection Refused

The proposed development due to its size, width, design, appearance and proximity to the shared boundary, is disproportionately wide and out of keeping with the main dwelling as well as the lack of separation to shared boundary is unduly cramped appearance and resulting in a terracing effect to the detriment of the visual character and appearance of the main dwelling, street scene and locality. The proposal is therefore contrary with the Adopted Local Plan (Aug 2019) Policy DM35, DM36 and Adopted Householder planning and Design Guidance (Jan 2020).

In this instance, the agent/applicant was informed of planning issues with regards to design and amenities impact to neighbours. A site visit was carried out and discussion was held with the agent to clarify those issues. Following a case review and further consideration of the proposal, the agent/applicant was informed of proposal is not in accordance with the adopted development plan polices and there are no evident material planning considerations to outweigh the harm it would have impacted upon the character and appearance of the application dwelling and local neighbourhood. As such, the application is recommended for refusal.

63 Wycombe Road	Householder application for erection of single storey rear extension, double carport to side and raising of roof with insertion of 3 x dormer window in connection with loft conversion, widening of access and driveway	Applicant	Mr Alan Crouch
		22/06185/FUL	
MTC Decision: Objection as out of character with the street scene PERMITTED			

Would the proposed development be out of keeping with the existing property?

No

The remodelling of the dwelling would be finished in accordance with the details on the application form. The proposal would maintain the existing eaves height. In this instance given the width of the plot the introduction of half hips would not appear disproportionate. The proposal would be acceptable.

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

No

Within Wycombe Road there is a mixture of dwelling types and ages. It is an area with a wide variety of housing styles and sizes. The proposal would not result in visual terracing of the street scene. The proposal is acceptable.

32 Spinfield Lane	Variation of condition 4 (windows) attached to pp 20/06354/FUL (Householder application for construction of 2 x side boxed roof dormers, fenestration and internal alterations) to allow windows to have restrictors as currently fully opening (retrospective)	Applicant	Mr David Anderson
		22/05384/VCDN	
MTC Decision: Object to the removal of the variation of condition. PERMITTED			

On balance and given the above, it is considered that the installation of obscure film to the glazing of windows with alterations to include window-opening restrictor mechanisms the extended dwelling would not result in any harm to the residential amenities or in significant loss of the privacy to the occupants of No.34 Spinfield Lane and/or any adjacent neighbours.

Address	The Barn, Dukes Place
Reference	22/06693/FUL & 22/06694/LBC
Applicant	Mr Mike Spracklen - Mike Spracklen Ltd
Description	Change of use of existing office building (E) to 1 x 2 bed dwelling (C3) with associated alterations and Listed Building application for change of use of existing office building (E) to 1 x 2 bed dwelling (C3) with associated alterations
MTC Decision	No objection subject to conservation officer approval REFUSED

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the change of use of existing office building (E) to 1 x 2 bed dwelling (C3) with associated alterations.
- 1.2 This proposal would represent the unacceptable loss of a scattered business site and therefore fails to comply with Policy DM5 of the Delivery and Allocation of Sites Plan (2013).
- 1.3 This proposal would result in harm to the architectural and historic merit of the host Grade II listed building.

- 1.4 This proposal would have no adverse effect upon highway safety, residential amenity, the character of the surrounding Marlow Conservation Area, ecology, flooding or the environment.
- 1.5 This proposal fails to comply with the policies of the Development Plan and is recommended for refusal.

Address	4 Beaufort Gardens
Reference	22/06499/FUL
Applicant	Mr M Cornwell
Description	Householder application for construction of two storey side extension with rear dormer and front entrance canopy
MTC Decision	No objection REFUSED

Would the proposed development be out of keeping with the existing property?

Yes

Comment: The proposed two storey side extension is approximately 2.5m wide and 9.9m length and set back from the front of the dwelling. The rear dormer is approx. 1.7m wide, 1.6m height and 1.5m projection from the rear roof slope.

The design details of the dormer do not match with the existing rear dormer. There are no objections to the principle of dormer development at the rear.

Despite the setback of the side extension and similar choice of matching materials with the main dwelling proposed, the proposal includes a portico front porch feature which would be at odds and detrimental to the overriding appearance, character, and design of the application dwelling. The timber choice of material for the porch would detract from the existing palette of materials of the building and therefore it would appear out of keeping with the general appearance of the existing property.

As such, the proposed development with the portico porch design feature would be an unsympathetic addition to the dwelling and would detract from the visual character and appearance of the host dwelling. The proposal is contrary to the Adopted Local Plan (Aug 2019) Policy DM35, DM36 and Adopted Householder Planning and Design Guidance (Jan 2020).

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

Yes

Comment: The application site falls within the Marlow Conservation Area and at a corner plot to the junction. The proposed extension would extend almost to the full width of the application plot and leaving approximate 0.3m separation to the site boundary.

Despite the uniform appearance and similar choice of materials of the extension proposed, the size, scale, and siting of the two storey side extension to the public realm is considered unduly cramped and would unduly dominate the local residential street and corner of this junction.

Under section 9 of the Adopted Planning and Design Guidance, it outlines several design principles for two storey side extensions. It is key for the development of two storey side extensions to avoid harm to the appearance of the host dwelling and residential street by respecting the character and pattern of the existing development to ensure they are not overly prominent and out of character with the area.

Comments from the Conservation Officer considered the current form of the proposal is not sympathetic and a small two storey extension may be considered appropriate if it is of high quality and sympathetic to the design of the existing property and the character and appearance of the conservation area.

Appearance, design, and choice of materials for the proposed porch is also visually harmful and incongruous to the existing building line. There is no existing porch feature projection beyond the terraced dwellings and existing pair of semi-detached properties. As such, an alternative form of porch feature such as flat roof, open porch canopy should be considered instead.

In this instance, given the local area is within a Conservation Area, the size, scale, design positioning, built up appearance, and proximity to the road network of the proposal and design features proposed are unsatisfactory, visually harmful, and detrimental to the locality. They fail to preserve or enhance the character or appearance of the Marlow Conservation Area. As such, the proposal is contrary to the Adopted Local Plan (Aug 2019) Policy DM31, DM35, DM36 and Adopted Householder Planning and Design Guidance (Jan 2020).

Address	13 Institute Road
Reference	22/06430/FUL
Applicant	Mrs Munnoch
Description	Householder application for construction of timber fence retained at 2.06m/2.16m and to lower front section of fence to 2m (part retrospective)
MTC Decision	Objection to the height of the fencing, 1.8m is a preferable height. PERMITTED

The proposed fencing is not visible from the street scene and part of the application is to lower a 6.35m section to 2m high thus preserving the character of the area.

The proposals would preserve the character and appearance of the conservation area and therefore complies with section 72 of the Act.

The proposal would cause no harm to the significance of the heritage asset.

Liston Court	Listed building application for display of 4 x non-illuminated hanging signs, 3 x non-illuminated wall mounted signs and 2 x non-illuminated wall mounted Liston Court lettering signs	Applicant	Sorbon Estates
		22/05555/LBC	
MTC Decision: Objection as it results in a rather cluttered appearance on the Marlow High Street façade PERMITTED			

This proposal would have no adverse effect upon the character of the surrounding Marlow Conservation Area, nearby listed buildings or the street scene, in general.

This proposal complies with the policies of the Development Plan and is recommended for approval

Address	69 The Ridgeway
Reference	22/07174/FUL
Applicant	Mr & Mrs McMann
Description	Householder application for construction of two storey side extension
MTC Decision	Objection to the bulk, size and mass and impact on street scene PERMITTED

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

Yes [] No [X]

Comment: The proposal would provide an extension to side to provide an enlarged ground floor layout and a further bedroom at first floor. An amended plan was submitted showing the removal of the dormer window to front. The extension would be designed with a steep gabled roof being lit by roof lights either side of the roof slope. The proposed extension would sit flush to the boundary with the neighbour at No.67 however it is noted that a similar extension both in terms of layout and design was approved recently at the adjoining neighbour property at No.71.

It should be noted that the roof of the extension would maintain subservience and would be set down from the main roof and would have a gabled design. Given the above, it is considered that the proposed development as revised would not detract from the existing character of the dwelling or the surrounding residential street scene.



The following planning applications will be considered at the meeting of the Planning & Transportation Committee to be held on 22nd November at 7.00 pm.

Planning Sheet Ref: 077

Applications Received: 28.10.2022 to 17.11.2022

Address **The Garth, 31 Mill Road**
Reference 22/07894/CTREE
Applicant Bissett Powell
Description Remove x 2 Prunus group

MTC Decision

Address **31 Claremont Road**
Reference 22/07876/CTREE
Applicant Combs
Description Fell x 1 Purple Plum

MTC Decision

Address **31 Claremont Road**
Reference 22/07721/FUL
Applicant Martin Davidson
Description Householder application for construction of replacement of 1.8m wooden fence to 1.9m brick wall

MTC Decision

Address **1 Brampton Mews**
Reference 22/07715/FUL
Applicant Mrs E West
Description Householder application for installation of replacement windows throughout with alteration of 1 x ground floor window to patio doors

MTC Decision

Address **65 The High Street**
Reference 22/07461/LBC
Applicant Knights Development
Description Demolition of existing first floor timber link block and mansard roof. Construction of second floor rear extension with 4no. conservation style roof lights and new glazed link block. Demolition of existing first floor timber link block and mansard roof. Construction of second floor rear extension with 4 x conservation style roof lights and new glazed link block (Alternative Scheme to 20/05956/LBC)

MTC Decision

Address	11A Chiltern Road
Reference	22/07767/FUL
Applicant	Alina Gunko
Description	Householder application for construction of rear extension with a pitched glazed roof and Crittall style doors, window replacement, front porch, and a front bay window
MTC Decision	

Address	55 Glade Road
Reference	22/07518/FUL
Applicant	Mr & Mrs Clifford Hampton
Description	Householder application for construction of brick pillars, railings and entrance gate to front elevation, 1/1.5m close boarded fencing to sides to facilitate turning of vehicles from existing vehicular access together with associated hard and soft landscaping
MTC Decision	

Address	1 The Close
Reference	22/07822/FUL
Applicant	Mr & Mrs Adrian Sanger
Description	Householder application for construction of single storey rear extension, roof alterations including raising of roof height, insertion of 2 x dormers, 2 x roof lights to front and side porch
MTC Decision	

Address	1 Bream Close
Reference	22/07824/FUL
Applicant	Kate Dicker
Description	Householder application for demolition of a single storey conservatory, conversion of a garage to a habitable room, erection of a single storey porch structure and single storey rear extension, and alterations to the existing internal layout and roof shape
MTC Decision	

Address	7 Market Square
Reference	22/07810/ADV & 22/07816/LBC
Applicant	Favor Parker
Description	Display of 3 x non-illuminated fascia sign, 1 x non-illuminated projecting hanging sign Listed Building Consent for internal alterations within existing retail unit, refurbishment of shopfront and display of 3 x non-illuminated fascia sign, 1 x non-illuminated projecting hanging sign
MTC Decision	

Address	103 Station Road
Reference	22/07912/FUL
Applicant	Mr Mrs A and V Hitchins-Stephenson
Description	Householder application for construction of single storey rear extension with installation of 2 x roof lights to front and 2 x dormer windows to the rear
MTC Decision	

Address **81 Oak Tree Road**
Reference 22/07956/FUL
Applicant Mr B Tassi
Description Householder application for construction of two storey side extension with 2 x side dormers, 1 x rear dormer, 1 x roof light to side and 2 x roof lights to rear in connection with loft conversion
MTC Decision

Address **Riley House, Riley Road**
Reference 22/07957/FUL
Applicant GL Hoffman and JR Constantinou GL Hoffman and JR Constant
Description Insertion of external door in the rear of the entrance lobby
MTC Decision

Address **1 Mill Road**
Reference 22/07985/CTREE
Applicant Mrs Fiona Dennis
Description See proposed tree works specifications
MTC Decision

Address **4 Institute Road**
Reference 22/07958/TPO
Applicant Ladmore
Description Reduce overextended branches by 2-3 metres to improve the shape of the trees and increase clearance to the house. Raise the lower branches to 5.5 metres to maintain clearance over the road and thin the crown by 10% to remove any crossing branches x 2 Beech (G3)
MTC Decision

Address **10 Gossmore Walk**
Reference 22/08061/TPO
Applicant Nicola Padbury
Description 1.5m tip reduction all over due to high density of branches/excessive shading x 1 Sycamore (T1 & T2) and crown reduction by 3m due to dead branches at top of tree, plus 1.5m tip reduction x 1 Sycamore (T3)
MTC Decision

P.19.22

Application to add claimed public footpath from Liston Court to New Court and Cromwell Gardens to New Court, Marlow

This is to determine applications for a Definitive Map Modification Order to show routes between Liston Court and New Court to Cromwell Gardens and Liston House, Marlow. The application routes are shown between points A-B-C-D, E-F-C-G-H-I-J, K-L-M-A-N-O and K2-M on the plan [Appendix 1].

Recommended

That members agree on a response to the report

P.20.22

Other meetings:

Date and Time of next meetings:

Plans only – **Tuesday 13th December 2022 at 7pm**

Plans only – **Tuesday 10th January 2023 at 7pm**