

**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 21<sup>st</sup> FEBRUARY 2023 AT 7PM IN THE COUNCIL OFFICE, COURT GARDEN, MARLOW AND YOU ARE HEREBY SUMMONED TO ATTEND.**

Mrs Hilary Martin

Town Clerk

16.02.2023

**A G E N D A**

- |         |  |             |
|---------|--|-------------|
| P.01.23 | Apologies for absence  |             |
| P.02.23 | Declarations of Interest   |             |
| P.03.23 | To agree as a true record the Minutes of the previous meeting dated 22.11.2022               |             |
| P.04.23 | Decisions made by Buckinghamshire Council since 01.11.2022                                   | INFORMATION |
| P.05.23 | Consideration of planning sheets 02-23   | DECISION    |
| P.06.23 | Viability of the town bus service - Marlow City Rider passenger statistics for November 2022 | INFORMATION |
| P.07.23 | Date and Time of next meetings:  | INFORMATION |
|         | Plans only – Tuesday 14 <sup>th</sup> March 2023 at 7pm                                      |             |
|         | Plans only – Tuesday 4 <sup>th</sup> April 2023 at 7pm                                       |             |

**Apologies for Absence**

**P.01.23**

**Declarations of Interest**

**P.02.23**

**MARLOW TOWN COUNCIL**

Court Garden, Pound Lane, Marlow, Bucks

MINUTES OF THE PLANNING AND TRANSPORTATION MEETING HELD TUESDAY 22<sup>ND</sup> NOVEMBER 2022 AT 7PM IN THE TOWN COUNCIL OFFICE, COURT GARDEN, MARLOW.

|                 |                             |   |
|-----------------|-----------------------------|---|
| <b>Present:</b> | <b>Chairman</b>             | Cllr N Marshall   |
|                 | <b>Councillors</b>          | Cllr C Heap<br>Cllr J Towns<br>Cllr R Scott<br>Cllr C Funnell |
|                 | <b>Town Clerk<br/>Admin</b> | Hilary Martin<br>Debbie Abbott                                |
|                 | <b>Also present</b>         | 1 member of the public  |

**P.14.22 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr R Wilson

**P.15.22 DECLARATIONS OF INTEREST**

Cllr R Scott – 22/07894/CTREE

**P.16.22 MINUTES DATED 09.08.2022**

The minutes of the previous meeting dated the 09.08.2022 were presented by Cllr N Marshall and signed as true record.

**P.17.22 DECISIONS MADE BY BUCKINGHAMSHIRE COUNCIL SINCE 01.08.2022****INFORMATION**

Members noted that there was an 88% compliance rate between MTC's comments and decisions made by Buckinghamshire Council between 01.08.2022 – 31.10.2022

**P.18.22 CONSIDERATION OF PLANNING SHEETS 077****DECISION**Members reviewed the current planning applications on planning sheet **077** and comments were submitted to Buckinghamshire Council.**P.19.22 APPLICATION TO ADD CLAIMED PUBLIC FOOTPATH FROM LISTON COURT TO NEW COURT AND CROMWELL GARDENS TO NEW COURT, MARLOW****INFORMATION**

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

**Resolved**

Members agreed that Cllr C Funnell would write the response on behalf of the council

**P.20.22 DATE AND TIME OF NEXT MEETINGS**

**INFORMATION**

Plans only – Tuesday 13<sup>th</sup> December 2022 at 7pm

Plans only – Tuesday 10<sup>th</sup> January 2023 at 7pm

Signed: .....

(Chairman)

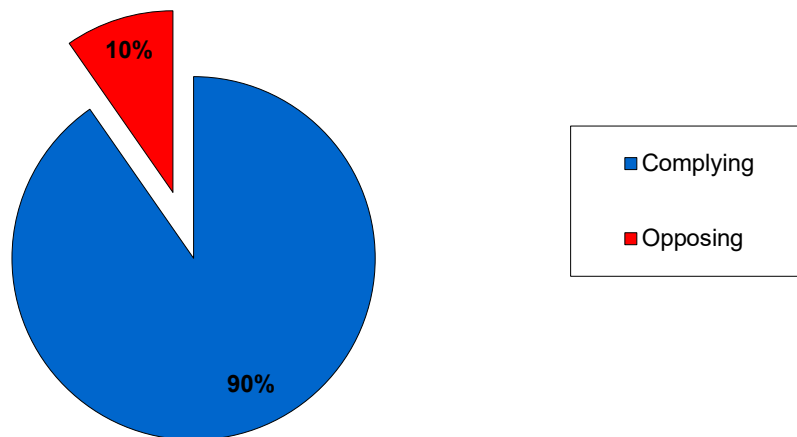
Date: .....

**P.04.23**

**Decisions made by Buckinghamshire Council since 01.11.2022:**

There have been 62 decisions made by Buckinghamshire Council since 1<sup>st</sup> November 2022. Of these decisions 56 complied with MTC's comments. This is a compliance rate of 90 %.

**Details of conflicting decisions from 01.11.2022 – 31.01.2023**



|              |   |                  |
|--------------|---|------------------|
| Address      | <b>9 Hawthorn Close</b>   |                  |
| Reference    | 22/07431/FUL  |                  |
| Applicant    | Mr & Mrs Hoad   |                  |
| Description  | Householder application for construction of single storey rear extension, installation of 1 x dormer window to front and 1 x rear box dormer in connection with loft conversion |                  |
| MTC Decision | Objection to front dormer and impact on street scene  | <b>PERMITTED</b> |

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

No

Comment:

The rear extension is small scale and set to the rear of the application property such that it would not be readily visible in the streetscene. Furthermore, the application has been amended to omit the front dormer, which would have represented an incongruous design features to the detriment of the appearance and character of the local residential street, and it is noted that the revised roof works would fall within the scope of permitted development rights. As such, it is considered that the revised proposal would not have an unacceptable impact on the character and appearance of the area.

|              |  |                  |
|--------------|--|------------------|
| Address      | <b>3 Market Square &amp; Riley House, Riley Road</b>   |                  |
| Reference    | 22/07289/FUL   |                  |
| Applicant    | JD Wetherspoons  |                  |
| Description  | Change of use from retail (use class E(a)) to public house/restaurant (suigeneris) with associated internal and external alterations, first floor rear extension and terrace to rear |                  |
| MTC Decision | Objection to classification and concerns over the impact on parking especially during the day.   | <b>PERMITTED</b> |

In terms of parking, the site is located in Non-residential Zone 1 as set out in the *Buckinghamshire Countywide Parking Guidance* (BCPG). In accordance with the BCPG, the proposals would increase the sites parking requirement. Whilst the Highway Authority is aware that parking in Marlow is at a premium during peak demand, the peak demand for a public house/restaurant would typically differ from the peak demand for retail units in the vicinity of the site. Furthermore, the plethora of parking and waiting restrictions in force on the local network would automatically serve as an extant measure to combat displacement occurring in unsafe or obstructive locations. The site is also located in close proximity to a number of public car parks providing options for parking. In this circumstance, an absence of on-site parking would not correlate or cause the local highway network to become less safe nor is it likely that the effective operation of highway network would be impacted to any measurable degree.

Concern has been raised by the Marlow Town Council that this proposal would increase parking need. Especially during the day. However, in light of the above comments, there is no supportable objection to this proposal based upon highway safety or parking grounds.

|              |  |
|--------------|--|
| Address      | <b>6 Perch Close</b>   |
| Reference    | 22/07398/FUL   |
| Applicant    | Mr Stuart Bartlett   |
| Description  | Householder application for construction of first floor extension with rear dormer, single storey side/rear extension and creation of dropped kerb |
| MTC Decision | No Objection <span style="float: right;"><b>REFUSED</b></span>   |

**Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?**

Yes [] No []

Comment: The application property is in a sensitive location given that it is bordered on three sides by neighbouring properties, where the rear gardens are characteristically shallow. The proposed first floor extension would, given that it is not set in from the side boundary, move the built form of the property above ground level much closer to the neighbouring properties to the north, nos. 6 and 8 Pound Crescent. This would be to a greater extent than the previous 21/06952/FUL application, in which the first floor aspects were set in from the side boundary.

Nos. 6 and 8 Pound Crescent have notably shallow gardens, at approximately 9.5m in depth. Given the siting of the application property, the proposal would in effect increase the boundary wall with nos. 6 and 8 Pound Crescent from approximately 2.5m, being the height of the existing garage, to a maximum of roughly 6.0m. To this extent, it is considered that the first floor extension would be overbearing in appearance and would lead to a harmful sense of enclosure for these properties, going above and beyond that experienced in the existing relationship. To this extent the proposal would again fail to preserve the amenities of neighbouring properties in this regard and therefore does not comply with Policies DM35 and DM36 of the adopted Local Plan (2019) or the Council's adopted Householder Design Guidance (2020).

|              |   |
|--------------|---|
| Address      | <b>81 Oak Tree Road</b>   |
| 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 | No objection  |

In the opinion of the Local Planning Authority, the proposed development, with the introduction of the mono-pitched roof side dormers adjoined to the first floor gable end, the cumulative impact of the development appears at odds, out of keeping and poorly-related to the appearance of the main dwelling. It is presenting unsympathetic additions that are visually discordant and neither preserving and enhancing the character and appearance of the application dwelling. In addition, the proposal would introduce incongruous design features and setting undesirable precedents to the detriment of the appearance, character and setting of the residential street scene and locality. The proposal is therefore contrary with the Adopted Local Plan Policies DM35, DM36 and Adopted Householder Planning and Design Guidance.

|              |   |
|--------------|---|
| Address      | <b>27 Gypsy Lane</b>  |
| Reference    | 22/07480/FUL  |
| Applicant    | Mrs Louise Clarke   |
| Description  | Householder application for roof alterations incorporating accommodation within the roof space and fenestration alterations |
| MTC Decision | No objection <b>REFUSED</b>   |

2. 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.

|              |   |
|--------------|---|
| Address      | <b>99 Oxford Road</b>   |
| Reference    | 22/07469/FUL  |
| Applicant    | Dr. Anna Pullen   |
| Description  | Householder application for construction of single storey front, rear extensions, first floor front extension, side extension to existing garage and fenestration alterations |
| MTC Decision | Objection due to sightlines these have not been demonstrated on the plan. <b>PERMITTED</b>  |

### Residential Amenity

#### Would the privacy of adjoining properties be adversely affected?

Yes [ ] No [X]

Comment: The application has been amended to show that the glazing to the first floor triangular bay window to side would be completely glazed in opaque glass and that any opening lights would be above 1.7 meters from finished floor level. This would also be secured by condition.

#### Would the light levels enjoyed by neighbours be significantly reduced, with regard to the Council's guidance?

#### Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?

Yes [ ] No [X]

Comment: The proposed ground and first floor plans indicate that the front and rear extensions would meet the requisite light angle measurements in accordance with the Council's guidance. This has also been confirmed in a supporting letter from the applicant. Whilst bulk is being added to the property by virtue of the proposed development, the resultant appearance would not adversely affect the outlook to adjoining neighbouring properties.



The following planning applications will be considered at the meeting of the Planning & Transportation Committee to be held on 21<sup>st</sup> February at 7.00 pm.

Planning Sheet Ref: 02-23

Applications Received: 27.01.2023 to 16.02.2023

|             |                         |
|-------------|-------------------------|
| Address     | Flat 1, 23 Station Road |
| Reference   | 23/05369/CTREE          |
| Applicant   | Anthony Spackman        |
| Description | Fell x 1 Magnolia       |

MTC Decision

|             |  |
|-------------|--|
| Address     | Claremont Road, Claremont Gardens And Beaufort Gardens   |
| Reference   | 23/05376/CTREE   |
| Applicant   | Cela   |
| Description | Fell to ground level and grind stump to 12 inches below ground level x 1 Purple Cherry (T1), fell and grind x 1 Hawthorn (T2), fell and grind x 2 Cherry (T3, T4) and crown lifting to 2.5 - 3m over the footpath, remove epicormic growth and cut back from buildings to give 2m clearance on all trees in Claremont Gardens and Claremont Road |

MTC Decision

|             |  |
|-------------|--|
| Address     | 48 Pound Lane  |
| Reference   | 22/08380/FUL   |
| Applicant   | Russell and Kat Barnes   |
| Description | Householder application for erection of a part single/part two storey front extension, two storey side extension, conversion of conservatory into insulated habitable space, removal of chimney, timber re-cladding, render and re-tiling of roof and demolition of outbuilding in rear garden |

MTC Decision

|             |  |
|-------------|--|
| Address     | 129 Wycombe Road   |
| Reference   | 23/05068/VCDN  |
| Applicant   | Welby Developments Ltd   |
| Description | Variation of condition 2 (plan numbers) attached to 19/07543/FUL (Demolition of existing detached dwelling and garage and the construction of 1 x detached dwelling and 2 x semi-detached dwellings with new access) to allow for substitution of drawings |

MTC Decision

|             |   |
|-------------|---|
| Address     | 1 Chiltern Road   |
| Reference   | 23/05097/FUL  |
| Applicant   | Mrs Chapman   |
| Description | Construction of 1 x 3-bed detached dwelling, creation of 3 x parking spaces to front, terracing and steps to rear following demolition of existing single storey side utility and garage to 1 Chiltern Road |

MTC Decision

|              |  |
|--------------|--|
| Address      | 41 West Street   |
| Reference    | 23/05098/FUL & 23/05096/LBC  |
| Applicant    | Mr Abdul Rob   |
| Description  | Construction of single storey rear extension to replace existing outbuilding and new ventilation/extraction system<br>Listed building application for construction of single storey rear extension to replace existing outbuilding and new ventilation/extraction system |
| MTC Decision |  |

|              |  |
|--------------|--|
| Address      | 1 Marlin Court   |
| Reference    | 23/05053/FUL   |
| Applicant    | Mr & Mrs Babes   |
| Description  | Householder application for construction of single storey rear extension and part two storey, part single storey, part first floor side extension and rendering and cladding of existing house |
| MTC Decision |  |

|              |  |
|--------------|--|
| Address      | Store, Cedar House, Glade Road   |
| Reference    | 23/05123/FUL   |
| Applicant    | Maurya Fillmore  |
| Description  | Change of use from a store to residential (caretakers) accommodation with alterations to existing windows and doors as well as the addition of three windows |
| MTC Decision |  |

|              |  |
|--------------|--|
| Address      | Dunstable House, Riverside   |
| Reference    | 23/05054/FUL   |
| Applicant    | Mr David Horn - Dunstable House Limited  |
| Description  | External alterations including installation of texture-fibre cement board cladding |
| MTC Decision |  |

|              |   |
|--------------|---|
| Address      | 43 Barnards Hill  |
| Reference    | 23/05151/FUL  |
| Applicant    | Mr & Mrs Graham Godfrey   |
| Description  | Householder application for installation of replacement bitumen flat roof to garage, external alterations and construction of pitched roof over existing front canopy (retrospective) |
| MTC Decision |   |

|              |  |
|--------------|--|
| Address      | 3 Victoria Gardens, Victoria Road  |
| Reference    | 23/05164/FUL   |
| Applicant    | Ms Fruen   |
| Description  | Householder application for construction of single storey front and side extension |
| MTC Decision |  |



|              |  |
|--------------|--|
| Address      | 22 Harwood Road  |
| Reference    | 23/05167/FUL   |
| Applicant    | Mr. & Mrs. L & J Evans   |
| Description  | Householder application for construction of 2 x dormer windows to rear, 4 x roof lights to flat roof, 1 x roof light to front of slope and 2 x roof lights to side roof slope in connection with creation of additional living accommodation to first floor. Construction of front porch, part single, part two storey side and rear extension, fenestration and external alterations including formation of hardstanding to front |
| MTC Decision |  |

|              |  |
|--------------|--|
| Address      | 48 West Street   |
| Reference    | 23/05182/LBC   |
| Applicant    | New World Trading Company Ltd  |
| Description  | Listed Building application for the installation of three up-down lights and one LED strip light at the front elevation of The Botanist building |
| MTC Decision |  |

|              |   |
|--------------|---|
| Address      | 46 High Street  |
| Reference    | 23/05187/FUL  |
| Applicant    | HSBC CRE  |
| Description  | Internally remove existing furniture and internal machines including marketing, externally 1 no. ATM, 1 no. Nightsafe and the affected area made good with new steel plates to match existing and all signage and marketing will be removed |
| MTC Decision |   |

## TREES

|              |  |
|--------------|--|
| Address      | Wethered Park  |
| Reference    | 23/05277/TPO   |
| Applicant    | C/O Agent  |
| Description  | Crown lift lower limbs to 5.0 metres to clear lamp post x 1 Horse Chestnut (703), and crown lift to 5.5m above ground level, 1m back from kerb, to clear public highway x 4 Horse Chestnut (704-707) |
| MTC Decision |  |

|              |  |
|--------------|--|
| Address      | 2 Trout Close  |
| Reference    | 23/05236/TPO   |
| Applicant    | Richardson   |
| Description  | Reduce the height and spread of the tree by up to 3 metres, raise crown over highway to 5.5 m and 3 m over footway and remove arisings as tree has become large for its position and requires to maintenance to contain and make safe for the road/footpath x 1 Hornbeam |
| MTC Decision |  |

Viability of the town bus service - Marlow City Rider passenger statistics for November 2022

NOVEMBER 2022

| SERVICE   | TOTAL | CONCESSIONS | % CONCESSIONS |
|---|-------|-------------|---------------|
| <b>155 (Little Marlow to Marlow &amp; Maidenhead)</b><br>Wednesdays only                        | 134   | 123         | 91.79%        |
| <b>158 (Marlow &amp; Marlow Bottom to High Wycombe)</b><br>Monday, Tuesday, Thursday and Friday | 251   | 227         | 90.44%        |
| <b>160 (Marlow Town Service)</b><br>Monday, Tuesday, Thursday and Friday                        | 260   | 253         | 97.31%        |

| Boarding Area      | SERVICE | 155   | 158   | 160 | Total | % |
|--------------------|---------|-------|-------|-----|-------|---|
|                    | TOTAL   | TOTAL | TOTAL |     |       |   |
| Great Marlow       | 3       | 2     | 17    | 22  | 3%    |   |
| Handy Cross        |         | 9     |       | 9   | 1%    |   |
| Henley Road        |         |       | 1     | 1   | 0%    |   |
| High Wycombe       |         | 128   |       | 128 | 20%   |   |
| Little Marlow      | 14      |       | 50    | 64  | 10%   |   |
| Maidenhead         | 59      |       |       | 59  | 9%    |   |
| Marlow Bottom      | 22      | 57    | 29    | 108 | 17%   |   |
| Marlow Town Centre | 31      | 41    | 149   | 221 | 34%   |   |
| Seymour Court Road | 3       | 14    | 13    | 30  | 5%    |   |
| Spinfield Lane     | 2       |       |       | 2   | 0%    |   |
| <b>GRAND TOTAL</b> | 134     | 251   | 260   | 645 |       |   |

**Other meetings:**

Date and Time of next meetings:

Plans only – **Tuesday 14<sup>th</sup> March 2023 at 7pm**

Plans only – **Tuesday 4<sup>th</sup> April 2023 at 7pm**