

Gerrards Cross Town Council



South Lodge, East Common, Gerrards Cross SL9 7AD 01753 888018

Clerk to the Council - Mrs Sue Moffat clerk@gerrardscross.gov.uk

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Minutes of the Planning Committee held in The Garden Room at the Memorial Centre **13th September at 7:00pm**

Present: Cllr. J Chhokar (Chair), Cllr. N Barnett, Cllr. C Da Costa, Cllr. T Greenfield, Cllr B Holborn, Cllr. B Peck, Cllr. P Roberts, Cllr. C Stuart-Lee,

In attendance J Woolveridge (Associate Councillor) A McCreary Deputy Clerk.

Cllr M Bracken was not present

1. To accept apologies for absence, Cllr A Wood, Cllr. S Davey, Cllr. J O’Keeffe,

2. To consider the following 15

3. Declarations of interest:

- Agenda item 3 (PL/21/3182) Cllrs J Chhokar and T Greenfield
- Agenda item 5 (PL/21/3214) Cllr N Barnett
- Agenda item 8 (PL/21/3287) Cllr B Peck
- Agenda item 10 (PL/21/3340/VRC) Cllr J Chhokar

4. Correspondence – no correspondence.

Agenda 13th September 2021 Application No.	Comment	Site	Proposal
1/ PL/21/2453/FA	No objection	Houghton 8 Oval Way SL9 8QD	First floor side extension over garage, partial conversion of attached garage, changes to windows and doors
2/ PL/21/2993/FA	No objection	Kelvedon 28 Orchehill Avenue SL9 8QQ,	First floor rear extension, raising of roof with front/side/rear extensions, 3 front and 1 rear dormers, 9 crown rooflights and 2 additional side rooflights at ground floor level
3/ PL/21/3182/FA	<p>J Chhokar and T Greenfield declared an interest and took no part in the discussion. B Holborn chaired the meeting while this application was discussed.</p> <p>No objection providing the Planning Officers recommendations are met.</p>	Drusden West Heusden Way, SL9 7BD	Two storey side extension.
4/ PL/21/3196/TP	No objection.	Footpath Between Bentinck Close and Layters Way	Ash x 2 - Fell - (TPO/ER/1964/01),

<p>5/ PL/21/3214/HB</p>	<p>N Barnett declared an interest and took no part in the discussion.</p> <p>No objection providing the Conservation Officer is satisfied.</p>	<p>Prestwick Place St Huberts Lane SL9 7BW</p>	<p>Listed building consent for internal refurbishments to the ground floor, windows and doors.</p>
<p>6/ PL/21/3255/FA</p>	<p>No objection</p>	<p>27A Dukes Wood Drive SL9 7LJ</p>	<p>Single storey front extension, part garage conversion, roof alterations including raising the ridge height to allow for increased first floor accommodation and additional side windows.</p>
<p>7/ PL/21/3273/KA</p>	<p>No objection to the cherry tree removal.</p> <p>The Council objects to the removal of the Scotts Pine for the following reasons:</p> <ul style="list-style-type: none"> • Visible on the street scene • Valuable asset for public viewing in the conservation area adjacent to West Common. 	<p>Westgate 21 West Common SL9 7QN</p>	<p>1 x Scotts Pine - remove to near ground level. 1 x Cherry - remove to near ground level. (Gerrards Cross Common Conservation Area).</p>

<p>8/ PL/21/3287/FA</p>	<p>B Peck declared an interest and took no part in the discussion.</p> <p>The Council objects to this application which it considers contrary to policies EP3 and HP9 for the following reasons:</p> <ul style="list-style-type: none"> • The development is out of scale and not compatible with the character and amenities of the local area. • Overbearing • Not in keeping with the street scene. • Unneighbourly 	<p>7 Donnay Close SL9 7PZ</p>	<p>Two storey front extension, part single / part two storey rear and side extensions, additional side window and changes to existing windows. Demolition of existing garage and construction of new attached garage with accommodation in loft space.</p> <p>Alterations to roof to allow for second floor accommodation including raising the ridge height and 2 rear dormer windows.</p>
<p>9/ PL/21/3322/KA</p>	<p>No objection</p>	<p>Carrock 16 Layters Way SL9 7QY</p>	<p>Remove cherry (T1) at front of the property (Gerrards Cross Centenary Conservation Area).</p>

<p>10/ PL/21/3340/VRC</p>	<p>J Chhokar declared an interest and took no part in the discussion. B Holborn chaired the meeting while this plan was discussed.</p> <p>The Council would like to make the following comment only: It regrets that the developer did not have the appropriate licence in place for the work and supports any penalties the Enforcement Officer recommends.</p>	<p>Land at Shirley Holms, 4 South Park Drive, SL9 8JH</p>	<p>Removal of condition 9 (Bat Survey Recommendations and Licence requirement) of application PL/18/4497/FA (Redevelopment of site to create 4 detached houses and garages with new private access, following demolition of existing block.)</p>
<p>11/ PL/21/3343/NMA</p>	<p>No objection</p>	<p>Yew Tree House 15 Fulmer Way SL9 8AJ</p>	<p>Non Material Amendment to planning permission PL/20/4350/FA (Erection of front porch and conversion of the existing integrated garage into living space.) to allow for the omission of the front timber door and front full-height windows from the approved front porch.</p>
<p>12/ PL/21/3436/NMA</p>	<p>No objection</p>	<p>Gerrards House, Station Road SL9 8ES</p>	<p>Non Material Amendment to planning permission PL/21/0946/FA (First/second/third floor rear extension, single storey front and rear extensions, remodelling of front elevation and roof, addition of rear balconies, changes to windows, conversion of first floor and roof space to residential flats and reconfiguration of second floor flats, creating 9 additional residential units) to allow for changes to approved windows, additional ground floor rear windows, alteration to shape of bulkhead for lift overrun and changes to materials on front elevation.</p>

<p>13/ PL/21/3454/ADJ</p>	<p>The Council objects to the side installation of solar panels on the following grounds:</p> <ul style="list-style-type: none"> • The solar panels are on the side of the house, so they are visible to the public. • It is out of character for the conservation area. • Not in keeping with the street scene. 	<p>Goodstock, 3 Latchmoor Way SL9 8LW</p>	<p>Consultation from Buckinghamshire Council (East Area): Variation of conditions 3 (First floor windows) and 9 (Approved plans) of planning permission PL/20/3846/FA (Conversion of existing garage into living space and existing living space into garage, single storey, two storey bay window, porch and 2 gable end roof extensions to front, single storey rear extension, first floor rear/side extension, rear dormer window, 1 front, 2 side and 3 top rooflights, all new windows and doors, new rendering, front boundary fence, pillars, pedestrian and vehicle gates, new driveway and relocation of existing vehicular access) to allow for an additional first floor side window, changes to approved windows, installation of solar panels and a change to the cladding on the rear dormer. (East Area Ref: PL/21/3302/VRC)</p>
<p>14/ PL/21/3358/VRC</p>	<p>The Council is concerned the building could be used as a separate dwelling</p> <p>Council objects to this proposal which it considers to be unneighbourly. There is also the potential for over-looking when the trees/vegetation screening is not in leaf.</p> <p>Council requests that a condition is attached to ensure that the detached garage/study outbuilding remains ancillary to the main property and not use as a separate dwelling.</p> <p>It was agreed that this application should be called into the South Bucks Area Planning Committee.</p>	<p>24 Howards Wood Drive SL9 7HN</p>	<p>Variation of condition 7 (approved plans) of planning permission PL/21/0717/FA (Erection of an outbuilding) to allow for a change to the position of the outbuilding.</p>

15/ PL/21/3388/KA	No objection.	Heathside, 12 Fulmer Way, SL9 8AH,	Yew (T2) Reduce by 1.5m - (Gerrards Cross Centenary Area)
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Meeting ended at 7.35pm

Planning Committee members – All Councillors. Date of next meeting 26th September 2021

Signed

Date