

# Minutes

## *DEVELOPMENT CONTROL COMMITTEE*

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 17 SEPTEMBER 2013 IN MEZZANINE ROOMS 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 10.30 AM**

### **MEMBERS PRESENT**

Ms N Glover, Mr A Huxley, Mr R Reed, Mr B Roberts, Mr D Schofield, Mr D Shakespeare OBE and Ms R Vigor-Hedderly

### **OFFICERS IN ATTENDANCE**

Mrs M Keyworth, Mrs J Caprio, Mrs R Jones, Mr R Jenkins and Mr N Bowden

### **Agenda Item**

#### **1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP**

Apologies were received from Chaudhary Ditta and Jean Teesdale, Mrs Ruth Vigor-Hedderly substituted for Mrs Teesdale.

#### **2 DECLARATIONS OF INTEREST**

None.

#### **3 MINUTES**

The minutes of the meeting held on 25 June 2013 were agreed as a correct record.

#### **4 5 MICKLEFIELD ROAD, HIGH WYCOMBE, HP13 7EJ**

**Application No: CC/11/13**

Members received the report of the Planning Manager, which sought determination of the above application.

The Committee received a presentation showing photographs of the site and site plans.

It was noted that Wycombe District Council had raised concerns about the visual impact of the building and there had been an objection from the WDC Ward Councillor regarding loss of the existing day centre as a community facility. However, neither of these issues were planning considerations.



INVESTOR IN PEOPLE



The Committee voted unanimously to approve the application.

**RESOLVED:**

**The Development Control Committee AGREED to PERMIT application number CC/11/13 subject to the following conditions:**

- 1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.**
- 2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall not be other than those specified on the approved plan number 4754-051 H.**
- 3. Prior to the commencement of the development, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not limited to:
  - (i) details of the locations, species and size of all grassed areas, trees and shrubs to be planted, removed and retained;**
  - (ii) details of the protection measures to be provided for all new and retained grass areas, trees and shrubs;**
  - (iii) A three year programme of maintenance to include the replanting of any new or retained grassed areas, trees or shrubs which die or become diseased.****

**The approved scheme shall be implemented in the first planting season following the completion of the development and maintained in accordance with the requirements of this condition and the approved details.**

- 4. The building and site the subject of this permission shall only be used for the purposes of a nursery school.**
- 5. The development hereby permitted shall not be used other than between the hours of 9am and 6pm Mondays to Fridays and 9am and 1pm on Saturdays, Sundays or Public Holidays.**
- 6. A school travel plan shall be implemented in accordance with the sustainable travel plan dated 17 June 2013 and approved as part of this application. The travel plan should ensure compliance with the relevant targets, measures and action plan and be the subject of monitoring and review as set out therein.**
- 7. No other part of the development shall be occupied until the existing means of access from Guinions Road has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2001.**
- 8. Within one month of the altered Guinions Road access being brought into use, the existing access point on Micklefield Road not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.**

9. **The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.**

## **5 APPOINTMENT OF CHAIRMEN TO LIAISON COMMITTEES**

Members received the report of the Service Director: Legal & Democratic Services which sought agreement to the list of members to be appointed to the bodies set out in the appendix attached to the report. It was noted that Development Control Committee is entitled to make appointments to those organisations as part of the devolved functions of the County Council.

The Committee was asked to note that the Local Member for All Souls Quarry Liaison Committee has a conflict of interest and Mrs Ruth Vigor-Hedderly has agreed to chair the meeting in his place. The same was applicable to Calvert Liaison Committee and Mr Paul Irwin has agreed to chair this Committee in place of the Local Member.

The Chairman emphasised the need for deputies to be identified for each of the Committees. In this connection, if a local member in a neighbouring Ward was not able to deputise, a County Councillor from the District Council Area would be sought, to ensure those deputising had some local knowledge of the area.

### **RESOLVED:**

**The Development Control Committee AGREED the list of members to be appointed to the bodies set out in the report attached to the agenda, with the following amendment:**

**All Souls Quarry Liaison Committee, Ruth Vigor-Hedderly replaces Trevor Egleton**

## **6 ENFORCEMENT UPDATE**

Members received the report of the Planning Manager, setting out a summary of the current position on the highest priority sites.

The following was noted:

### **Starveacre Wood**

The Planning Contravention Notice had been served on the Landowner.

### **Ibstone Road**

An Enforcement Notice was served on the Landowner and Operator.

### **Rowden Farm**

Members expressed disappointment at the outcome the Rowden Farm application to the District Council. It was noted that the decision made by Aylesbury Vale District Council was not made by Councillors but was an officer delegated decision.

### **Chiltern View Nursery**

A member expressed concern at how much the area around the permitted site had been extended. He asked about the ecological issues regarding the pond in that area and was informed that the pond was still there. An application for a fresh consent and revised operation area was imminent but officers were regularly monitoring the site in connection with the breaches. The member referred to the history of the site and asked how further expansion could be stopped if permission was granted to regularise the site. The Officer stated they were hoping to address concerns through the application and were working with the operator to regularise issues. If further expansion took place after the application, enforcement action would be taken.

The Chairman asked that any application relating to this site should come to the Committee for deliberation, particularly in light of concerns already expressed. A site visit would also be arranged if necessary.

### **Moorward Farm**

Officers were awaiting the interview under caution with the Landowner, in order to ascertain who was responsible for the tipping, and to produce a plan to remove the waste. An update would be provided at the next meeting of the Committee.

### **White Lodge**

A member reported that there were 13 skips full of rubbish on the site, but there did not appear to be any movement. The Officer reported that originally this had been a low level operation and the previous owner had been looking for an authorised site to carry on business. However, this did not happen and the site was sold. Skip storage was increasing because they were unable to identify the new owner because the land is not registered. Once the operator has been identified an Enforcement Notice would be issued.

### **Thorney Sidings**

The Enforcement Notice has been relaxed and the operator is complying. However, the site will continue to be monitored. Information has been received regarding train movements and the Officer confirmed that the waste is going out on trains.

**The Development Control Committee ENDORSED the actions set out in the report for the respective sites and AUTHORISED actions where specifically requested.**

Members expressed their appreciation for the work of the Enforcement Officer and agreed on the need that the robust performance should continue. The Committee agreed to provide any support it could in relation to enforcement work and considered that it should not be an area for budgetary cuts. The Chairman said the Planning Department had already had significant cuts and the Committee would not support any further reductions particularly with regard to enforcement, which was a major service.

## **7 DECISIONS UNDER DELEGATED POWERS**

Members received the report of the Planning Manager the purpose of which was to inform the Committee of decisions taken in the period between 15 June 2013 and up to 6 September 2013. The following was noted:

The Committee noted that decisions were made under delegated powers in cases where there were no objections or contentious issues. A member asked if an extra column could be added to indicate whether the applications had been approved or refused and this was agreed. Members noted that all the applications referred to in the report had been approved.

**The Committee NOTED the report.**

## **8 PROGRESS ON PLANNING APPLICATIONS**

Members received the report of the Planning Manager in relation to the number of County Matters applications dealt with, the time taken in determining each application and the reason for any long outstanding matters.

Members were informed that in some instances targets had not been reached owing to staff shortages. However, they were now fully staffed and it was hoped that the turnaround would improve in the next quarter.

**The Committee NOTED the report**

**9 DATE OF NEXT MEETING**

The next meeting of the Committee will be held on **Monday 4 November 2013**. The site visit will be held on Thursday 31 October 2013. Dates of Future Meetings:

<b>Meeting Date</b>	<b>Site Visit</b>
17 December <b>2014</b>	12 December
21 January	16 January
11 March	6 March
29 April	23 April (note change)
10 June	5 June
22 July	16 July (note change)
9 September	4 September
21 October	16 October
2 December	27 November

**CHAIRMAN**