

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the PLANNING COMMITTEE held on 28 AUGUST 2014

PRESENT: Councillor Mrs J A Burton - Chairman

Councillors: J L Gladwin
P E C Martin
Mrs A Pirouet
D Spate
N Stewert
C J Wertheim

APOLOGIES FOR ABSENCE were received from Councillors D W Phillips, A S Hardie, P M Jones, M Prince, J J Rush and P N Shepherd

ALSO IN ATTENDANCE: Councillors Miss P A Appleby, Mrs I A Darby, Mrs L M Smith and J F Warder

99 MINUTES

The Minutes of the meeting of the Committee held on 17 July 2014, copies of which had been previously circulated, were agreed by the Committee and signed by the Chairman as a correct record.

100 DECLARATIONS OF INTEREST

Councillor Mrs A Pirouet declared a personal interest in planning application CH/2014/1041/FA. Nature of interest – Councillor Pirouet had family who were members of the Bowls Club and would leave the room whilst it was considered.

101 CH/2013/0399/FA - UNITS A & B, 57-65 SYCAMORE ROAD, AMERSHAM, BUCKS, HP6 5EQ

RESOLVED:

To authorise the Head of Sustainable Development to refuse planning application CH/2013/0399/FA for the following reason:

Policy CS8 of the Core Strategy for Chiltern District sets out that, for proposals involving the creation of 1 to 4 new dwellings, a financial contribution is required towards the provision of affordable housing elsewhere in the District, to contribute to an identified need for such dwellings. Such a financial contribution would need to be secured by way of a Legal Agreement. In this case, the proposed development involves a net increase of two residential units and, despite protracted discussions and negotiation by the Council, no Legal Agreement has been completed to secure the necessary financial contribution, and

there is therefore no mechanism to provide the required affordable housing contribution. As such the application is contrary to Policy CS8 of the Adopted Core Strategy for Chiltern District (November 2011).

102 CH/2014/0849/FA - ROBYNSWOOD, KILN ROAD, PRESTWOOD, GREAT MISSENDEN, BUCKS, HP16 9DH

RESOLVED:

To defer to grant Conditional Permission, subject to prior completion of a Legal Agreement to secure the affordable housing contribution and subject to the conditions set out in Appendix 1 (Members altered Condition No. 7 to exclude the provision of the bin store but ensure an area of hard surfacing for use by occupiers for the collection of bins). Decision delegated to the Head of Sustainable Development in consultation with the Chairman of the Planning Committee in respect of the bin storage.

103 CH/2014/0018/FA - WINDMILL FARM, WINDMILL HILL, COLESHILL, AMERSHAM, BUCKS, HP7 0LZ

RESOLVED:

That Members delegate to the Head of Sustainable Development to refuse planning permission for the reasons set out in the Officers' Report if the Legal Agreement were not completed by 12 September 2014 in accordance with the original Heads of Terms. In the event of an appeal, the Head of Sustainable Development in consultation with the Head of Legal and Democratic Services negotiate and enter into any Legal Agreement that is considered necessary to secure an appropriate form of development.

Reasons for Refusal

- 1) Within those parts of the Green Belt which are located outside existing rows of dwellings or settlements as defined on the Proposals Map of the Adopted Chiltern District Local Plan 1997, the extension of an existing dwelling can be considered acceptable where the extension is subordinate to the size and scale of the original dwelling house and is not intrusive within the landscape. In this case, the property benefits from two extant planning permissions for extensions to the eastern and southern elevations of the side wing of the dwelling, and work has commenced on an extension to the principal elevation which constitutes permitted development. When the proposed extension is considered cumulatively with the extant planning permissions, or in conjunction with both the extant planning permissions and the permitted development extension, the proposed additions would not be subordinate to the size and scale of the

original dwelling. The extensions would significantly increase the scale and bulk of the existing modest dwelling, resulting in a building which is materially larger than the original dwelling and which would be visually intrusive within the Green Belt. As such, the proposal constitutes inappropriate development which would fail to maintain the openness of the Green Belt. The proposal is therefore contrary to Policies GB2 and GB13 of the Adopted Chiltern District Local Plan - 1997 (including Adopted Alterations May 2001 and July 2004).

- 2) When the proposed extension is considered cumulatively with the extant planning permissions, or in conjunction with both the extant planning permissions and the permitted development extensions, the additions would significantly alter the simple functional appearance of the original dwelling, resulting in disproportionate additions and a considerably larger building that would appear visually intrusive within the surrounding landscape. As such, the proposal would not conserve or enhance the natural beauty of the landscape within this part of the Chilterns Area of Outstanding Natural Beauty. The proposal is, therefore, contrary to Policies GC1 and LSQ1 of the Adopted Chiltern District Local Plan 1997 (including Adopted Alterations May 2001 and July 2004) and Policies CS20 and CS22 of the Adopted Core Strategy for Chiltern District (November 2011).
- 3) The proposed two storey extension will add to the upper storey mass of the existing dwelling, blocking more of the view of the lower part of the adjacent Grade II listed windmill. In views from the south the projection of the proposed extension beyond the existing rear elevation of the wing will give a grander impression of hipped pavilions flanking a central recess in manner akin to that of a small country house. In views of the windmill from the grounds of Grove Mill to the east, the main living accommodation of the dwelling will appear closer to the windmill, and the extension will be more prominent than the narrower end of the existing wing. The increased scale and subsequent change in character of Windmill Farm resulting from the proposed extension will result in harm to the setting and significance of the windmill as a building of humbler but more visible origin, particularly when taking into account the extant permission for a two storey extension to the western side of the dwelling. The proposal would, therefore, result in harm to the setting of the adjacent listed windmill, and as such, is contrary to Policy LB2 of the Adopted Chiltern District Local Plan 1997 (Including the Adopted Alterations May 2001 and July 2004) and the provisions of the NPPF.

104 ITEMS FOR NOTING

RESOLVED -
That the reports be noted.

105 REPORT ON MAIN LIST OF APPLICATIONS

RESOLVED -	
1.	That the planning applications be determined in the manner indicated below.
2.	That the Head of Sustainable Development be authorised to include in the decision notices such Planning Conditions and reasons for approval, or reasons for refusal as appropriate, bearing in mind the recommendations in the officer's report and the Committee discussion.

APPLICATIONS

CH/2014/0942/FA Land adjacent to Lincoln Park and adjacent to Amersham & Wycombe College, Amersham, Bucks

Speaking on behalf of Amersham Town Council,
Councillor Liz Walsh

Speaking on behalf of Lincoln Park Residents
Association, Mr Paul Liptrot

Defer – minded to grant conditional planning permission subject to receipt of satisfactory bat surveys and the prior completion of a Legal Agreement. In the event of objections being raised by the County Ecologist or delays in completion of the bat survey, beyond this season and/or the Legal Agreement, planning permission be refused following Consultation with the Chairman of the Planning Committee for reasons relating to ecology/biodiversity, affordable housing, education and/or the provision of open space. Final decision delegated to Head of Sustainable Development. In the event of an appeal, the Head of Sustainable Development is authorised in consultation with the Head of Legal Services to enter into negotiation to secure the completion of any necessary Legal Agreement.

NB Councillor Miss P A Appleby left the meeting at 7.55 pm

CH/2014/0961/FA Tims Dairy, Mopes Farm, Denham Lane, Chalfont St Peter, Bucks, SL9 0QJ

Speaking on behalf of Chalfont St Peter Parish Council,
Councillor Mrs I Darby.

Speaking for the applicant, the agent Mr Graham
Seabrook.

Conditional Permission with conditions delegated to the Head of Sustainable Development.

*The Chairman adjourned the meeting for a 10 minute break at 8.30 pm.
Councillors Mrs I Darby, Mrs Smith and J Warder left the meeting at 8.30 pm.
The meeting resumed at 8.42 pm*

CH/2014/1018/AV The Crown Public House, High Street, Chalfont St Giles, Bucks, HP8 4QQ.

Conditional Consent

CH/2014/1041/FA Chartridge Lodge, Chartridge Lane, Chartridge, Bucks, HP5 2TU.

Speaking for the application, Mr George Pledge

Conditional Permission

NB Councillor Mrs Pirouet left the meeting at 8.30 pm and returned after this item at 8.50 pm.

CH/2014/1042/RC Chiltern District Council, King George V House, King George V Road, Amersham, Bucks, HP6 5AW.

Resolved to recommend to Council to approve own development unless new objections are received during the advertisement period. Informative to be altered to indicate that a perforated roller shutter was not suitable but an open lattice-type shutter would be acceptable.

CH/2014/1072/FA Perseverance, 80 Rickmansworth Lane, Chalfont St Peter, Bucks, SL9 0LY.

Speaking for the application, the agent Mr Matt Taylor

Conditional Permission with conditions delegated to the Head of Sustainable Development.

CH/2014/1086/FA Treetops, 34 Lappetts Lane, South Heath, Bucks, HP16 0RA.

Conditional Permission

CH/2014/1088/FA 34 Layters Close, Chalfont St Peter, Gerrards Cross, Bucks, SL9 9HT.

Conditional Permission

CH/2014/1128/FA

2 Pomeroy Close, Amersham, Bucks, HP7 9BW.

Speaking for the application, Mrs Denise Edwards

Conditional Permission

CH/2014/1139/FA

Rianna, 4 Lower Drive, Knotty Green, Bucks, HP9 2AD.

Speaking as an objector, Mr John Field

Speaking for the application, the agent Mr Olly Bray

Conditional Permission

CH/2014/1193/FA

Land adjacent to Brynawell, Beech Grove, Amersham

Speaking for the application, the agent Mr Bill Macleod

Permission Refused

The meeting ended at 9.56 pm